

**HISTORIC AND DESIGN REVIEW
COMPLIANCE AND TECHNICAL ADVISORY BOARD
June 21, 2024**

HDRC CASE NO: 2024-203
ADDRESS: 922/924 E CROCKETT ST
LEGAL DESCRIPTION: NCB 583 BLK 8 LOT 3 & E 3.71 FT OF 4
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jose Rodriguez
OWNER: Jose Rodriguez
TYPE OF WORK: Carport installation, landscape modifications, and wholesale window replacement
APPLICATION RECEIVED: May 14, 2024
60-DAY REVIEW: July 13, 2024

REQUEST:

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

1. Replace all of the existing windows on the property.
2. Construct a 20x20 foot metal framed carport.
3. Modify the existing landscape to include gravel mulch, concrete pavers, and minimal planting.

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.

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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.
- **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Historic Design Guidelines, Chapter 4, New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements, and a variance may be required.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

Xeriscaping & Responsible Landscaping: City of San Antonio Historic Design Guidelines Landscaping Policy Document

THE DO NOT'S

- Do not develop proposals that remove over 50% of the total green space in the front yard.
- Do not fully remove plants from the planting strip (the space between the sidewalk and street). Retaining at least 50% plantings in this area is highly encouraged to reduce the heat island, aid in rainwater absorption on streets, and create a lively pedestrian experience.

- Do not utilize gravel, decomposed granite, or other small rock ground cover as the primary element of your landscaping plan.
- Do not incorporate black, non-native, or artificially colored rocks.
- Do not incorporate rock ground cover with an overall diameter of greater than 2 inches.
- Do not incorporate large boulders or flagstone as accent pieces. Consider integrating drought-tolerant trees or low shrubbery instead to add visual diversity and interest.
- Do not incorporate excessive use of concrete or impervious (non-permeable) hardscaping. Hardscaping is best for functional purposes only: driveways, walkways, steps, and patios.

FINDINGS:

- a. The properties located at 922 and 924 E Crockett St are one-story, single-family Craftsman structures that first appear on the 1931 Sanborn map and the 1914 City Directory. The structures feature full width front porches, 117 wood siding, and composition shingle gable roofs. The property contributes to the Dignowity Hill Historic District.
- b. VIOLATIONS – On May 5, 2024, staff received a report of landscape modifications and carport construction without a Certificate of Appropriateness (COA). After review of the property owner’s application, staff noted wholesale window replacement without a COA.
- c. SITE VISIT – Staff issued a Stop Work Order onsite for landscape modifications and carport construction without a COA on May 6, 2024. Staff observed and took photos of the violations onsite.
- d. CASE HISTORY – On June 16, 2021, a previous property owner requested replacement of all historic wood windows on the property. The HDRC approved the replacement of only two wood windows in-kind.
- e. WINDOW REPLACEMENT: EXISTING CONDITION – The applicant is requesting approval to replace all existing windows on the property. Staff did not have the opportunity to inspect the existing windows prior to their removal. Based on earlier photographs, most windows previously on the property were one-over-one wood windows. Staff has included the window photos on file from 2021.
- f. WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.
- g. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.
- h. WINDOW REPLACEMENT – The applicant has proposed to replace all existing windows with an unspecified vinyl or aluminum window product. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. If a window assembly is deemed irreparable, the window should be replaced in-kind in terms of materiality, configuration, inset, proportion, style, and detailing. As noted in finding d, staff did not have the opportunity to assess the condition of the wood windows prior to their removal. Staff does not find replacement of the wood windows consistent with the guidelines.
- i. CARPORT (MASSING AND FORM) – The applicant is requesting to install a detached metal-framed carport with a R-panel metal roof and steel members on the south side of the property. The proposed carport features a shed roof and is 20’Lx20’W and measures between 9’ and 10’ feet in height. The Historic Design Guidelines for New Construction

- 5.A.i states that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds the carport does not conform to guidelines.
- j. **CARPORT (MATERIALS)** – The applicant is requesting to install a detached metal-framed carport with a R-panel metal roof and steel members on the south side of the property. The Historic Design Guidelines for New Construction 5.A.iii states additions should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The structures on the lot features wood siding and a composition shingle roof. The use of metal posts and a R-panel metal roof are not consistent with the architectural style of the home and does not conform to guidelines.
- k. **LANDSCAPE MODIFICATIONS** – The applicant is requesting approval to replace the existing natural turf and install grey rocks and concrete pavers. The Historic Design Guidelines for Site Elements 3.A.ii. states to limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Historic lawns should never be reduced by more than 50%. Site Elements 3.B.ii. states new pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design. Site Elements 3.B.iii. states to not use rock mulch or gravel as a wholesale replacement for lawn area. The Xeriscaping & Responsible Landscaping policy document states to not incorporate black, non-native, or artificially colored rocks. Staff finds the proposed landscape modifications do not conform to guidelines.

RECOMMENDATION:

Staff does not recommend approval of item 1, based on findings a through g. Staff recommends the applicant replace the existing windows on the property with windows that conform to Guidelines, namely one-over-one wood windows

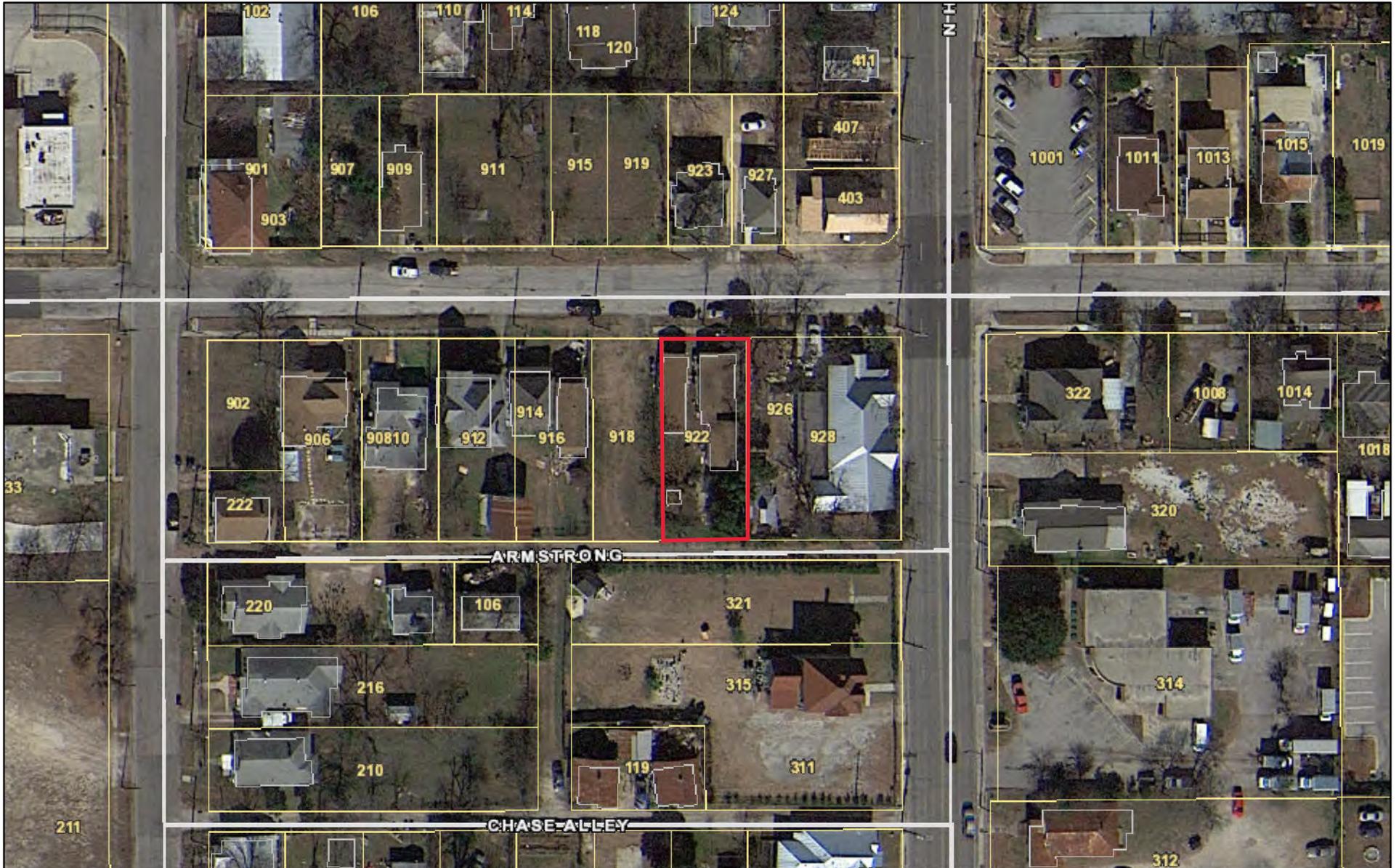
Staff recommends approval of item 2, based on findings a through j, with the following stipulation:

