

HISTORIC AND DESIGN REVIEW COMMISSION
October 2, 2024

HDRC CASE NO: 2024-319
ADDRESS: 201 Roseborough Street
LEGAL DESCRIPTION: NCB 3567 BLK 3 LOT 16 17 & 18
ZONING: R-4
CITY COUNCIL DIST.: 5
APPLICANT: The Conservation Society of San Antonio
OWNER: St. Paul Lutheran Church
TYPE OF WORK: Historic Landmark Designation
CASE MANAGER: Charles Gentry

REQUEST: The applicant is requesting a review by the HDRC regarding eligibility of the property located at 201 Roseborough Street for landmark designation.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner or by City Council. Such landmarks shall bear the words "historic, landmark" (HL) in their zoning designation. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any hearing regarding the designation by the historic and design review commission or zoning commission. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. Additionally, requests for designation by a property owner shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Initiation.**
 1. Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a request for review of historic significance or evaluation for eligibility for historic landmark designation. Owner consent to initiate historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Requests for historic landmark designation may be requested by or with verified written consent of a property owner and shall be made on a form obtained from the city historic preservation officer. Required application materials are listed in section 35-B129 of this chapter. Completed request forms shall be returned to the office of historic preservation for processing. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
 2. Requests made by a person who does not represent the property owner may be made by submitting a Request for Review of Historic Significance. Required application materials are listed in section 35-B129 of this chapter. Completed request forms shall be returned to the office of historic preservation for processing. Such request does not initiate the historic designation process or automatically result in interim controls. All applications shall be evaluated by the historic preservation officer and may be referred to the Historic and Design Review Commission for a Finding of Historic Significance in accordance with this section.
- g. **Decision.** A Finding of Historic Significance may be approved by the Historic Preservation Officer or by the historic and design review commission by a majority vote of members present. If approved, the Historic Preservation Officer will seek concurrence from the property owner. Property owners may verify or withdraw consent at any time during the designation process.

1. All requests for a change in zoning to include a historic zoning overlay having either written, verified owner consent or resolution by City Council to proceed with the historic landmark designation will be processed in accordance with 35-421.
2. If the subject property owner does not consent to the proposed designation, the Historic Preservation Officer shall request City Council resolution to initiate historic landmark designation.
3. To designate a historic landmark, the city shall obtain consent to the designation by the owner of the property or approval of designation by three-fourths (¾) vote of the Historic and Design Review Commission recommending the designation and a three-fourths (¾) vote by the City Council. If the property is owned by an organization that is a religious organization under Section 11.20, Tax Code, the property may be designated as a historic landmark only if the organization consents to the designation.
4. Upon passage of any ordinance designating a historic landmark, or removing the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b). In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. **Criteria for Evaluation.**
 1. **Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;**
 4. **Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;**
 5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;**
 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;**
 12. **It is an important example of a particular architectural type or specimen;**

FINDINGS:

- a. On September 1, 2024, the Conservation Society of San Antonio submitted a Request for Review of Historic Significance for the property at 201 Roseborough Street. St. Paul Lutheran Church owns the property, which is located in City Council District 5. The property owner does not support designation.
- b. **CASE HISTORY:** On August 1, 2024, Colton Vader of Flash Demolition submitted a demolition request for the property at 201 Roseborough Street. Public notice of the demolition was sent on August 2, 2024. Public feedback opposing demolition was received from several San Antonio residents.
- c. **DEMOLITION AND DESIGNATIONS COMMITTEE:** on September 25, 2024, the Demolitions and Designations Committee (DDC) conducted a site visit to the property with representatives of the applicant and the property owners present. Commissioners observed that the rear wall of the building is in imminent danger of collapsing. An architectural engineering report was provided, which concluded that the building is “structurally unsound and presents an unsafe condition that could impact the integrity of the entire building.” An environmental report was provided, which concluded that building materials containing asbestos must be removed prior to renovation or demolition. Commissioners noted that the original wood windows and ornamental stone elements of the façade should be salvaged and reused in any new construction.
- d. A State law passed in 2019 and amended in 2021 restricts City Council’s ability to designate a property as

a landmark if it's owned by a religious entity without their consent, so the only path to saving this structure is to convince the Archdiocese to reconsider. Regardless of the action taken by the Historic and Design Review Commission, the designation cannot move forward to City Council due to the state law.

- e. **HISTORIC CONTEXT:** In 1907, three developers: C.S. Fowler, Empire Realty, and W.A. Baity platted what would become the Saint Cecilia Neighborhood. Lot prices ranged from \$175.00 to \$1,000.00. Real estate advertisements stressed the convenience of getting to downtown in only eight minutes on the Hot Wells streetcar line. The presence and community importance of Saint Cecilia Catholic Church provided a name identification that endures today. Saint Cecilia started with a congregation of 40 families in 1919 and grew to over 3,000 families by 1950 before the beginning of a decline when 500 families were displaced to allow for expressway construction. Today, Saint Cecilia has a congregation of approximately 1,400 families. The ethnic makeup of the neighborhood has changed dramatically over the years. The first residents were largely of English and German ancestry. This continued until the late 1940's when Hispanic families became a presence. (During the 1960's Saint Cecilia's masses became bi-lingual). By 1969 over 50 percent of the area's population was Hispanic, and by 2002 Hispanics comprised almost 100 percent. Over the years there has also been a profound shift in the economic profile of this neighborhood. It began as a middle-class, white-collar neighborhood which continued through the 1950's. Between the end of the 1950's until the mid-1980's government and skilled blue-collar workers were the primary occupants. Kelly Air Force Base employed many of these residents. Following the late 1980's the population shift has been toward unskilled workers and retirees.

St. Paul's Church began through a missionary effort by Pastor F.W. Boblitz in 1908. Church services were held in rented facilities and private homes until 1913, when the first chapel was constructed at the corner of South Presa and Roseborough streets. St. Paul's Lutheran School is intimately connected to the history of the church. From the earliest days a church school was considered integral to the future work of the congregation. Pastor O.C. Busse started St. Paul's Lutheran School in September 1913. Private homes and rented facilities were used as classrooms, and church history mentions the conversion in 1925 of the first chapel to a school building. This was the first dedicated academic facility. Student enrollment grew to 60 pupils by 1928, and in that same year the building at 201 Roseborough Street was constructed.

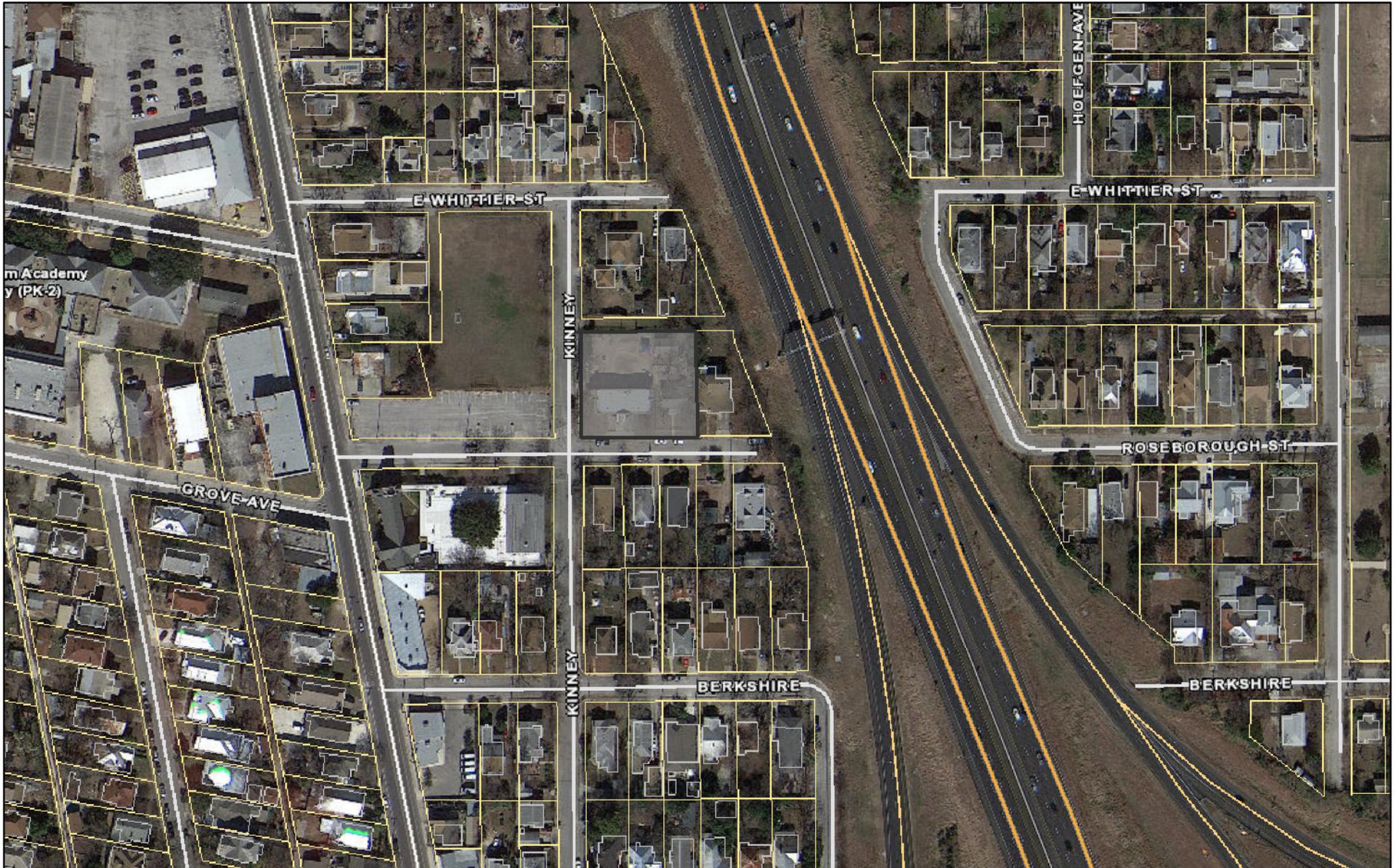
Upon completion of the building, students who had been attending classes in the new church and old chapel buildings were moved into the new two-classroom facility. An interesting feature of this building was a two-lane bowling alley in the basement used as a recreation and social meeting place for the congregation. St Paul's Lutheran School continued in the 1929 school building until 1962 when new classrooms and a gym were completed. The old school building continued to house a Day Care Center. From 1976 until 1994 the building was occupied by the Presa Community Service Center, a cooperative and comprehensive social service ministry to the community. The building was most recently used as a thrift store by St. Paul Lutheran Church. The original chapel building located at 211 Roseborough is used by the church's Child Development Center and has undergone significant modification.

