

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2024

HDRC CASE NO: 2024-178
ADDRESS: 322 LAMAR ST
LEGAL DESCRIPTION: NCB 528 BLK 1 LOT 6
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Gustavo De La Rosa | DLR HOME SERVICES LLC
OWNER: Gustavo De La Rosa | DLR HOME SERVICES LLC
TYPE OF WORK: Roof reconstruction to include increase in overall height and rear roof form modifications
APPLICATION RECEIVED: April 12, 2024; Complete on June 28, 2024
60-DAY REVIEW: August 27, 2024

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Remove the existing roof and roof framing and reconstruct to match the existing roof form and increase the overall height by 3 feet.
2. Modify the existing roof form of the post-1951 rear addition.
3. Modify the existing roof form of the circa 1912 rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

FINDINGS:

- a. The property located at 322 Lamar St is a one-story, single-family, Folk Victorian structure that first appears in the 1904 Sanborn Map and 1903 City Directory. The structure features a front-facing gable roof with decorative details,

Craftsman-style porch columns, a wraparound porch, a composition shingle roof, and metal windows throughout. This property contributes to the Dignowity Hill Historic District.

- b. **ADMINISTRATIVE SCOPES OF WORK** – The applicant has requested approval to spot repair existing siding in-kind, repair porch elements in-kind, install a composition shingle roof, prepare and paint non-masonry elements of the structure, and repair existing windows in-kind. Staff has requested accurate construction drawings to ensure windows will remain where installed; however, new documents represent window modifications. The applicant has confirmed the window repair request stands and that window modifications are not a requested item to the Historic and Design Review Commission (HDRC). Accurate construction documents will be required prior to the issuance of a Certificate of Appropriateness.
- c. **PRE-SUBMITTAL CONSULTATION** – On May 7, 2024, the applicant attended a PSC meeting to discuss their project. Topics discussed covered boxing-in the side bay windows, enclosing a portion of the porch, and door opening modifications. Overall, the applicant has modified their request to consist of the previously mentioned, administratively approvable, scopes of work and the current requests to the HDRC.
- d. **ROOF RECONSTRUCTION** – The applicant is requesting approval to remove the existing roof and roof framing and reconstruct to match the existing roof form and increase the overall height by 3 feet. The applicant has noted that a previous fire has led to the need for roof reframing. Additionally, the applicant has noted an increase of roof height is needed to accommodate code requirements and an HVAC unit. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.ii. states to preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary. Staff finds the proposal to increase the overall height does not conform to Guidelines; however, staff is supportive of the roof reconstruction following the historic height and configuration.
- e. **ROOF FORM MODIFICATION (POST-1951 REAR ADDITION)** – The applicant is requesting approval to modify the existing roof form of the post-1951 rear addition. A modification of this roof form would result in the removal of the existing shed roof and construction of a hipped roof. The existing post-1951 rear addition does not appear on the 1951 Sanborn Map. The applicant has noted staff the purpose of the roof form modification was to increase the interior ceiling height. Exterior Maintenance and Alterations 3.B.ii. states to preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary. Staff finds the roof form modification of the post-1951 rear addition generally appropriate.
- f. **ROOF FORM MODIFICATION (CIRCA 1912 REAR ADDITION)** – The applicant is requesting approval to modify the existing roof form on the circa 1912 rear addition. A modification of this roof form would result in the removal of the rear-facing gable and construction of a hipped roof. This rear addition matches the footprint of a rear porch in the 1904 Sanborn Map and matches the footprint of an addition represented in the 1912 Sanborn Map. Exterior Maintenance and Alterations 3.B.ii. states to preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary. Exterior Maintenance and Alterations 3.B.iii. states to preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends. Staff finds the change in roof form of the circa 1912 rear addition generally appropriate.

RECOMMENDATION:

Item 1: Staff recommends approval of item 1, based on findings a through d, with the following stipulations:

- i. That the applicant retain the existing ridge heights of the original portion at their current elevations.
- ii. That the applicant submit to staff updated construction documents accurately reflecting the items in stipulation i.

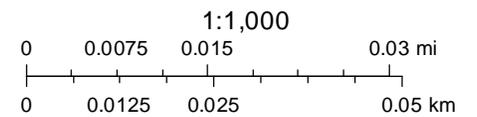
Item 2: Staff recommends approval of item 2, based on findings a, c, and e.

Item 3: Staff recommends approval of item 3, based on findings a, c, and f.

City of San Antonio One Stop



July 11, 2024





JC
DISPOSAL

JC
DISPOSAL

3
2

AC
4022

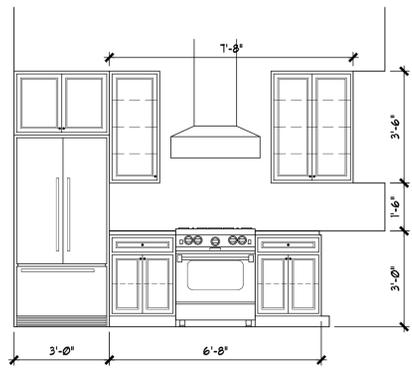
Max Load 10,000 lbs
JC
DISPOSAL
ROLL-OFF CONTAINERS
(210) 449-0535



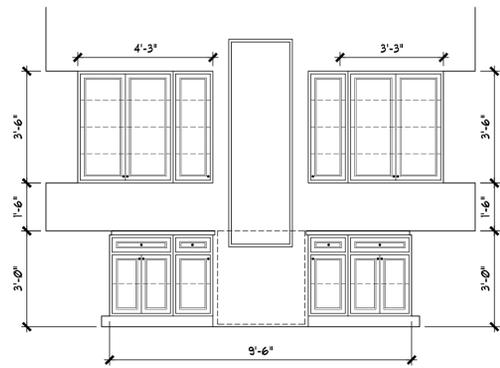




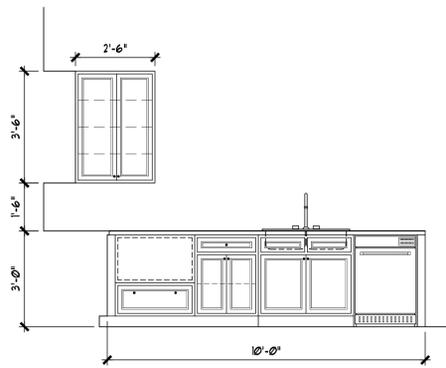




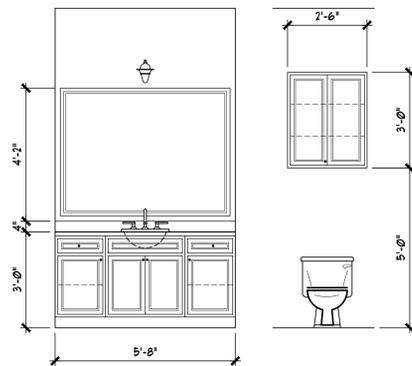
A Kitchen
SCALE: 3/8"=1'-0"



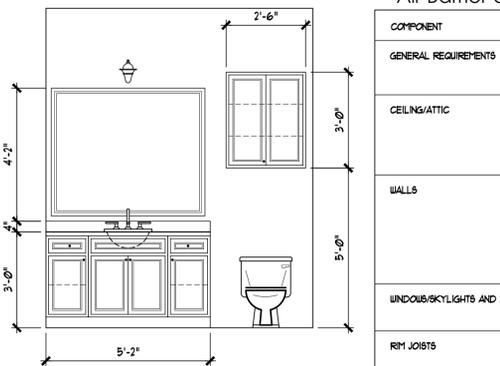
B Kitchen
SCALE: 3/8"=1'-0"