- i. That the applicant construct a detached carport featuring wood members and a composition shingle roof.

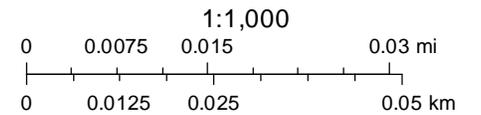
Staff recommends approval of item 3, based on findings a through k, with the following stipulations:

- i. That the applicant use landscaping rocks that do not exceed 2” in size and are a natural color.
- ii. That the applicant incorporate natural plantings within the landscape that retain a minimum of 50% planting area.
- iii. That the applicant submit to staff an updated landscape site plan to feature a continuous concrete walkway at the front of the property.

City of San Antonio One Stop



June 13, 2024





922-2



922-1

Mail



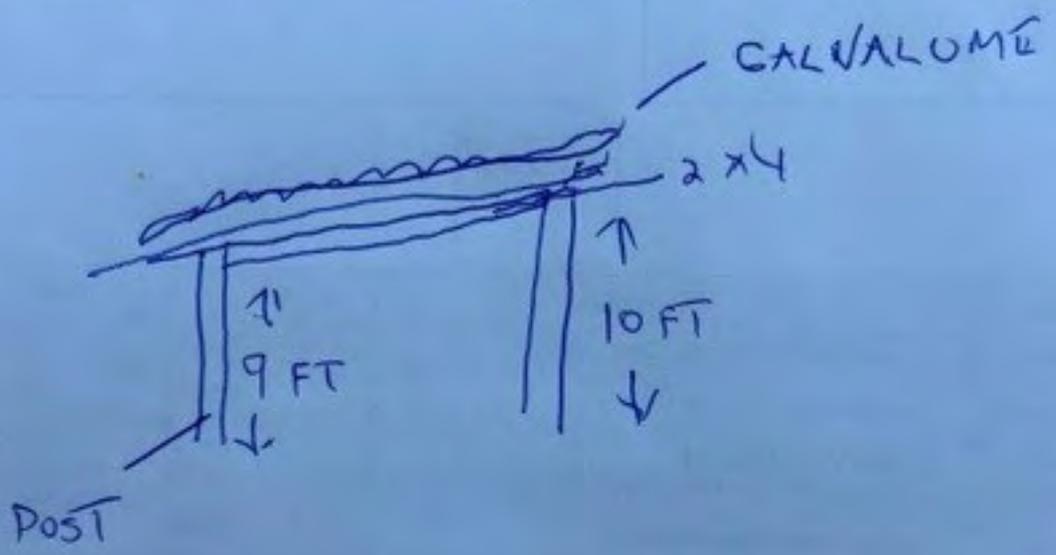


CARPORT MATERIAL (20 X 20)

4x4 14 GA SQ TUBING (STEEL) / POST /

2x4x20 14 GA (STEEL)

GALVALUME R-PANEL (STEEL) / ROOF /
14 GA





Investigation Report

Property

Address	922 E Crockett
District/Overlay	Dignowity Hill
Owner Information	Jose Rodriguez

Site Visit

Date	05/06/2024
Time	04:08 PM (-5 GMT)
Context	citizen report, drive-by
Present Staff	Claudia Espinosa
Present Individuals	None
Types of Work Observed	New Construction, Site Elements
Amount of Work Completed	Completed
Description of work	Removal of front yard landscaping and installing of dark colored rocks, unapproved walkway, installation of carport with metal posts and standing seam metal roof
Description of interaction	Staff received a report today of a carport being installed over the weekend and 922 E Crockett. While conducting the site visit staff noticed the following unapproved scopes of work: 1) Removal of front and side yard landscaping and installation of dark colored rocks. 2) Installation of a walkway using pavers. 3) Installation of a carport with metal posts and a r-panel standing seam metal roof with striations. No one was on site to speak with. Notice of Investigation was posted in the door with contact information.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation"
Will post-work application fee apply?	To be determined

