

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2024

HDRC CASE NO: 2024-216
ADDRESS: 1902 W MISTLETOE
LEGAL DESCRIPTION: NCB 1964 BLK 2 LOT 20
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Isabel Rodriguez | JADAI ENTERPRISES INC & TIJERINA JAIMY
OWNER: Isabel Rodriguez | JADAI ENTERPRISES INC & TIJERINA JAIMY
TYPE OF WORK: Rear addition construction
APPLICATION RECEIVED: January 8, 2024 (Complete on June 14, 2024)
60-DAY REVIEW: August 13, 2024

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 672 sqft rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

FINDINGS:

- a. The property located at 1902 W Mistletoe is a one-story, single-family Minimal Traditional structure constructed c. 1940 and first appears in the 1951 Sanborn Map. The structure features a stone exterior, a pair of ganged windows on the front façade and a side gable composition shingle roof. This property contributes to the Monticello Park Historic District.
- b. LOT COVERAGE – The applicant has proposed to construct an approximately 672-square-foot, 1-story rear addition. The total square footage of the primary structure and the proposed addition is approximately 1,948 square feet. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. The applicant has submitted documentation showing that the primary structure, plus the proposed addition will occupy approximately 24 percent of the total lot coverage. Staff finds the proposal consistent with the Guidelines.
- c. MASSING AND FOOTPRINT – The applicant has proposed to construct an approximately 672-square-foot, 1-story rear addition. The primary structure is approximately 1,276 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposal consistent with the Guidelines.
- d. ROOF – The applicant has proposed to install a rear-facing gable roof connected to the rear slope of the existing side gable roof of the primary structure. The roof form of the addition will not be visible from W Mistletoe and will be visible from the public right-of-way on San Antonio Blvd. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposal generally appropriate.
- e. ROOF MATERIAL – The applicant has proposed to install a composition shingle roof on the rear addition to match the existing roof material on the primary structure. Guideline 3.A.iii for Additions stipulates that original roofs should be matched in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile. Staff finds the proposal consistent with the Guidelines.
- f. NEW WINDOWS AND DOORS (SIZE AND PROPORTION) – The applicant has proposed to install one 3x3' window each on the south and west facades. The window configuration provided by the applicant in the provided elevation drawings represent a sashed window; however, the window documents provided by the property owner reflect a fixed window. The applicant has proposed to install one, contemporary door on the east façade. Staff's

standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed windows and door does not conform to guidelines.

- g. **RELATIONSHIP OF SOLIDS TO VOIDS** – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposed fenestration pattern does not conform to guidelines.
- h. **MATERIALS (NEW WINDOWS AND DOORS)** – The applicant has proposed to install Pella wood picture windows on the south and west façades. In addition, the applicant has proposed to install a contemporary door on the east façade constructed of an unspecified material. Additions 3.A.i states to use materials that match in type, color, and texture and any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds the material of the windows generally appropriate.
- i. **MATERIALS (FAÇADE)** – The applicant has proposed to install stucco on the rear addition. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. Staff finds the proposal consistent with the Guidelines.
- j. **ARCHITECTURAL DETAILS** – The applicant has proposed to construct a 1-story rear addition. Guideline 4.A.ii for Additions states that additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Guideline 2.A.v recommends that for side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Staff finds the proposal generally appropriate.

RECOMMENDATION:

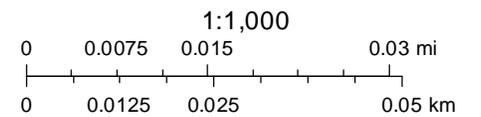
There is not sufficient documentation to review for a Certificate of Appropriateness at this time. Staff recommends conceptual approval with the following stipulations:

- i. That the applicant submits fully dimensioned drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant incorporate window openings on the east, west, and south facades that feature traditional dimensions and proportions as found within the Monticello Park Historic District.
- iii. That the applicant install a door on the east façade that conforms to the architectural style of the property.
- iv. That the applicant meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