C Kitchen
SCALE: 3/8"=1'-0"



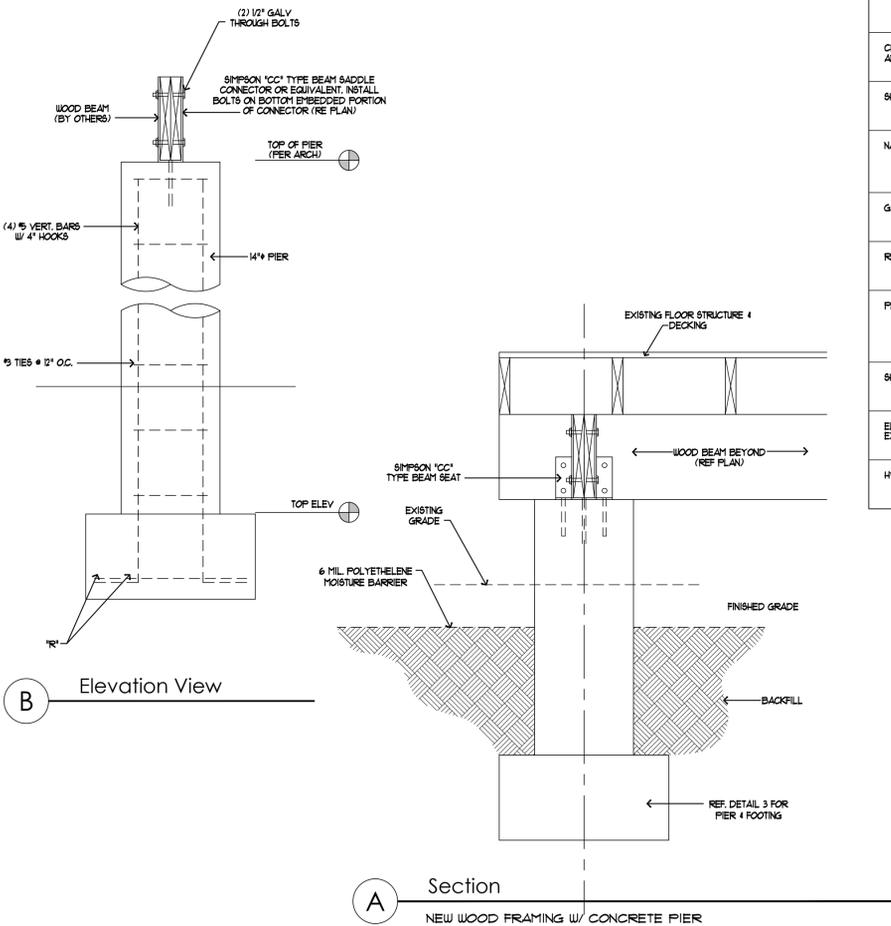
D Master Bath
SCALE: 3/8"=1'-0"



E Bath 2
SCALE: 3/8"=1'-0"

Air Barrier and Insulation Installation

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE SEALED TO THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN THE CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS/SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBES AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSTALLED.
FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING OR FLOOR FRAMING CAVITY. INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACE WALLS AND CANTILEVERED FLOORS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 CALOR RETARDER WITH OVERLAPPING JOINTS TAPE.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWL SPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED. BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	

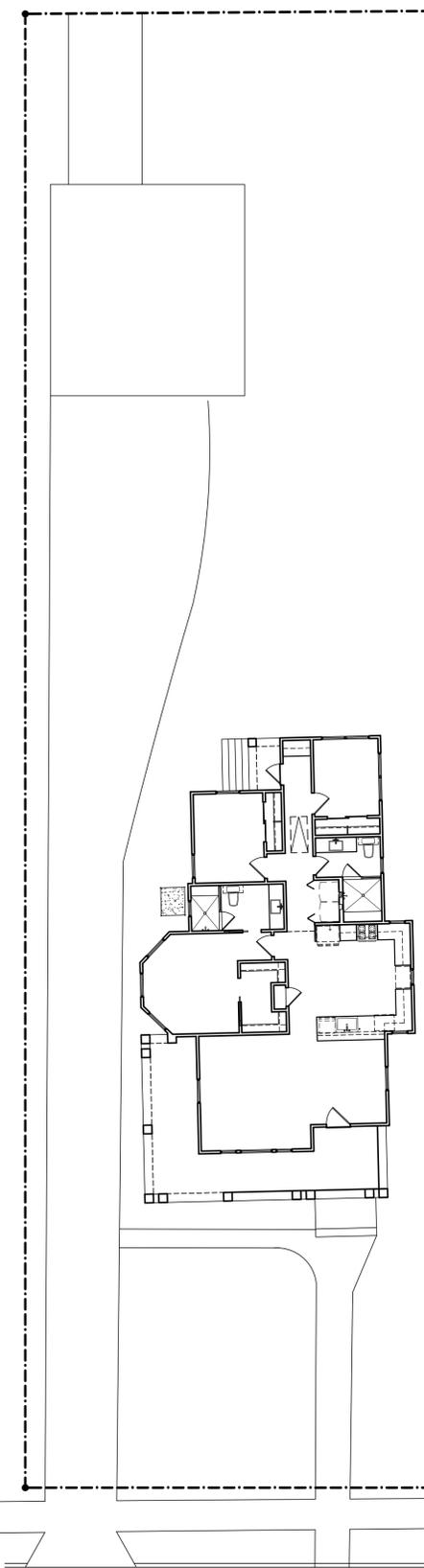


B Elevation View

A Section
NEW WOOD FRAMING W/ CONCRETE PIER

FOOTING CAPACITY CHART

MARK	SIZE "W" x "H" x "L"	REINFORCING "R"	CAPACITY
F1	2'0" x 2'0" x 1'0"	(3) - #4 BARS E.W.	6,000 LBS.
F2	2'6" x 2'6" x 1'0"	(4) - #4 BARS E.W.	9,375 LBS.
F3	3'0" x 3'0" x 1'0"	(4) - #4 BARS E.W.	13,500 LBS.
F4	4'0" x 4'0" x 1'0"	(5) - #4 BARS E.W.	24,000 LBS.
F5	5'0" x 5'0" x 1'0"	(5) - #5 BARS E.W.	27,500 LBS.