Documentation



Investigation Report

Photographs



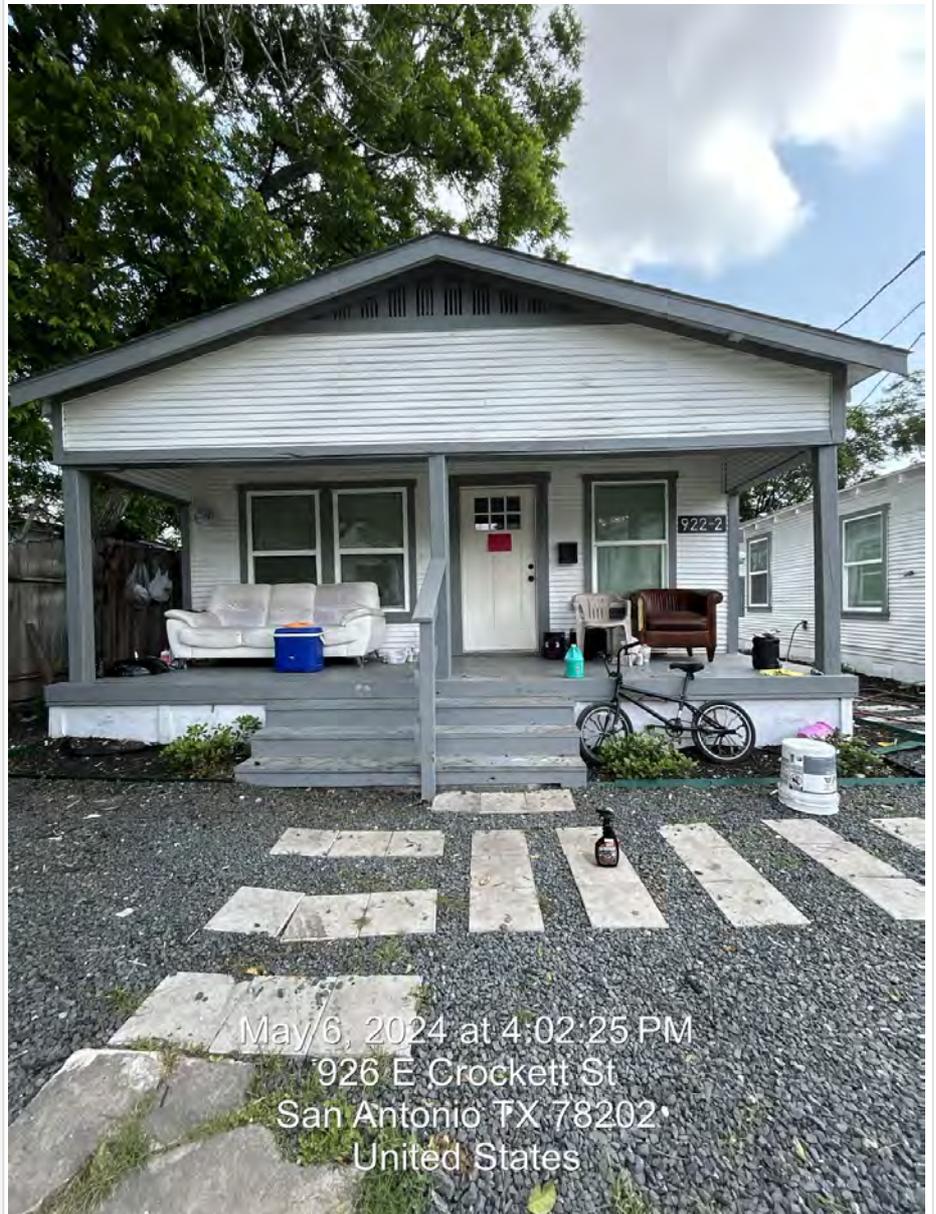


Investigation Report





Investigation Report



May 6, 2024 at 4:02:25 PM
926 E Crockett St
San Antonio TX 78202
United States



Investigation Report



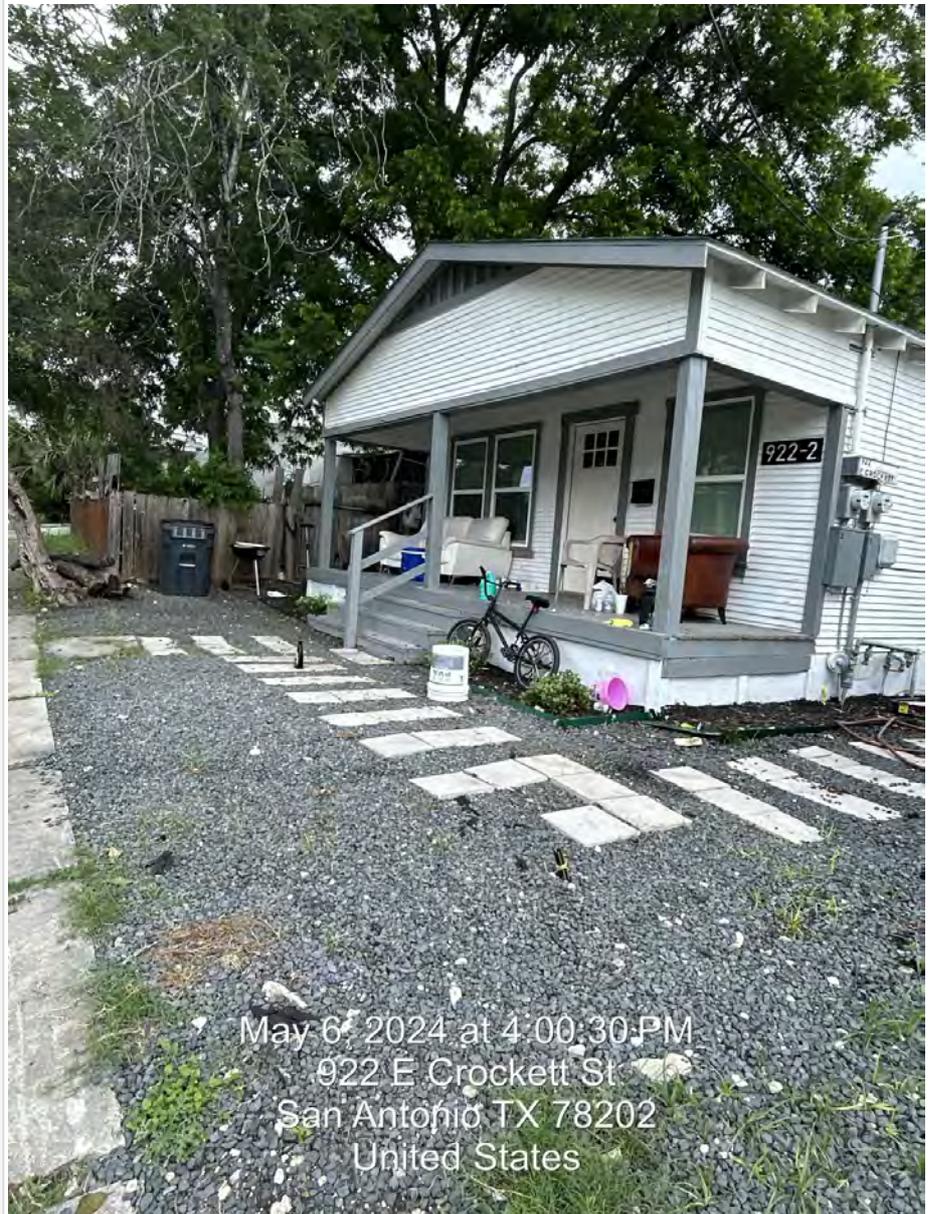


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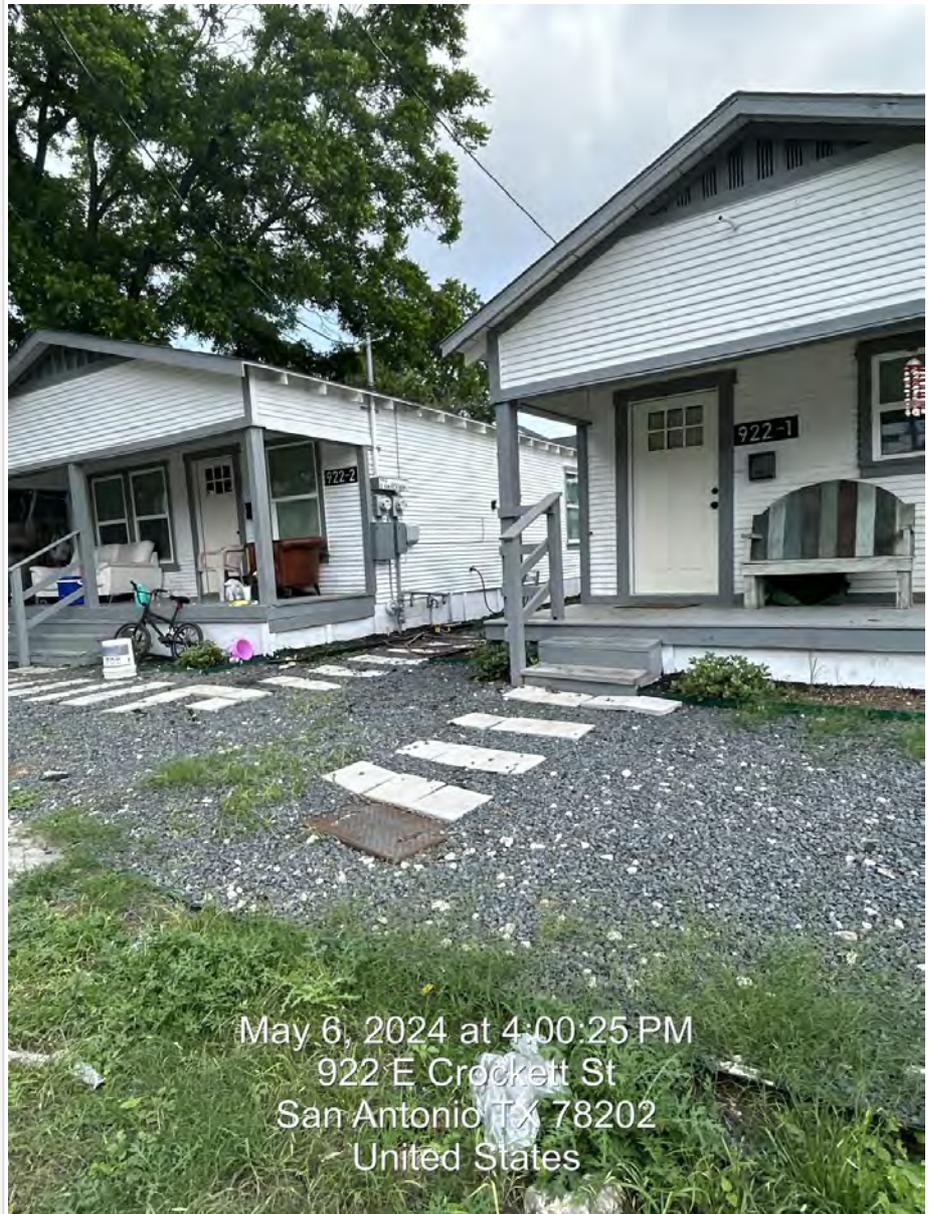
Investigation Report



