

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2023

HDRC CASE NO: 2023-450
ADDRESS: 226 ARMY
LEGAL DESCRIPTION: NCB 3856 BLK 2 LOT 7
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Westfort Historic District
APPLICANT: Mario Mendez
OWNER: Allison Sultani | Sparklez Reality LLC
TYPE OF WORK: Window replacement, porch railing modifications, and historic tax certification
APPLICATION RECEIVED: November 13, 2023
60-DAY REVIEW: January 12, 2024
CASE MANAGER: Bryan Morales

REQUEST:

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

1. Replace four aluminum windows on the front façade, four aluminum windows on the rear façade, and three aluminum windows on the east façade and install vinyl windows.
2. Replace the existing front porch railing with a cattle-panel style railing.
3. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

UDC Section 35-618 Tax Exemption Qualifications:

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

- a. The property at 226 Army includes a two-story Prairie style residence built c. 1924 and first appears in the 1931 Sanborn map. The structure features cedar shake siding, hipped roof form with a small front-facing gable, a standing seam metal roof, and a front door with sidelites. Additionally, this property includes historic wood windows

throughout the structure with the exception of eleven aluminum windows. This property contributes to the Westfort Historic District.

- b. VIOLATION & SITE VISIT – On November 5, 2023, staff received a report that the windows on the front façade were removed without a Certificate of Appropriateness and reached out to the property owner to submit an application. Staff conducted a site visit on November 21, 2023, with the applicant to examine the conditions of the property. Staff observed that the new front windows installed were vinyl and the front porch railing was modified.
- c. WINDOW REPLACEMENT – The applicant is requesting approval to replace four aluminum windows on the front façade, four aluminum windows on the rear façade, and three aluminum windows on the east façade. Two of the inner proposed windows on the front façade are fixed and the two outer windows on the front façade are one-over-one single sashed windows. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.vii. states to replace non-historic incompatible windows with windows that are typical of the architectural style of the building. Exterior Maintenance and Alterations 6.B.iv. states to install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds the replacement of the non-historic aluminum windows conforms to guidelines; however, the replacement window should feature a one-over-one design to match the historic wood windows on the structure.
- d. WINDOW REPLACEMENT (MATERIAL) – The applicant is requesting approval to replace four aluminum windows on the front façade, four aluminum windows on the rear façade, and three aluminum windows on the east façade with a vinyl alternative. Exterior Maintenance and Alterations 6.B.vii. states to replace non-historic incompatible windows with windows that are typical of the architectural style of the building. Exterior Maintenance and Alterations 6.B.iv. states to install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds the material of the proposed replacement windows does not conform to guidelines.
- e. FRONT PORCH MODIFICATIONS – The applicant is requesting to replace the front porch railing with a cattle-panel design. Exterior Maintenance and Alterations 7.A.i. states to preserve porches, balconies, and porte-cocheres. Exterior Maintenance and Alterations 7.A.ii. states to preserve existing balusters and, when replacement is necessary, to replace in-kind when possible or with balusters that match the originals in term of materials, spacing, profile, dimension, finish, and height of the railing. Exterior Maintenance and Alterations 7.B.iii. states to replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish. Staff finds the replacement of the front porch railing with a cattle-panel design does not conform to guidelines.
- f. TAX CERTIFICATION (SCOPE) – The scope of work includes the replacement of cedar shake siding on the west façade and exterior painting. The applicant has submitted the estimated costs for these scopes of work and meets the 30% improvement value threshold required for the Substantial Rehabilitation Tax Incentive.
- g. TAX CERTIFICATION (ELIGIBILITY) - The property is not eligible for the Substantial Rehabilitation Tax Incentive until the property comes into compliance.

RECOMMENDATION:

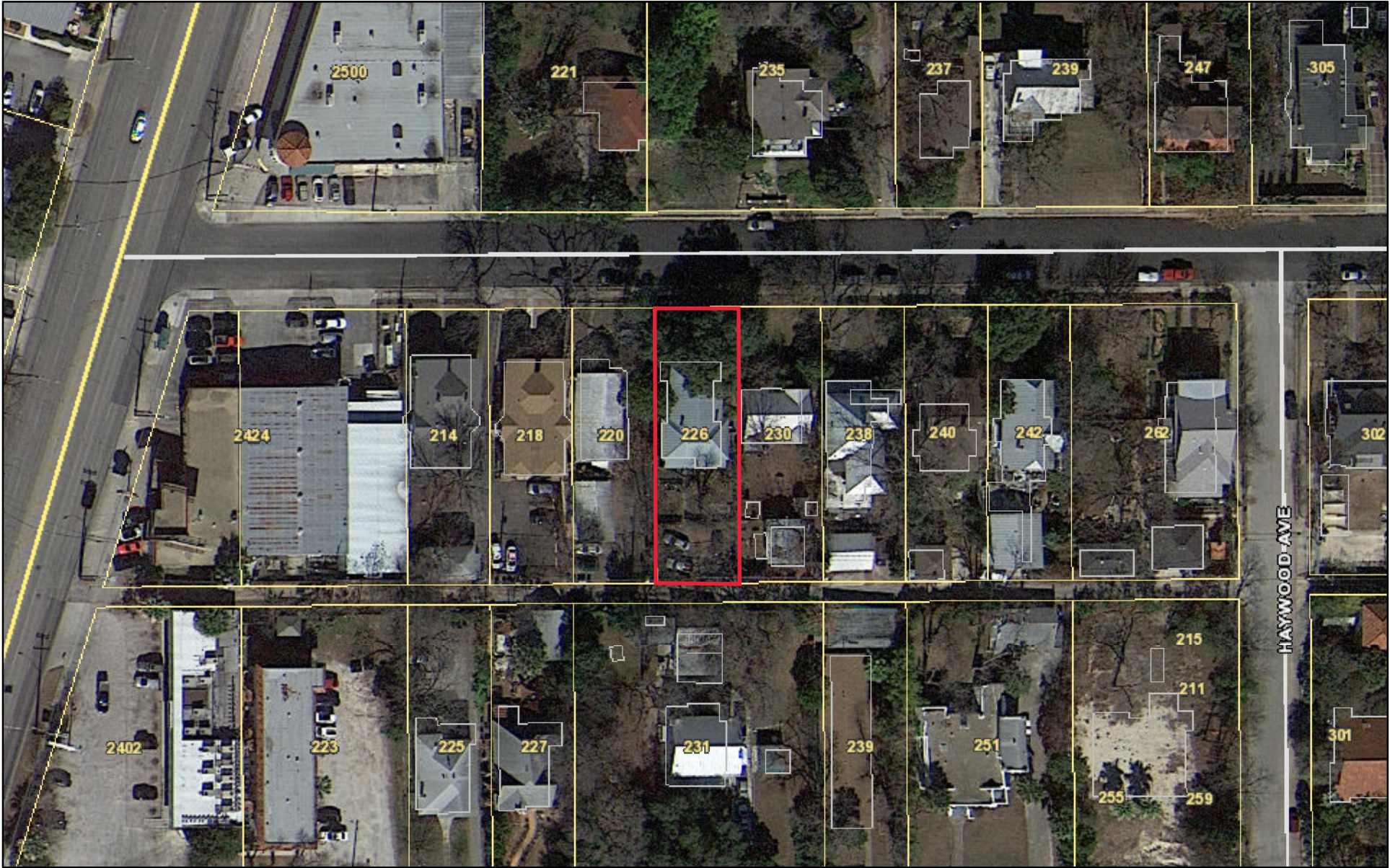
Item 1, Staff recommends approval of aluminum window replacement, based on findings a through d, with the following stipulation:

- i. That the applicant install fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. An alternative window material may be considered by staff if the window conforms to the following stipulations. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

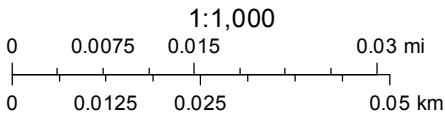
Item 2, Staff does not recommend approval of the front porch railing replacement based on finding e. Staff recommends the front porch railing return to its previous condition.

Item 3, The property is not eligible for Historic Tax Certification at this time based on findings b, f, and g. The property may be eligible for the Substantial Rehabilitation Tax Incentive once the property comes into compliance.

