

HISTORIC AND DESIGN REVIEW COMMISSION

August 7, 2024

HDRC CASE NO: 2024-262
ADDRESS: 702 San Pedro Avenue
LEGAL DESCRIPTION: NCB 361 BLK 12 LOT 8 (FAMILY SERVICE ASSOCIATION OF SAN ANTONIO SUBDIVISION)
ZONING: C-3
CITY COUNCIL DIST.: 1
APPLICANT: FAMILY SERVICES ASSOC. OF SA
OWNER: FAMILY SERVICES ASSOC. OF SA
TYPE OF WORK: Historic Landmark Designation
CASE MANAGER: Charles Gentry

REQUEST: The applicant is requesting a Historic Landmark Designation for 702 San Pedro Avenue.

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.**
 3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;**
 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;**
 11. **It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;**

FINDINGS:

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The property at 702 San Pedro Avenue is a three-story commercial building located in the Tobin Hill neighborhood of City Council District 1. The Family Services Association of San Antonio currently owns the property.

Designed as a three-story brick, concrete and hollow tile automobile showroom and full-service station, the structure was a departure from older ideas of motor car building construction type. The building originally covered a ground area of approximately 16,000 square feet and used the roof slab for parking purposes. Each floor and the roof were reached by long, low-grade ramps, permitting quick and easy access to all parts of the building. The entire roof surface was covered with a heavy asphalt finish to provide protection from the weather, and to allow for car traffic.

The Guarantee Motor Car Company was founded by Joseph Francis “Frank” Hagan in 1912. The original shop was located at 104 East Travis Street, where Hagan and his associates were distributors for a variety of early quality automobile brands, including Krit, Cole, King, Chalmers, and Maxwell. When the new building on San Pedro Avenue opened, Hagan was the distributor for Chrysler in the San Antonio and South Texas area. Hagan also served for years in leadership of the San Antonio Automotive Trades Association, and was instrumental in planning and hosting the earliest and most successful car shows in Texas.

The Guarantee Motor Car Company building was described by the *San Antonio Light* as “One of the

South's Finest." The first floor contained the display room, general office, private offices and salesmen's rooms, as well as the waiting room for customers, with men's and women's restrooms attached. The men's restrooms included showers for the use of tourists coming in from long drives. The first floor also included the tire room, and the rear part of the building was devoted to the quick service department, exclusively for repairs and adjustments which only required a short time to accomplish. The front portion of the second story was devoted to the parts department, and there was a public stairway leading up from the display room to a waiting room. The repair shop covered the entire rear portion of the second story. Along the entire south side of the building running from San Pedro Avenue to Maverick Street, were the wide, spacious, drive-in stations to service of cars with gas, oil, water, air, etc. These stations included the most modern of gasoline pumps and oil fountains of the period.

Though its outward appearance is well-maintained, and integrity of the exterior of the Guarantee Motor Car Company building is largely intact. The building's structural components and materials—reinforced concrete columns and beams, wire-striated brick—are durable and have withstood deterioration over its nearly 100 years of existence. The exterior street fronting façade of brick veneer appears intact without loss or deterioration. The rear facade clay tile materials are also intact. Several modifications to the original exterior, including the addition of windows to fill in the original showroom doors appear to be reversible. In the immediate area, there are no other existing industrial structures of this era or style.

- c. **SITE CONTEXT:** Set on a busy urban corridor at the corner of San Pedro Avenue and West Poplar Street on San Antonio's near north side, the Guarantee Motor Car Company building contains an enormous amount of information about the City. The building's story reveals the greater San Antonio story encompassing the local history of the automobile industry, as well as cultural and socio-economic heritage. Constructed during the City's rapid manufacturing growth of the early 20th century, the building was designed by the architect Harvey P. Smith. The building occupies the southern portion of a trapezoidal block bound to the north by East Cypress Street, to the west by San Pedro Avenue, to the south by West Poplar Street, and to the east by Maverick Street.
- d. **ARCHITECTURAL DESCRIPTION:** Architect Harvey P. Smith (1889-1964) aimed to make the Guarantee Motor Car Company building "the most complete and perfectly equipped building of its kind possible." Born in Minnesota, Smith moved to San Antonio in 1915 and worked with Atlee B. Ayres and Ralph H. Cameron before opening his own office in 1924. Some of his best-known works include the Sunken Garden Theater in Brackenridge Park (1937), which he designed in association with George R. Willis and Charles Boelhauwe. Smith, however, is best remembered for his work in the area of historic preservation and his restoration work for the Spanish Governor's Palace (1928), Mission San José y San Miguel de Aguayo (1933), and Mission San Francisco de la Espada.