May 6, 2024 at 4:00:30 PM
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Investigation Report



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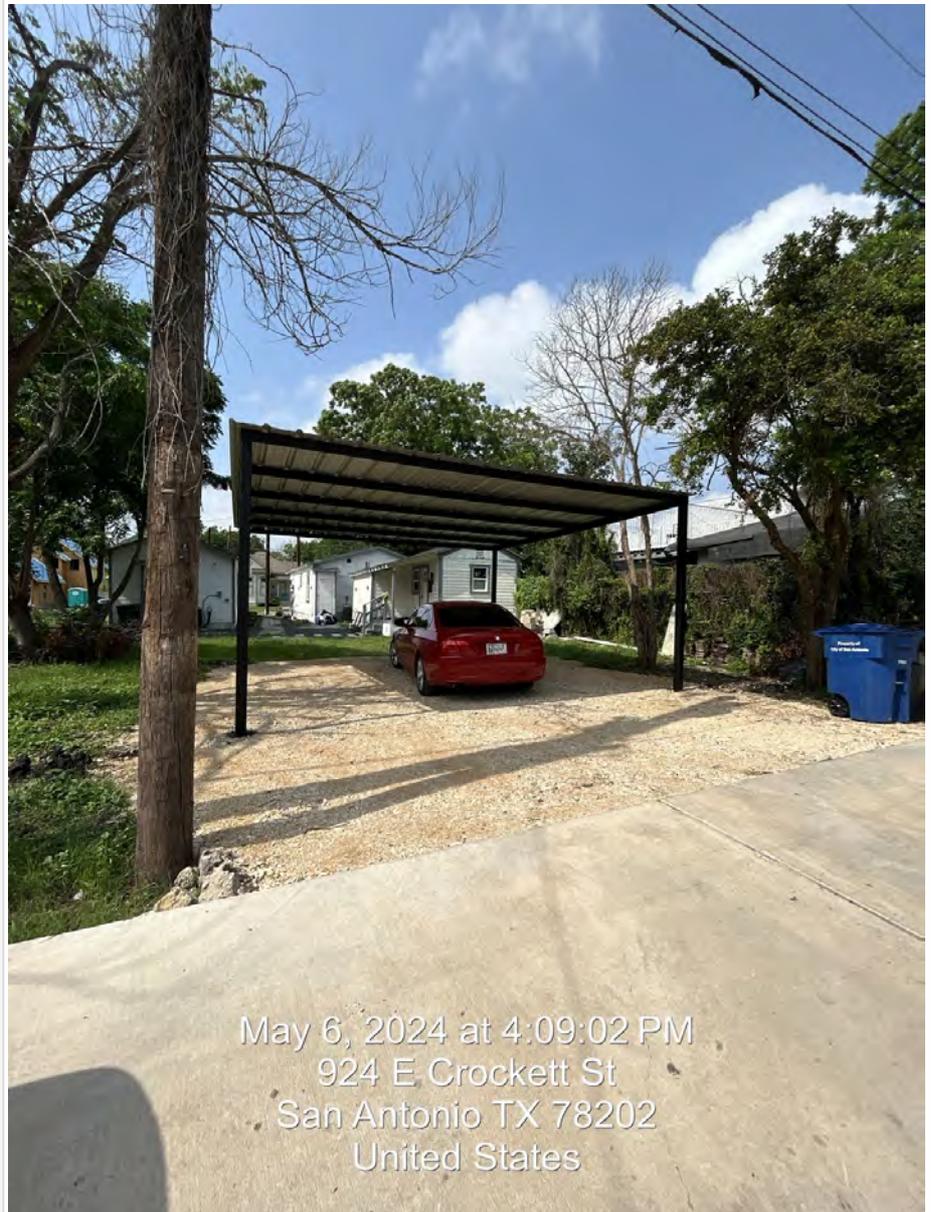
Investigation Report



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Investigation Report



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Photos from 2021

June 3, 2021 at 9:39 AM
924 E Crockett St
San Antonio TX 78202
United States



June 3, 2021 at 9:47 AM
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June 3, 2021 at 9:40 AM
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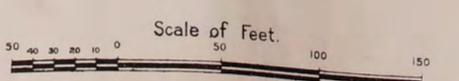