City of San Antonio One Stop



November 30, 2023





CLOSED CIRCUIT
TELEVISION
AND
AUDIO MONITORING
ON PREMISES

2

2

No Soliciting

226

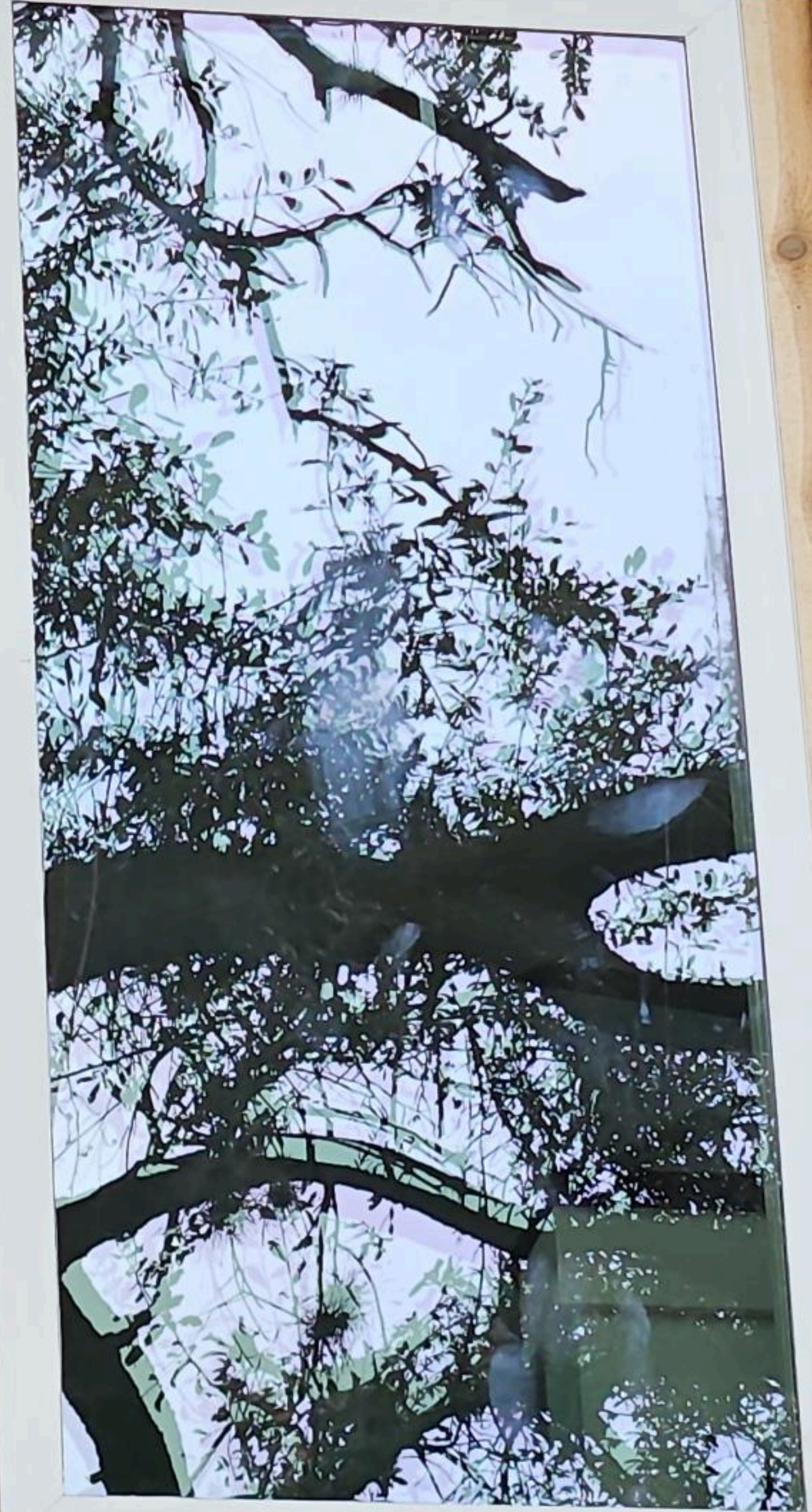
226

226

Nov 6, 2023 10:00:46 AM
Army Boulevard



Nov 6, 2023 10:00:55 AM
Army Boulevard



Nov 6, 2023 10:01:10 AM
Army Boulevard



Nov 6, 2023 10:01:21 AM
Army Boulevard



Nov 6, 2023 10:01:47 AM
Army Boulevard



Nov 6, 2023 10:03:24 AM
Army Boulevard



Nov 6, 2023 10:03:49 AM
Army Boulevard



Nov 6, 2023 10:03:55 AM
Army Boulevard

226 Army San Antonio Texas 78215

Proposed repairs if approved.

- 1) Replace 4 of the aluminum single pane windows on the 2nd floor front of the home and 4 on the 1st floor back of the home.



Front windows



Rear Windows

- 2) Replace the cedar shingle siding on the west side of the home as it is charred and in need of replacement, we will replace with the same material to keep the same appearance.



- 3) Paint the entire homes exterior to a light gray or white like photos below.



- 4) Paint interior of the home to modern colors



WHERE TO BUY

Craftsman Cedar Shingle Panel

The Shakertown® Craftsman 1-Course Cedar Shingle Panel is the newest development from the company that brought you the original cedar shingle panel. Manufactured using only the finest Western Red Cedar vertical-grain heartwood, the new Shakertown Craftsman Panel features a full plywood back, a thick 3/8" shingle butt and overlocking end-joints for a seamless appearance.

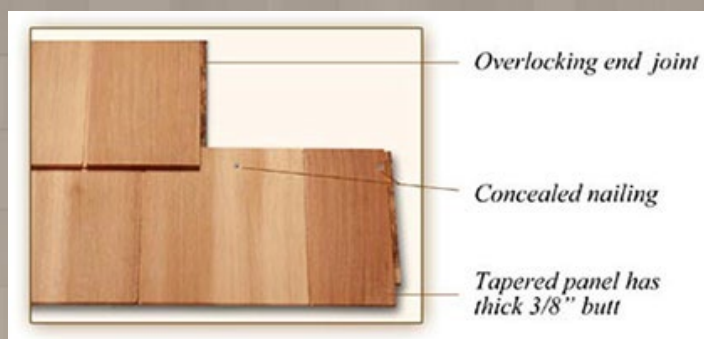
Shakertown Craftsman Panels go up 6 times faster than individual shingles and can be installed with a pneumatic nailer. And the blind/concealed nailing creates a true, traditional shingle appearance.

The panels are 8' long and available in an exposure size of 7", 4 1/2" and 14" (14" exposure product is face nailed). Shakertown Craftsman Panels are constructed with a classic keyway joint or tight contemporary joint between shingles. The panels are available with an even-butt or staggered-butt line to match any home style.

[7" panel available with Rain Screen.](#)

Material Savings

Most importantly, Shakertown Craftsman's 1-Course styling creates far less waste than a 3-course panel. Some waste can be expected around doors, windows, gables and tops of walls. With 3-course panels, 20% of your material will go to waste, while Shakertown Craftsman 1-Course Panels have only 5% waste. The cost savings in purchasing the material and waste disposal makes Shakertown Craftsman Panels the smart choice.



Choose a Pre-Finished Option*

Shakertown Craftsman Panels are available natural, but can be pre-stained in virtually any color of transparent, semi-transparent, semi-solid and solid finishes from a network of independent pre-finishes. Below are four architecturally-inspired semi-transparent colors. *Colors shown should be used as reference only. Color will vary due to the natural characteristics of wood. Please see your Shakertown dealer for final color reference.

Code Compliance

To fully meet high quality panel standards, Shakertown conducts a rigid in-plant quality control program. These quality control standards are systematically monitored by Timber Products Inspection, an independent inspection and testing agency. Independent testing laboratories have performed the following tests on Shakertown siding panels:

- Racking Strength #171-081
- Impact Load Horizontal ASTM E72-77

8-Foot	1 Course			
Exposure	7"	4.5"	14"	5"
Keyway <i>(Spaced Joint)</i>	●	●	●	
Contemporary <i>(Closed Joint)</i>	●	●	●	
Even Butt	●	●	●	
Staggered Butt	●		●	
Fancy Cuts				●
One Bundle Coverage	37 Sq. Feet	36 Sq. Feet	37 Sq. Feet	20 Sq. Feet

Complete Shakertown siding panel line.

Shakertown Craftsman panels are premium grade, 100% clear vertical grain Western Red Cedar with the following spacing styles and buttline options:



Keyway style Vertical spacing between shingles lends visual interest and traditional appeal.



Contemporary style Set tight and touching to add a smooth, uniform finish to modern designs.



Even butt Creates a consistent, symmetrical line in keeping with newer styles.



Staggered butt Adds character and dimensionality to a home's finished appearance.



Mitered Shakertown corners add a quality finishing touch with less labor required.

- Surface Burning ASTM E-84
- Concentrated Load and Pull Tab Test W 73-387
- Transverse Load Test ASTM E72-80

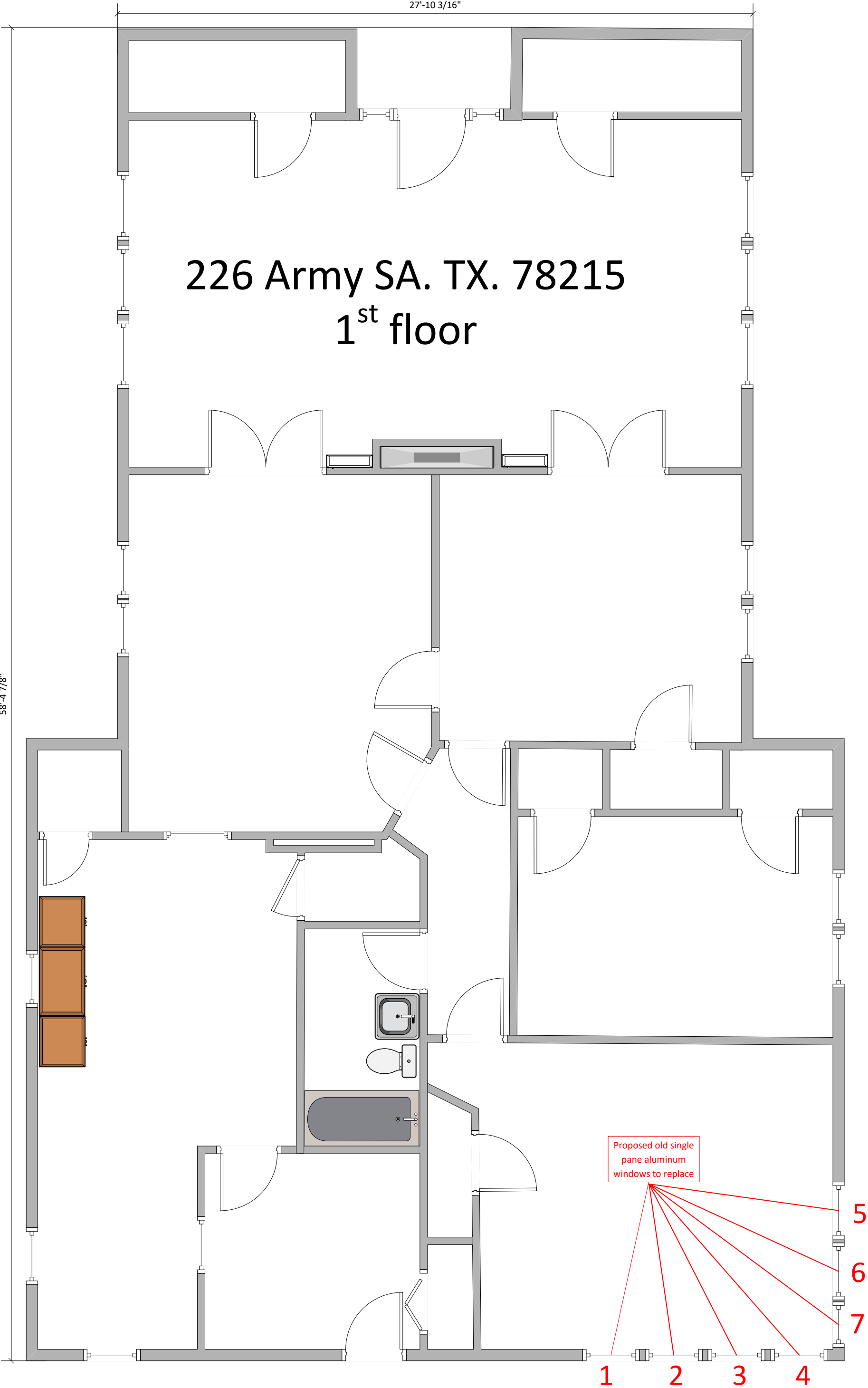
Shakertown siding meets the requirements of all major building codes, including: BOCA (Report No. 88-14); ICBO (Report No. PFC-1962); SBCCI (Report No. 9410); CMHC (Report No. 7172); HUD (Materials Release 978a).