June 24, 2024





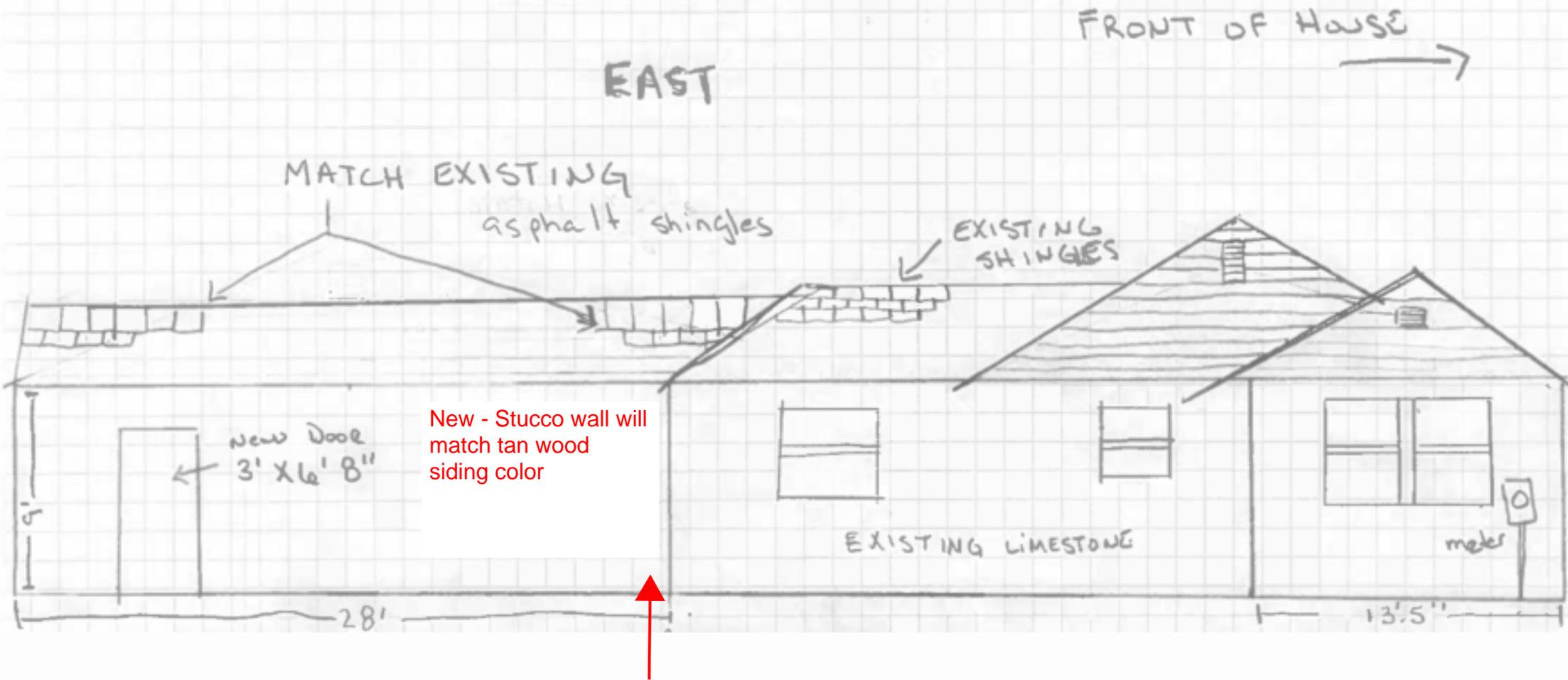
Front of House

Front of house -->

new wall will
offset 10' from
house edge

East



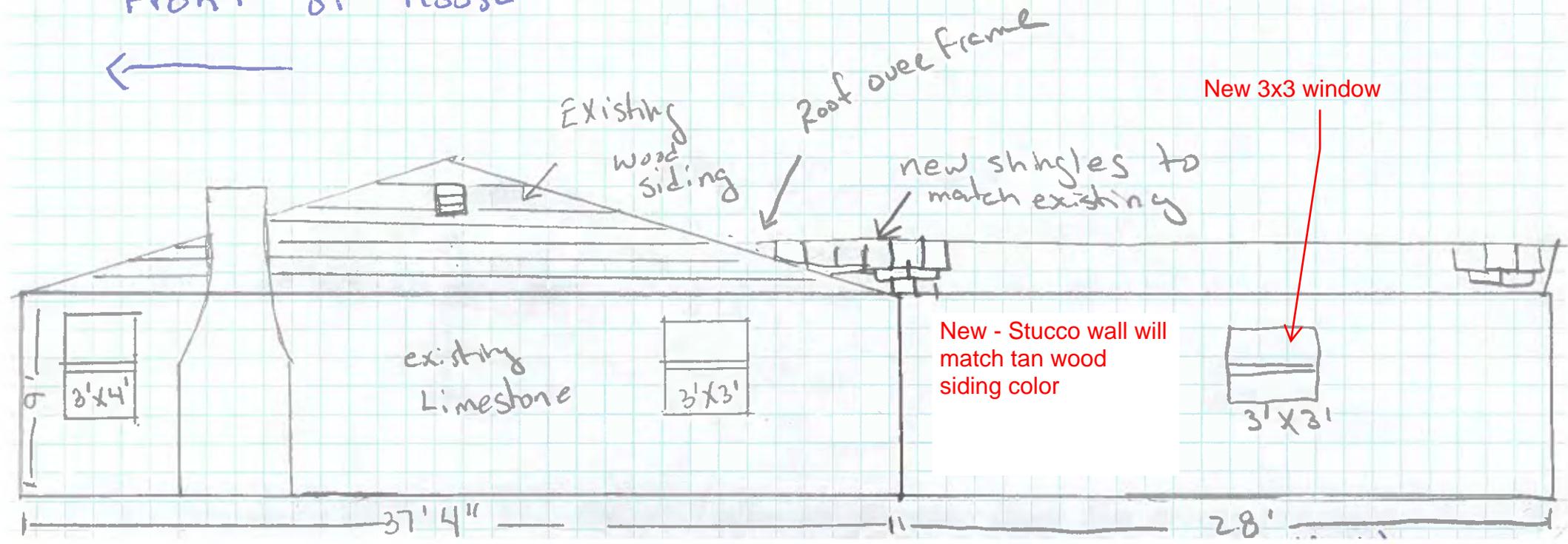


New East Wall is offset 10' from right corner of existing corner wall and extends 28' outward