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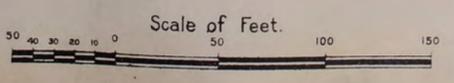
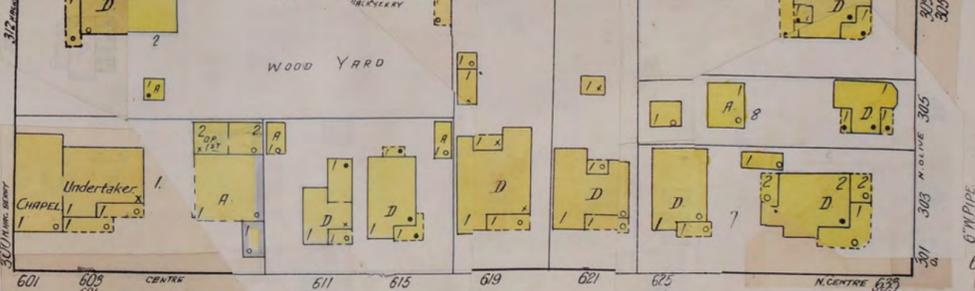
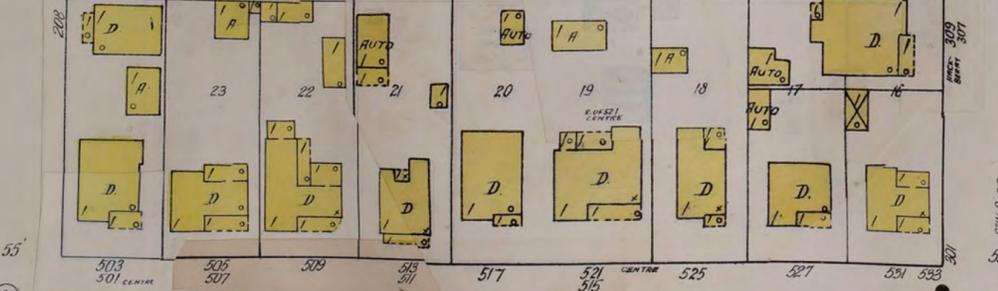
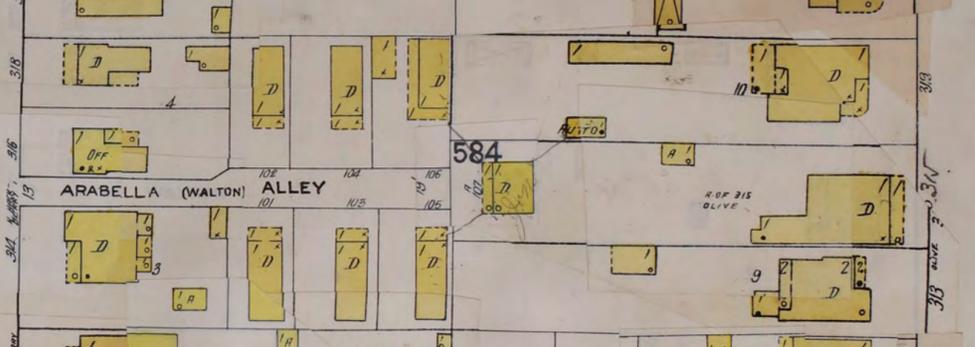
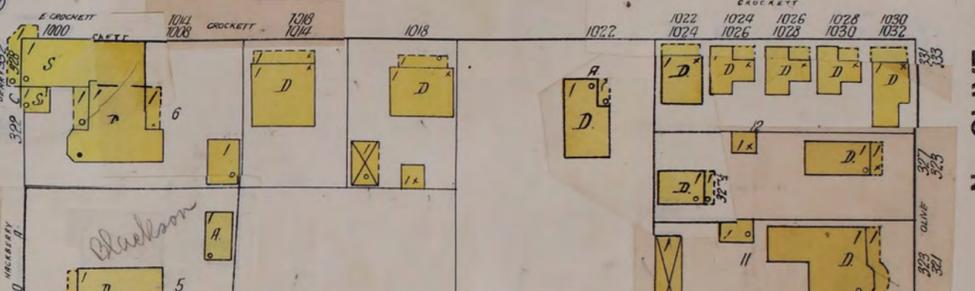
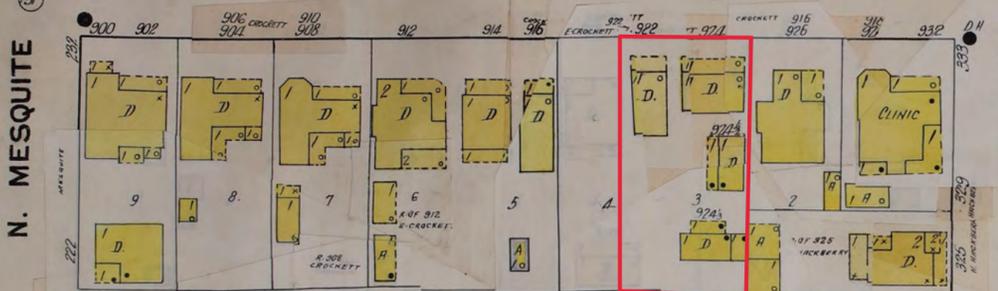
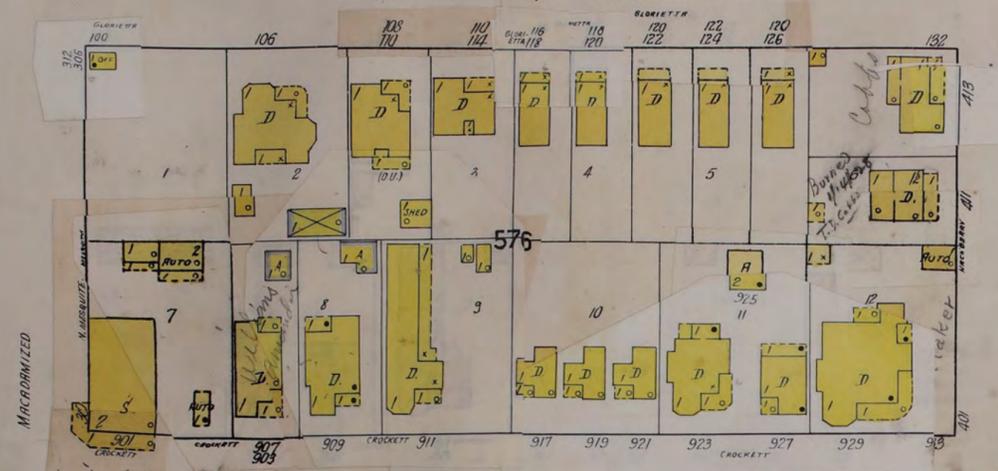
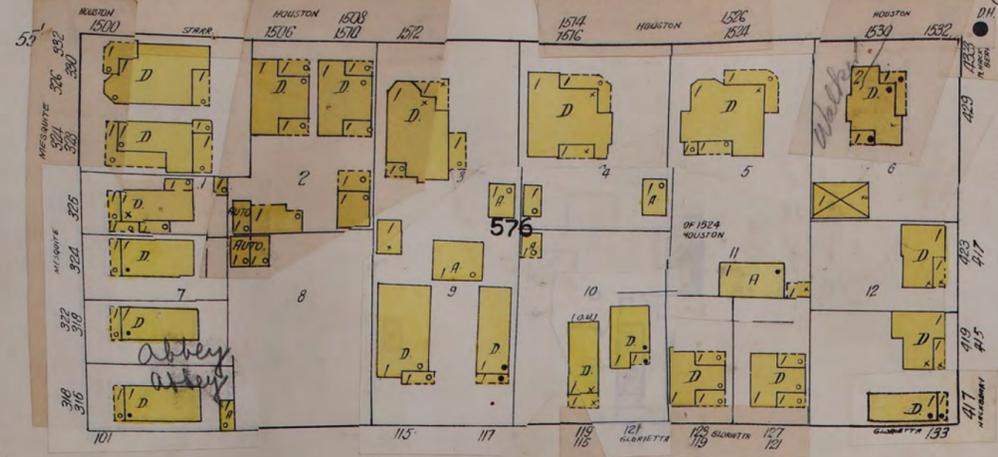
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N. OLIVE