1 Site Plan
SCALE: 1"=10'-0"

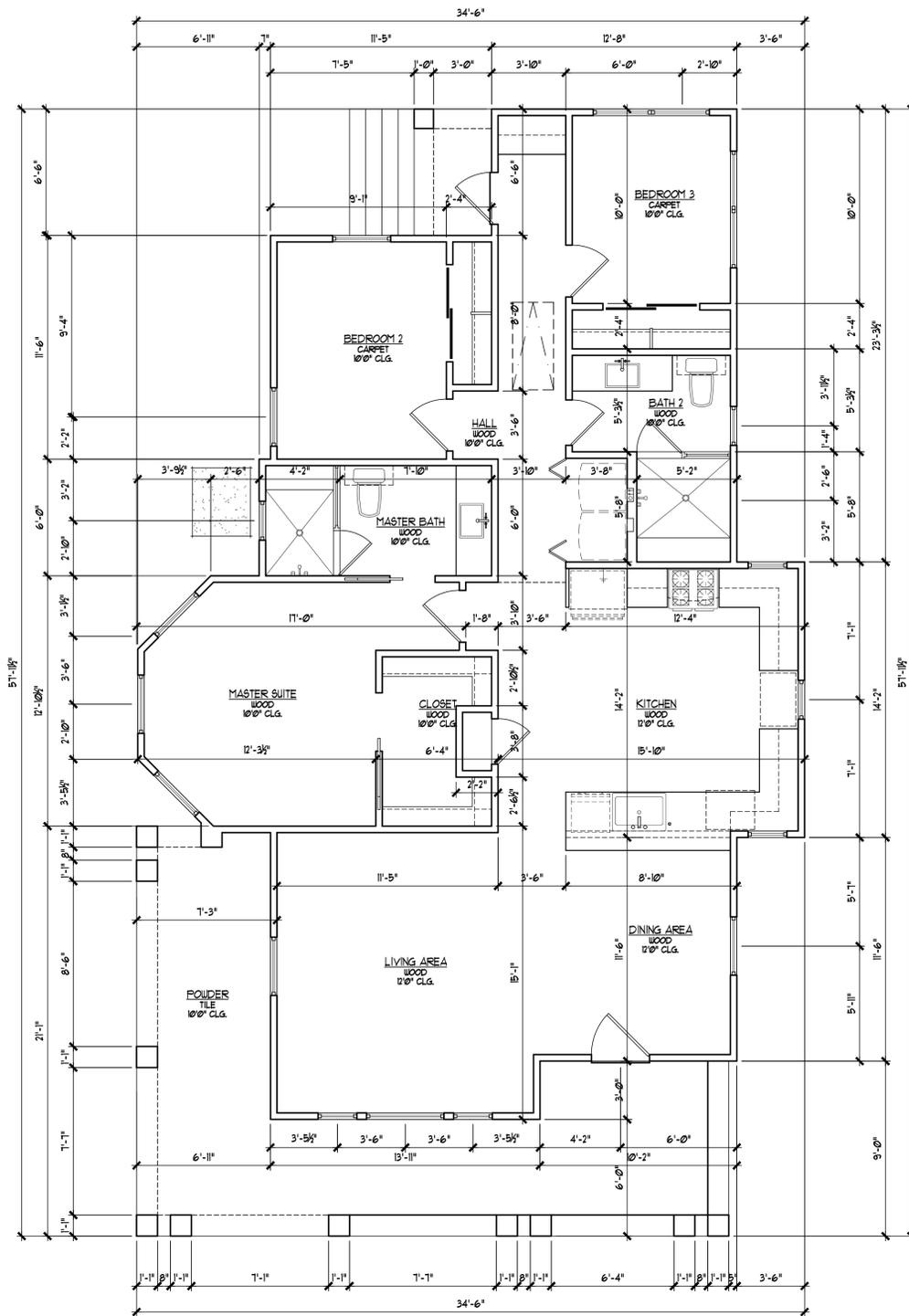
MEMBER
A | I
B | D
AMERICAN INSTITUTE
BUILDING DESIGN
DAVID GARZA
PROFESSIONAL DESIGNER
ID: 2490830

A REMODEL AT
322 LAMAR
LOT - 6 BLOCK - 1 N.C.B. - 526
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