WEST

Front of House

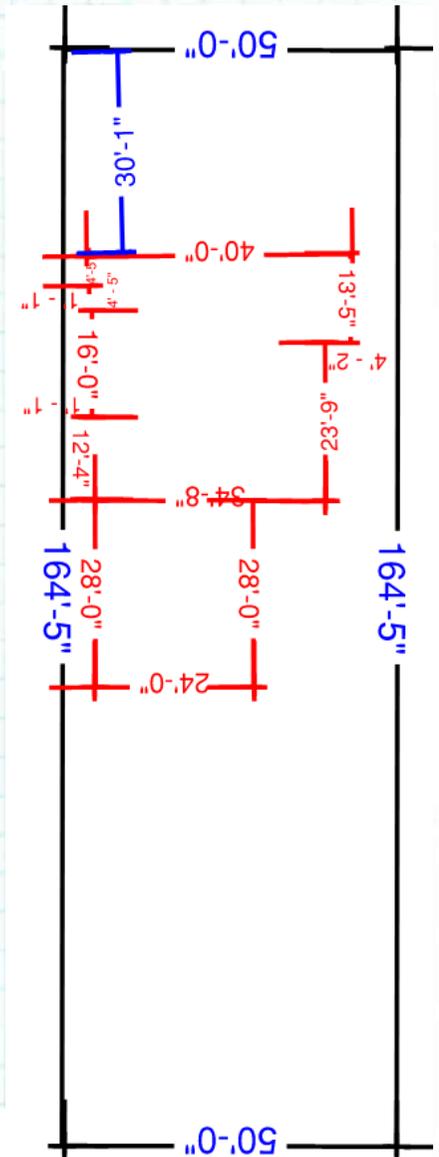




south wall back
of house

new wall will
offset 10' from
house edge

South - Back of House



South Wall is offset 10' from right corner of existing corner wall and extends 28' outward