- f. **SITE CONTEXT:** The subject property is located in the Saint Cecilia neighborhood, but outside the boundaries of the Mission Historic District. The Saint Cecilia neighborhood is located approximately two miles south of downtown San Antonio and is bounded by Union Pacific Railroad tracks on the north, by Interstate 37 on the east, by Interstate 10 on the south, and by Roosevelt Avenue on the west. The subject property is situated on the southwestern corner of a block bounded by Roseborough Street to the south, Kinney Street to the west, East Whittier Street to the north, and IH-37 to the east. The majority of the houses built in the Saint Cecilia neighborhood following the initial platting have retained their architectural integrity. Three dominant styles prevail: Classical Revival, Craftsman, and Bungalow. There are also a number of transitional styles.

- g. **ARCHITECTURAL DESCRIPTION:** 201 Roseborough Street is a single-story Mediterranean Revival Style structure built in 1928 for the St. Paul's Evangelical Lutheran Church School, designed by architect Richard Vander Straten. In addition to the St. Paul's Lutheran Church building at 2302 South Presa (1925), Vander Straten also designed the San Francisco Di Paola Catholic Church (1927) and the Aurora Apartments (509 Howard Street, 1930). He also designed several residences in the 1920s for more prominent clients (oilman Robert Kampmann, lumberman A.B. Spencer, and lawyer Walter Napier), as well as more modest houses throughout the 1930s and 1940s. Other projects of note included City Fire Station #12 at 1102 S. Flores, and additions to the Agnes Cotton and Woodlawn Hills Elementary Schools. One of his commissions near the end of his career was for the Julian Gold high-end fashion store on McCullough Ave. The subject property is an outstanding example of Mediterranean Renaissance Style with well-defined façade ornamentation reminiscent of the work of South Texas artist Hannibal Pianta in the contemporaneous Majestic and Empire theaters. The building has outstanding integrity to its original design and workmanship in terms of the façade, windows, doors and ornamentation.
- h. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. The applicant submitted that the property meets the following criteria, consistent with UDC sec. 35-607(b):
- 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** A familiar symbol for the community, this architecturally elegant building has been a community gathering spot for almost a century.
 - 4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;** as a building designed by architect Richard Vander Straten.
 - 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** This is an outstanding example of Mediterranean Renaissance Style with well-defined façade ornamentation.
 - 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** The building has outstanding integrity to its original design and workmanship in terms of the façade, windows, doors and ornamentation.
 - 12. It is an important example of a particular architectural type or specimen;** As an important example of Mediterranean Revival Style with unusual integrity.
- i. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- j. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. Because the owner is a religious entity, if they are not in favor, the designation case cannot proceed based on State law.
- k. Per UDC Sec. 35-608, once the Commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION: A property must meet three of 16 criteria under UDC Sec. 35-607(b) in order to be eligible for local historic landmark designation. Staff finds that the property at 201 Roseborough is eligible for designation under criteria 1, 4, 5, 8, and 12. Staff recommends HDRC approve the finding of historic significance and a plan for salvage and deconstruction given the poor structural condition.

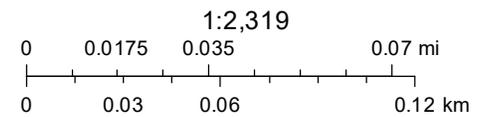
City of San Antonio One Stop



September 25, 2024

drawGraphics_poly

 User drawn polygons



201 Roseborough - Site Plan: <https://bexar.trueautomation.com/mapSearch/?cid=110&p=148103>

St. Paul Lutheran School shaded in yellow.

The image shows a screenshot of the Bexar CAD Map Search interface. At the top, there is a search bar with the text "Bexar CAD Map Search" and a "Text Search" button. Below the search bar is a navigation toolbar with icons for home, layers, pan, location, and search. The main area is a map showing a grid of property lots. A specific lot, 148103, is highlighted with a yellow rectangle. A pop-up window titled "Property Information (148103)" is open over this lot, displaying the following details:

- Owner Name: ST PAUL LUTHERAN CHURCH
- Doing Business As: Null
- Property Identification Number: 148103
- Geo Identification Number: 03567-003-0160
- Legal Description: NCB 3567 BLK 3 LOT 16 17 & 18
- State Code: C1
- Address: 201 ROSEBOROUGH ST SAN ANTONIO, TX 78210
- Taxing Jurisdictions: 06, CAD, 10, 11, 57, 09, 21, 08
- Appraised Value: \$371,260.00
- Neighborhood: DURANGO/ROOSEVELT
- Abstract Code: S03567

At the bottom of the pop-up, there are two buttons: "Property Detail" and "Zoom In". The map also shows several streets, including W Drexel Ave, W Whittier St, E Whittier St, Roseborough St, Grove Ave, Havnes Ave, Hunstock Ave, and S Presa St. Lot numbers are visible throughout the map, such as 138715, 138724, 138700, 138707, 138708, 138705, 138706, 138775, 138676, 138688, 138683, 138687, 138688, 138677, 138689, 138689, 138690, 138678, 138691, 138679, 138682, 138693, 138694, 138691, 138692, 1059029, 1059030, 138652, 138653, 138657, 138660, 1301769, 1081221, 138645, 138646, 138647, 138649, 141283, 141284, 141282, 141285, 141283, 141286, 141284, 141287, 141285, 141288, 141286, 141241, 141242, 141217, 141243, 141218, 141244, 141219, 119104, 119102, 119101, 119100, 119105, 119106, 119094, 119092, 119093, 119091, 119119, 119120, 119121, 119122, 119118, 119123, 119124, 119125, 119126, 119127, 148112, 148111, 148110, 148109, 148107, 148118, 148117, 148116, 148115, 148114, 148113, 378165, 378167, 378169, 378168, 378166, 378164, 378163, 378162, 378161, 378160, 378159, 378158, 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Google Maps 201 Roseborough St



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft



Complete demolition of structure

6' Construction fence around work area

201 Roseborough St



Directions



Save



Nearby



Send to phone



Share



201 Roseborough St, San Antonio, TX 78210



9GX9+JJ San Antonio, Texas

Photos

Request for Review of Historic Significance*

Print



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

1901 S Alamo, San Antonio, TX 78204
(210) 215-9274 OHP@SANANTONIO.GOV

Date Received

PROPERTY DESCRIPTION

Property Address

Proposed Landmark Name (Common Name)

Legal Description [Property Search](#)

REQUESTER INFORMATION

Name (First and Last)

Organization (if applies)

Mailing Address

E-mail Address

Phone

OWNER INFORMATION

Owner Name

Owner Mailing Address

E-mail Address

Phone

Has owner been contacted? yes
 no

In accordance with UDC Section 35-606, requests for landmark designation may only be made by or with the concurrence of the property owner. However, any person may request that a property be reviewed for significance (this form) by the HDRC. **This form is not an application for landmark designation. After review, the HPO shall forward the request to the Historic and Design Review Commission for its review and recommendation.*

I, THE UNDERSIGNED, UNDERSTAND AND ACKNOWLEDGE THAT THIS DOCUMENT IS NOT AN APPLICATION FOR HISTORIC LANDMARK DESIGNATION OF THIS PROPERTY. THIS IS A REQUEST FOR REVIEW BY THE APPROPRIATE OFFICIAL OR BODY AND DOES NOT OBLIGATE ANY FURTHER ACTION AS TO THE PROPERTY IN QUESTION. I ALSO UNDERSTAND THAT SUBMISSION OF THIS FORM CONFERS NO RIGHT TO APPEAL ANY ACTION OR DECISION BY ANY OFFICIAL OR BODY. I FURTHER DECLARE THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



REQUESTER SIGNATURE

August 29, 2024

DATE

PLEASE SUBMIT THIS FORM ALONG WITH:

- Clear photographs of the building from multiple angles
- Statement of Significance**
- Copy of the current ownership information including deed record

Submit

Requests for review may be e-mailed or hand-delivered at the address above.

***The Office of Historic Preservation and Historic and Design Review Commission recommend landmarks for designation on the basis of historical, architectural, and cultural significance. Section 35-607 of the Unified Development Code outlines the Designation Criteria for Historic Districts and Landmarks. Please provide a **Statement of Significance** that explains how the property meets at least three of these criteria.*

REQUEST FOR REVIEW OF HISTORIC SIGNIFICANCE

Resource Worksheet

PROPERTY ADDRESS: 201 Roseborough St.

Please complete the checklist below by checking off any resources that were used and include a citation. For information on how to access these resources, please visit our website:

www.scoutsa.com/research-resources

HISTORIC MAPS _____

HISTORIC IMAGES _____

DEEDS _____

CITY DIRECTORIES _____

CENSUS RECORDS _____

OBITUARIES _____

NEWSPAPER/MAGAZINE _____

BOOKS _____

OTHER St. Cecilia's Potential Historic District
survey monograph

NOTES _____

This form is provided by the Office of Historic Preservation,
consistent with Section 35-606 of the Unified Development Code.

ohp@sanantonio.gov

210-207-0035

St. Cecilia's Potential Historic District

Location

The neighborhood of Saint Cecilia is located approximately two miles south of downtown San Antonio and is bounded by Union Pacific Railroad tracks on the north, by Interstate 37 on the east, by Interstate 10 on the south, and by Roosevelt Avenue on the west.