This commercial structure with Renaissance revival style influence is made of reinforced concrete with a veneer of dichromatic brickwork on the west and south facades, featuring stone tile and ornamental stone trim. All windows on the upper levels are the steel ventilator type. The four-by-three window groupings on the second floor pivot along the center-line of the upper two panes, while the four-by-four window groupings on the third floor pivot on the center line of the middle two panes. The original nine large plate glass windows and transoms on the west façade along San Pedro Avenue have been replaced by three groups of three-by-three fixed windows. The pair of central entrance doors have also been infilled by three-by-three fixed windows. The central four-by-three center-pivot window is flanked by pilasters and topped by a decorative blind arch. Other ornamental trim features include crests, quoin, lintels, frieze and relief work. The original seven large, steel roller bay doors under the second story overhang along West Poplar Street, which had been used for automobile service, have been infilled with concrete walls, steel security doors, and groupings of glass block windows. One bay door remains in on the right corner of the east façade along Maverick Street, which is secured by iron bars.

On the right side of the north façade, a colorful mural by artist David Blancas, titled "Of Family and Service," fills the space beneath the steps of the three-story fire escape. It depicts the history of the Family Service Association, the current owner of the building and the oldest human service non-profit in San Antonio, established in 1903. The Guarantee Motor Car Company building is composed of pleasing proportions, especially for the urban environment it's situated in. Its stature, figuratively and metaphorically, articulates a sense of stability as it anchors a busy, commercial intersection. It remains one of the most visible and notable structures on this vibrant corridor.

- e. **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):

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; for its association with F.J. Hagan, one of the most prominent and successful early automobile salesmen in San Antonio.

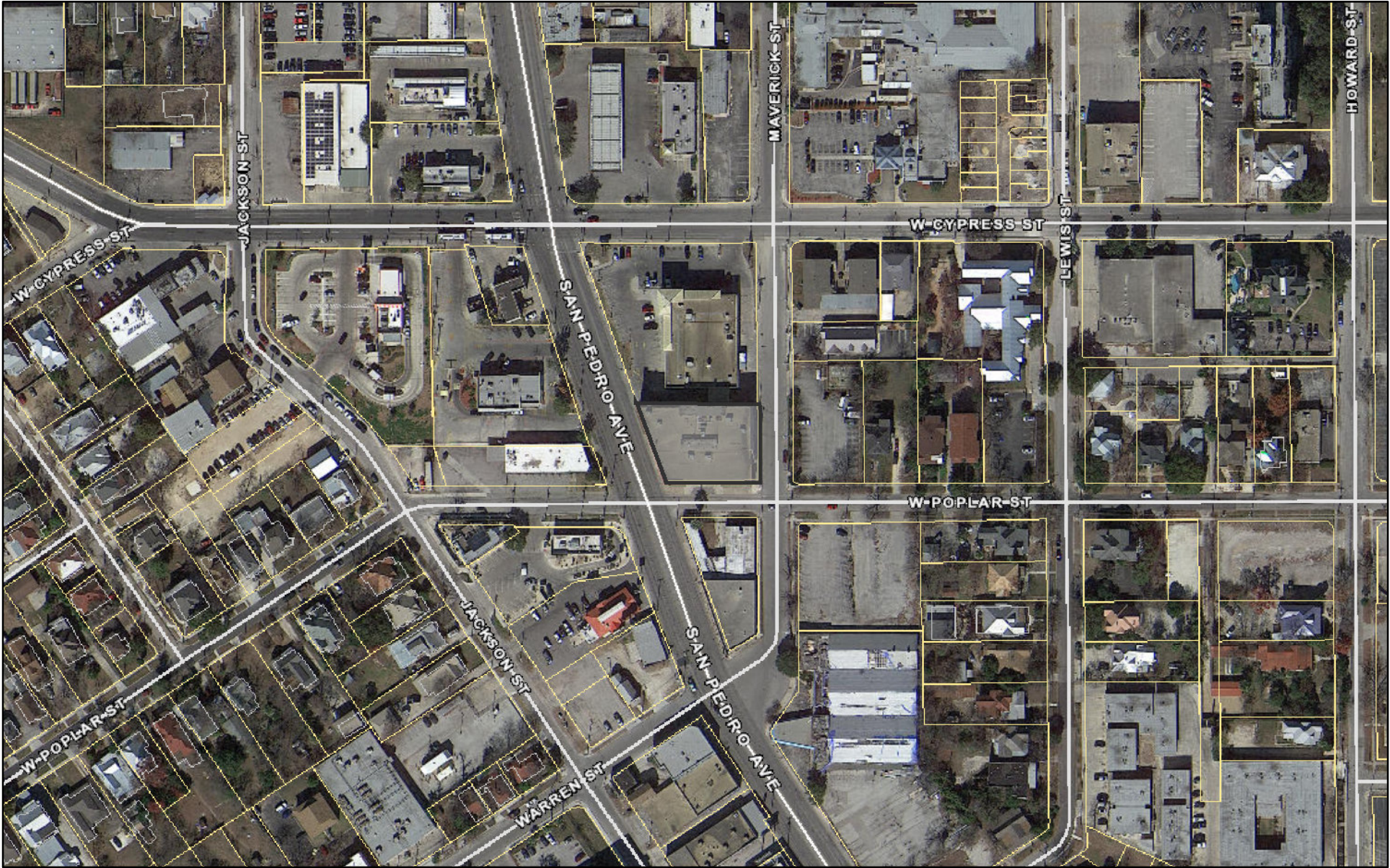
4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation; for its association with architect and preservationist Harvey P. Smith.