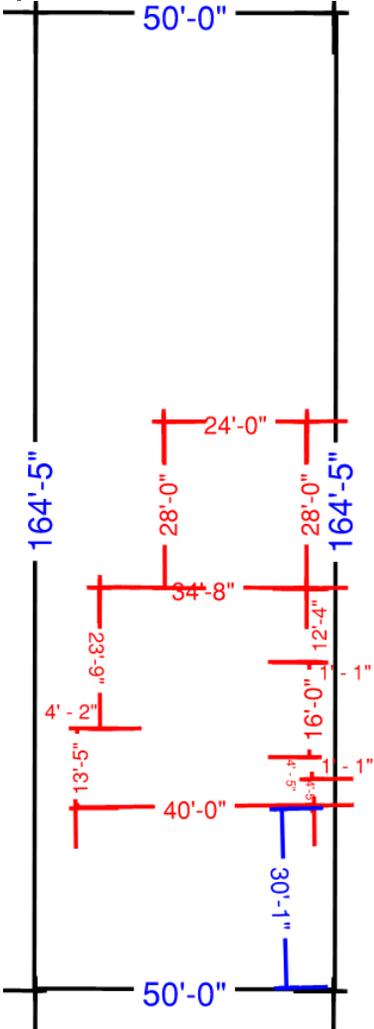
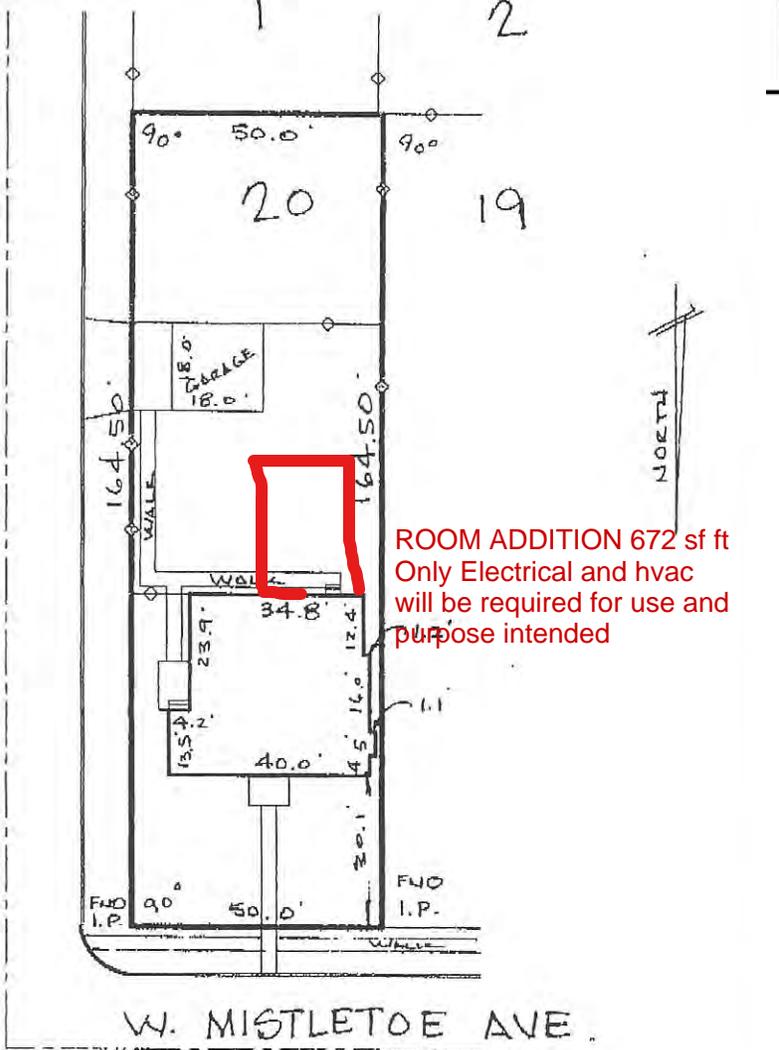






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SAN ANTONIO AVE



STREET ADDRESS 1902 W. MISTLETOE AVE.