Historical Context

In 1907, three developers: C.S. Fowler, Empire Realty, and W.A. Baity platted what would become the Saint Cecilia Neighborhood. Lot prices ranged from \$175.00 to \$1,000.00. Real estate advertisements stressed the convenience of getting to downtown in only eight minutes on the Hot Wells streetcar line.

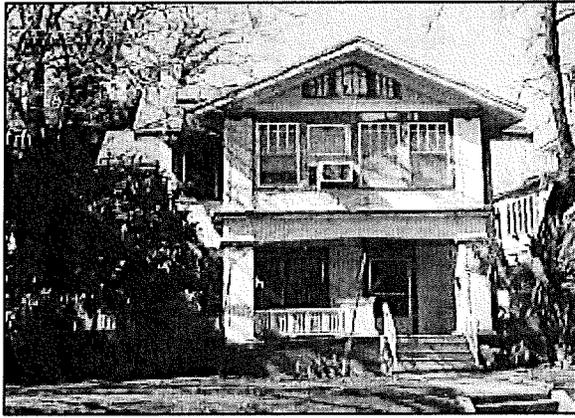


The presence and community importance of Saint Cecilia Catholic Church provided a name identification that endures today. Saint Cecilia started with a congregation of 40 families in 1919 and grew to over 3,000 families by 1950 before the beginning of a decline when 500 families were displaced to allow for expressway construction. Today, Saint Cecilia has a congregation of approximately 1,400 families.

The ethnic makeup of the neighborhood has changed dramatically over the years. The first residents were largely of English and German ancestry. This continued until the late 1940's when Hispanic families became a presence. (During the 1960's Saint Cecilia's masses became bi-lingual). By 1969 over 50 percent of the area's population was Hispanic, and by 2002 Hispanics comprised almost 100 percent.



Over the years there has also been a profound shift in the economic profile of this neighborhood. It began as a middle-class, white-collar neighborhood which continued through the 1950's. Between the end of the 1950's until the mid 1980's government and skilled blue-collar workers were the primary occupants. Kelley Air Force Base employed many of these residents. Following the late 1980's the population shift has been toward unskilled workers and retirees.

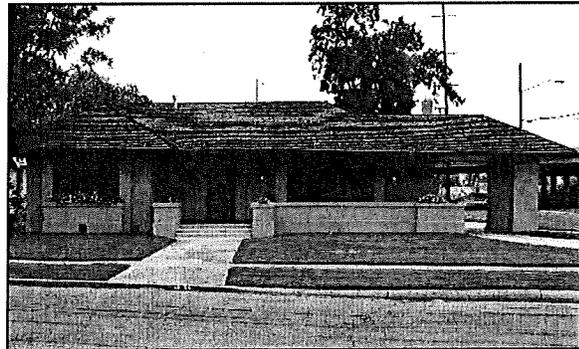


always been the neighborhood's primary shopping venue with Roosevelt Avenue area being the secondary business district.

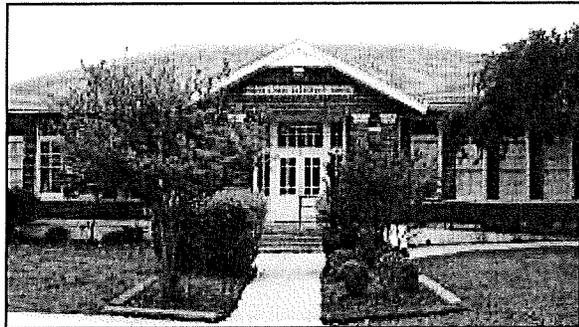
The business community initially developed slowly due to both World War I and the post-war recession. During the 1920's business development surged and prospered which continued until the late 1940's. "Mom and pop," chain retail (Piggley-Wiggley, Sommers Drug and Winn Variety), and non-retail businesses (General Motors Parts Depot, Presa Food Locker, A-1 Sheet Metal, Carr Plating Company and others) were in business. South Presa Street has

Architectural Context

The majority of the houses built following the initial platting have retained their architectural integrity. Three dominant styles prevail: Classical Revival, Craftsman, and Bungalow. There are also a number of transitional styles. Some attractive restorations have been done and others are underway. Two of the most significant structures are the L.T. Wright House (no relation to



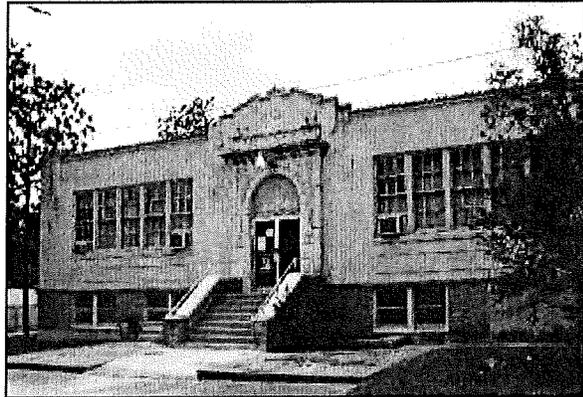
renowned architect Frank Lloyd Wright) at 342 Wilkens Avenue, and the RB Green Elementary School at 122 W. Whittier. The Wright House was designed by George Willis, a protégé of Frank Lloyd Wright, and is an outstanding example of the Prairie style. Recent restoration has returned the Wright House to its original condition and appearance. The RB Green



Elementary School building was built by Leo Dielmann in 1915 in the Progressive School style and today is the least altered of the San Antonio Independent School District's pre-WW I campuses.

Another significant structure within the neighborhood is St. Paul's Evangelical Lutheran Church School at 201 Roseborough Street, at the intersection of Roseborough and Kinney Streets. St. Paul's Church began through a missionary effort by Pastor F.W. Boblitz in 1908. Church services were held in rented facilities and private homes until 1913. The first chapel was constructed at the corner of South Presa and Roseborough in

1913 at a cost of \$978.00 by builder Nik Buenger. The first service in the new chapel was conducted on Christmas morning. As the congregation grew a larger chapel was needed, and the corner stone for the present church at 2302 South Presa was laid in January 1925. The architect was Mr. Van der Stratton and construction was done by Moeller and Weibecker at a total cost of \$14,139.20. A substantial expansion of church facilities was completed in 1948.



St. Paul's Lutheran School is intimately connected to the history of the church. From the earliest days a church school was considered integral to the future work of the congregation. Pastor O.C. Busse started St. Paul's Lutheran School in September 1913. Private homes and rented facilities were used as classrooms, and church history mentions the conversion in 1925 of the first chapel to a school building. This was the first dedicated academic facility. Student enrollment grew to 60 pupils by 1928, and in that same year the building at 201 Roseborough was constructed. Again, Mr. R. Van der Stratton was the architect. Allen & Allen Company was the builder. Cost for the new school building was \$14,565.60. Upon completion of the building, students who had been attending classes in the new church and old chapel buildings were moved into the new two-classroom facility. An interesting feature of this building was a two-lane bowling alley in the basement used as a recreation and social meeting place for the congregation. St Paul's Lutheran School continued in the 1929 school building until 1962 when new classrooms and a gym were completed. The old school building continued to house a Day Care Center. From 1976 until 1994 the building was occupied by the Presa Community Service Center, a cooperative and comprehensive social service ministry to the community. Today it is a thrift shop operated by the church. The original chapel building located at 211 Roseborough is used by the church's Child Development Center and has undergone significant modification.

Research by Linda and Larry Segesman

San Antonio Conservation Society volunteers – Historic Survey Committee

Sources:

1. Survey Task Force, August 28, 2003.
2. Courtesy of the Catholic Archives of San Antonio
3. "A Brief History of St. Paul's Church in San Antonio" published in 1938.
4. Interview with Pastor Charles P. (Carlos) Boerger and Mr. Howard Schuetze, May 2009





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2nd & 4th Sat.

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fied optical department in the city
than Capurro's.

ARCHITECT HANDLING \$200,000 IN BUILDING

**Vander Straten's Business Grows
Enormously In Two and
Half Years.**

Two and a half years ago, Richard Vander Straten, architect, opened his own offices in his own name. Today, he is designing and supervising architect of buildings under construction in San Antonio, totalling more than \$200,000.

Vander Straten was not a novice when he opened these offices. After graduating from the University of Texas, he practiced his profession for four and a half years before entering the field in his own name.

Among construction with which the Vander Straten offices are associated is the beautiful home of Mrs. John Leckie at Kerrville, a handsome two-story structure with walls of field stone, and following the old Aztec lines in design. The St. Paul's Lutheran church on South Presa street is nearing completion; and the re-modeling, additions and repairs at the Robert Kampmann home on Summit avenue are well under way. City Fire Station No. 12 at the corner of South Flores and Rische streets; a store building at the corner of Alamo and Garden streets, for Nicolaou & Varesis; and the remodeling of the William Offer home on North Trinity street will all bear the mark of the Vander Straten offices. In addition to these, a bottling plant at Brenham, for the Chic Chic Company, of San Antonio, is under construction, and plans are completed and work will start soon on the Lewis Lipscomb garage.

Among the jobs completed in the last two years by this young architect is the home of Curtis Vaughn, in Terrell Hills; the homes of Henry Pancoast and Francis Corrigan, also in Terrell Hills; Dr. E. J. Arendt's store building; and the A. Schuenfeld residence on East Park avenue.

Vander Straten has recently been appointed associate architect for the Woman's Club building, shortly to be erected on Camden street, at a cost of approximately \$100,000.

BUILDING ONE OF SOUTH'S FINEST

Guarantee Motor Company Begins Work on New \$150,000 Structure.

San Antonio, the automobile distribution center for a large part of South Texas, is meeting the greatest demand in history. Ownership of the automobile is fast boosting real estate values and motor car dealers are constantly forced to expand their plants to meet the demand for sales and service. During 1926, the volume will comprise some of the finest automobile sales and service buildings in the South.

J. Frank Hagan of the Guarantee Motor company, announces that he has begun the construction of a three-story, brick, concrete and hollow tile building on San Pedro and Popple streets. The structure covers a site of 100 by 100 feet, and will be one of the largest buildings of its kind in San Antonio.