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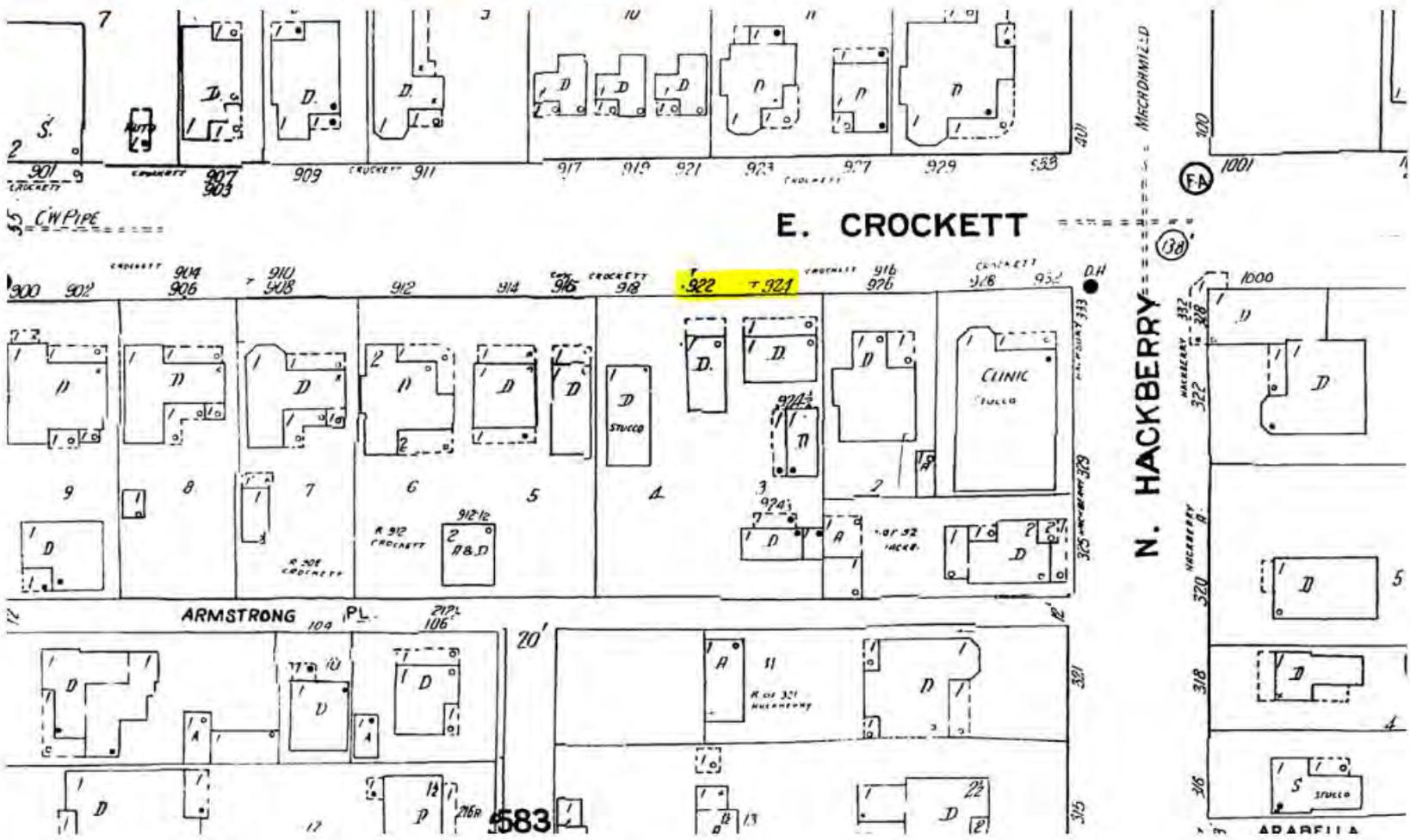


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State: Texas City: San Antonio Date: 1911-Mar. 1951 * Volume: vol. 2, 1912-Jan. 1951



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dericksburg rd,
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Palmer (r); C7144
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Walker (h); T2353
(h); T628
Taliaferro (h); T76
Felder (h)
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mond (h); C8165
num (h); C4185
ey (h); C8012

238—J E & Mamie S Jarratt (r); C2222
241—J M & Mollie Thompson (r); C6150
320—Mrs Josephine Murchison (h); C375
323—Mrs J K McKellar (h); C1311
324—W K & Emma Ewing (h); C6677
325—A W & Willie Withers (h); C3201
328—C P & Kathleen Stafford (h); C495
328—W & Bertha Schertz (h); C3017
332—Mrs Emilie Giesecke (h); C5085
411—Mrs M V Bell (h); C3282
412—Wm E & Mina Nicholas (h); C405
414—W M & Nannie E White (h); C86
417—W T & Edna Beard (r); C3003
422—W L & Mary G Berry (r); C3731
423—H B & Bertha Holmes (h); T1493
427—R C & Bessie Waters (h); C6431
431—J M & Annie Bibb (r); C7438
436—Vacant
503—J W & Elizabeth Etter (h)
508—Vacant
518—Dan & Mabel Breen (h); N2042
519—Vacant
522—Dr C F & Emma C Goodenough (h)
Miss A M Goodenough (h); C2491
526—Vacant
530—E N & Bessie G Sowell (r)
531—E L & Lottie Garvey (h); C3382
601—S X & Cora Callahan (h); C4145
605—Mrs M Fillipou (h)
609—Vacant
702—A G & Ida Parker (r)
709—T B & Myrtle Schoenfeldt (r)
715—E T & Willie Goslin (r)
829—Henry Dolcker (r)
930—J D & Eva F Womack (h); C4300
1040—W E & Alice Watson (h); C1597
1044—A N & Clara Ivancich (r); C4669
1045—J A & Mabel Roosevelt (h); C379
1127—W M & Anna Aikman (r); C5558

CRESCENT

In Alamo Heights (Appler's map)
421—Mrs J K Collins (h); C4158
508—Vacant

CROCKETT, E

(5&6w) b at river, crosses Alan
Plaza, ext e to N New Braunfel
ave (Buy Appler's city map)

River 100 N Mesquite 1
Losoya 120 N Hackberry 1
E side Alamo Plaza 200 N Olive 1
Nacogdoches 301 Lynn 1
Bonham 302 N Pine 1
Bowie 400 N Monumental 1
Live Oak 500 N Palmetto ave 1
Chestnut 600 St Charles 1
N Walnut 700 St James 1
N Cherry 800 N Kw Braunfels ave
N Swiss 830
102—E B Chandler; C84; N84
106—Chamber of Commerce; McFarland
Lewright; H A Hirschberg; S A Cre
Men's Adjustment Bureau; Jobbers'
Manufacturers' League; S A Real
Estate Exchange; Stanley Banks; S
Independent
108—Vacant
123-126—Daily Light
128—Gimbel Delicatessen
131—Chris Anthony
132—Two Brothers Bar
209—S Seffel & Son; N963
214—Miss Lena Friedrich (h)
214½—Emil Herbsleb & Son; C6223
301—Crockett Hotel (Wm Nagel, Chas
Wuest, props); C4000; N4000; C
Follows Hall
302—A Masson; C493; N493
308—Ed Fangerow
310—Louis & Cacianna Cardenas (r)
315—P J & Matilda Seidemann (h)
316—The Ransom (Mrs A M Ransom)
322—Vacant
323—Reinhold & Bertha Becker (h)
325—Wells Fargo & Co's Stables
326—Nic & Louisa Tengg sr (h); T57
329—R B & Lula Hare (r); C6593