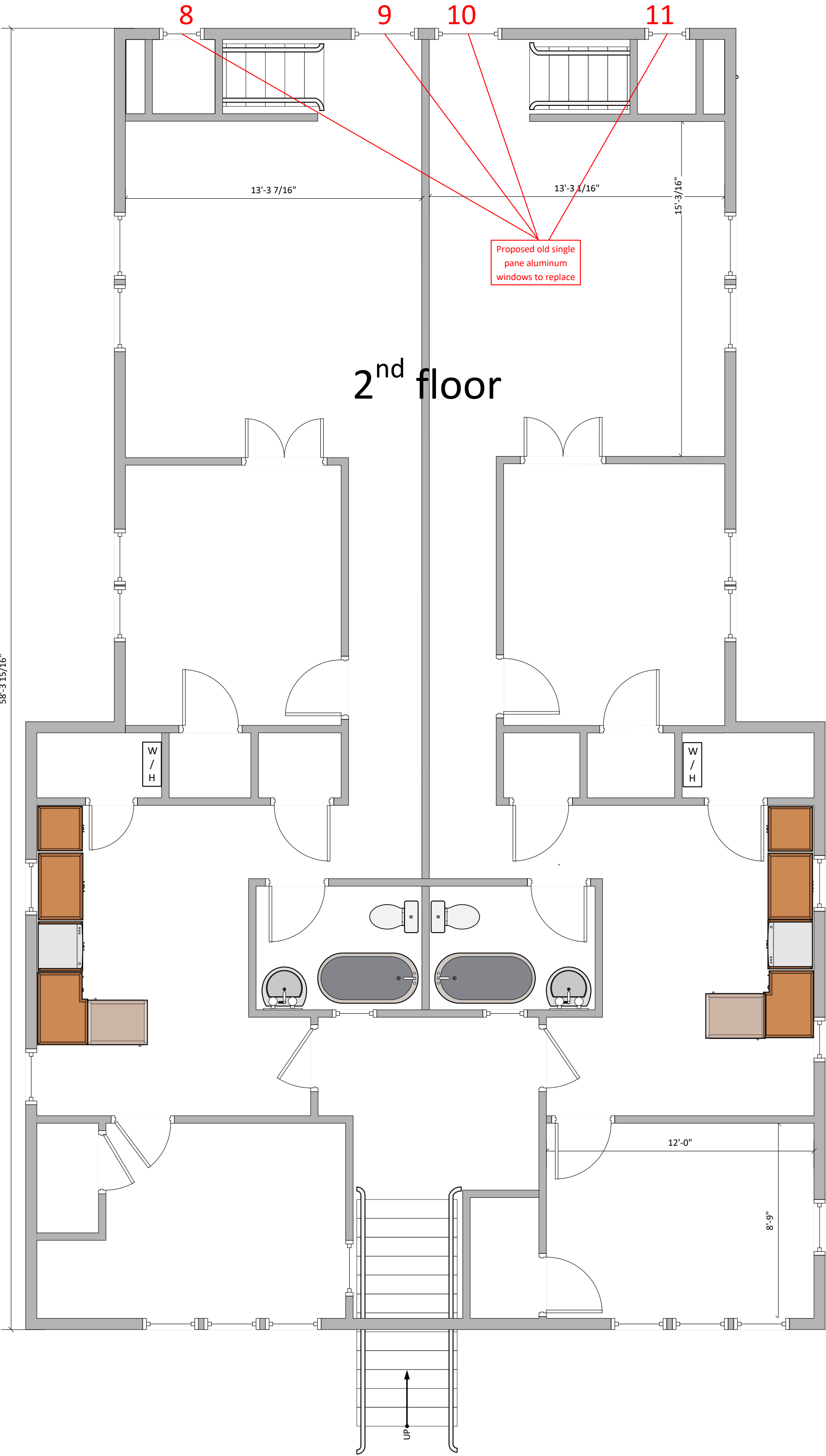
P.O. Box 400 1200 Kerron Street Winlock, WA 98596
P. 360.785.3501
F. 360.785.3076

1.800.426.8970

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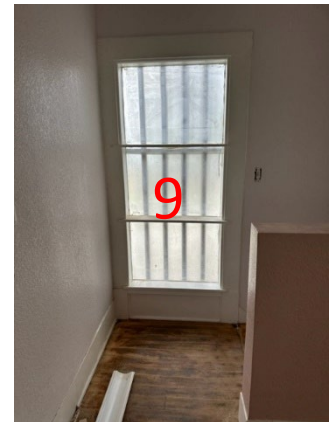


226 Army San Antonio TX. 78215

Rear windows to be replaced.



Front windows to be replaced.





ELEVATE

YOUR VIEW

Manufacturer of Residential Windows and Doors

Submittal Package

INSPIRE SERIES

Inspire Picture Window Installation

XXXXX

Apply Silicone Between Frame
Nail Fin and 2 BY Wood Around
Full Perimeter.