LOT 20 BLOCK 2 NCB 1964

SUBDIVISION _____

CITY SAN ANTONIO BEXAR COUNTY, TEXAS

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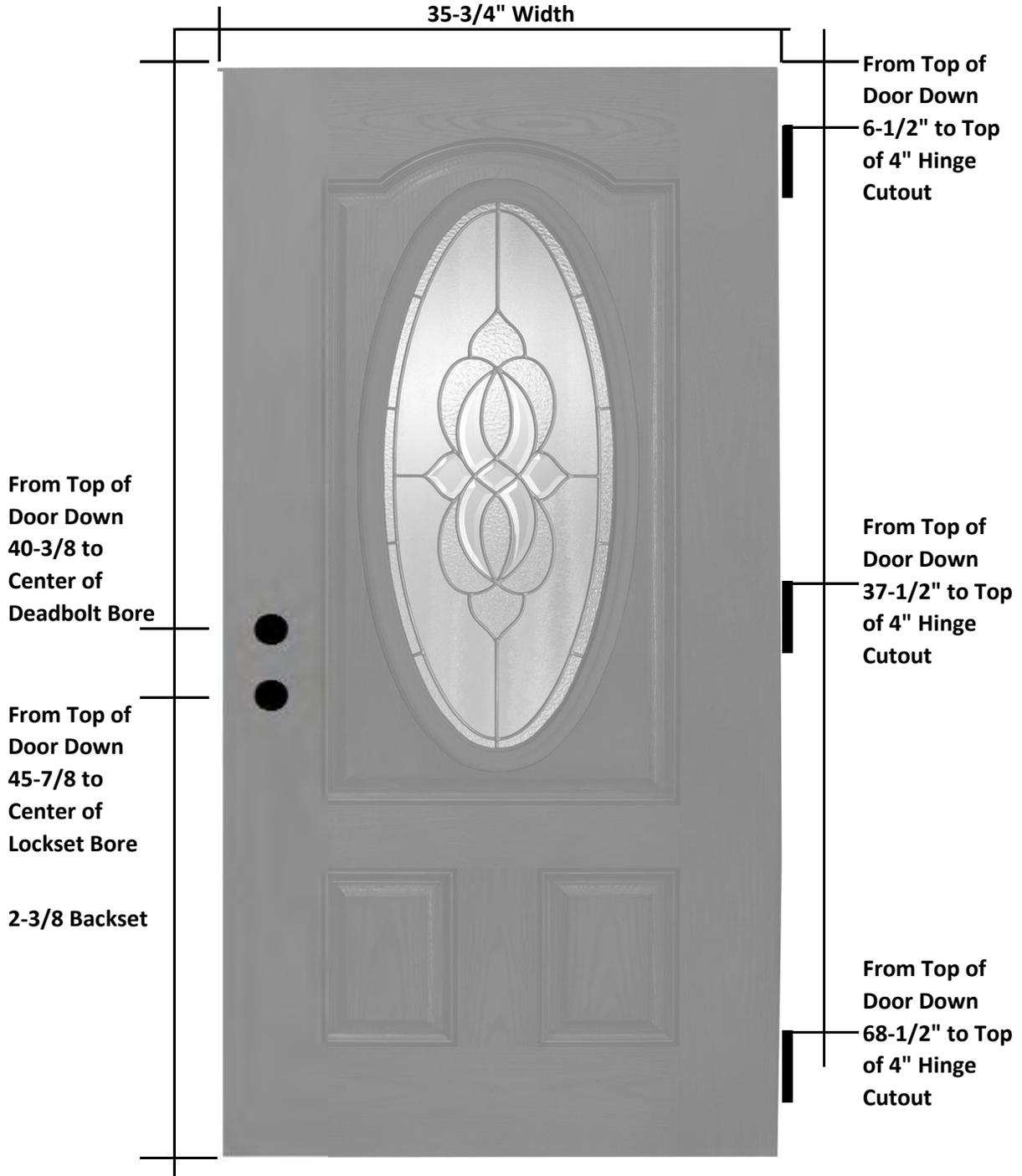


STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE
 AND CORRECT ACCORDING TO AN ACTUAL SURVEY
 MADE ON THE GROUND UNDER MY SUPERVISION
 AND THAT THERE ARE NO VISIBLE EASEMENTS OR
 ENCROACHMENTS EXCEPT AS SHOWN ABOVE

[Signature]
 DATE: 07-08-03 SCALE: 1" = 50'



Door Specifications



Stucco Example



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WOOD PICTURE WINDOW

JUMP TO..

BUILD & ADD TO CART



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BUILD & ADD TO CART

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✦✦ Others are building this window!
🛒 This window has been built 1469 times this month.