11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; as an example of a building for one of the earliest automobile dealerships in San Antonio, the Guarantee Motor Car Company.

- f. 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.
- g. If the HDRC approves the Historic Landmark Designation, then the recommendation for designation is submitted to the Zoning Commission. The Zoning Commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- h. 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: Staff recommends approval of a Historic Landmark Designation of 702 San Pedro Avenue based on findings a through e.

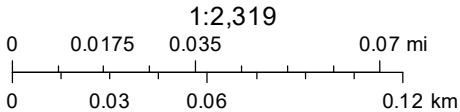
City of San Antonio One Stop



July 29, 2024

drawGraphics_poly

User drawn polygons





HISTORIC PRESERVATION

Historic Assessment

Property Address: 702 San Pedro Avenue

1. Application Details

Applicant: Family Services Association of San Antonio
Type: Historic Landmark Designation
Date Received: 18 July 2024

2. Findings

The property at 702 San Pedro Avenue is a three-story commercial building located in the Tobin Hill neighborhood of City Council District 1. The Family Services Association of San Antonio currently owns the property.

Set on a busy urban corridor at the corner of San Pedro Avenue and West Poplar Street on San Antonio's near north side, the Guarantee Motor Car Company building contains an enormous amount of information about the City. The building's story reveals the greater San Antonio story encompassing the local history of the automobile industry, as well as cultural and socio-economic heritage. Constructed during the City's rapid manufacturing growth of the early 20th century, the building was designed by the architect Harvey P. Smith.

Designed as a three-story brick, concrete and hollow tile automobile showroom and full-service station, the structure was a departure from older ideas of motor car building construction type. The building originally covered a ground area of approximately 16,000 square feet and used the roof slab for parking purposes. Each floor and the roof were reached by long, low-grade ramps, permitting quick and easy access to all parts of the building. The entire roof surface was covered with a heavy asphalt finish to provide protection from the weather, and to allow for car traffic.

The Guarantee Motor Car Company was founded by Joseph Francis "Frank" Hagan (1882-1946) in 1912. The original shop was located at 104 East Travis Street, where Hagan and his associates were distributors for a variety of early quality automobile brands, including Krit, Cole, King, Chalmers, and Maxwell. When the new building on San Pedro Avenue opened, Hagan was the distributor for Chrysler in the San Antonio and South Texas area. Hagan also served for years in leadership of the San Antonio Automotive Trades Association, and was instrumental in planning and hosting the earliest and most successful car shows in Texas.

The Guarantee Motor Car Company building was described by the San Antonio Light as "One of the South's Finest." The first floor contained the display room, general office, private offices and salesmen's rooms, as well as the waiting room for customers, with men's and women's restrooms attached. The men's restrooms included showers for the use of tourists coming in from long drives. The first floor also included the tire room, and the rear part of the building was devoted to the quick service department, exclusively for repairs and adjustments which only required a short time to accomplish. The front portion of the second story was devoted to the parts department, and there was a public stairway leading up from the display room to a waiting room. The repair shop covered the entire rear portion of the second story. Along the entire south side of the building running from San Pedro Avenue to Maverick Street,

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION

were the wide, spacious, drive-in stations to service of cars with gas, oil, water, air, etc. These stations included the most modern of gasoline pumps and oil fountains of the period.

The outward appearance of the Guarantee Motor Car Company building is well-maintained, and the integrity of the exterior is largely intact. The building's structural components and materials—reinforced concrete columns and beams, wire-striated brick—are durable and have withstood deterioration over its nearly 100 years of existence. The exterior street fronting façade of brick veneer appears intact without loss or deterioration. The rear facade clay tile materials are also intact. Several modifications to the original exterior, including the addition of windows to fill in the original showroom doors appear to be reversible. In the immediate area, there are no other existing industrial structures of this era or style.