329, rear—Mrs Sallie F Ford; T2198
330—G R & Annie Karges (h); N1264
335—M J & Lillian Riaski (r); N89
336—Mrs Ernestina Schulz (h); A L &
Pauline Schulz
338—F B & Stella B Flores (r); T1859
337-339-341—Mrs Adele Callaghan (h)
342—J & Delfina Salas (r)
348—Mrs Elizabeth Degen (h); C5907
351—Mrs Lena Huth (h); C5876
355—Brannon-Siemaigo Cigar Co; C2800
404—Christian Hauser sr (h); C3156;
N1906; C A & Ida Balduz; Star Floral
Co
407—Vacant
409—R & Caroline Herrera (r)
410—S & Helen M Wallace (r)
411—Callie Maason (r)
413—Mrs E Horton (r)
414—Vacant
416—A A & Caroline Krawitz (h); T Jessa
& Lena Dornstein
419—O & G Barnett (r); T2341
420—H & Pearl Bell (r)
425—H A & Jennie Blair (h); C4418
430—Mrs Mary Niedt (r); N2863-B
432—G M & May Padgett (r); T1907
433—W C & Minerva Ford (r)
438—E I & Ada Bailey (r); C6630
439—Mrs Lucy von Bose (h)
445—O E & Ida Engelbert (h); C8043
501—Mathilda Brackenridge (c) (h)
502—Harry & Gertrude Robinson (r)
508—Mrs Emily P Eberhardt (h)
509—Jos & Mary Neugebauer sr (h)
510—C M & Katie Baer (c) (h)
511—A W & Kate Lee Nunn (r)
512—Mrs Marie T Hermann (h); C6103
515—Vacant
518—Clarence S Burnside (c) (h)
519—Mrs A Schiebel (h); C3394
520—J & Nettie Williams (c) (h)
523—R & Adela Maierhofer (h)
525—Vacant
529—Chas F Bitter
530—A & Laura Mathews (c) (h)
601—B R Jackson (c); N2655
602—R Young Coulter (c)
603—Maierhofer & Wieters; C1898; N448
604—Mrs M Manuel (c) (h)
604, rear—Henry Morris (c) (r)
605—Vacant
607-607½—Schlitz Brewery Warehouse
609—H G & Hedwig Engelman (r)
610—Edward & Annie Loomis (h)
613—Wm Ball (c)
614—H W & Rose Hawkins (c) (h)
616—Dan & Ellen Granger (c) (r)
616, rear—W & Marie Holman (c) (r)
619—Geo & Lena Butler (h); T1736
620—Ed & Annette Cook (c) (h); C5038
622—G J & Fannie E Starnes (c) (h); T186
625—Mrs Katherine Rains (r); T1505
628—Ed & Delia Rogers (c) (h)
628, rear—Lizzie Jones (c) (r)
628—O & Bodoria Jones (r); C7264
629, rear—H & Carrie Burks (c) (r)
629—E & Alice Fuller (r); N2381
631—L & Lucy Vera (r); C403-M; N451
633—Annie Smith (c) (r)
635—J O & Senorita Mares (r)
701—Chas Brogans (c); N1776
702—Sunnybrook Saloon; N2767
705—Vacant
707—Mary Glover (c); (h); C7856
709—W M & Hattie Davis (c) (r)
710—Vacant
711—Ed & Mary Garrison (c) (h)
718—Lucinda Parker (c) (h)
715—Mahalia Boone (c) (h)
717—Birdie Harvey (c) (r)
719—W & Mary Owens (c) (r)
721—Mattie Henderson (c) (r); C2498
725—Richard Y & Sue Coulter (c) (h)
726—C & Ruby Bradford (c) (r)
727—E H & Anna E Hunt (c) (r); C7079

729—H & Mandy Kinney (c) (r)
730—R B & Silvia Henry (c) (r); C5792
731—J P & Katie Edmonson (c) (r); N2925-G
804—C H & Susan Fuery (c) (r)
806—W & Abbie Johnson (c) (r)
808—G & Ethel Lott (c) (r)
812—Bethel A M E Church (c) (h)
902—Leander & Anna Johnson (c) (h)
903—Clara Alexander (c) (r); T862
905—Frank & Julia Wauls (c) (h)
906—Hugo & Lena Leske (r)
909—Mary Gaines (c) (r); C4511
910—G C & Frieda Koch (h); T1052
911—Mattie Kelly (c) (r)
912—H J & Clara Ellis (c) (h)
913—N & Frances Sminick (c) (r)
914—Paul & Euobia Numford (c) (r)
915—C & Leney Stegall (c) (r)
918—R L & Teresa M Castano (r); N2925-B
919—E & Willie Thompson (c) (h); C4902
920—Mrs W D & Annie Leonard (r); C5425
921—J H & Ida Allen (c) (r)
922—Mary Hunter (c) (r)
923—R H & Helen Porter (c) (h); T156
924—Ada Griffin (c) (r)
924, rear—Victoria Kinnan (r)
926—J L & Mattie Mitchell (c) (r)
928—C & Elizabeth Heminger (r)
1013—H & Lizzie Steingrub (h)
1014—Eliza Morris (c) (r)
1015—J & Mary Labosky (r)
1018—R D & Minnie Madison (c) (h)
1019—M & Cecelia Rotter (h); N1885
1021—Inman & Elizabeth Berry (c) (h)
1022—N & Anna Walker (c)
1024—H Bracken (r)
1025—R A & Adelia Campbell (c) (h); C5618
1026—Ami Griffin (r)
1028—T & Jemima Smith (r)
1030—Vacant
1101—John J Gembler; Crockett Grocery
Store; A Heisler; C940; N940
1101, upstairs—Anton & Louisa Heisler (r)
1104—Meldora McCarty
1107—G E & Bessie Embree (r)
1111—S & Mary Calhoun
1112—C L & Carrie Brogden (c) (h)
1115—R & Emma Blackson (r)
1116—J & Minnie Avera (c) (r)
1118—Lillie Gillem (c) (h)
1120—C & Celestine Bellinger (c) (h); C2582
1121—T & Leola Sinclair (h)
1132—P & Katie Gottwald (h)
1133—R L & Mamie Burnett (h); C6979
1201—F & Jane Robinson sr (h); C4191
1203—C & Ida Jacques (r); T2302
1218—A & Myrtle Blackson (c) (h); T1229
1220—J T Walton (c) (h)
1221—G W & Rosa Minter (c); (h); C1805
1225—O A & Susie Dimry (c) (h)
1227—Newton & Ada Friday (c) (h)
1229—G & Emily Sotly (c) (h)
1233—R M & Myrtle Fairley (c) (h)
1235—T & Clarinda Jefferson (c) (r)
1237—W & Modeste Lindsey (c) (r)
1238—W & Sarah Watson (c) (r)
1240—J N & Missouri Cole (c) (h); C6365
1241—E & Fannie Mitchell (c) (r)
1242—Wm & Laura Walker (c) (h)
1243—J & Domitila Pena (h)
1244—Annie Stel (c) (h)
1305—C A & Bertha Marosky (r)
1309—Mrs Ida Lockhart (r)
1401—C & Annie Flocke (r)
1405—O & Kate Wannicke (r)
1415—C & Lena Markham (c) (r)
1417—C R & Nancy Banister (c) (h)
1419—B A & Juanita Adams (c) (h); T754
1421—C & Bertha Gilpin (c) (h)
1429—Josephine Vandross (c) (h)
1438—W & Nannie Cantu (c) (r)
1443—W & Lucy Aaron (c) (h)
1501—J L & Grace Wren (c) (h); C6176
1503—Vacant
1505—C & Rosa Jeffreys (c) (r)
1509—R A & Clara Bee (c) (r); C8627
1521—D & Coloma Perryman (c) (h); T2761
1525—Vacant
1535—C & Nona Hamilton (c) (h)

- 809—Mrs Hermine Stuenkel (h)
- 811—H O & Helen Hellig (h); C2592
- 817—C S & Katherine Meeks (h); T5073
- 821—G P & Flora Simon (h); T4120
- 825—C A & Lula Newton (h); T3128
- 829—G O & Ilka Castro (h)
- 839—U S & Marguerite Pawkett (h); T2844
- 915—A J & Annie Hamer (h); C8331
- 919—C K & Pauline Biggs (h); T2340
- 920—R O & Nellie Lance (r); T6602
- 923—R S & Lola Yantis (h); T5292
- 927—J A & Gertrude Cook (h); C8710
- 930—D & Violet Cameron (h); T1342
- 933—Mrs L McMichael (h)
- 934—R G & Myrtle Callahan (r); C4647
- 938—O M & Sarah S Olick (r)
- 939—Vacant
- 942—Eva Florence Womack Bailey (h); T4931
- 1010—A O & Nellie Seiser (h)
- 1011—E S & Lucille Barrow (r); T4133
- 1014—O C & Mary E Hackenjos (h); T6780
- 1015—O C & Juliette Chaffe sr (h); C2218
- 1017—O & Emma Trotter (h); C8641
- 1018—H L & Celia W Lathrop (h); C8761
- 1032—J T & Emily Coleman (h); T2963
- 1040—W E & Alice Watson (h); C1597
- 1044—J & Julia Cohen (r); T6283
- 1045—B S & Georgie A Eastburn (h); T2129
- 1100—J J & Margaret McKee (h); T6703
- 1101—J E & Maggie Davenport (h)
- 1104—Mrs M T Moore (h); T2030
- 1127—O A & Emma Riley (r); T2403
- 1144—R & Ethel Houston (h); T4957
- 1145—W L & Socorra Gibson (h); C6376