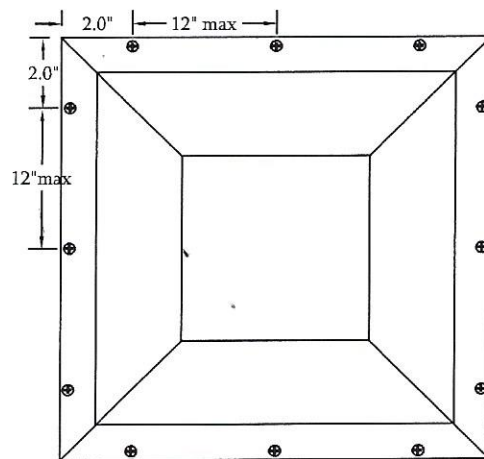
$\frac{1}{4}$ " max shim

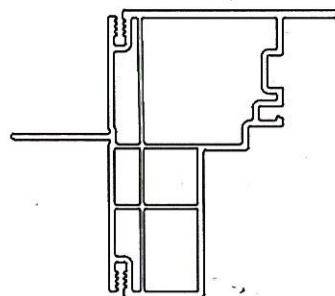
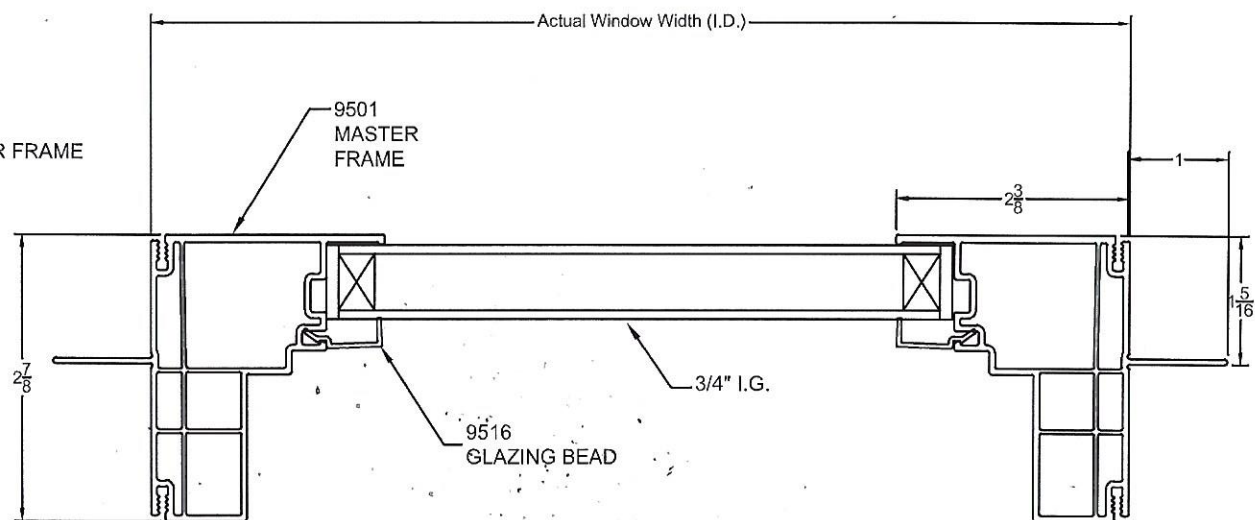
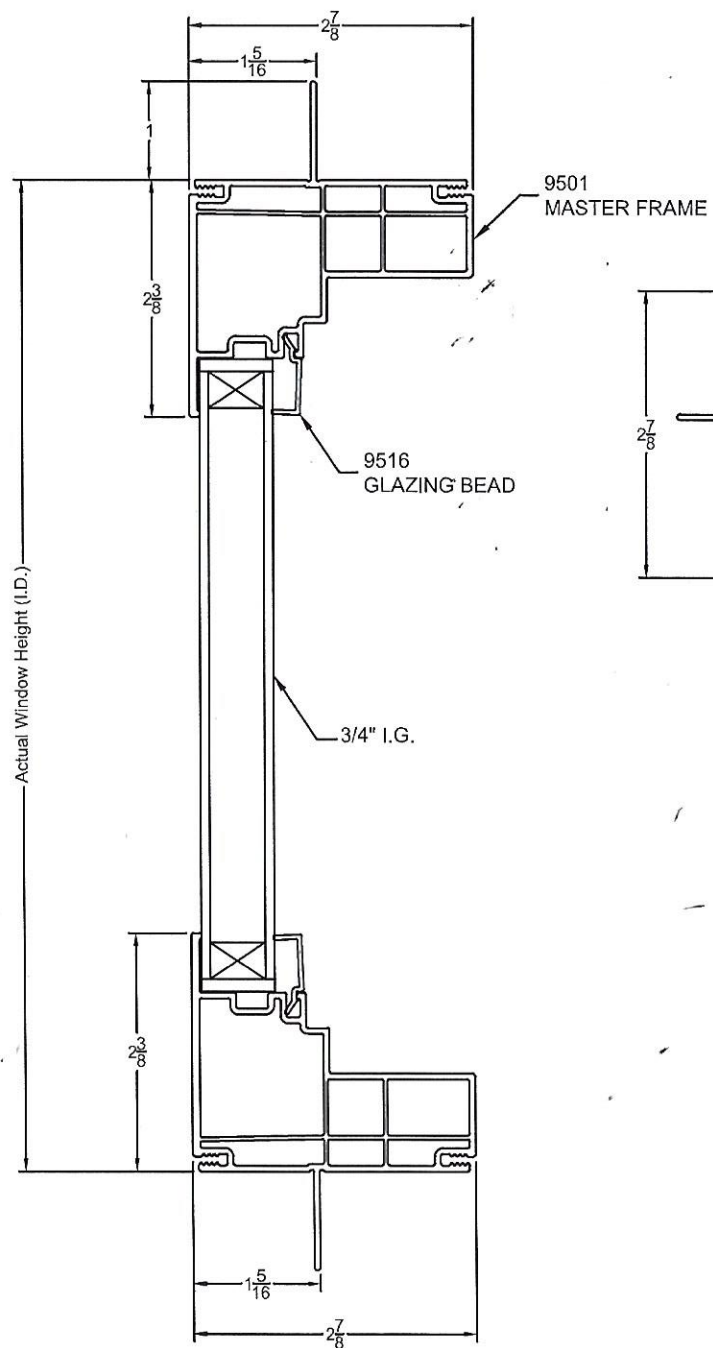
Fasten in 2 By Wood Frame with
#8 x $1\frac{1}{2}$ " Screw or Larger, 2" from each
end of Nail Fin and Spaced every 12"
max. on Centers.

Make Sure that Window is in the
Closed and Locked Position During
Installation. Make Sure that the Sill is
Level and the Jambs are Plumb.

NOTE: Fasteners must have a minimum
of 1" embedment into framing and be a
minimum of $\frac{1}{2}$ " from the edge of the
rough opening.

2"x4" wood





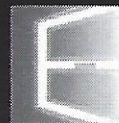
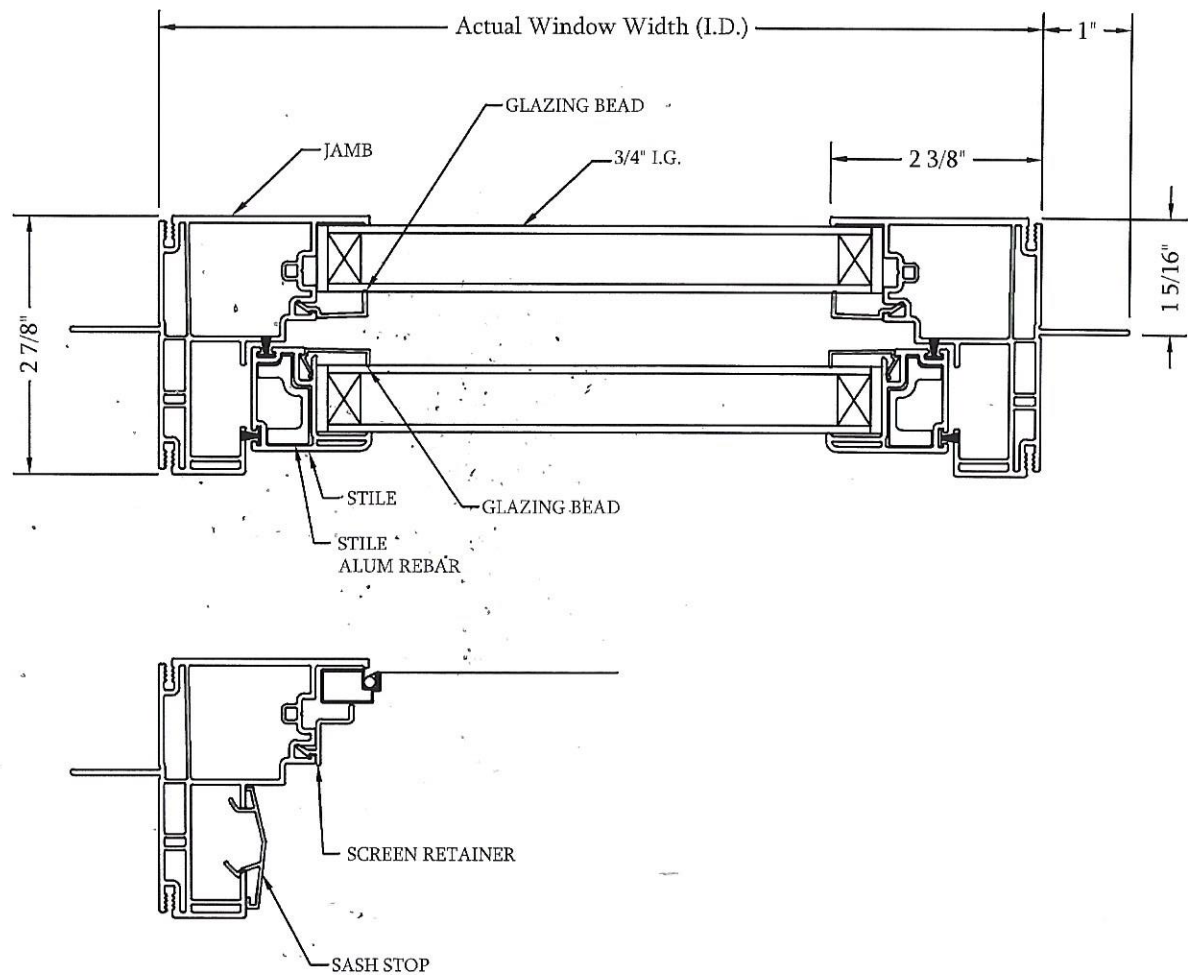
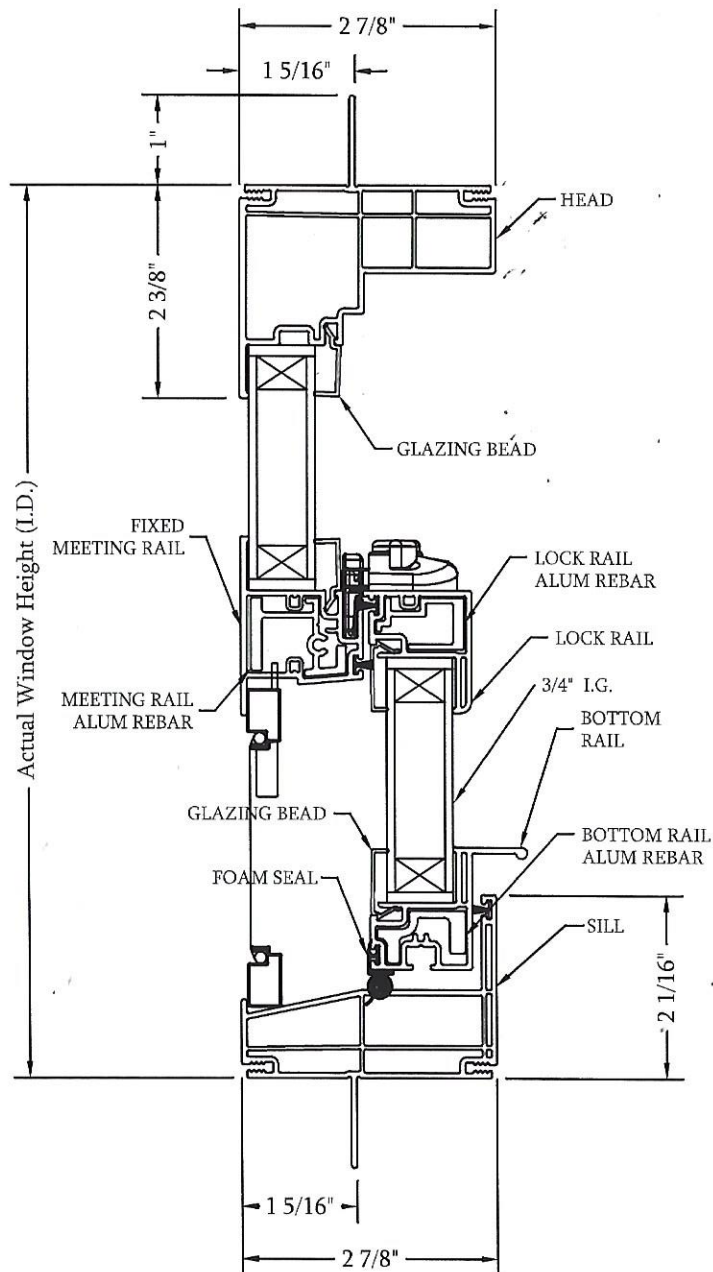
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INSPIRE SERIE NEW CONSTRUCTION PICTURE WINDOW