3. Architectural Description

Architect Harvey P. Smith (1889-1964) aimed to make the Guarantee Motor Car Company building “the most complete and perfectly equipped building of its kind possible.” Born in Minnesota, Smith moved to San Antonio in 1915 and worked with Atlee B. Ayres and Ralph H. Cameron before opening his own office in 1924. Some of his best-known works include the Sunken Garden Theater in Brackenridge Park (1937), which he designed in association with George R. Willis and Charles Boelhouwe. Smith, however, is best remembered for his work in the area of historic preservation and his restoration work for the Spanish Governor's Palace (1928), Mission San José y San Miguel de Aguayo (1933), and Mission San Francisco de la Espada.

This commercial structure with Renaissance revival style influence is made of reinforced concrete with a veneer of dichromatic brickwork on the west and south facades, featuring stone tile and ornamental stone trim. All windows on the upper levels are the steel ventilator type. The four-by-three window groupings on the second floor pivot along the center-line of the upper two panes, while the four-by-four window groupings on the third floor pivot on the center line of the middle two panes.

The original nine large plate glass windows and transoms on the west façade along San Pedro Avenue have been replaced by three groups of three-by-three fixed windows. The pair of central entrance doors have also been infilled by three-by-three fixed windows. The central four-by-three center-pivot window is flanked by pilasters and topped by a decorative blind arch. Other ornamental trim features include crests, quoin, lintels, frieze and relief work.

The original seven large, steel roller bay doors under the second story overhang along West Poplar Street, which had been used for automobile service, have been infilled with concrete walls, steel security doors, and groupings of glass block windows. One bay door remains in on the right corner of the east façade along Maverick Street, which is secured by iron bars.

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION

On the right side of the north façade, a colorful mural by artist David Blancas, titled "Of Family and Service," fills the space beneath the steps of the three-story fire escape. It depicts the history of the Family Service Association, the current owner of the building and the oldest human service non-profit in San Antonio, established in 1903.

The Guarantee Motor Car Company building is composed of pleasing proportions, especially for the urban environment it's situated in. Its stature, figuratively and metaphorically, articulates a sense of stability as it anchors a busy, commercial intersection. It remains one of the most visible and notable structures on this vibrant corridor.

4. Landmark Criteria

The property meets six criteria under UDC 35-607(b):

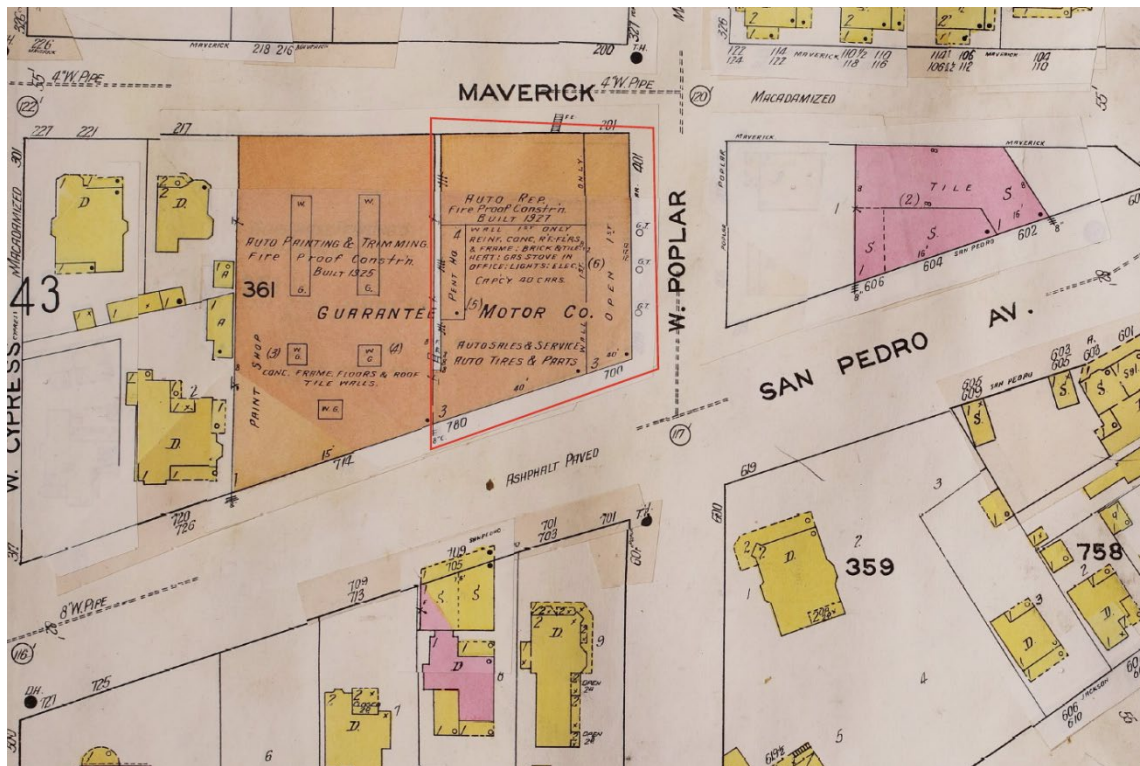
- **3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;**
- **4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;**
- **11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;**