LARGE FLOOR SPACE.

According to Harvey P. Smith, architect, neither time, effort nor money has been spared to make this the most complete and perfectly equipped building of its kind possible.

The structure is an entirely new departure from the old ideas of motor car building construction type. The building covers a ground area of approximately 10,000 square feet and will have three full stories besides the additional use of the roof and parking purposes. Each floor and the roof is reached by long ramps of easy grade, permitting quick and easy access to all parts of the building. The entire structure is finished with concrete, with walls and brick of stone tile and ornamental stone trim. All windows are of the steel roller type or collapsible, with automatic devices. The entire roof surface will be covered with a heavy asphalt finish to provide protection from the weather, and at the same time allow the use of this surface for traffic of cars.

SERVICE DEVICES.

The first floor contains the display room, general office, private office and salesman's rooms. Directly behind these are the waiting room for customers, with men's and women's rest rooms attached. The men's rest rooms contain not only the usual fixtures, but in addition showers for the use of tourists coming in from long runs. These rooms are all fitted out in tile, metal toilet partitions, and everything to make them clean and sanitary. Next to the waiting room is the tire room with all of its service devices, and the rear part of the building is devoted to the quick service department. This is especially for items of repair and adjustment which will only require a short time to accomplish, especially those things for which the customer will wait. Along the entire south side of the building, running clear through from San Pedro to Maverick streets, will be the wide, spacious, drive-in stations for the servicing of cars with gas, oil, water, air, etc. The most modern of gasoline pumps, oil fountains, tanks, etc., will be installed for this purpose. The front portion of the second story will be devoted to parts department, where a very large and complete stock of parts for the Chrysler cars will be kept in specially designed metal bins, and a stairway leading up from the display room to a waiting room in connection with this parts department will give the public, while a window will also serve the men in the shop, which covers the entire rear portion of the story.

The shop, placed on the second floor, keeps the men working on the cars from being in customers' way, and also permit them to be uninterfered in their work.

New Subdivision Of 30 Acres Is Out Into Sites

BROWNWOOD, Jan. 1.—Borson Acres, a new subdivision to this city, is being laid out in lots. The tract consists of thirty acres of high uplands directly across from the Oaks addition opened by Street, Wall and Abner last summer. The new Borson subdivision will be a restricted residence section similar to The Oaks. Water, gas, light and sewerage will be put in by Dr. N. Borson, owner.

The Oaks got five new handsome residences the past week, and the newer McCannery addition lying south of the city is being crowded with beautiful homes of the English and Spanish types. G. C. Leach, of the Leach Building company, has completed ten modern homes in the new Leach subdivision adjacent to The Oaks. Roy Duncan, contractor and home builder, has completed twelve attractive residences ranging in price from \$1800 to \$3800, on Coggins, Kierkech and Arroyo.

Plans for Laredo Hotel Out Soon

The Kinwood company, architect and construction manager, San Antonio, will complete plans during the first two weeks of January for the \$500,000 ten-story hotel building to be built for Arthur C. Richter, H. C. Wood and associates in Laredo. The structure will be of brick, concrete, Illinois steel.

Collins Gardens School Will Add

Closing date for the Collins Gardens school addition has been set at Jan. 11 at 9 p. m. It will have one story and will be of brick and reinforced concrete and will have four rooms. The cost will total about \$23,000. Phelps and Devesa are the architects.

Corpus Christi's Elks Will Build

Architects Phelps and Devesa, of San Antonio will start taking bids about Jan. 15 for the Elks lodge building at Corpus Christi. Plans have been prepared for a three-story fireproof \$85,000 structure.

GARAGE WILL COST \$14,000

Bids are being received to close about Jan. 30 for the construction of a garage building at Corpus Christi for H. A. Edwards of that city. W. E. Simpson Company at San Antonio, is engineer. The structure will have one story with foundation for an additional story with foundation to be added in the future. The building will cost about \$14,000.

APARTMENT TO COST \$20,000

Mrs. Manola C. Putney will erect a frame apartment building, two stories, on Princess Pass and Shook avenue at a cost of approximately \$20,000. It will be 40 by 50 feet. Richard Vander Straten is preparing plans and will start taking bids this week for the structure.

Cotton Oil Mill Building to Be Built in S. A.

San Antonio is getting another cotton oil mill. At a cost of several thousand dollars, the San Antonio Oil Works, 411 Cherry street, will erect a reinforced concrete, brick and hollow tile structure, covering a space 42 by 100, according to Richard Vander Straten, architect who is preparing the plans. The building will have one story. Final plans are in progress and will be completed about Jan. 3, when Architect Richard Vander Straten will start taking bids.

2000 Fruit Trees Given Away Free CITY VIEW GARDEN

Architects Phelps and Devesa, of San Antonio will start taking bids about Jan. 15 for the Elks lodge building at Corpus Christi. Plans have been prepared for a three-story fireproof \$85,000 structure.

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when the Fine Homes now under construction are completed

in **Park Hill Estates**

Exclusively for Fine Homes

USE YOUR own imagination. Give this question just a moment's thought. The unapproachable advantages of Park Hill Estates were immediately recognized when this splendid section was opened as more than \$250,000.00 have to date been invested here in homesites. Among the new owners, six have already begun actual construction on their fine homes, or have plans in course of preparation by San Antonio architects. These homes will range in price from \$15,000 to \$50,000... truly fine homes!

There are several other homes contemplated, and it is easy to visualize the demand for sites when they are completed. Park Hill Estates today are a splendid buy, yet with the addition of expensive residences their desirability and value are immediately enhanced. And 30 per cent of the property has already been sold!

Sites in Park Hill Estates are much larger than those offered in other sections of the city. They are not parceled out in 50-foot units, but carry a minimum frontage of 75 feet. They are as deep as 300 feet, planned exclusively for fine homes and protected by positive restrictions. Prices range from \$30 to \$80 a front foot.

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WEST TEXAS CHAPTER

American Institute of Architects

The remuneration that an Architect receives for his services is not all profit. He must maintain at all times a well balanced organization of heavy draftsmen and superintendents. He must also retain consulting engineers of the highest types to assist him in the structural and mechanical elements involved in a building. He must have a well equipped office in a central location, maintain an efficient working library, and employ competent electrical assistants.

His margin of profit—after all expenses on each piece of work—is very rarely more than one per cent of the cost of the building, and not quite frequently is cost exceed his fees. The architect's fees are payable as follows:

Twenty per cent of the fee at the completion of preliminary sketches and specifications ready for plans by contractor, and the balance of thirty per cent after the building is ready for occupancy—less as the work on the building progresses, plus all necessary traveling expenses, surveys and miscellaneous items provided for in the Architect's contract.

SAN ANTONIO MEMBERS OF West Texas Chapter

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WOULDN'T it be nice to have a new home as this New Year's gift to yourself? You can, if you want to! Perhaps you've been talking about a home for years—then this is the time to ACT instead of merely talking!

Come to the Home Builders' Bureau and let the experts who man it, guide you along the path to a home of character—one planned and built to fit your family.

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DALLAS, TEXAS

Circa 1930

PROPERTY OF
SAN ANTONIO CONSERVATION SOCIETY

JOE P. DEVINE of San Antonio, Texas, has for more than a decade been a leader in the Insurance circles of the Alamo City, where he is the General Agent for the Union Central Life Insurance Company, with offices on the second floor of the San Antonio Casino Club Building. Prior to taking over this Agency, Mr. Devine had had a wide and varied business career, which he started in the railroad service here, and later engaged in various fields of activity in other portions of the country. In 1909, he became identified with the Union Central Life Insurance Company and he returned to San Antonio as a salesman for this Company in 1915. In July, 1916, he was appointed acting General Agent and in May of 1917 was made its General Agent for South-west Texas.

The Agency had been established here more than eight years prior to the time that Mr. Devine received his appointment. It has experienced, under his direction, a phenomenal growth, having grown from an Agency with approximately three million dollars worth of business in force to one that has today an excess of thirty-six million.

A number of the leading producers of the Union Central Life Insurance Company are identified with this Agency, and it has not been unusual for a member of the San Antonio Agency to lead all of the personal producers of this Company throughout the United States.

A native of San Antonio, Texas, Mr. Devine was born on October 29, 1881. His father, Joe P Devine, Sr., (now deceased) was also born and reared in this city, where throughout his life he was active in the business circles. His mother, Mrs. Olive (French) Devine, was born and reared in San Antonio, where she was a member of one of this city's oldest and most prominent families. His paternal grandfather, Thomas Jefferson Devine, came to San Antonio in 1840, and was a real pioneer of this portion of the State. His maternal grandfather, James Henry French, was likewise an early pioneer having come to San Antonio in the early fifties and was prominent in both civic and political life, having served as a mayor of this city for ten years. J. P. Devine's education was obtained in the public schools of San Antonio, where as a mere boy he entered the employ of the San Antonio and Aransas Pass railroad, following this line of work for many years, during which period he was employed in the freight departments. Later he traveled for various concerns, and was associated with the San Antonio Sewer Pipe Company for several years on the road as a traveling salesman. In 1905 he went to Nashville, Tennessee, where he became a salesman for the Northwestern Mutual Life Insurance Company with which Company he remained for three years, later representing other Companies and engaging in other commercial activities.

Mr. Devine was married in 1915 to Miss Anna Elizabeth Fitzgibbon, a native of Cleveland, Ohio, and a member of a well known family of that State. They have two sons, Joe P., Jr., and Thomas Franklin. Also two daughters, Olive and Virginia, by a former marriage. The Devine home is located at 1228 West Magnolia Street. Mr. Devine is a member of the Elks Club, the San Antonio Casino Club and many other of the social and business organizations of San Antonio. He has always taken an active interest in the civic matters of his city, giving liberally of his time and means to further

any project for the advancement and betterment of San Antonio, where he is known as one of this city's most enterprising and progressive business men and citizens.