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Grand Prairie, TX 75050
Office: 469-490-1100



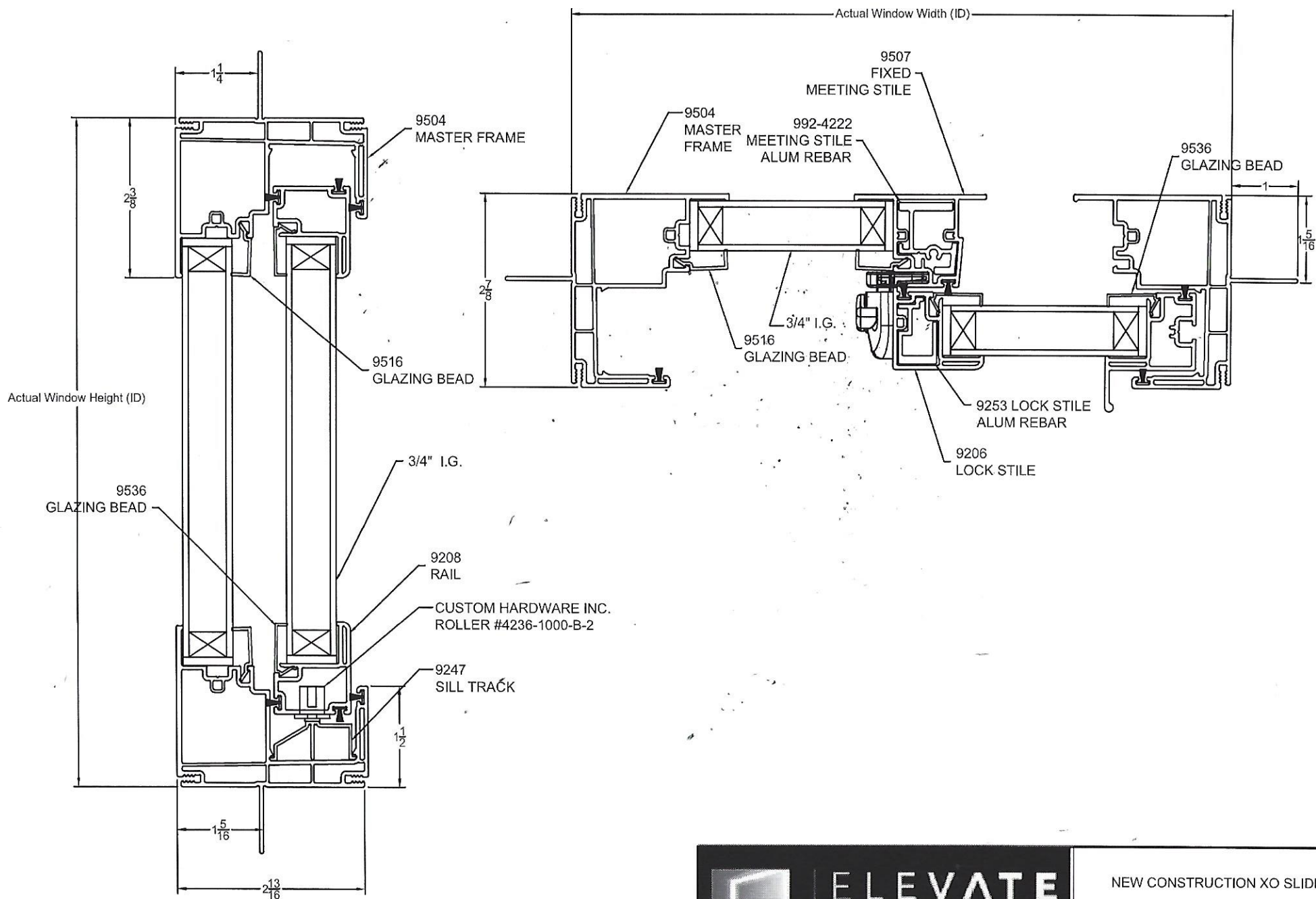
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INSPIRE SERIE
NEW CONSTRUCTION SINGLE HUNG

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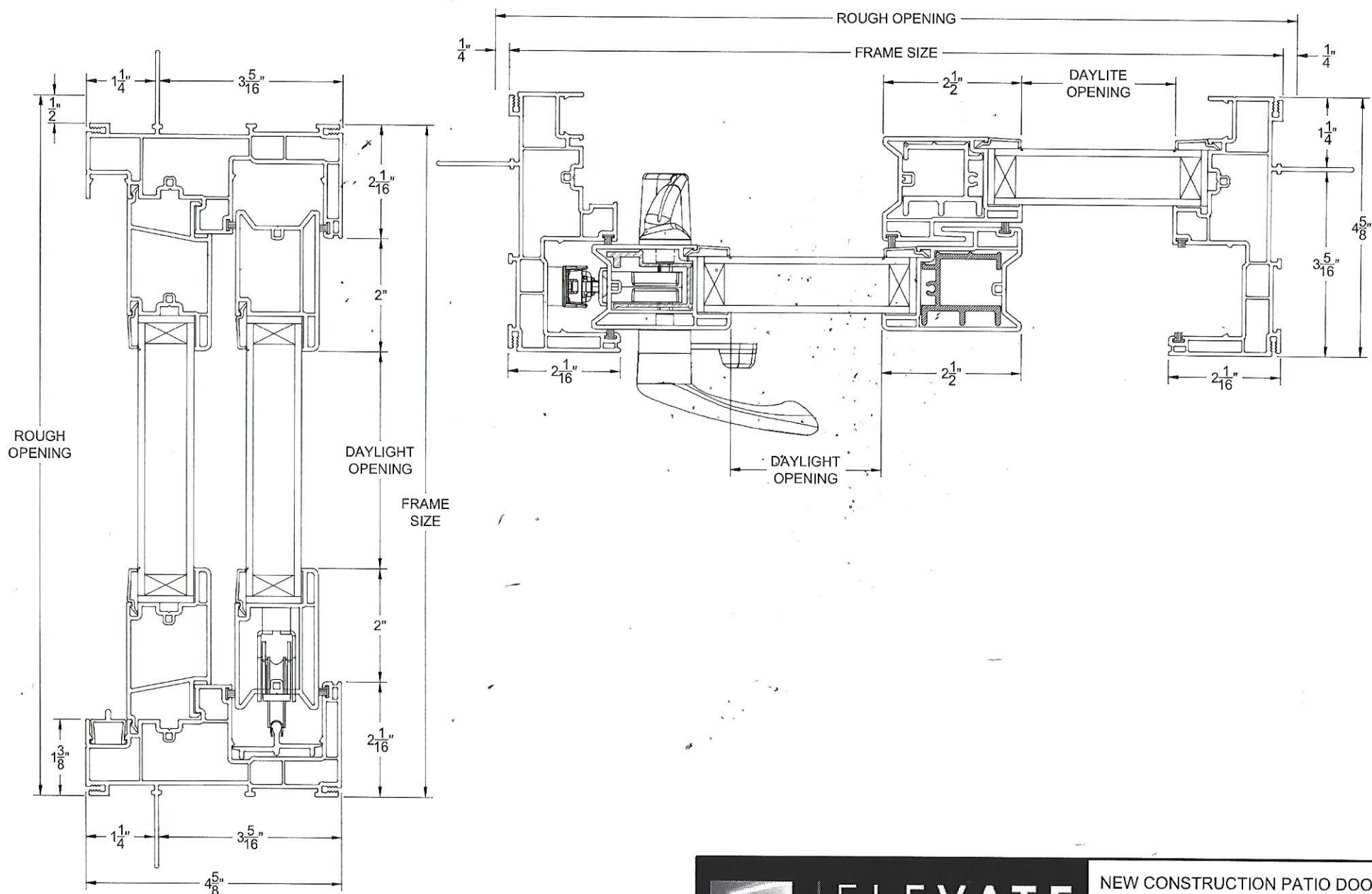
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NEW CONSTRUCTION XO SLIDER