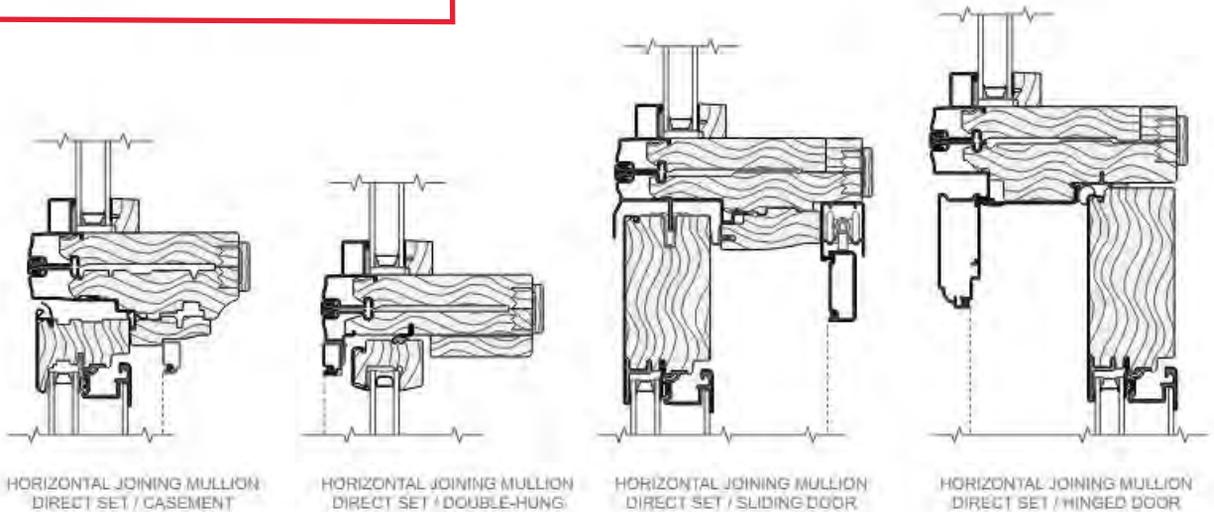
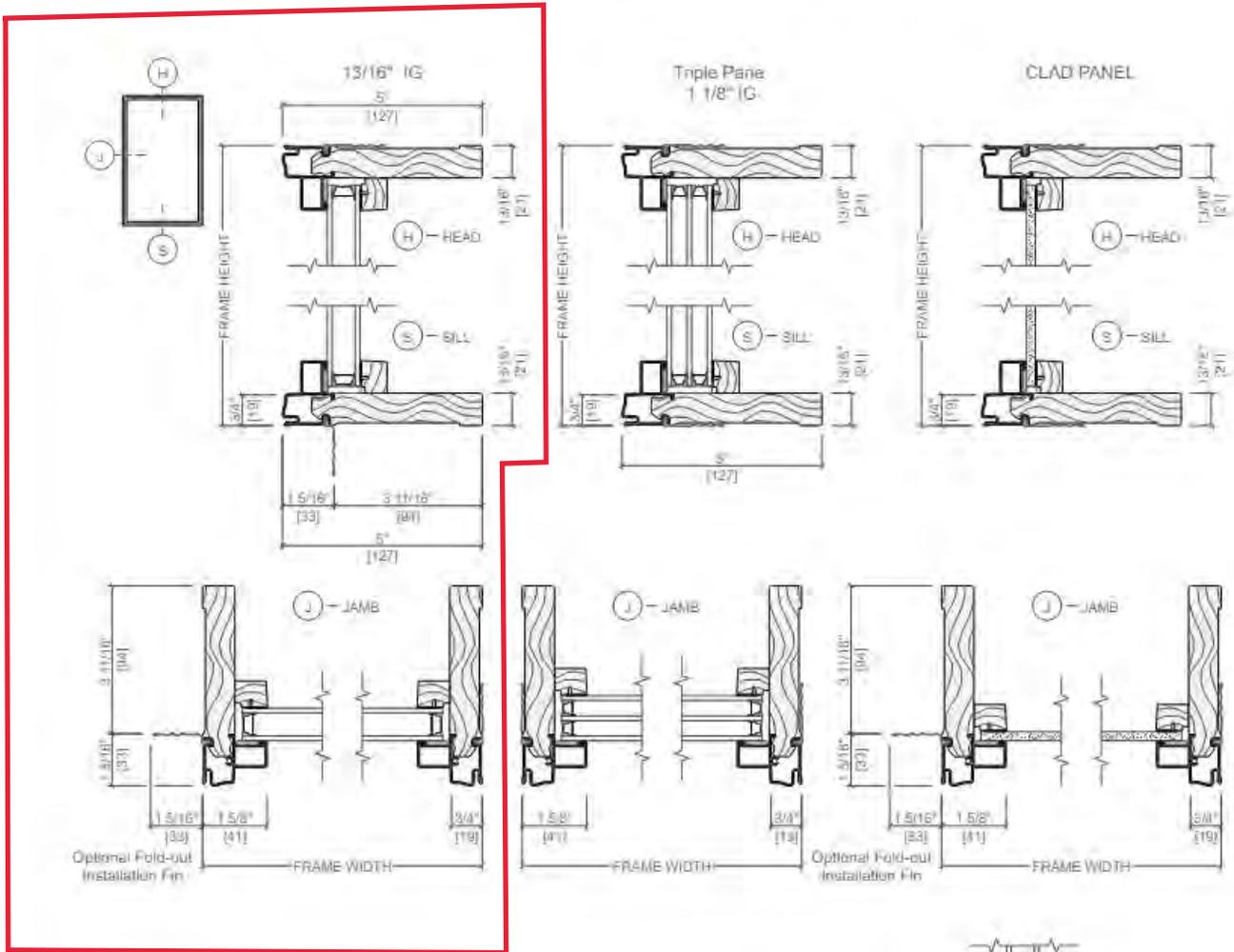
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Clad-Wood Fixed Frame Direct Set Windows

Unit Sections - Interior Glazed Rectangular and Angled Shapes



Scale 3/4" = 1'-0"

All dimensions are approximate.