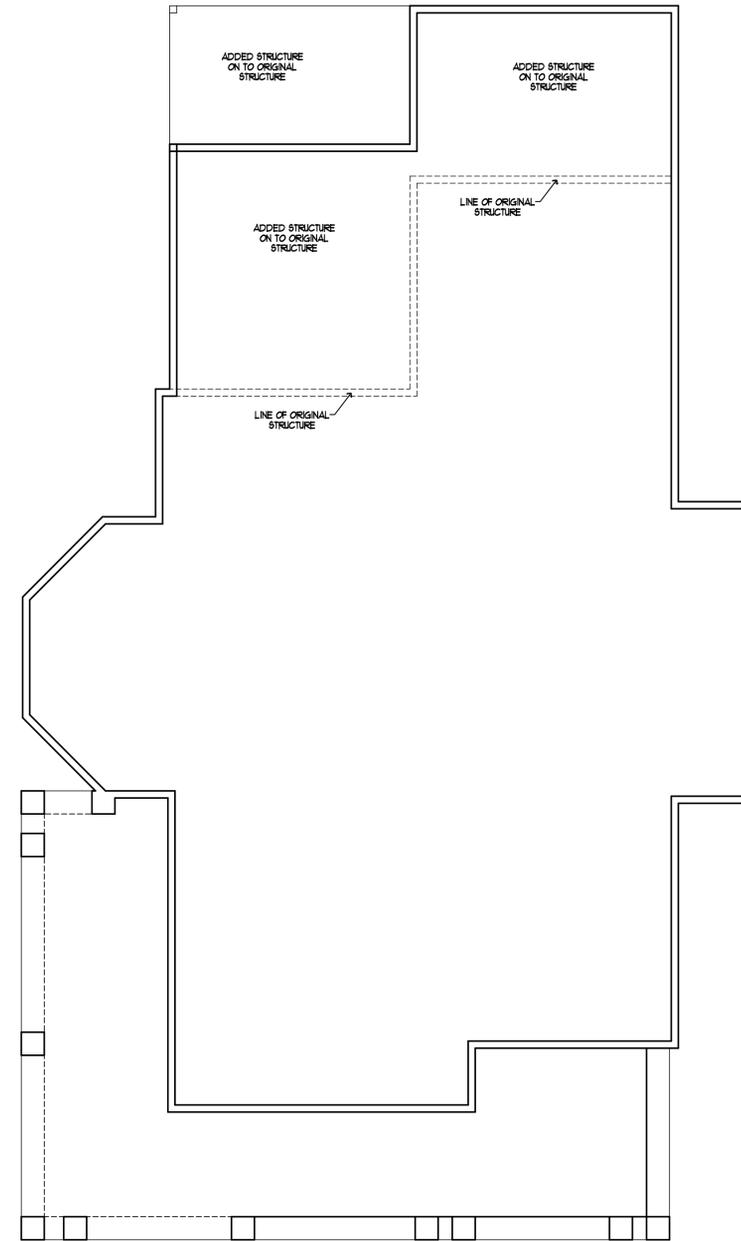
GARZA
PLANNING & DESIGN
COMMERCIAL • RESIDENTIAL
210.551.2125

SHEET:
A1
OF: 4

DATE: JUNE 18, 2024



1 Remodel Floor Plan
SCALE: 1/4"=1'-0"



1 Existing Floor Plan
SCALE: 1/4"=1'-0"

Plan Notes

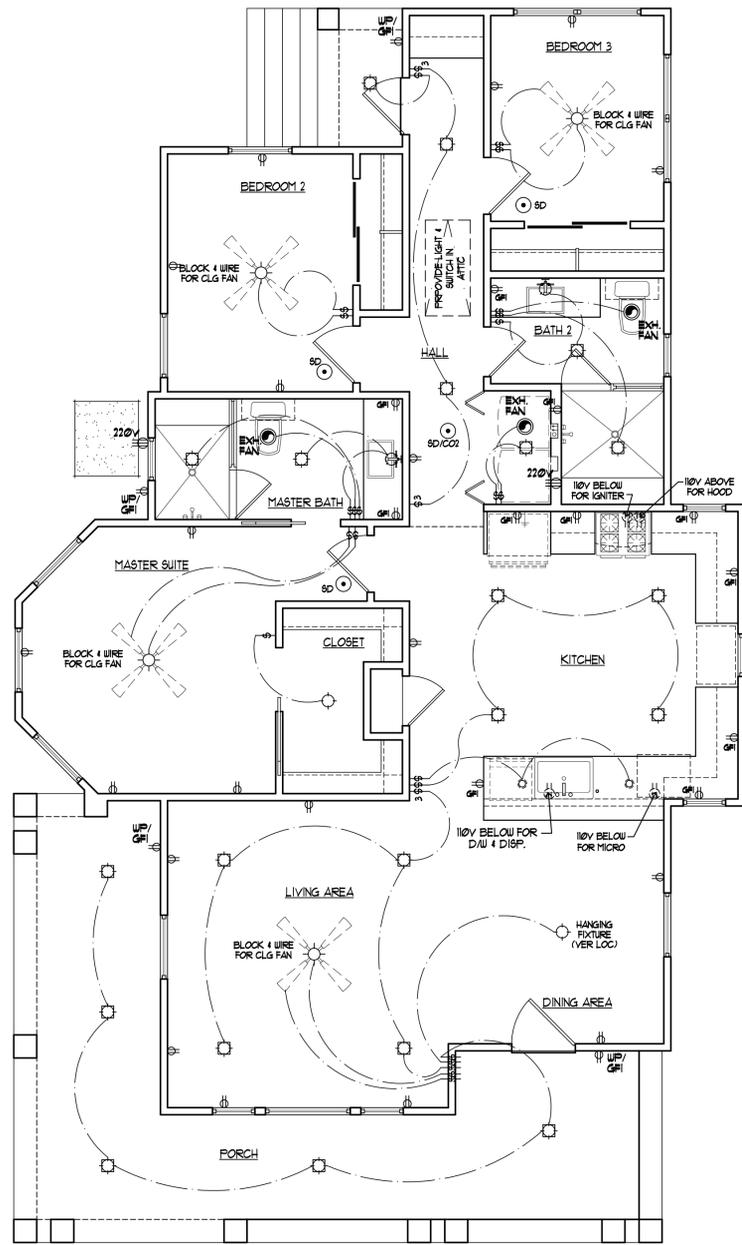
- Ensure all structural members are sound prior to new constction
- All flooring to be replaced or repaired as needed
- All walls covering to be removed to allow for structural inspection, plumbing rough in & electrical rough in
- All wiring to be brought current to code
- All plumbing to be brought current to code.
- All existing windows & doors to remain in place. Glass to be repaired or replaced as required
- Existing roof covering to be removed & replaced
- Existing ramp at rear of structure to be removed and replaced with new deck and steps to grade
- Existing 2-car garage to be checked for structural integrity & repaired as required.
- Existing structure to remain with limited repair & remodel to interior walls only. No structure to be built outside of existing structure. Exterior repair to existing wall coverig & color.
- All existing trees and landscaping to remain
- All piers and beams to be inspected for structural integrity and replaced as necessary using detail and chart on sheet A1

MEMBER
A | I
B | D
AMERICAN INSTITUTE
BUILDING DESIGN
DAVID GARZA
PROFESSIONAL DESIGNER
ID: 2490830

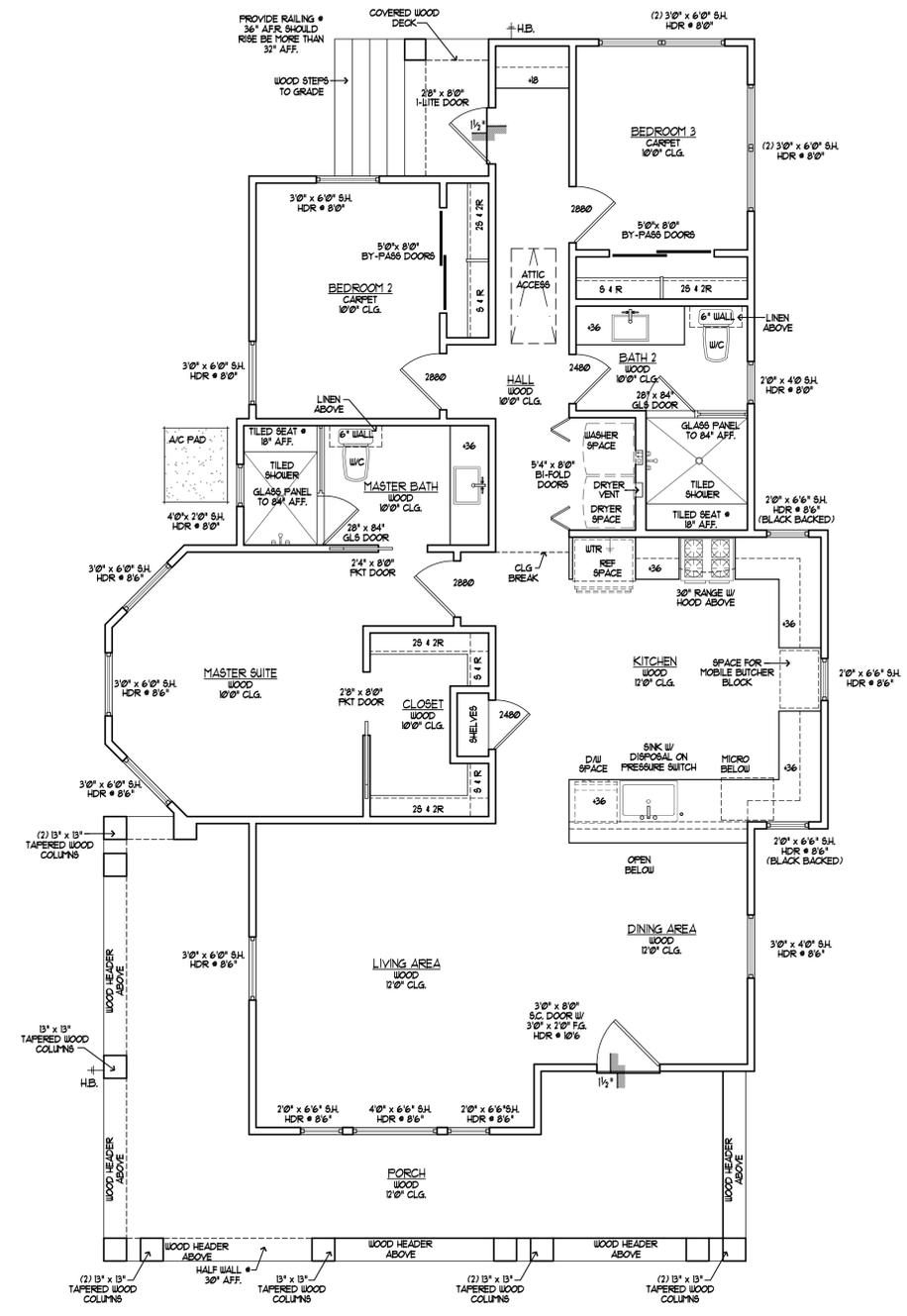
A REMODEL AT	
3 2 2 L A M A R	
LOT - 6 BLOCK - 1 N.C.B. - 526 CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS	
 GARZA PLANNING & DESIGN COMMERCIAL RESIDENTIAL 210.551.2125	SHEET: A2 OF: 4
	DATE: JUNE 18, 2024

Electrical Symbols

	110/120v DUPLEX OUTLETS
	110/120v FLOOR OUTLET
	110/120v HIDDEN OUTLET
	220/240v OUTLET
	JUNCTION BOX
	WALL SWITCH
	DOORBELL
	CHIMES
	TELEPHONE OUTLET
	TELEVISION OUTLET
	FLOOD LITES
	CEILING MOUNTED FIXTURE
	PENDANT LIGHT
	RECESSED LITE
	EYEBALL SPOTLIGHT
	EXHAUST FAN/VENT
	SMOKE DETECTOR
	UNDER COUNTER/COVE LITES
	WALL SCONCES
	FLUORESCENT LITE
	BLOCK & WIRE FOR FUTURE FAN
	CEILING FAN
	CEILING FAN w/ LITE