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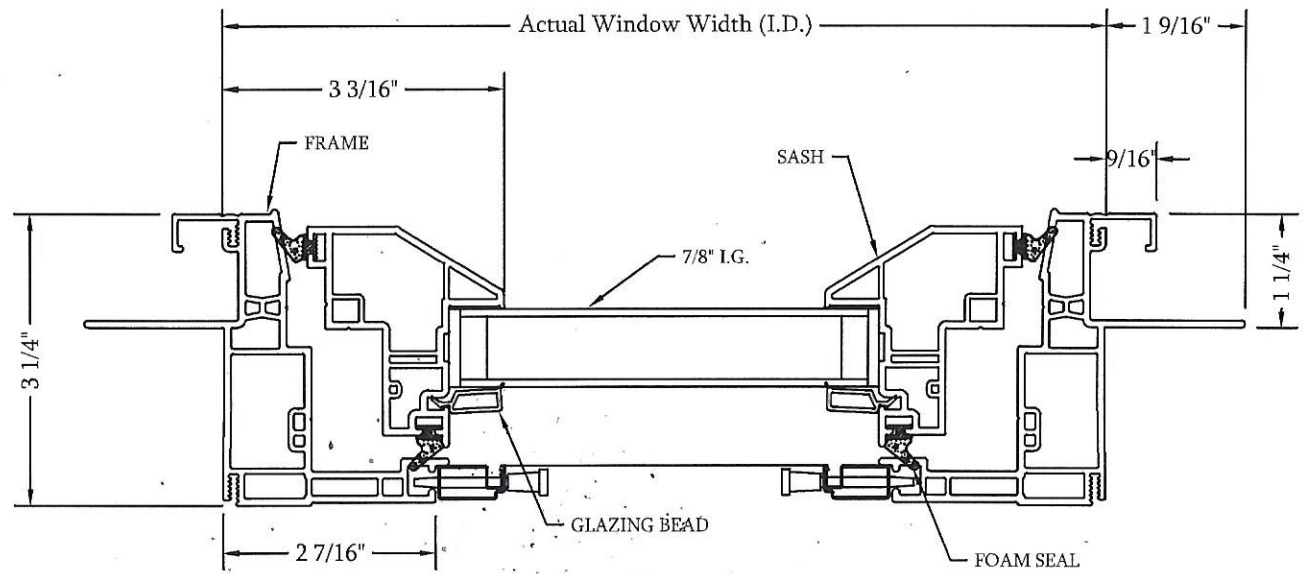
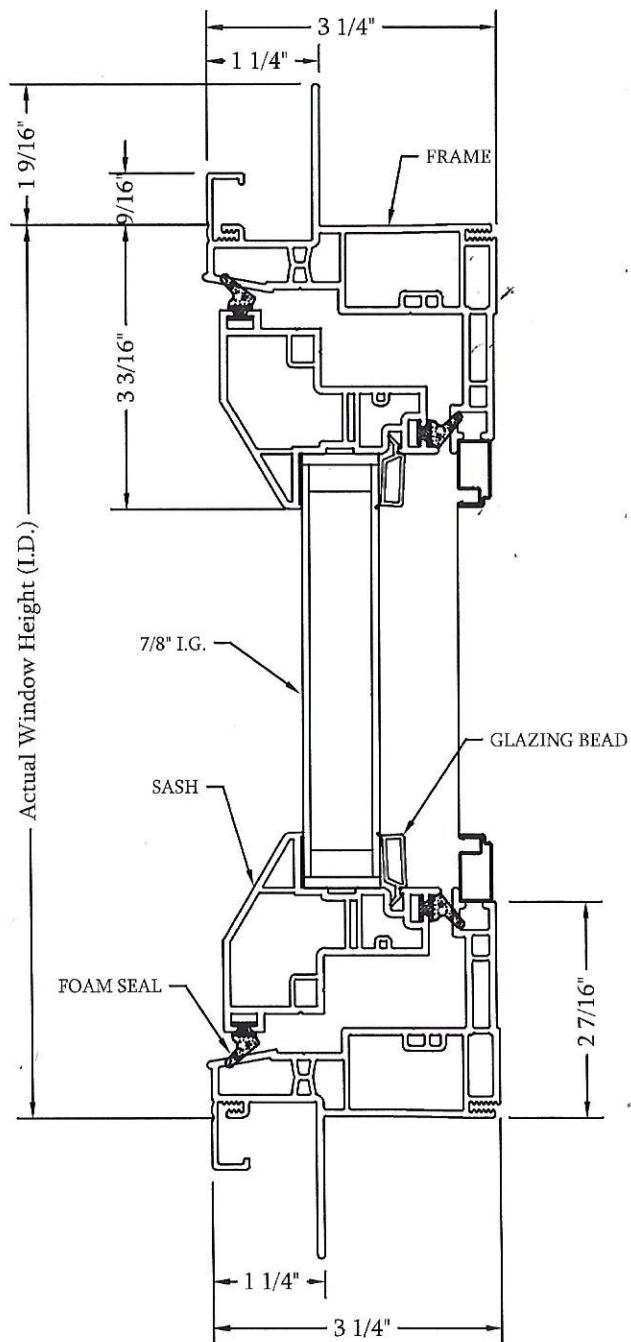
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YOUR VIEW

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**NEW CONSTRUCTION PATIO DOOR
WITH DIMENSIONS**

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Office: 469-490-1100



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INSPIRE SERIE
NEW CONSTRUCTION CASEMENT

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Elevate Windows and Doors, LLC
 1850 Westpark Dr., Suite 100
 Grand Prairie, TX 75050
 Office:469-490-1100

TDI Testing Reference Sheet

Series	product	notes	Size	DP	Win#	Testing Report #	Impact
Inspire	SH	FIN, sash 3'10" x 2'11"	48 x 84	30		CCLI-19-022	No
Inspire	SH	FIN, sash 3'10" x 2'11"	48 x 72	40	2401	CCLI-19-022	No
Inspire	SH - Twin CHS	Fin & finless; sash 3'6" x 2'11"	88 x 72	50	2401	CCLI-19-027	No
Inspire	SH	sash 3'6" x 2'11"	44 x 72	50	2401	CCLI-18-158	No
Inspire	SH	Finless; sash 3'6" x 2'11"	44 x 72	50	2401	CCLI-19-021	No
Inspire	SH	FIN, sash 3'10" x 3'5"	48 x 84	30	2401	CCLI-19-022	No
Inspire	SH	FIN, sash 33-3/8 x 41	36 x 84	50		CCLI-19-128	No
Inspire	SH	FINLESS, sash 33-3/8 x 41	36 x 84	40		CCLI-19-128	No
Inspire	SH/Transom	fin/finless 44x72/24 EQ	44 x 96	50		CCLI - 19-151	No
Inspire	PW	Fin & finless	72 x 72	60	2398	CCLI-19-023	No
Inspire	PW - Twin CHS	FIN	72 x 84	40		CCLI - 19-074	No
Inspire	HS	sash 2'11" x 3'10"	72 x 48	35		19715.02-501-44	No
Inspire	CSMT	fin, finless	36 x 72	50		12923.07-501-44	No
Inspire	Patio door	Fin	72 X 80	50		CCL-20-118	No
Inspire	Patio door	Fin	96 x 96	35		CCL-20-118	No











PETRICH-SAUR LUMBER CO.

HOME BUILDERS

Crockett 1015 104 Lamar



APPLER'S STREET AND HOUSEHOLDER DIRECTORY OF SAN ANTONIO

ARGYLE AVE

In Alamo Heights

- 134—T W & Elizabeth Roberts (h); T5120
 144—S & Lucy Stern (h); C8089
 150—A E & Olive Mildred Norton (h); T4178
 215—B M & Nellie Hammond (h); C1231
 216—M J & Julia Arnold (h); C8289
 218—J W & Eva Barber (h); C6914
 219—E & Hallie Rigsby (h)
 222—C P & Myrtle Carttar jr (r); T8527
 226—Mrs Frances Doyle (h); T4960
 230—I D & Sazie McKee (h); T6441
 232—R L & Lila Ross (h); C5146
 234—G N & Emma Anderson (h); T2079
 236—J B & Sarah Alexander (h); T1668
 240—T B & Winifred Greenwood (r)
 240, up—H D & Florence Crosby (r); T1582J
 253—R B & Ethel Brough (h); C5496
 261—H R Riegler (h); C6036
 325—Mrs Harriet L Galbraith (h); T3749
 329—F F & Lillian Doyle (h); C5180
 333—Mrs Robie Hunt (h); T6700
 333, up—Vacant
 335—D B McCall (h); T5552
 337—S T & Tomasine Lowry (h); C3439
 —The Argyle Hotel; Robert E O'Grady
 401—R A & Elizabeth Porter (h); T6382
 401, up—Vacant
 511—A J & Josephine Byrne (h); T2903
 511, rear—I & Ella Brooks (c) (r)

ARIZONA AVE

In Edgewood add

ARLINGTON COURT

(7w) b 3002 S Presa, ext e to private property

- 101—O E & Edna L Wurzbach (h); M233
 105—L D & Kate Booth (h)
 111—E G & Beatrice Titworth (h); M764
 115—J H & Eda Rosson (r); M1565
 118—E & Mary Tyrrell (h); M202
 119—Mrs Ava W Suggs (h); M2361
 122—Mrs Sarah E Blake (h); M2432
 123—Mrs Marie E Hastings (h); M2347
 124—Mrs Bertha Rees (h)
 124, up—R E & Addie Pearl Colson (r)
 126—W A & Margaret Snavey (h); M1863
 127—C C & Lula Haworth (h); M4085
 131—W T & Minnie DeCosta (r); M728
 134—C O & Gladys Haynie (h)
 137—E & Gerda Schweppe (r); M4205
 138—W H Austin (h)
 140—T & Amanda R Hollan (h); M3354
 144—O W & Agnes O Warden (h); W4112
 145—S J & Louisa Rees (r); M865
 149—S W & Elizabeth Hall (h); M2998J
 153—P & Lucille Ducharme (h); M1244
 157—Mrs Lourine Kendall (r); M4224
 161—H & Eva Dunn (h); M1348
 167—W & Leonor Emery (h); M187
 170—G H & Roberta I Carstens (h); M386
 —Mrs Sarah E Bigger (h)
 171—Vacant
 206—W & Gertrude Pett (h); M2259
 214—A W & Millicent Wilson (r); M3965
 222—H W & V A Ferguson (r); M3052
 228—L & Artie Foster (r)
 230—Mr & Mrs Sullivan (h)
 246—M A & Mabel Post (h); M2767

- 126—S W & Dolores Merigo (h)
 134—E & Georgia Albaugh (h); W2327
 305—L & Eunice Lawrence (r); W505