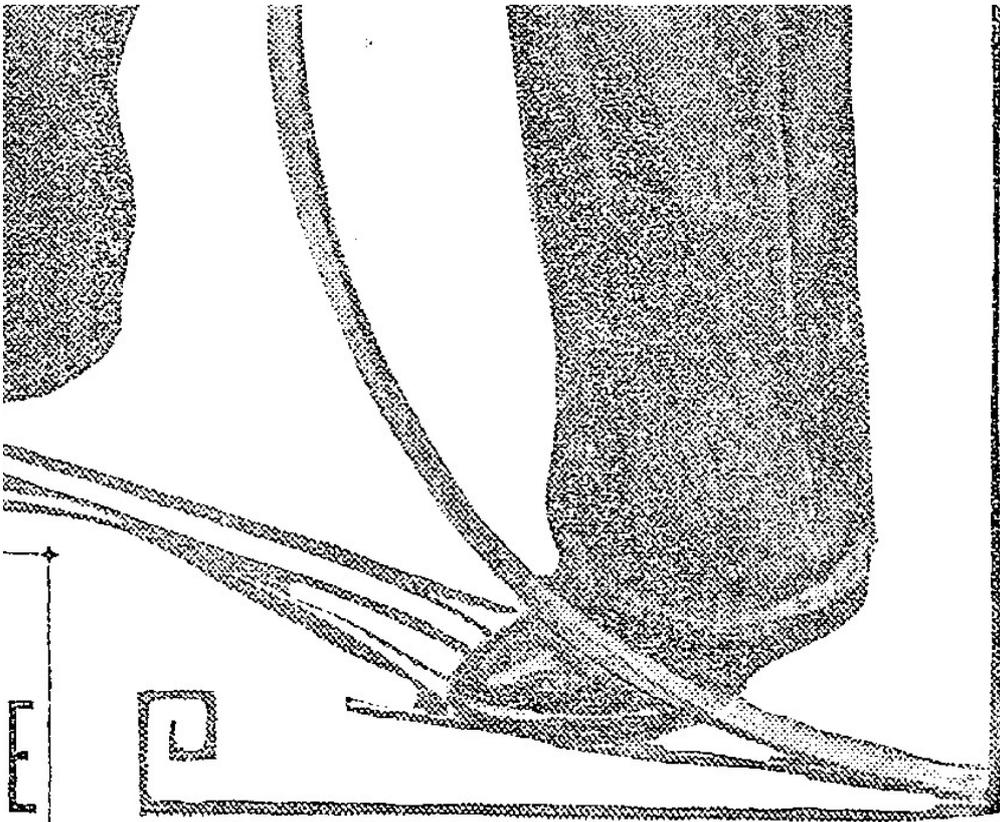
RICHARD VANDER-STRATEN, Jr., has been one of the leading Architects of San Antonio, Texas, since 1918 and he has designed many of the most attractive residences and ornate public buildings of this city, which have been constructed since that date. While Mr. Vander-Straten's operations reach many portions of Texas, he has largely confined his activities to San Antonio. Numbered among the homes, Churches and other buildings which Mr. Vander-Straten has built are the following: the U. K. Garage, Fire Station No. 12, St. Paul Lutheran Church, the homes of Robert Kampman, F. S. Robie, A. B. Spencer, Walter Napier, and the Pancost home in Terrell Hills, and the Italian Catholic Church and the office building for the City Water Board of San Antonio, and many others. Among the residences built by Mr. Vander-Straten, outside of San Antonio, may be mentioned the home of Mrs. Leckie at Kerrville, which is one of the most beautiful homes of this portion of the State, complete in every detail, with every modern convenience.

A native of San Antonio, Texas, Mr. Vander-Straten was born on September 5th, 1896. His father, Richard Vander-Straten, Sr., has for more than forty years been the buyer and manager of the clothing department of Joske Brothers of San Antonio, which is one of the largest establishments of its kind of the Southwest. He is known throughout the East as one of Texas' most capable business men, and one of the keenest buyers who visits the wholesale district of the Eastern and Northern markets. His mother, Mrs. Minnie (Duvie) Vander-Straten is a native Texan and a member of a pioneer family of the Southwest. His early education was obtained in the public schools of San Antonio, graduating from the High School here, after which he became a student of the University of Texas, and graduated from that institution in the class of 1918 with the B. S. degree in Architecture. He then returned to San Antonio and became associated with Atlee Ayres, remaining in this capacity until 1922 when he engaged in business for himself.

Mr. Vander-Straten was married at San Antonio, on November 12th, 1924, to Miss Dorothy Hillje, a native Texan and a daughter of E. E. Hillje, a prominent cotton seed oil man of San Antonio, and well known throughout the Southwest. Mr. and Mrs. Vander-Straten reside at 950 Cambridge Oval, Alamo Heights. Mr. Vander-Straten is a member of the American Institute of Architects, the Chamber of Commerce, and many other organizations having to do with his profession, besides many of the city's commercial, civic and social organizations, in all of which he takes an active interest. Although Mr. Vander-Straten is a comparatively young man in the profession of Architecture, he has made his influence felt in this city and its environs and the many magnificent buildings which he has built will ever stand as a monument to his skill as an Architect and builder. It is said of Mr. Vander-Straten that he puts into his work something more than architecture, which makes his buildings stand apart from those of any other architect.

VANDER STRATEN

Richard Vander Straten, age 73, of 115 Circle, died Wednesday at his home. He was a prominent architect in San Antonio for 45 years, retiring in 1966, and was a former member of the City Council of Alamo Heights. Survivors: wife, Mrs. Dorothy Vander Straten; son, Richard Vander Straten, III, Austin; daughter, Mrs. Emille Payne, Corpus Christi; 5 grandchildren; 1 great grandchild. Service Saturday at 1:30 in the Georgian Chapel of the Porter Loring Mortuary, the Rev. Henry Getz officiating. Interment in Mission Burial Park. Direction by
PORTER LORING
McCullough at Elmira



pany is able to carry a larger and more complete line of light and shelf hardware, he says.

At present, the company has six salesmen traveling in the entire district around San Antonio.

Italian Catholics Select Architect For New Edifice

Richard Vander Straten, Travis building, has been selected as architect for a church building to be built by the Italian Catholic Congregation. A. Altobelli, chairman of the building committee, says that owners plan a one story and part basement, brick, hollow tile and concrete building, which will cost approximately \$30,000. Mr. Vander Straten announces that he will complete preliminary plans soon.

Company Builds Auto Sales Room

J. Clyde and Percy W. Williams, Moore building, are preparing plans for an automobile sales room for Co-tulla to be built for the Hoff Chevrolet Company. It will have one story, 60 by 105, brick and concrete.

New Brick Store Plans Completed

Guy A. Carlander has completed plans for a one-story brick store building in Vernon for J. L. Showers. The building will be 30x110 feet.

R. C. Boettcher to Build Home

R. C. Boettcher will erect a new residence in Block K, Woodlawn Drive, in Woodlawn Hills at a cost of approximately \$14,000. Richard Vander Straten is architect. He is drawing plans for a one-story brick veneer structure. Plans will be completed and bids received in about two weeks.

Woodlawn Hills Gets New Home

Richard Vander Straten, Travis building, is drawing plans for a new brick veneer residence to be built in Woodlawn Hills, Block K, Woodlawn Drive, for Lake Robertson. The structure will have one story and will cost \$10,000. Plans will be about for bids about August 1.

ITALIAN SOCIETY COMPLETES CHURCH AND LODGE

Christopher Columbus Italian Society and United Brotherhood of San Antonio is just completing a new lodge building corner Morales and Concho streets. The Italian colony of San Antonio built the church building.

Richard Vander Straten was architect for both structures. Dedication services of the hall will be held Sunday afternoon. Several hundred local Italians are members of the organization.



STREET PLANS SHOW GAIN IN CITY PRIDE

Municipalities Pulling Out of Frontier, Say A. I. A. Committeemen.

Evidence that at least "some cities are pulling out of their dreadful frontier" is beginning to appear, according to a report of the committee on city and regional planning of the American Institute of Architects, made public by the president of the institute, Robert D. Koch.

The report, prepared by the chairman of the committee, Charles H. Cheney of Los Angeles, asserts that "the pioneering era of utilities" is slowly passing, and that municipalities "are attempting to take some pride in themselves." Washington, it was declared, has provided an example for the nation under the leadership of President Hoover and Secretary Mellon.

MAYOR PLANS.
Major traffic street plans involving the expenditure of hundreds of millions of dollars have been completed in 143 cities, and started in 67 cities.

"The difficulty with major street plans," the report said, "is to establish future street lines so that new structures will not go up in the path of necessary openings and widenings. The splendid New York state law prohibits buildings where the official major street plan has been officially adopted by the city council. Schenck, mayor of New York, has set the pace for the country by adoption of its complete plan. Several other states, including California,

New Apartments for Point Isabel to Start Shortly

L. A. Ganaway of Edinburg, owner of the Bayview Tourist apartments, has announced the construction of additional apartments, work on which will start within a few days.

The new apartment houses, which will be four in number, will be two stories with one apartment on each floor. The buildings will be of brick and the apartments in addition to being modern in every respect will also be commodious and comfortable. There will also be garage for each apartment.

The apartments will face on Tavares street and will materially add to the appearance of this popular place. G. D. Hornstrom has the contract for the building.