1 Electrical Plan
SCALE: 1/4"=1'-0"



1 Remodel Floor Plan
SCALE: 1/4"=1'-0"

MEMBER
A I B D
AMERICAN INSTITUTE
BUILDING DESIGN
DAVID GARZA
PROFESSIONAL DESIGNER
ID: 2490830

A REMODEL AT
322 LAMAR
LOT - 6 BLOCK - 1 N.C.B. - 526
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

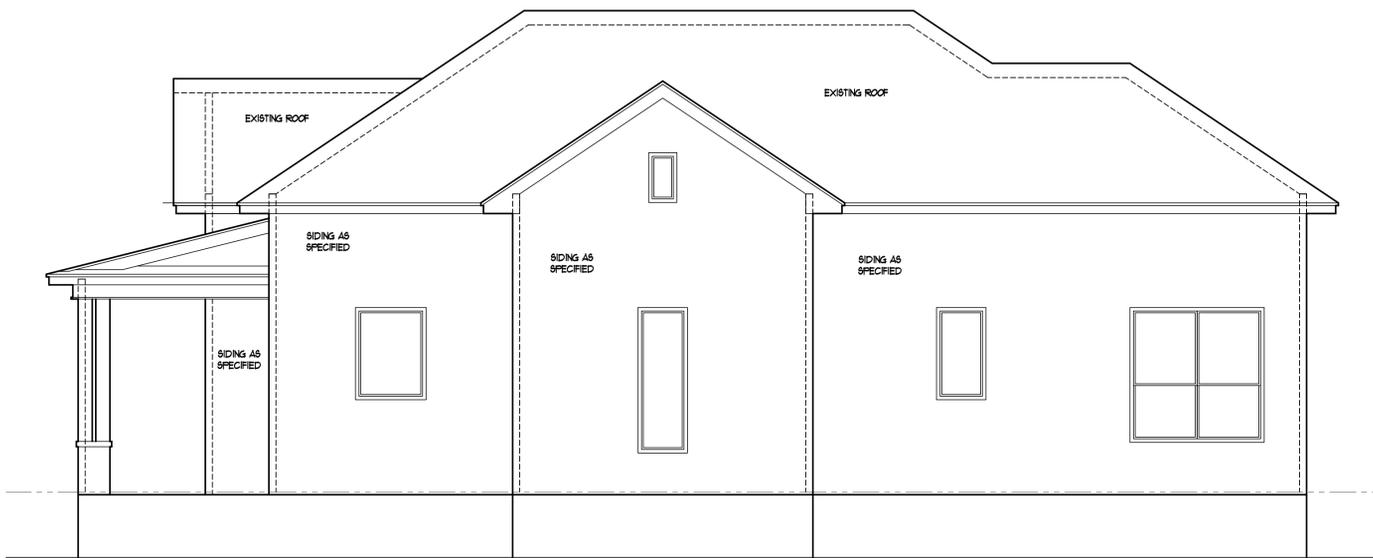
GARZA
PLANNING & DESIGN
COMMERCIAL • RESIDENTIAL
210.551.2125

SHEET:
A3
OF: 4

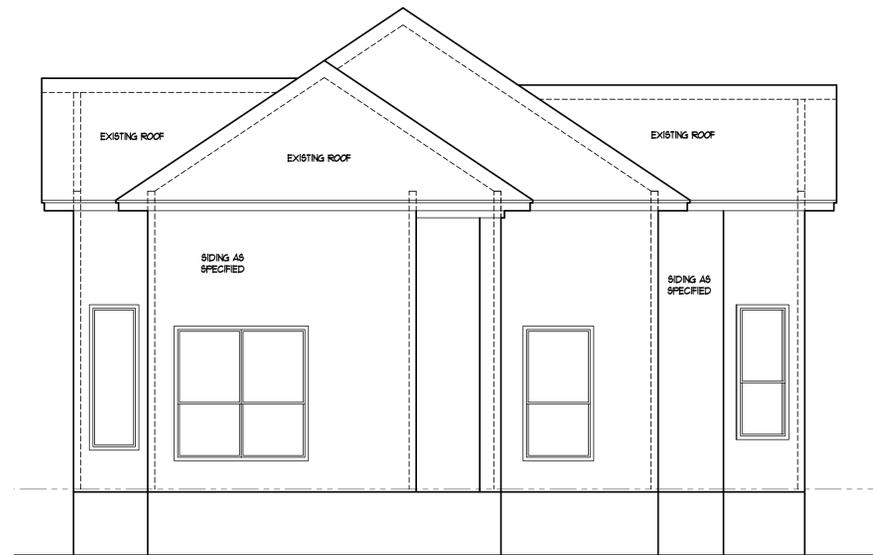
DATE: JUNE 18, 2024



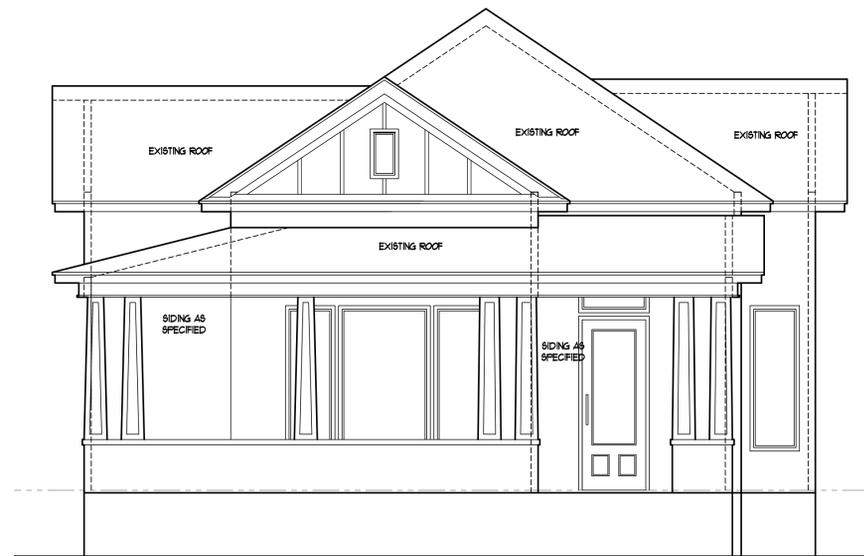
4 Left Elevation
SCALE: 1/4"=1'-0"



3 Right Elevation
SCALE: 1/4"=1'-0"



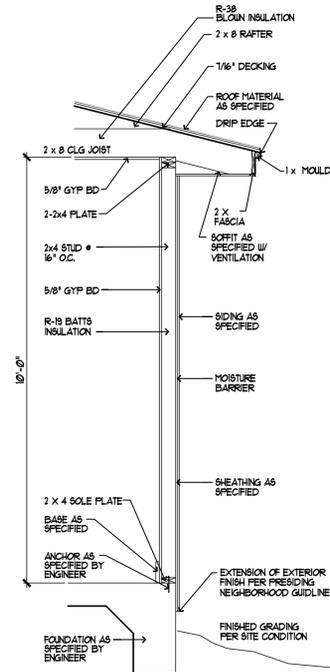
2 Rear Elevation
SCALE: 1/4"=1'-0"