CRESCENT

In Alamo Heights (Appler's map)

- 107—A O & Alice Magruder (h); C2433
- 117—Mrs Lula M Lewis (h); T923
- 201—Mrs J Kendrick Collins (h); T1985

CROCKETT, E

(5&6w) b at river, crosses Alamo Plaza, ext e to N New Braunfels ave (Buy Appier's city map)

- | | | | |
|--------------------|-----|----------------------|------|
| River | 100 | N Mesquite | 900 |
| Losoya | 120 | N Hackberry | 1000 |
| E side Alamo Plaza | 200 | N Olive | 1100 |
| Nacogdoches | 301 | N Lynn | 1117 |
| Bonham | 303 | N Pine | 1200 |
| Bowie | 400 | N Monumental | 1300 |
| Live Oak | 500 | N Palmetto ave | 1400 |
| Chestnut | 600 | St Charles | 1500 |
| N Walnut | 700 | St James | 1600 |
| N Cherry | 800 | N Nw Braunfels ave | |
| N Swiss | 820 | | |
- 102—E B Chandler; T84
 - 106—S A Red Cross; C4139
 - 108—War Camp Community Service

- 338—O & Delina Kirshner (r)
- 339—Jennie Frosch (r); T2489
- 342—Joe & Mary Charles (r)
- 342, rear—L & Cecila Jacobs (r)
- 343—Mrs Elizabeth Degen (h); C5907
- 351—Mrs Lena Huth (h); C5876
- 355-357—Brannon-Signalgo Cigar Co; C2900
- 357½—Lomita Apartments; T2502
- 359—F G Heim; C1467
- 404—O Hauser (h); C8156; Star Floral Co
- 407—J Karanules (r)
- 409—Mrs Sadie Hollenbeck (r)
- 409—S Hollenbeck (r)
- 410—Lena Friedrich (r); T4933
- 411—Callie Masson (r); C2905
- 413—Mrs E Horton (r)
- 414—Vacant
- 416—A A Krawitz (h); T J & Lena Dornstein (r)
- 419—A A & Fannie Jung (r); T158
- 420—J T & Lizzie Carswell (r)
- 420, rear—W W & Josie Theobald (r)
- 425—O & Geneva Barnett (r); T2341
- 430—Mrs Mary Nieldt (r)
- 432—E & Simons Ramirez (r)
- 433—Mrs I E Lanier (r)
- 438—I J & Mary Bowd (r); C8720
- 439—Mrs Lucie von Bose (h); T2805
- 445—E O & Ida Engelbert (h); C8043
- 501—Mathilda Bracknridge (c) (h)
- 502—L & Mary Shelby (r); C6970
- 508—Mrs Josie Sherman (r)
- 509—Jos & Mary Neugebauer sr (h)
- 510—J A & Vera Dullng (r)
- 511—A W & Katherine Nunn (r); T1337
- 512—Mrs Marie T Hermann (h); C6103
- 515—J R & Annie Koch (r)
- 518—J & Ellen McIntire (r)
- 519—Mrs A Schiebel (h); C8394
- 520—L & Ida Frazier (c) (r)
- 523—R & Adela Maierhofer (h); C8217
- 523, rear—F & Wilhelmina Koepf (r)
- 526—Alice Greenwood (c) (r); C4993
- 529—Maierhofer & Co; C8217
- 530—Louise Davis (c) (r); T6976
- 601—Geo Heberer; C3422
- 602—H O Childs (c)
- 603—Dave Adams (c)
- 604—Mrs M Manuel (c) (h)
- 605—Vacant
- 607—Pearl A Williams (c) (r); T4941
- 607½—Katy Pressing Shop (c)
- 608—Jack Graham (c) (r)
- 609—L V & Bessie Pleasant (c) (r)
- 610—Edward & Annie Loomis (h)
- 613—G & Rosie Banks (c) (r)
- 614—H W & Rose Hawkins (c) (h); T1908
- 616—E & Bertie Dotts (c) (r)
- 620—L R & B M Kervin (c) (r)
- 622—W & Dora Smith (c) (r); T2024

- 723—Kate Thomas Kennedy (c) (h)
- 730—R B & Sylvia Henry (c) (r); C5792
- 731—J B & Mattie Griffin (c) (h); T2247
- 804—A & Idella Overton (c) (r)
- 806—W & Abbie Johnson (c) (r); T1973
- 808—E & Freida Priestley (c) (r)
- 812—Bethel A M E Church (c)
- 901—L & Lucy Vera (r); C4035
- 902—R & Anna Modster (c) (h); T6319
- 903—H & Amanda Lewis (c) (h); T3650
- 905—F W & Julia Wauls (c) (h); T2205
- 906—C & Rebecca Parrish (c) (r)
- 909—J & Bennie Hightower (c) (h); C4511
- 910—G O & Frieda Koch (h); T1052
- 911—Winnie McVea (c) (r)
- 912—H J & Clara Ellis (c) (h); T4764
- 913—Viney Sminick (c) (r)
- 914—Edna Manning (c) (r)
- 915—J & Concepcion Escalera (r)
- 918—E & Millie Fullmore (c) (r)
- 919—G & Helen Newman (c) (r); C897
- 920—Ellen Dubose (c) (r)
- 921—T & Theresa Rowan (c) (r)
- 923—O B & Revaydea Johnson (c) (h)
- 924—T Norris (c) (r)
- 924, rear—A & Ruth Kennedy (c) (r)
- 926—J L & Mattie Mitchell (r)
- 1013—H & Lizzie Steingraber (h)
- 1014—Eliza Morris (c) (r)
- 1015—B & Jennie Lippman (r)
- 1018—R D & Minnie Madison (c) (h); T3580
- 1019—M & Cecila Rotter (h); T6701
- 1021—Inman Berry (c) (h); T4490
- 1022—Lola Blanford (c) (r)
- 1024—D & Sarah Porter (c) (r)
- 1025—Adelia Campbell (c) (h); T4151
- 1026—J & Carrie Whitley (c) (r)
- 1028—F Rogers (c) (r)
- 1030—Susie Ellison (c) (r)
- 1101—John J Gemler; H Bowman; A Heisler; C940
- 1101, upstairs—Anton & Louisa Heisler (r)
- 1104—M & Lehea Penson (c) (r)
- 1107—G C & Bessie Embree (c) (r)
- 1111—J & Josephine Watson (c) (r)
- 1112—O L & Carrie Brogdon (c) (h); T3353
- 1115—R & Emma Blackson (c) (r)
- 1116—A E & Lillie Butterworth (c) (h); T4486
- 1118—J & Lula Wilson (c) (r)
- 1120—C & Celestine Bellinger (c) (h); C2583
- 1121—T & Leola Sinclair (c) (h)
- 1132—F & Katie Gottwald (h)
- 1133—R L & Mamie Burnett (h); C6979
- 1134—C J & Dollie Norris (c) (r)
- 1201—F & Jane Robinson sr (h); C4191
- 1203—W J & Lillian Greene (r)
- 1218—T & Myrtle White (c) (h); T1329
- 1220—J T & Birdie Walton (c) (h); C8677
- 1221—Rosa Minter (c) (h); C1805
- 1223—Vacant