ARMY BLVD

(5w) b 1500 River ave, ext e to U S Post

- 202—O C & S Mae Baird (r); C573
 204—W L & Alta Peet (r)
 206—E A & Margaret Mayor (h); T2587
 206, Apt 2—H F & Eva Mae Dunton (r)
 206, Apt 3—G C & Sadie McCafferty (r)
 214—O G & Annie Parkhill (r); T4507
 214, Apt 2—J T & Eugenia Morgan (r); T2070
 214, Apt 3—W G & Minnette Tannenhill (r); T4507
 214, Apt 4—D N & Katherine Murphy; T7840
 218—Mrs Gertrude Cottingham (h); T1823
 218, Apt 2—C W & Pauline Henry (r); T7535
 218, Apt 3—M F & Margaret Ward; T3860
 218, Apt 4—E E Thompson (r)
 226, up—W D & Maude Dabney (r)
 230—M J & Blanche Wright (h)
 235—W G & Mary Higgins (h); C1293
 238—E H & Agnes Dittmar (h); T5440
 239—L J & Helen Lacoste (h); C7010
 239, rear—C & Agustina Ortiz (r)
 240—Mrs Hannah A Woollett (h); T6145
 240, up—Ed I & Lyda Starr (r)
 240½—J L & Charlie M Cowan (r)
 242—D E B Waggener (h); C2173
 247—J D & Lorena Dodson (h); C5267
 262—H & Helen Small (h); T776
 302—E & Ella Praeger (h); C2657
 305—Mrs Clara Appmann (h); C5213
 306—W & Lucy Carnahan (h); T981
 309—Wm & Emma Will (h); T525
 315—L T & Sarah Howard (r); T2066
 316—G T & Emelyn Allensworth (h); T162
 317—Mrs Pauline Rice (h); T6880
 319—J & Evalene Hazel (h); C2219
 320—W C & Mary Price (h); C4428
 327—Mrs Mary Scharlack (h); T4661
 330—J T & Caroline LaPrelle (h); T5957
 335—E D & Johnnie Cooke (r); T5928
 337—A J & Lizzie Morrissey (h); T6941
 339—Rena E Stutts
 339, rear—C W & Rena Stutts (h); C5578

ARROYO AL

(7w) (formerly South st al), bet South and Wyoming sts

- 208—Vacant
 209—F & Sophie Diaz (r)
 207—R L & Lillian Wilson (r)
 211—Carlotta Alvarado (r)
 410—M & Sofia Flores
 411—R & Maria Gonzales (r)
 412—J & Cruz Gonzales (r)
 415—J & Manuela Fillippone (r)
 416—G & Benita Escamilla (r)
 419—Vacant

ARSENAL, E

(1w) b 702 S Flores, ext se to river at Washington

- 114—S & Isa (h); T5472
 116—B J & Josephine Varga (h); T5933
 120—Geo Keltie (r)
 204—J E & Maude Roberts (h); T7807

- 205, rear—G & Francisca Mansillas (r)
 206—M & Matilde Garcia (r)
 208—A & Vicenta Martinez (r)
 211—J M & Elvira Montez (r)
 214—S & Maria Olivares (r)
 217—Mattie Richardson (c) (r); T7472
 218—Mrs Josefa Saenz (r)
 219—E & Josefina Rocha (r)
 219, rear—M & Concha Garcia (r)
 221—A & Mary Meyer (h); C2727
 222—F & Isabel Rangel (r)
 225—W W & Minnie Dickens (r)
 226—M F & Maria Baker (h); T3113
 226, up—A G & Herlinda Berchermann (r)
 229—Von Noy News Co store room
 227—Mrs Agatha Schmidt (h)

ARTHUR

(6w) b 910 N Palmetto ave, ext e to N Gevers

- N Palmetto ave .. 100 St Martin ave 500
 St. Charles 200 St Daniels ave 600
 St James 300 N Gevers
 N New Braunfels av 400
 303—L G & Amy DeGeneres (h)
 438—R R & Sarah E Poe (h); T6737
 440—W & Rhoda Franklin (h)
 501—W & Annie Helligmann (h)
 507—Mrs Kate Borchers (h); T5332
 519—C E Porfert (h)
 523—J & Rita Rodriguez (r)
 525—M & Eulalia Valdez (r)
 526—S & Rosa Garibay (h)
 601—J S & Katie Berreno (h)
 602—Vacant
 609—G & Clara Rankin (c) (r)
 613—B & Mary Wilson (r)

ARTIC AVE

(In Harlandale) b Sayers ave, ext s to Harlan ave

Changed to Atlantic ave

ARZONIA AVE

(2w) b 1620 S West 19th, ext w to city limits

ASH

(6w) b 1715 Carson, ext n to Hood

- Carson 100 Bee 400
 Gray 200 Hood 500
 Coleman 300
 201—F & Augustine Hickman (h)
 301—E & Felicidad Quintero (r)
 402—J F & Amelia Bubela (r)
 406—Vacant
 412—Michael O'Neil (r)
 419—S & Lizzie Adams (r)
 421—J & Edwards Williams (r)
 423—Julia Chavez (r)
 424—F & Minnie Knapp (h)
 425—A & Esther Zamora (r)

ASHBY PL, E

(4w) (formerly E San Pedro Place) b 2100 Main ave, ext e to Jones ave

- Main ave 100 Paschal 400
 Ogden 200 Gillespie

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BUILDING LOANS AUSTIN, NINTH AND LAMAR STREETS Cr. 1015**Army Blvd****STREET AND AVENUE GUIDE (1926)****Ashby Pl W****206 APARTMENTS**

- 1 Mayor E A (h)
- 2 Anderson E S Mrs (r)
- 3 McRea Jack (r)
- 4 Wiley Gertrude (r)

214 APARTMENTS

- 1 Vacant
- 2 Wilde A H (r)
- 3 Tannehill W G (r)
- 4 Blaine W S (r)

218 APARTMENTS

- 1 Cottingham Gertrude (h)
- 2 Mott C J (r)
- 3 Vacant
- 4 Miller R C (r)

226

- Steele D F (r)
- Gault H M (r)
- Youngkin F (r)
- Higgins W G (h)
- Dittmar E H (h)
- La Coste L J (h)

rear Ortiz Crescencio (r)

- 240 Woollett H A Mrs (h)
- 240 1/2 Jones L T (r)
- 242 Waggener D E B (h)
- 247 Dodson J D (h)
- 262 Small H H (h)

Haywood av ends

- 302 Praeger Ewald (h)
- 305 Appmann Clara Mrs (h)
- 306 Carnahan Wallace (h)
- Foulds C S (r)
- 309 Will Wm (h)
- 315 Howard L T Maj (r)
- 316 Allensworth G T (h)
- 317 Rice Paula Mrs (r)
- 319 Hazel Jonathan (h)
- 320 Price W C (h)
- 327 Scharlock Mary Mrs (h)
- 330 Grice C S Mrs (h)
- 335 Cooke E D (r)
- Thompson Emory (r)
- 337 Morrisen A J Dr (h)
- 339 Stutts J A

ARROYO ALLEY (Formerly

South St al

Bg 407 Water ext se to Indianola

- 105 Gonzales Refugio (r)
- 107-9 Newding Stanley

Matagorda intscts

- 205 Roe C T (r)
- 208 Vacant
- 209 Vacant
- 211 Sanchez Fernandez (r)
- 214 Escamilla Jas (r)
- 215 Villareal Felipe (r)
- 228 Rodriguez Antonio (r)

ARSENAL E

Bg 702 S F

river

- 114 Belden Saml (h)

204 Vacant

205 Maciel Prescillana Mrs (r)

Castillo Eugene (r)

rear Perez Enrique (r)

206 Garcia Melchor (r)

208 Sendejo Sara Mrs (r)

209 Valdemar Towers (r)

211 Alesamba Saml (r)

Tovar Macedonio (r)

Coss Saml (r)

214 Martinez Carlos (r)

217 Alonzo Isabel Mrs (r)

Vasquez Tomosa Mrs (r)

Cantu Isidoro (r)

218 Olivares Serapio (r)

Garza Aristeo (r)

219 Ortiz Manuel (r)

221 Meyer Mary Mrs (h)

222 Sanchez Antonio (r)

225 Jim Quong (r)

226 Baker M F (h)

Berchermann A B (r)

227 Schmidt Agatha Mrs (h)

Villarreal Albert (r)

ARTESIA AV (So San Antonio)Bg Manton av 1st w of
Somerset rd ext n to Jack-

son blvd

108 Perovich Saml (h)

Lyons intscts

201 Gaconnett Edwd (h)

e s 1 s Johnson R O (r)

ARTHUR

Bg 910 N Palmetto av ext

e to N Gevers

St Charles intscts**St James intscts**

303 Clark Alma Mrs (r)

N New Braunfels av intscts

438 Vacant

440 Knaus A J (h)

St Martin av intscts

501 Helligmann Wm (h)

507 Borchers Kate Mrs (h)

519 Williams Chas (h)

521 Davis R E (h)

523 Fidales Meguill (r)

525 Galan Narcisso (r)

Hernandez Camelo (r)

526 Garibay Sexto (r)

Lockhart intscts

601 Williams M M Rev (h)

Price Paul (r)

609 Rankin Geo (h)

Pitts Roy (r)

611 Romero Estanislao (r)

613 McKinnon C B (r)

ASH

Bg 1715 Carson ext n to

Hood

Gray intscts

227 Vacant

124 Willacy J G (r)

127 Scott M A Mrs (h)

129 Love H D (r)

Ogden intscts

202 Miller Sarah Mrs (h)

206 Norcross Augustus (h)

207 Dengel J A (h)

209 Levinson J L (h)

210 Doran J W (r)

211 Palomo Valeriano Dr

(r)

213 Hicks H E (r)

214 Vacant

218 Sinclair W R (h)

O'Connor Henry (r)

222 Wine R B (r)

223 Rogers Pearl Mrs (r)

224 McDannel F B (h)

McCullough av intscts

302 Sutton Carla Mrs (r)

305 Henderson F T (h)

306 Anderson C L (r)

310 Reynolds G H (h)

311 Garza Leonardo Jr (h)

314 Felle A E (h)

318 Connolly J F (h)

319 Vacant

322 Connolly G A (h)

323 Morales Francisca Mrs

(h)

327 Vacant

Paschal intscts

401 Mazer S L (r)

402 Downie J H (h)

405 Schlochau Leo (h)

410 Fuller J W (h)

411 Mellor L E (h)

414 Andrew Lyda Mrs (r)

Schultze Kathleen Mrs

(r)

415 Willis Verna Mrs (h)

416 Kelley Fredk (h)

419 Mangum C J Mrs (r)

Gillespie intscts

500 Phelps Raymond (h)

501 Birkhead C V (h)

506 Terry W G (h)

507 Frank M A (h)

510 Huettig J E (r)

511 Baldey M J (h)

514 Fausel Herman (r)

515 Gonzales Wenceslao (r)

519 Lopez Refugio (h)

Cortez Taylor (r)

rear Cortez Maria Mrs (r)