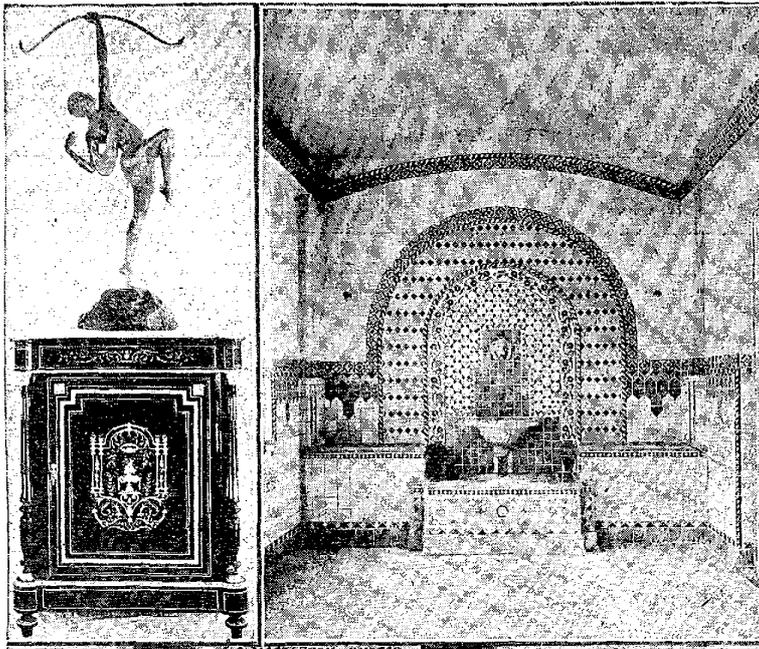
San Antonio now provide methods for such relief.

St. Louis continues to develop the most consistent and thorough city planning work of the country under the direction of City Planner Harland Bartholomew and Architect E. J. Russell, chairman of the commission. The fundamental factors of this success in planning are thoroughly complete and well prepared technical plans, wide spread public understanding and support, and sympathetic official cooperation in the execution of the plan.

REMOVALS CHANGES.
The smaller cities of the country, even the small towns, now make street plans and other comprehensive plans as well as the big metropolitan areas. Everywhere the increased demand for automobiles, demand for relief for airports, parks and other enlarged business centers, is resulting enormous changes, particularly in the widening of streets laid out for a horse-drawn era.

These major street plans are everywhere causing the cutting down of great avenues of trees for street widening and extension. In many cases these tree cuttings are needless and avoidable. Our cities are being denuded of their fine old trees and skeletons of greenery and thus become dreary.

ANTIQUES, TILES & BEAUTIFY BUILDING



Beautiful antiques and tiles are among the attractive features of the new Dittmar Aurora apartment hotel. Picture at left, antique cabinet with statue in French bronze representing archery. Right, sun parlor fountain made of Patience tile Mosaic. These features are on the first floor of the structure. This floor includes main lobby, lounges, various shops. Many of the antiques are from the palaces of Europe, valued at many thousands.

AURORA BUILT BY LEADING CONTRACTORS

San Antonio's new Aurora apartment hotel, opened to the public this Sunday afternoon and throughout the week, was constructed by some of the South's leading contractors and material men. The plans for the palatial structure were prepared by Richard Vander Straten, Herff and Jones, associate architect. The following constitute some of the contractors: Ed W. Offinger, general contractor; A. B. Frank company, furnishings, drapes and carpets; Alamo Iron Works, reinforcing and miscellaneous iron; Alamo Brick company, common brick; Brandt Iron Works, tile and cement company, lime and cement; Clausen Manufacturing company, vault door; William S. Stone, mill chicle; General Supply company, ground, proof partitions and dry-laid; J. T. Howell and company, painting; Hillier-Deutch-Sheratt, lumber; A. C. Horn and company, waterproofing; Southwestern Lumber company, teeling materials; MacGraw and company, heavy machinery; Charles F. Parker and company, brass; W. J. Hollis, iron and steel; doardo, tile work; Schutte Brothers, mill work; Sam Speer Hardware company, rough hardware; Turner Roofing company, roof; Willie Expe, tin and lead; Mitchell Construction company, Vitrolite windowing; Geo. Voss, ornamental iron; John A. Williamson company, cast-iron and medicine cabinets; Walsh Sheet Metal Works, metal transom lights; Mosaic tile company, exact tile; Ziegler and Ziegler, glass; Buffalo Forge company, exhaust fans; Crane company, plumbing fixtures; Electric Appliance company, electric fixtures; W. E. Huffaker company, fine hardware; Nina L. Hamilton, metal plates, hammers and folding tables; Lloyd-Peale-Dittmar company, electric wiring; Otis Elevator company, automatic elevators; A. H. Schaefer company, plumbing, heating, ventilating and refrigeration; Westinghouse Electric company, motors; Kerast Indicator company, incinerator; Ford and Supply company, sand and tile; General Electric company, Excon light; Ray-Bishop electric, radiolux; Thomas Goggan and Bro., piano; Markey Door and company, kitchen cabinets and beds; Bayless Bedding company, mattresses.

Basement Needs Good Drainage

It is not only possible to have a dry, beautiful basement under all ground and weather conditions, but, builders agree, no other kind of basement can be built.

There is more or less moisture in the ground at all times. In some localities, where the nature of the soil is poor, the amount of moisture may become so great that there is actually a "head" of water pressing against the basement walls and floor. This is a serious condition, and has been found that a concrete wall, constructed according to well established principles, is a water-tight wall.

There are two types of concrete walls—monolithic and masonry. The first, as its name implies, is a solid wall of concrete, cast between forms. The second is built up with units of masonry masonry laid in cement mortar.

INNOVATIONS IN APARTMENT CITRUS PLANT IS PLANNED

Architects, builders and engineers in all parts of the country are greatly interested in a new development in building construction, now being introduced in New York City, which many believe will revolutionize the structural design of the large apartment of the future. The innovation, different from anything so far applied to major apartment houses in the United States, is being incorporated in the \$14,100,000 20-story Metropolitan apartments being erected on Central Park West between Seventy-first and Seventy-second streets.

According to S. W. Strauss and company, investment bankers, who are financing the Metropolitan apartments through a \$20,000,000 issue of first mortgage bonds, the new building method consists of building the usual supporting vertical steel columns at the corners of the building up to the nineteenth floor. The elevatory engineering principle of the cantilever is employed to support the horizontal girders at the corners. This principle has been extensively developed abroad, notably in Germany, where it is used in the construction of so-called "glass skyscrapers."

Free from the obstruction of the vertical columns, each corner room will be completely glass-enclosed on two sides, and will serve as a sun porch or veranda for the apartment to which it is attached. To ensure the glass can be removed and the porch converted into an open terrace, the framework of this type of construction is that it gives the city dweller some of the pleasure of living in the country, the open terrace being comparable to the spacious porch of veranda of a large suburban residence.

Congratulations...

Emmy Dittmar Improvement Co., Inc.

On the Completion of the Beautiful Aurora Apartment Hotel

We are proud to have been chosen to furnish and lay the tile in this masterpiece

F. Redondo & Company

1188 North Flores

THE ARCHITECTS FOR

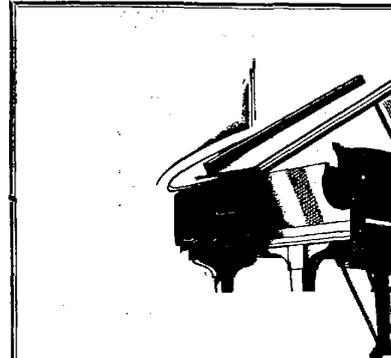
The Aurora Apartment Hotel

Extend Sincere Congratulations to the Emmy Dittmar Improvement Company, Inc.

on their ability and determination to build in San Antonio an apartment hotel as complete and with such facilities for comfort as THE AURORA affords.

The architects also wish to thank the general contractor, mechanical contractor, material men, formmen and draftsmen connected with this project for their cooperation and personal interest.

Richard Vander Straten Herff & Jones ARCHITECTS



'A STEINWAY

was selected for the Music Room of the Aurora Apartment Hotel

Naturally the STEINWAY was selected in keeping with the elegance and artistic appointments of the new AURORA Apartment Hotel.

The STEINWAY stands pre-eminently above all other instruments—endored and used by all the great artists. Its long life—its unvarying loveliness of tone has commended it to every music lover everywhere.

Thos. Goggan & Bros. congratulate the Aurora Hotel Apartment management, and wish them a deserved success.

THOS. GOGGAN & BROS

HOME OF THE STEINWAY

BROADWAY AT TRAVIS

"A Triumph for Us"

Complete Electrical Equipment

IN THE

Aurora Apartment Hotel

INSTALLED BY

LLOYD-PEALE-DITTMAR ELEC. CO.

1205 E. HOUSTON ST. Cr. 1474

THE WORLD'S MOST MODERN EQUIPMENT

Selector Radio System Astronomical Clock System

Airway Beacon

Concealed Ceiling Fans Auxiliary Power Supply

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"A Triumph for Us"

Complete Electrical Equipment

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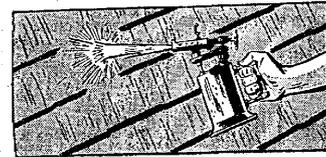
LEHR CONGRATULATED
Walter Lehr Jr., president of the San Antonio Real Estate Bd. and Mrs. Lehr were being congratulated this week upon the arrival of Larry Bruce, their first son.

NORWOOD WINS TRIP
Frank M. Norwood, San Antonio, by qualifying as Southern Life Insurance company's top leader in new paid business for January, won a vacation trip to Havana, Cuba, the firm announced Saturday.



HOME OWNERS:

Re-roof for the last time with Johns-Manville American Colonial Asbestos Shingles



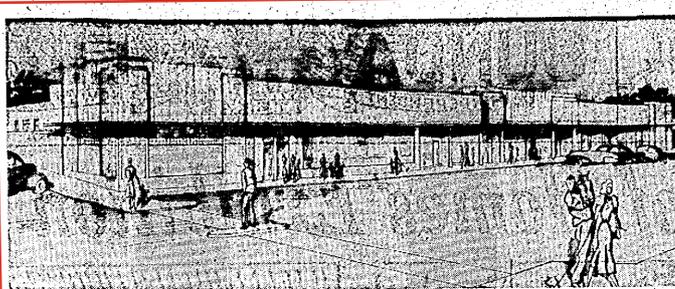
TRY AN' BURN 'EM

When you buy Johns-Manville Asbestos Shingles, your roofing worries are over. And the new American Colonial design, shown here, is unexcelled in economy, easy to apply right over old shingles. Comes in several colors. Makes an attractive roof, permanent as stone. J.M. Asbestos Shingles can't burn, won't rot or decay—millions in use for over 30 years. Let us show samples and tell you how little they cost.