See www.PellaADM.com for mullion limitations and reinforcing requirements.

Rev. 08/30/21

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W-FW-27

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MISTLETOE AV W—Cont'd
 1620 Arnold Caroline Mrs
 1621 HotelMf James M ☉
 ΔLee John V
 1622 Stephen Louise Mrs ☉
 1623 Lytle Benj E ☉
 1624 RIchersons Clencie
 rear Teal Herbert
 1632 Hudson G W Jr
 1634 Kenny Sally A ☉
 1639 Morgan Roy C ☉
 ΔWare Convalescent Home
 1640 Whitney Ray S
 1640 Andale Chas M Jr
 1642 Hensley Jilson H
 1644 Apartments
 1 Garvey E G ☉
 2 Stammish Frank A Jr
 3 Davis Wm R

1650 Schneider Chas J ☉
 1651 Ocker Jo Bob Mrs ☉
 ΔHarrison Berthan C
N Zarzamora intscts

1702 Apartments
 1 Healy Harry H
 2 Vacant
 3 Lindsey Geo F
 4 Mauner Cora Mrs
Street continued

1702 GREEN A W ☉
 1706 Curry Arth R ☉
 1707 Terrell Joseph J
 1709 Kerber Albert
 1710 Bruton Alton Liebt
 1713 Harris Earl R ☉
 1714 Woodlawn Kindergarten
 ΔGriffin C H ☉
 1717 Smith R L ☉
 1718 Lozana E C ☉
 1721 Jacobson Jack ☉
 1722 Stephens Edwin L ☉
 1726 Rosen J E ☉
 1736 Stolle Theo A ☉
 1733 Herling Wm Jr ☉
 1734 Pfand H S ☉
 1747 Hilleks E P ☉
 1751 Weyl Wm L
N Elmendorf intscts

1801 Grobe L H ☉
 1802 Wailer Frank A ☉
 1806 Brown T L ☉
 1809 Neuner M C
 1810 Cadena F J ☉
 1815 Nickernbecker Rliner K
 1818 Roberts W Boyd
 1822 Coghill Roy V ☉
 1826 Padgett Richard W ☉
 1827 Rosin Bernard
 1830 Taylor Riehd K ☉
 1831 Woodsey Weyman
 1839 Horton Rupert S
 1843 Allen Homer L ☉
 1846 Phillips Arth C
 1847 Finkle S
 Tucker Arthur W
San Antonio vs intscts

1901 Randolph Cornelia Mrs ☉
 1902 Arciniegas Rosenda R ☉
 1910 Ruel Meredith C ☉
 1911 Horne Chas
 Apartments
 1 Vacant
 2 Vacant
 3 Vacant
 4 Vacant

1918 Vacant
 1919 Antrim Sterling M ☉
 1925 Mumford Colley L
 1926 Ives Francis H
 1927 Bright Oscar G
 1935 York L E ☉
 1936 Count Chester M
 ΔPolinsky Wu A
Merrose Blvd ends
 1913 Roberts Rob H ☉
 1917 Hood Chas M

2026 O'Quinn Edigar ☉
 2027 Vacant
 2031 Bostwick Jos R ☉
 2032 McLean Mamie F ☉
 3040 Ebeling Fred Jr ☉
 2041 Garrett Wm R ☉
 2040 Risenman Alvin E ☉
 2050 Johnson K ☉
 2051 Allen Albert C
 2054 Gartner Alvin ☉
 2055 McAnelly R R ☉
 2064 Jorid H L ☉
 2068 Smith Spencer P

Lake Blvd intscts
 2103 Jamison Jas F Capt
 2105 Goldberg J L ☉
 2106 Lincoln Uncas R ☉
 2107 Maxwell Saddle H Mrs ☉
 2109 Fairchild Ralph B
North Josephine Tobin dr ends
 2122 Dennis Jack
 2125 Methany Frank
 rear Scruggs Mex
 2203 Rosenberg Dave
 2204 Lesser Benj ☉
 2205 Edwards Hal R
 2207 Davengott G A
 2210 Kohlenbrener Abr N ☉
 2214 Harris Martin L ☉
 2215 Drane H M ☉
 2219 Nordhaus Alex
 2223 Stubblefield Wm H ☉
 2225 Rogers W M ☉
 2227 Collier Roy G ☉
 2230 Buchanan Frank R Her ☉
 2238 Fuller W H Jr
 2241 Falk Edwin J
 2243 Karotkin Harry
 2245 Vacant