525 Garza J G de la Mrs (r)

529 Zogheib W J (h)

Kendall ends ss

Jones av bg ns

613 Johannes O A (h)

618 Fitz-Gibbon J L (h)

622 Vacant

625 Schoomann Chas (h)

626 Parkhill O G (h)

627 Mansfield W O (h)

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Armour Pl

STREET AND AVENUE GUIDE (1928)

Ashby Place E

- 133 Fain C B J (r)
Arnold W R
134 Boyd J L Dr (r)
137 Schwarz J F (o)
142 **KUHNE APTS**
(1) Harwell R F (r)
(2) Luby H M (r)
(3) Wesley W B (r)
(4) Greeman C M (r)
143-47 **EDWARDS APTS**
(1) Bell W E (r)
(2) Thompson L B (r)
(3) Wathen M A Mrs (r)
(4) Vacant
(5) Corlett W R (r)
Elliott E M (r)
(6) Bramlett W J (r)
(7) Vacant
(8) Maxey A A Mrs (r)
(9) Edwards L D (o)
(10) Witte Lydia (r)
(11) Sigmund Edmund
(12) Brazile Roy (r)

ARMY BLVD

**Bg 2500 Broadway ext e to
Ft Sam Houston**

- 202 Vacant
204 Harding M D Mrs (r)
206 **APARTMENTS**

- (1) Mayor E A (r)
(2) Farwell C O (r)
(3) Mooney Zita (r)
(4) Vacant

APARTMENTS

- (1) Benson E B Mrs (r)
(2) Wilde A H (r)
(3) Tannehill Gerald (r)
(4) Wittler E B Mrs (r)

APARTMENTS

- (1) Cottingham G Mrs (o)
(2) Mott C J (r)
(3) Eppens J C (r)
(4) Ellington M W Mrs (r)

- 226 Gault H M (o)
Steves E J Capt (r)
Youngkin F M (r)
Crawford C C (r)
Griffin M E Lt (r)

- 235 Higgins W G (o)
238 Dittmar E H (o)
239 La Coste L J (o)
rear Ortiz Crescencio (r)
240 Woodlett H A Mrs (o)

- 211 Sanchez Funando (r)
214 Camina Constantino (r)
215 Escamilla B M Mrs (r)
rear Camacho Antonia (r)
228 Trader Harry (r)

ARSENAL E

**Bg 702 S Flores ext se to
river**

- 114 Eelden Saml
116 Varga Benj (o)
120 Keltie Geo (r)
204 Roberts J E (o)
206 Froeboese M Mrs (o)
208 Landrum J M (r)
Lee Herman (r)
Duderstadt Emmett (r)

- 210 Clark B C (r)
212 Willford Wm A (r)
216 Edwards J D (o)
220 Fricke J F (o)

Bole D'Arc intersects

- 302 Decker F M (r)
306 Gonzales Anastacio (r)
Munoz Josefa Mrs (o)
310 Barbour Sarah (r)

City intersects

- 406 Crawford Petra Mrs
408 Rodriguez Lupe Miss (r)
Medina R L (r)
410 Haines Wm (r)
Haines Mary Mrs

- Arsenal Grocery Store
410 Vacant

ARSENAL W

**Bg 701 S Flores ext w to
S Laredo**

- 203 Martinez Elvira Mrs (r)
204 Trevino Ernesto (r)
205 Quintero Alberto (r)
Morales Eugenio (r)
Cortines Jose (r)

- 206 Estrada Esteban (r)
208 Garcia Melchor (r)
211 Limon Tomasa Mrs (r)
Martinez Carlos (r)

- 214 Cavazos Celso (r)
Martinez Eulalia Mrs (r)
217 Aldarrete Paz Mrs (r)
Davila Juana Mrs (r)

- 606 Garza Aristeo de la (r)
219 Ortiz Alejandra Mrs (r)
Galan Vicente (r)

- 609 Rankin Geo (o)
611 Vacant
613 McKinnon C B (r)

ARTILLERY POST

**(Ft Sam Houston) Inside of
Reservation**

- 13 Moss J A Lt Col
100 Barnard J H Lt Col
101 Fairbanks L C Maj
102 Hamilton W W K Lt Col
103 Gutensohr A G Maj
104 Stone C B Col
105 Welborn I C Col
106 Black P G Capt
107 Bachelor Officers Quar-
ters

- 108 Hodges C B Lt Col
109 Horowitz Nathan Maj
110 Jones A M Maj

- 111 Vacant
112 Parker A A Col
113 Vacant

- 114 Hoag J A Maj
115 Davis L D Maj
116 Meister W B Maj
117 Vacant

- 118 Vacant
119 France G D Maj
120 Beaucond C A Capt
121 Snyder R C Capt

- Hare R M Capt
Hollingsworth F Capt
Coykendall H G Capt

- 200 Rutherford H H Col
201 De Armond G W Maj
202 McArthur J C Col
203 Whitten R G Maj

- 204 Charlton G C Maj
205 Golderman P S Col
206 Vacant

- 207 Connor W D Maj Gen
208 Fiske H B Brig Gen
209 Heldt G V Col
210 Ruffner Ernest Col

APARTMENTS

- Stanford A C Capt
Kosch L F Capt
Golden J B Capt
Stadig J B Capt

- 213 Pourie J R Col
214 Easterbrook E P Lt Col
215 White H A Col
216 Malone P B Brig Gen
217 Scott E D Col

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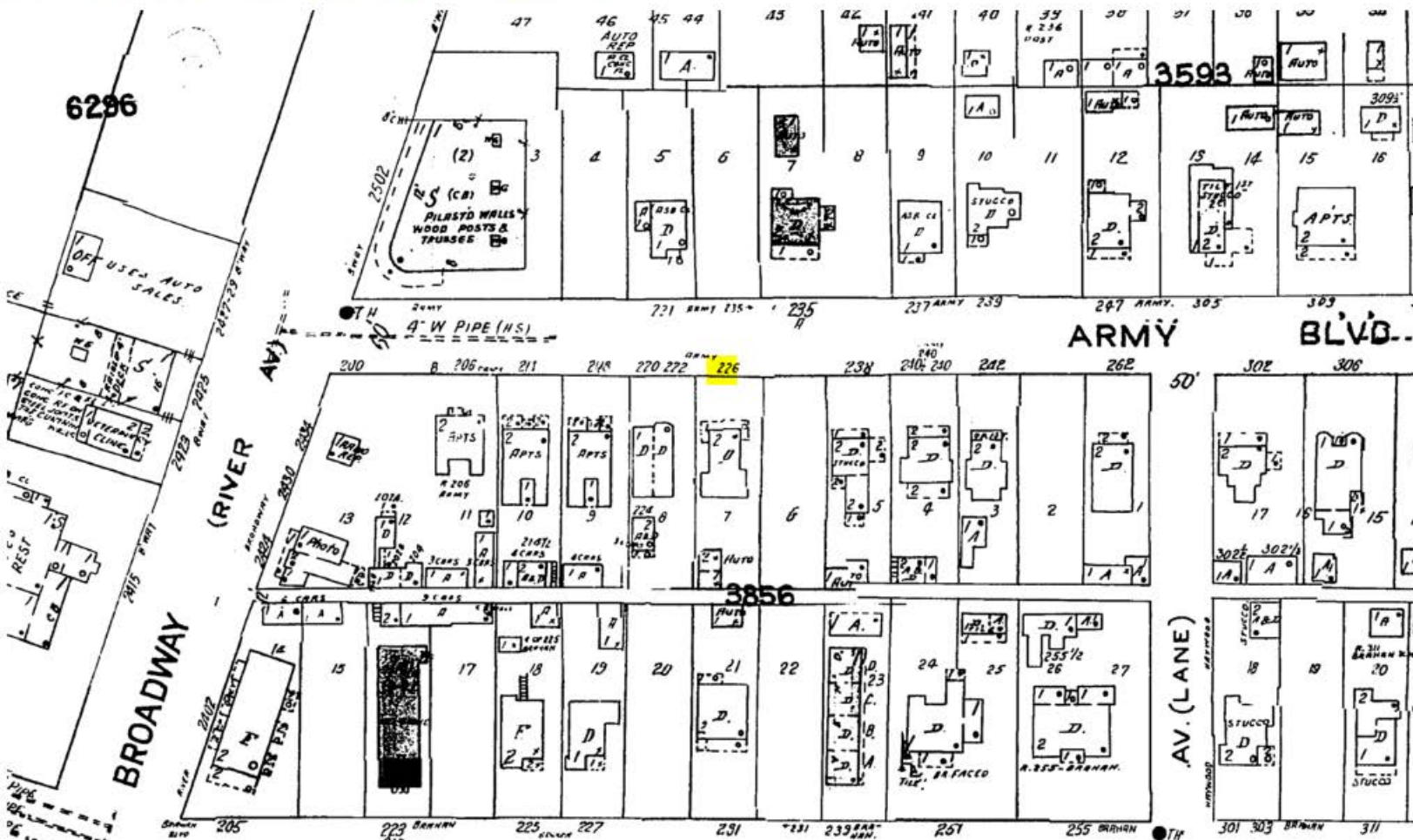
City: San Antonio

Date: 1911-Mar. 1951 *

Volume: vol. 2, 1912-Jan. 1951



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Mario Mendez [REDACTED]

To Bryan Morales (OHP)

Cc [REDACTED] Mario Mendez

Here you go I hope this is what you needed. Thanks

1. Siding replacement of (west) wall - \$ [REDACTED]
 1. Projected time of completion May/2024
2. Exterior painting - \$ [REDACTED]
 1. Projected time of completion –May/ 2024
3. 11 each Window replacement with approved windows - \$ [REDACTED]
 1. Projected time of completion – Feb/ 2024