HELMKE ROOFING & BUILDING MATERIALS
Austin Hwy. at Military Dr. — T-8894

Rural Home Is Unique

(Continued From Page One)
Livingroom accents the simplicity of the rather high wall on the clear side.
The main rooms open out on the southeast side of the house. They are so designed that all are off the terrace, and screened to the south.
The master bedroom has a private sitting porch, with one end opened up with glass folding doors. The room has a private bath and ample closet space.
The other bedroom opens onto the terrace through glass doors, and has a planing space inside. A garbage disposal and suction vent unit for the kitchen will be an ultra-modern item.
The export and storage space are located on the front, running back to give access to the kitchen and front door. On the southeast side of the house is a large terrace and screened porch with barbecue pit for outdoor cooking and dining.



GROSSMAN SHOPPING CENTER COSTING \$175,000 STARTED IN ALAMO HEIGHTS
Concrete structure, designed by Richard Vander Straten, architect, will house 9 stores on Broadway.

New Center Under Way In Heights

Construction of the Max Grossman shopping center on Broadway between Grove pl. and Arcadia pl. and costing in excess of \$175,000, is under way, according to Richard Vander Straten, architect.
The story, concrete, cast-stone and masonry structure will be located on the east side of Broadway at the foot of the old Rigley home property, which Grossman bought from Joe Barshop two years ago.

STREET TO STREET
The building will extend across the full 320 feet lot frontage from street to street, and will be 50 feet deep.
The land is 165 feet deep, and a large parking space in the rear of the stores will be afforded patrons.

The building is being constructed strong enough to support a second story in the future.
INDIVIDUAL FRONTS
Each of the nine shops will have an individual front, with an individual air-conditioning and heating unit in each.
Homon, A.P., Zimmerman Shoe store, Mode O'Day Dress shop and Schwartz Juvenile shop are contracting occupants.
Four other leases are being negotiated.
The food concerns will be located in each end of the building. Spaces within the front portion line will allow parking of 72 cars, besides the space behind the stores.

Tourist Courts Bring Top Price

(Continued From Page One)
T. Z. Alfaro for \$6250, and a 2 1/2 bath frame, 519 E. Guenther to C. H. Carruth for \$6250.
A 4-room, 2 1/2 bath brick home on Brahin Blvd. brought \$13,500.
D. G. Janssen, builder, has set an enviable construction record in the Jefferson Heights area.
All five of the Rosemont dr. frame homes in the \$12,000 class, which he built for Richard Gill co. have been sold, and he is starting five more to sell for \$12,000-\$13,000, according to Ames Gil.
James H. Sargent, jr. bought 243 Rosemont, Maj. Clarence Carpenter 253 Lt. Dick Giffen 247, Maj. Maurice Rosener 255, and August W. Olson 251 Rosemont.
Maj. Dallas Webb paid \$11,000 for 115 McNeil rd., and Deputy Sheriff Bob Beckman bought 131.
Capt. Jack L. Pipkin returned with his wife and four children from several years station at Fairbanks, Alaska, to buy 127 McNeil for \$12,400.
Of ten frame homes Janssen is building on Sunshine dr. between Babcock rd. and St. Cloud rd., four have been sold already.

HOSPITAL COST HIGH
Expenditure of \$150,000 for construction of the Baptist hospital on Camden st., across the street from the present hospital, will begin April 1, Jack Ballard, fund campaign chairman said Saturday. The hospital will be the finest obstetrical hospital in Texas, he claims.

Economy in construction is a paramount desire of most prospective home owners, according to M. C. "Mike" Randall, sales manager of Bill-Rite Construction Co., Double GG Development Co. and Kirby & Richey, realtors, 21 Nogalitos st.
Randall said:
"But the public is insisting on plenty of glass area on the south side of homes, for breeze and evening light. Larger and more closets are another wish, and 'gingerbread' has become a thing of the past."
ALL 200 SOLD
Bill-Rite built 200 homes—all frames—in all parts of San Antonio, during the past year—and all have been sold.
Colonial siding, which today is of excellent grade and with no knots, has proven most popular, and oak flooring is as in good grade as prewar.
Other first class materials in increasing demand, offer builders a chance to erect improved homes, Randall asserted.
Buyers are responsive to homes which offer a minimum of future repairs.
CEILINGS INSULATED
Ninety per cent of the homes built were ceiling-insulated, and floors were double. Big demand is for steel casement windows.
Garages of most of these residences were built in the backyard—separate from the home proper.

D. G. JANSSEN
Builds good houses.
Lots were 60 to 65 feet and wider by 120 to 135 feet deep.
Demonstrating redesign possibilities, to suit modern living, Bill-Rite constructed a 2-bedroom, 1 bath home at 2302 Waverly on a large corner lot, selling it for \$16,650.
USE SIMILAR IDEA
Double GG Development co. used a similar idea on a home at 410 Overhill dr. Del Haven, selling it for \$9,875. Both were 100 per cent GI-financed.
Kirby & Richey sold 25 homes, \$3000 to \$10,000 since Dec. 1.
Randall revote all of the 75 homes, \$6,000-\$2500 built in Southmoor addition, off Nogalitos st. near Kelly AFB, and near Zarzamora st. have been sold.

HAD GOOD JOBS
"He asserted:
"Precisely all of these homes went to GIs—all of whom had good jobs. Not a single vacant lot remains in the subdivision."
Mrs. Hattie Vincent paid August Scholz \$1000 for a 6-room frame home, 293 E. Guenther st., handled by Rohde and Gittin.

This firm also reports selling a 5-room frame, 306 Bank st. to

U. S. Realtor Visit City

Realtors will play host to Theodore H. Maenner, Omaha, Neb., their national president, at an informal dinner in the Gunter hotel Saturday evening. President Walter Lehr jr., announced.
Maenner will be accompanied by Chester E. Soles, Wichita Falls, president of the Texas Real Estate Assn.
HEADED COMMITTEE
Maenner is a past chairman of the realtors' Washington committee, and is a past president of the Omaha Board of Realtors, and of the Nebraska association.
Due to his outstanding work as a vice president of the Institute of Real Estate Management, he was appointed to the editorial board of the profession's technical quarterly magazine, "The Journal of Property Management," Lehr said.
He is president of his own real estate firm, dealing in sales, rentals, management and mortgage lending. He also heads two other concerns managing downtown properties.
DESIGNED HOMES
A graduate of Washington University, with a degree in architecture, he spent 10 years as a designer and home-builder.
In World War I he served as an instructor in the balloon corps school.
In Omaha he is president of the YMCA, past president of the Lions club, and active in the Mesquite home for boys.
He managed the political cam-



T. H. MAENNER
Heads U. S. realtors.

LOANS SHOW DROP
Mortgage loans on Bejar real estate made during January totaled \$5,472,242.45, compared to \$150,919.97 in January, 1948, according to M. Riley Wyatt, manager of Stewart Title Guaranty Co. in December, 1948. Loans totaled \$5,158,781.79.

MAENNER TRIP BUSINESS
Business sessions will feature the visit of T. H. Maenner, Omaha, Neb., president of the National Association of Real Estate Brokers to San Antonio Feb. 19, according to E. J. Voltin, executive secretary of the local realtors' organization.

BRUSH-CLEARING STUDIED
Dow Chemical co. has made Texas A. and M. Agricultural Experiment station, College Station, a \$1200 grant, for further study of brush eradication on Texas pasture lands. Dow has sponsored this work for several years, V. A. Young, college official, said.

BUILD 1,000,000 HOMES
American homebuilders smashed all records during 1948, by constructing more than 1,000,000 residences and apartments, the National Association of Home Builders report.

Would you like to buy a good small tractor?

5-HP. PLENTY OF POWER!
19 POWER ATTACHMENTS!
2 FORWARD SPEEDS AND REVERSE!
FIELD-TESTED FOR 26 YEARS!

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GRAVELY TEXAS, Inc. 1212 MAIN AVE. GARFIELD 3802

The FINEST—The GRAVELY

Mortgage Loans

Prompt service on home, ranch or business property loans.

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A. H. CADWALLADER JR. PRESIDENT
JAMES E. KLAVER SECRETARY
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JESSE S. JONES TREASURER & MANAGER

6-0171
MAJESTIC BLDG.

WELCOME TO HOMETOWN...

HERE IT IS THE NEW **American KITCHEN** STYLED IN STEEL

NOW YOU CAN SEE IT AT OUR STORE!

Latest and Finest All-Steel, Yet Low Priced to Amaze You!!! For Most Homes COSTS NO MORE Than Old-Style Wooden Kitchens.

This is the amazing new all-steel postwar kitchen you've been reading so much about in the women's magazines. And the secret is out, too, about the price... seasonally lower than you'd ever imagine. A more beautiful new kind of kitchen... finest quality... with astounding new features that save endless hours. Come and get your name early on our first-to-be-served list. Don't order any equipment until you see American Kitchens. Easy monthly payments. See them today!

American KITCHENS ESTYLED IN STEEL

ORDER COMPLETE KITCHEN OR SEPARATE UNITS
CAN BE FITTED INTO ANY KITCHEN, NEW OR OLD

OPEN DAILY TIL 6 P.M., THURS. TIL 9 P.M.