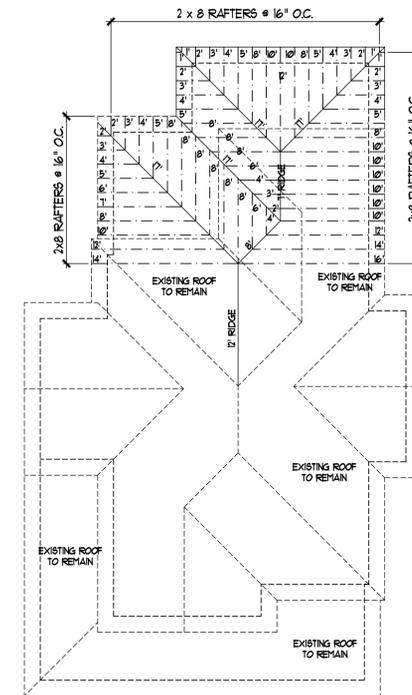
1 Front Elevation
SCALE: 1/4"=1'-0"

Roof Framing Notes

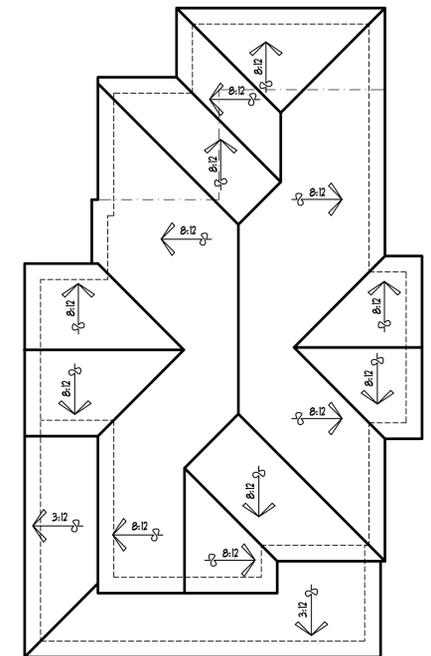
All rafters to be 2 x 8 #2 yellow pine @ 16" O.C.
All hips, valleys @ ridges to be 2 x 8 #2 yellow pine
All rafter spans shall be in accordance with IRC 2018 R802.5, 802.5.1 & 802.5.1(1)



Typ Siding Wall Section
SCALE: 1/2"=1'-0"



5 Roof Framing Plan
SCALE: 1/8"=1'-0"



4 Roof Plan
SCALE: 1/8"=1'-0"

MEMBER
A | I
B | D
AMERICAN INSTITUTE
BUILDING DESIGN
DAVID GARZA
PROFESSIONAL DESIGNER
ID: 2490830

A REMODEL AT
322 LAMAR
LOT-6 BLOCK-1 N.C.B. -526
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

GARZA
PLANNING & DESIGN
COMMERCIAL • RESIDENTIAL
210.551.2125

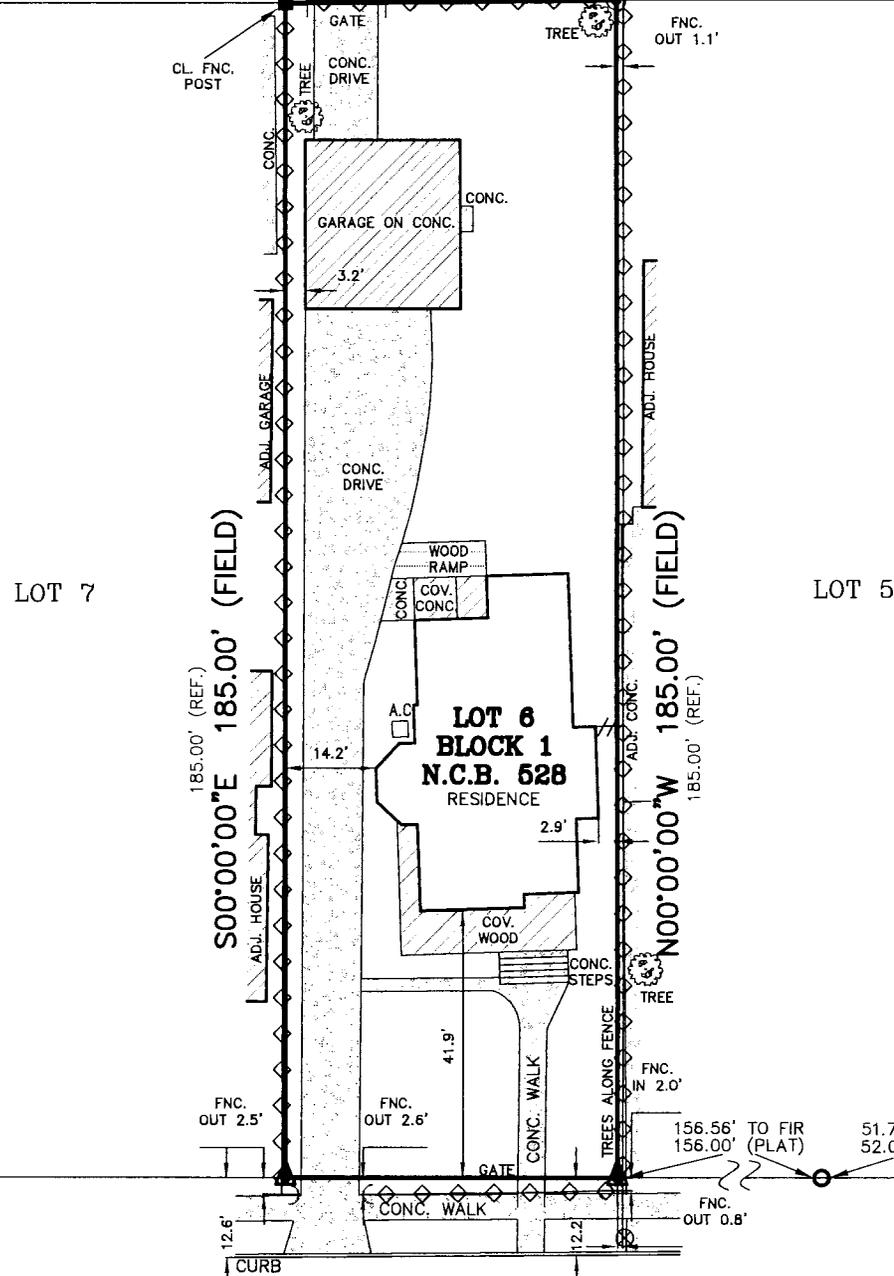
SHEET:
A4
OF: 4

DATE: JUNE 18, 2024

FAYNWAY

(24.44' R.O.W., ASPHALT PAVEMENT)
(PLATTED AS: FAYNWAY)

52.00' (REF.)
S89°35'44"W 51.94' (FIELD) 1/2" PIPE FOUND



LOT 7

LOT 5

**LOT 6
BLOCK 1
N.C.B. 528
RESIDENCE**

N90°00'00"E 52.00' (FIELD)
N90°00'00"E 52.00' (BCAD) (REF.)

LAMAR

(50' R.O.W., ASPHALT PAVEMENT)
(PLATTED AS: LAMAR ST.)

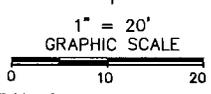
BEARING BASIS: ESTABLISHED USING FND FIR BETWEEN
LOTS 5 & 6 & LOTS 1 & 2 ON BLOCK 1. S48°23'06"E

NOTE: DUE TO LACK OF RECORD INFORMATION, SURVEY
IS DRAWN PER FIELD CONDITIONS. FIELD AND ROADWAY
EVIDENCE UTILIZED FOR BEARING ORIENTATION.

NOTE: DISTANCES REFERENCED FROM THE
CITY OF SAN ANTONIO ARCHIVED ENGINEERING
BOOKS. FIELD CONDITIONS ARE AS SHOWN.