2251 Andrew H F ☉
 Andrew Helene Mrs music tehr
 2255 Crow P T ☉
 2260 Brendel Edw N ☉
 2266 Leopold Christian G
Kammann Blvd intscts
MITCHELL E
 From San Antonio River east to S Presa
Oak Crest vs begins
 153 Terry Club Beer
 L'Herauld Alice
 154 Fink Service Station
Mission rd intscts
 278 Schreiber Albert
Kalteyer begins
 316 Hamilton Andrew L ☉
 332 Bay E ☉
 342 Fifth Frank A ☉
 346 Rhodes Eford R
Roosevelt vs intscts
T & N O R R crosses
 422 Tetsch Fritz L
 425 Hagemester Fred B
 428 Bradford Leywood P
 432 Van Ness Geo A
 435 McKenzie Construction Co yds
 Reta J Cenobin
 436 Landrum John A ☉
 439 Puerta Humberto
 441 Mills Herbert ☉
 443 Fink Wm
 444 Hilleck Otto L ☉
 447 Rowan Jack G ☉ contr
 451 May Robt W
 452 Hales Mary T Mrs ☉
 455 Jones Lucille Mrs
 456 DeGasper Joseph
 459 Roberts Harris
 460 Cude Herman C ☉
 461 DeGasper Frank M ☉
 464 Vacant

469 Vacant
Parker vs begins
 555
 569
Free begins
 524 Gregory Wm G ☉
 532 Nickens Rich E

327 Lehman Robt L
Probandt intscts
 402 Addington Andrew W ☉
 403 Page James R
 406 Ryan Wm S
 407 Withlerow Martin L ☉
 410 Willis Geo
 411 Trappe Harry G
 414 Hacker Joseph M ☉ contr
 415 Wiley James E
 418 Fisher Chas A
 422 Matzou Louis A
 423 Ramirez Josepha ☉
 429 O'Irlant John R
 430 Lubienicki Benj W contr
Cottage begins

431 Hensley Ernest D
 435 Barth Chas A
 442 Baird Lee R
 443 Ruby James J
 447 Gaither Earl D
 451 Holden Chas W
 453 Oak Emma H Mrs ☉
 458 Brown Harry F
 rear Vacant
 460 Merycy Celia Mrs ☉ gro
 460 McEize Joseph
Grandjean intscts

500 Reed Clara Mrs ☉
 502 Good Carrie Mrs gro
 506 McMillion Dora Mrs
 510 Rankin Romie L
 513 Greenacre Walter ☉
 513 Grandison Eupenia Mrs ☉
 516 Thurman Cloy C ☉ wood
 520 Hildebrand Luther H ☉
 527 Sanchez Isaac ☉
 534 Grape-Vine-Inn beer
 Gonzalez Flora Mrs
 537 Adecabir Fred ☉ contr
 538 Grandison Eupenia Mrs ☉
 541 Rodriguez Jose ☉ gro
Canner intscts

600 Cobble Aubrey
 601 Nowles Wm E ☉
 603 Vacant
 604 Rivera Julio J
 605 Flores Jesus
 607 Ewing Glenn ☉
 608 Reyes Quirino
 Medrano Benigno ☉
 611 Cain Ernest H ☉
 612 (624) Keaton Richd L ☉
Flato begins

611 Jiminez Victor Mrs ☉
 Gutierrez Gabriel gro
 616 McIntosh Rosa Mrs
 618 Jiminez Jose M ☉
 rear Trevino Felina
 619 Postel Max M
 622 Vacant
 622 Allen Morris ☉
 626 Cerda Romaldo
McAskill intscts
 San Pedro Creek Bridge
 Ferne ends (not open)

713 Rodriguez Anastasio
 718 Jimenez Juan
 729 Jimenez Oscar T
 723 McIntosh Chas W
S Flores intscts

MITCHELL PLACE ADDN
 Bounded by E Lubbock, W Mitchell, San Pedro Creek and Grandjean

MITCHELL PLACE ADDN No 2
 Bounded by W Mitchell, San Pedro Creek, Flato av, and private property

MITTMAN N
 From 2000 E Commerce north to Sherman
Belmont intscts
 216 Tronson - Richd ☉

WITTMAN N - Cont'd
 415 Jones Mrs
 413 Thos Jernan
 711 Bell Mrs
 712 Bell Mrs
 900 Wadell
 901 Bell Mrs
 902 Bell Mrs
 903 Bell Mrs
 904 Bell Mrs
 905 Bell Mrs
 906 Bell Mrs
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