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ESTABLISHED 1925
• APPLIANCES • HEATING • PLUMBING
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Announcing the James Kerr Company

As Distributor for **Master of Sunshine**

- DRAFTS
- STORMS
- SHROULERS

CLEAR-VIEW
TRADE MARK REG.
ORIGINAL PATENTED 5 in 1 PROTECTION

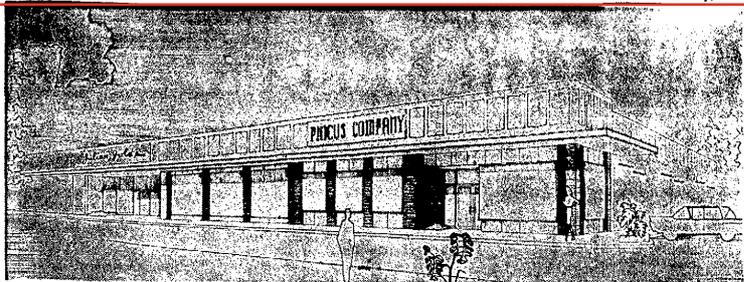
Venetian Type AWNING BLINDS

Weather light, as well as sun proof, CLEAR-VIEW blinds add new year around comfort and protection to your home; plus added attractiveness. They apply to all types and sizes of doors and windows. CLEAR-VIEW blinds are particularly adaptable on porches and will provide you with a beautiful outside living room. These illustrations show only a few of the many uses of CLEAR-VIEW blinds. They give you VENTILATION CONTROL, STORM PROTECTION, PRIVACY, AND PROWLER GUARD.

Call or write for FREE estimate

OPEN EVENINGS 'TIL 9 P. M.

James Kerr Co.
1826 BROADWAY at GRAYSON PHONE G-4426 C-9695



UNDER CONSTRUCTION—Due for completion next February is a 15,000-square-foot fashion center at McCullough and Norwood, to house the Pincus Co.'s suburban store and Julian Gold, Inc. Pictured here by Richard Vander Strater, architect, the exterior will include special cast stone, Roman brick, polished Cordova shell limestone, and Arkansas ledgerstone.

For Pincus, Gold

Fashion Center Set on McCullough

Construction of a fashion center to house the new Julian Gold, Inc., and the suburban Pincus Co., is under way in the 2800 block of McCullough, at the intersection of Norwood. The all masonry building will cover approximately 15,000 square feet, on one level. The center will cover approximately a quarter block, with convenient access from three sides. Ample parking area will be provided, both in front of the building and at the sides.

"Our new store is designed with a modern, luxury styled interior, featuring both daylight and evening lighting in order that our clientele may see how their favorite fashions will look under wearing conditions," said Gold. The Pincus Co. will feature both men's and boy's fashions in a completely modern setting.



REALTOR CHIEFS—New officers of the San Antonio Real Estate Board, named this week by the directorate, are Bob Jones, seated, center, president; F. T. Longan, seated, left, and Walter R. Kramer, seated, right, vice presidents; Mrs. Carolyn Graham, corporate secretary; and Guy Chipman Jr., treasurer.

Realtors Pick New Officers

Bob Jones was elected president of the San Antonio Real Estate Board at a meeting of the board of directors this week. He will be installed next January.

Other new officers, who will begin work immediately, are Walter Kramer and F. T. Longan, vice presidents; Guy Chipman, Jr., treasurer; and Mrs. Carolyn Graham, corporate secretary.

New directors named were Chipman, C. W. Fenstermaker, Walter Goodwin, Ben Lambert, and Richard Peacock.

Retiring directors are Ralph E. Lahr, P. C. Naylor, Jr., William Ochs, R. W. Patton, and L. A. Winship.

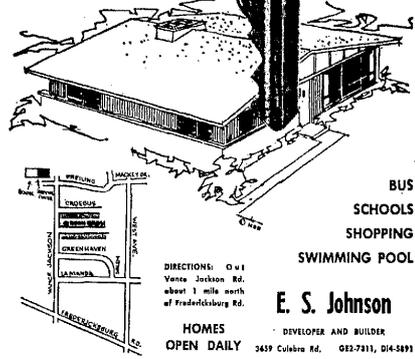
Housing Permits Drop

WASHINGTON (AP)—About 23 per cent fewer building permits were issued for private residential construction in June than in the same month a year ago, the Commerce Department reported. The department said local offices in about 19,000 cities, towns, and other local governments issued approximately 85,000 permits for a recorded valuation of \$1,125,000,000. The dollar figure is about 16 per cent below the corresponding total for June, 1959.

Select your own!

YOUR KEY TO THE GOOD LIFE IS YOUR KEY TO A GREENLAWN PARK HOME

Three and four bedrooms, 2 baths, built-in kitchens, patios and terraces. Masonry and cedar exteriors make these homes beautiful. Central heat and future air conditioning make these homes livable. The price is \$13,000 to \$18,000.



E. S. Johnson
DEVELOPER AND BUILDER
2619 Culbra Rd. 523-7311, 524-5891

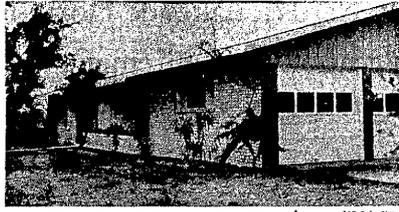
'I READ IT IN THE NEWS'



THE BEST ARE OFTEN TOO FEW

as is the case with . . . SHADY OAKS (nature made it beautiful)

MASTERPIECES don't just happen. They are the result of experience, ability and creative talent. The custom homes of SHADY OAKS, you'll find, possess these qualities. Estate-sized one and one-third acre homesteads are nestled among beautiful oaks. Here are prestige homes with an abundance of luxury features. For a full appreciation of their outstanding qualities, please accept an invitation to visit these model homes. (Several others under construction.)



- ADVANTAGES**
- No city taxes
 - good neighbors
 - privacy
 - wise restrictions
 - electricity
 - approved water
 - paved streets
 - 15-foot alleys
 - will built to suit
 - horse allowed

SHADY OAKS is one of the most beautiful spots in South Texas. Landscaping is wrought as only Mother Nature can create. Thousands of oak shade trees . . . gently rolling terrain. You must see SHADY OAKS to fully appreciate its beauty. If you are interested in the perfect homestead, look no further.



111 Palo Grande OPEN 9 a.m. to 6 p.m. daily



PRESENTED AND BUILT BY
SHADY OAKS HOMES CO.

Essential Features In Both Homes
3 bedrooms with master bedroom, double closets, granite countertops, porches and walks, built-in Cambria range, built-in refrigerator, fireplace, air conditioning, carpeted floors, tile and wood floors, storage, laundry, tile, electric, switches, etc.

CLASSIFIED DISPLAY CLASSIFIED DISPLAY CLASSIFIED DISPLAY CLASSIFIED DISPLAY

NOW YOU CAN TRADE UP TO BETTER LIVING IN COLONIAL HILLS



GRAND OPENING TODAY! SEE FURNISHED MODELS

If you've outgrown your present home, now you can trade it for a roomy, Christian-Cooney Home in Colonial Hills, overlooking San Antonio.

FULL TRADE-IN VALUE ON YOUR PRESENT HOME

Christian-Cooney will allow you Full Trade value on your present home in trade for a new home with these quality features:

- 100% masonry construction
- 3 Carpeted Bedrooms
- 2 Tiled Baths
- Family Rooms
- Utility Rooms
- Double Garages
- Day & Night Central Heating
- Optional Central Air Conditioning
- Optional built-in Tappan Electric Kitchens

... ALL for just \$18,200.

COMPARE! YOU'LL BE GLAD YOU DID

And after you compare the values offered in a Christian-Cooney Home . . . you'll Trade Up To Better Living!

For continued progress, vote FOR Northeast Independent School Bonds

- THESE FINE FIRMS HELP BUILD CHRISTIAN-COONEY HOMES**
- | | | |
|---------------------------------|---------------------------------|----------------------------------|
| Acme Floor Finishers | Galen Masonry Contractor | Ed Nicholson, A.J.A. |
| Frank Beason Company | Hamilton Plumbing Company | Somaco |
| Commercial Tile Company | Riley Harris Electrical Company | San Antonio Savings Association |
| Cleveland Garage Doors | Hicks Tile Company | Wells & Leubach Tile Company |
| Day & Night | San Joyeuse Company | Wicks Heating & Air Conditioning |
| Dalview Paint Center | David Relea Company | Williams Insulation Company |
| Electrical Distributing Company | John Lemons Shado Company | Joe Thiele Distributing Company |
| Bill Embury Roofing Company | Henry A. Lissy Company | Thee Ziegler Glass Company |

Julian Gold Inc. Sets Valentine's Day Premiere

Julian Gold Inc., one of San Antonio's fashion centers for women, opens its new downtown store Tuesday. The store is located at 2809 and 2811 North McCullough at Norwood Court. It will be the first store to be opened in the new downtown area since the opening of the new downtown area in 1958.

Julian Gold Inc. has been operating at 2809 and 2811 North McCullough at Norwood Court since 1958. The store is owned by Julian Gold, president and chief executive officer, and Dorothy Gold, vice president. The store is the largest store in the downtown area and has been the largest store in the downtown area since 1958.

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Julian Gold, president and chief executive officer of Julian Gold Inc., is shown in the design of the new store and building.



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Pincus Company to Open Second Store Tuesday

Tuesday marks the opening of the new Pincus Company, 2811 North McCullough at Norwood Court. The store is located at 2809 and 2811 North McCullough at Norwood Court. It will be the first store to be opened in the new downtown area since the opening of the new downtown area in 1958.

The store is owned by Robert Pincus, president and chief executive officer, and Dorothy Pincus, vice president. The store is the largest store in the downtown area and has been the largest store in the downtown area since 1958.

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Julian Gold, Inc.

Tuesday is the day, 10 A.M. is the time, and the place is our new home on North McCullough at Norwood Court.

Never were Spring and Summer fashions lovelier. Never was a fashion salon more exciting. The combination is intoxicating, and the after effects divine.

Come see our fabulous setting, our fabulous fashions at our formal opening Tuesday.

OPENING TUESDAY FEBRUARY FOURTEENTH

2809 AND 2811 NORTH MCCULLOUGH AT NORWOOD COURT

PINCUS COMPANY

A Complete Men's Store featuring conventional and natural shoulder clothing, sportswear, furnishings, hats and shoes, with the same big Selections, the same friendly Service, the same authoritative Styling, and, the same high quality Standards that have been a Pincus Company tradition and San Antonio buy-words for over Twenty-Seven years.