NOTE: THE BEARINGS ARE AS PROTRACTED
PER BEXAR COUNTY APPRAISAL DISTRICT.
FIELD CONDITIONS ARE AS SHOWN.

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES,
CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES,
ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF
IMPROVEMENTS SHOWN.



BUYER: DLR HOME SERVICES, LLC		ADDRESS: 322 LAMAR	
TITLE COMPANY: FIRST AMERICAN TITLE		G.F. NO.: 2859646-SA30	
LOT: 6	BLOCK: 1	N.C.B.: 528	
SUBDIVISION: RESUBDIVISION OF NCB 528 OF LOT 6			
CITY: SAN ANTONIO		COUNTY: BEXAR	STATE: TEXAS
PLAT RECORDED IN: VOLUME 105 PAGE 365 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS			

LEGEND:

-#- = WOOD FENCE	⊗ = POWER POLE
◇ = CHAIN LINK FENCE	⊕ = FIRE HYDRANT
× = BARBED WIRE FENCE	○ = FND. 1/2" IRON ROD
○ = WROUGHT IRON FENCE	● = SET 1/2" IRON ROD
□ = SMOOTH WIRE FENCE	× = SET "X" ON CONC.
■ = FOUND FENCE POST	▲ = CALCULATED CORNER

RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE (B), OF THE REFERENCED TITLE COMMITMENT: REFER TO TITLE COMMITMENT FOR ADDITIONAL ITEMS.

VOLUME 16817 PAGE 1967 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 531 PAGE 64 DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

P.O. BOX 200044
SAN ANTONIO, TX 78220
PHONE: 210-534-6700
TEXAS FIRM NO. 1D140300
EMAIL: INFO@SOUTHCENTRALSURVEYORS.COM

AS-BUILT SURVEY NOTES

- UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION OR PLATTING PURPOSES.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- ADJACENT PROPERTY INFO FOR GENERAL REFERENCE USE ONLY.



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS
A TRUE DEPICTION OF CURRENT FIELD CONDITIONS,
ACCORDING TO A SURVEY MADE ON THE GROUND
OF THE PROPERTY COMPLETED UNDER MY
SUPERVISION ON THIS,
THE 4th DAY OF MARCH 2024, A.D.

P. Aguirre
PETER A. AGUIRRE, R.P.L.S. 5464



Main Exterior
Desert Stone

Accent
Cavern Steel

Trim
Snowscape White



322 Lamar St



322 Lamar St

San Antonio, Texas



 Google Street View

Oct 2018

[See latest date](#)



State:

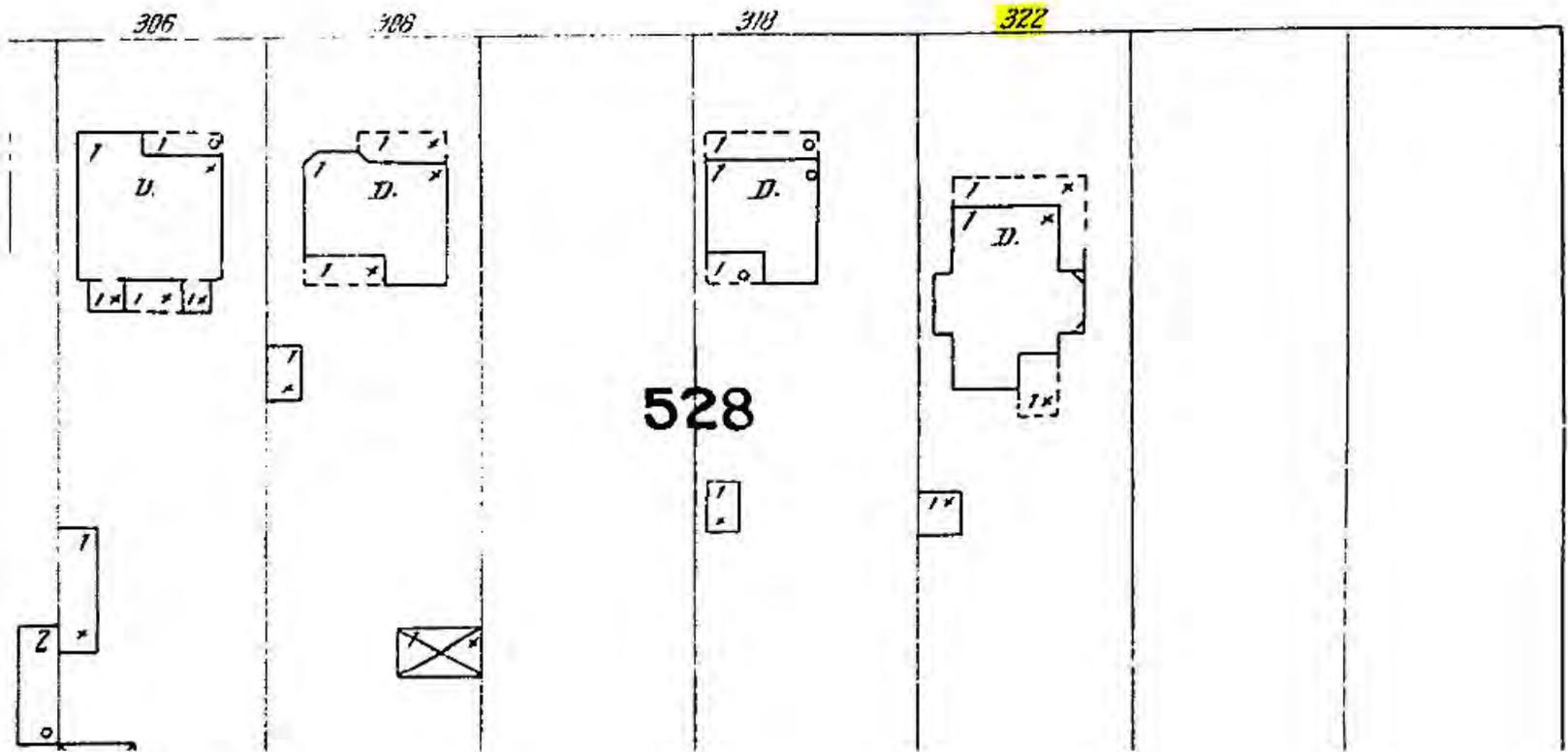
City:

Date:

Volume:



LAMAR



< Back to Browse Maps

State: Texas

City: San Antonio

Date: 1911-1924

Volume: vol. 2, 1912

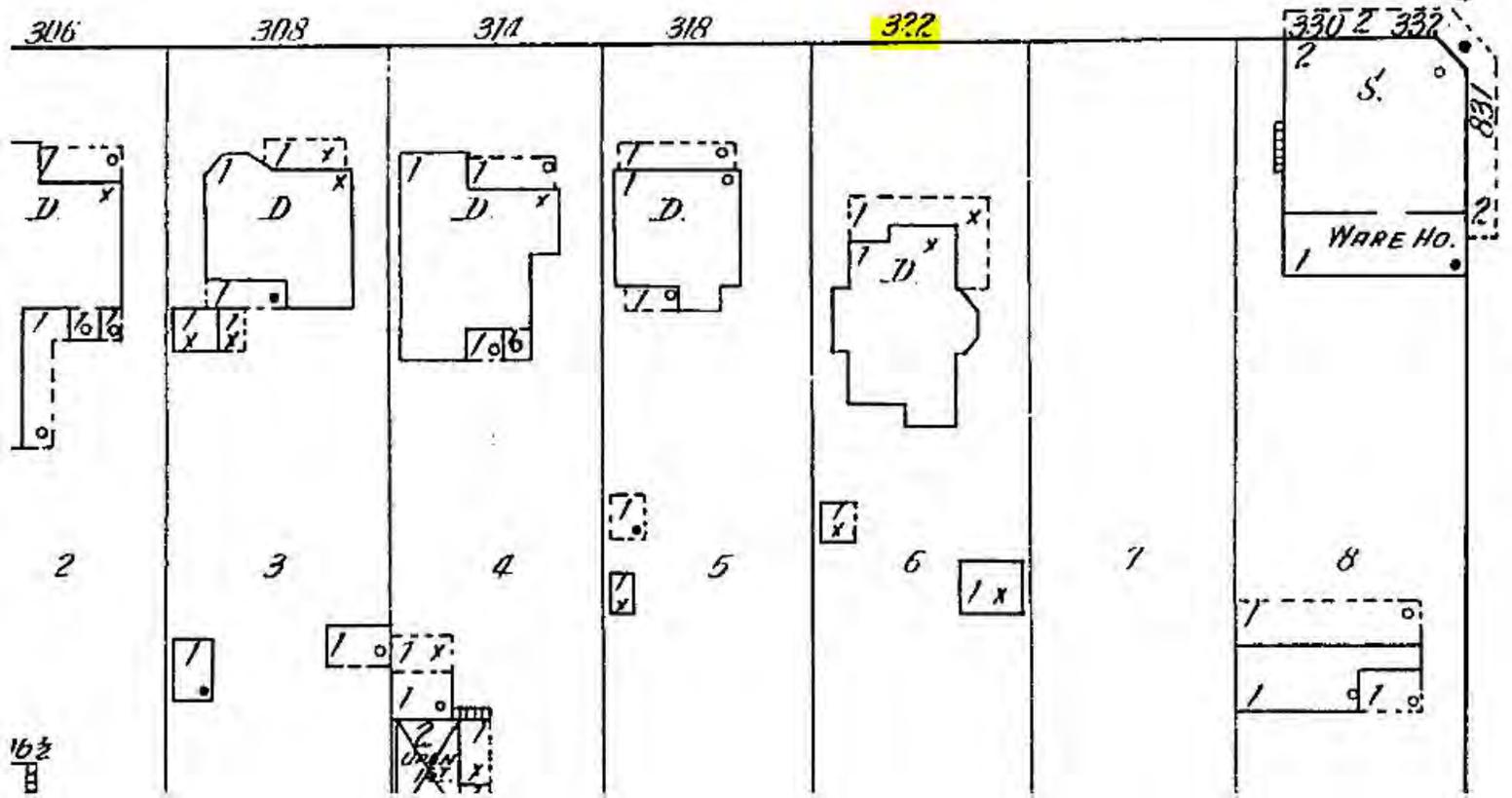


< Previous Next >

305 311 315 317 321 325 329

LAMAR

134



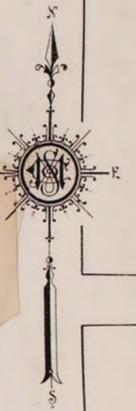
159

160

BURLESON

NOT PAVED

6" W. PIPE

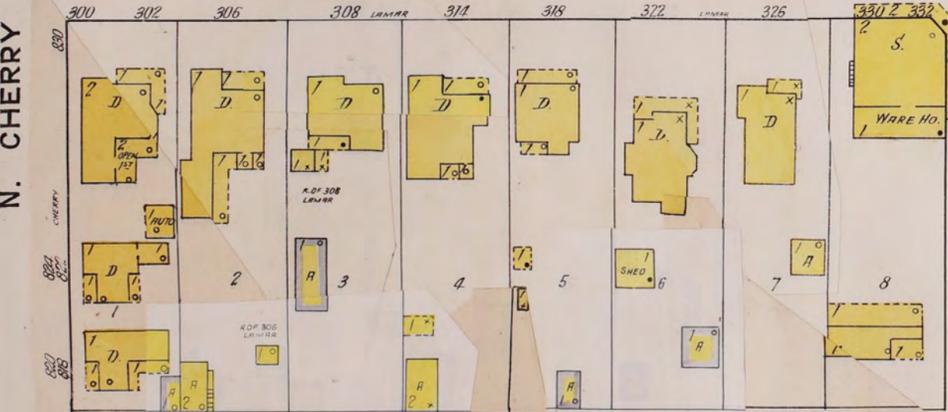


155

LAMAR

NOT PAVED

12" W. PIPE

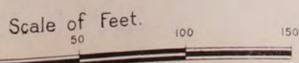


157

N. HACKBERRY



146





APPLER'S BLUE BOOK OF SAN ANTONIO.

LAKE VIEW AVE --Continued.

- 308—Vacant.
 309—John Swain (c) (r).
 311—B B Smith (h).
 312—John Guzner (r).
 316—Juan E Barrera (h).
 317—W E Carmichael (h).
 323—E F Walter (h).
 324—John Hayes (c) (r).
 325—E F Walter.
 403—Walter Pannen (r).
 409—R S Putnam (r).
 413—Vacant.
 415—John Dromgoole (r).
 416—E Rouff (r).
 419—Bruce Kelly (c) (r).
 420—Geo Jagge (h).
 421—K O'Neill (c) (r).
 425—Edward Hanson (c) (r).
 502—S Zepeda (r).
 505—F Carvajal (r).
 511—Gus Hass (h).
 514—Rudolph Krisch (h).
 517—E T Riebe (h).
 518—A C St Claire (c) (r).
 523—Emil Kronkosky (h).
 802—Richard Adams (r).
 816—Ed Verastique (r).
 907—Mrs Elizabeth Hampton (r).
 913—Wm Turner (c) (r).
 917—O E Shipp (r).
 1005—Vacant.
 1007—W M Black (r).
 1011—Mrs Meda Gillett (h).
 1015—David Foman (h).
 1021—E A Heap (h).
 1027—D L Tehas (r).
 1037—Hugo Zum Berg (h).
 1041—Jos Passant (r).
 1045—E A Stapp (h).
 1049—Mrs S E White (c) (h).
 1105—Jas McDevitt (r).
 —Old Soap Factory.
 2601—Mrs V M Warden (h).

LAMAR--Continued.

- 311—Wm Debrew (r).
 318—J T Fletcher (r).
 321—Mrs Emma Wetzstein (h).
 322—W L Taylor (h).
 325—Harrison Peoples (r).
 419—F J Babcock (h).
 421—Chas Oliver (r).
 503—Wm T Pancoast (h).
 509—T W Beck (h).
 720—J R Still (h).
 722—Mrs W B Mathis (h).
 820—Mrs A Yaeger (r).
 1111—Lucas Aucoin (h).
 1230—Mrs Nellie Jackson (c) (h).
 1318—Mrs Bertha Loef (h).
 1533—Pedro Terrasas (r).
 1534—L F Passailaigue (h).
 1535—W C Tullos (h).

LAMM.

- 100—A Hermann (r).
 101—Vacant.
 103—M Ansley (r).
 305—Tomas Mendez (r).

LAREDO, N.

- 107—C Garcia (r).
 111—Margarita Herrera (r).
 115—Tomasa Garcia (r).
 116, rear—C G Knight (r).
 117—Alberto Garcia.
 121—M Esparza (r).
 123—Mrs Louisa Robin (h).
 126—F G Deane (r).
 127—Mrs M Crotty (r).
 127, rear—Jesse Holmes (c) (r).
 129—Albert Probandt (r).
 203—Y Arocha (r).
 205—F Victor Beze, sr (h).
 207—Mrs F Woods (r).
 213—Mrs Maggie Matthews (r).
 215—Joe Hill (c) (r).