5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 702 San Pedro Avenue meets this threshold. Further research may reveal additional significance associated with this property.



HISTORIC PRESERVATION



1. Sanborn Map (1931), Vol.1, Sheet 44

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com

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. Popularity 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 1927, San Antonio will complete 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 auto building on San Pedro and Poplar 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 slab for 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 of reinforced concrete, with walls and brick of stone tile and ornamental stone trim. All windows are of the steel ventilator type, while the large doors on the first story are of the steel roller type or collapsible, with automatic closing 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 offices and salesmen'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 exclusively 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 serve the public, while a window will also serve the men in the shop, which covers the entire rear portion of this story.

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

New Subdivision of 30 Acres Is Cut Into Sites

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

Plans for Laredo Hotel Out Soon

The Kelwood 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 August C. Richter, H. C. Wood and associates in Laredo. The structure will be of brick, concrete, tiled and stucco.

Collins Gardens School Will Add

Closing data for the Collins Gardens school addition has been set at Jan. 11 at 3 p. m. It will have one story of brick, stone and reinforced concrete and will have four rooms. The cost will total about \$22,000. Phelps and Dewees are the architects.

Corpus Christi's Elks Will Build

Architects Phelps and Dewees 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. 10 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 which may be added in the future. The building will cost about \$14,000.

APARTMENT TO COST \$20,000

Mrs. Maude C. Burney 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 90 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 130, 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 Vander Straten will start taking bids.

2000 Fruit Trees Given Away Free CITY VIEW GARDENS

1857 1927



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 highly paid draftsmen and superintendents. He must also retain consulting engineers of the highest type 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 clerical 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 and quite frequently his costs exceed his fees. The Architect's fees are payable as follows:

Twenty per cent of his fee at the completion of preliminary sketches, an additional fifty per cent upon completion of working drawings and specifications ready for figures by Contractors, and the balance of thirty per cent—or fees for supervision—is due 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

John M. Merriett
Phelps & Dewees
Seutter & Simons
Paul G. Silber & Co.
Harvey P. Smith
Beverly W. Spillman
Richard Vander Straten

George Willis
Adams & Adams
Alice E. & Robert Ayres
Ralph H. Cameron
Palmer E. Giles
Herbert S. Green
Emmett T. Jackson
Fred S. Jones

what will be the demand for Sites— 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 either 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.

H. C. Thorman
Realtor ~ Owner and Developer

Special downtown office, 215 East Houston Street, next to Princess Theater. Phone Crockett 6508. Three fine landscape paintings are on display.



Drive out McCullough Avenue to Olmos Drive, or out Broadway through Alamo Heights to the Olmos Dam.

A New Year and a New Home!



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.

This planning and counseling is free—a part of the many-sided M-M service, which not only includes quality materials, but help in financing such a home, too.

If you own your home already, then this is a good time to remodel and modernize it—the Home Builders Bureau will help you in this venture.

A plan book of "Homes of Character" will be sent FREE to any address in Bexar County.

MELLIFF-MALLISTER LUMBER CO.

Crockett 3806

Yard Office: Buena Vista at Medina










 **Family Service** 702 San Pedro Ave.
(210) 299-2400

 **Family Service** 702 San Pedro Ave.
(210) 299-2400

San Pedro
W. Poplar

WELCOME TO - BIENVENIDOS A
 **Family Service**

101

102



MAVERICK
100 200



Family Service
700 East Pedro Ave
(505) 299-3400

W POPLAR
E 400 300





STREET WIDTH 20' ALIGNED
COMMERCIAL
LOADING ZONE
30 MINUTE
LIMIT
←
COMMERCIAL
VEHICLES ONLY

EXIT









THRU PHARMACY





Family Service 702 San Pedro Ave. (210) 299-2400





 **Family Service** 702 San Pedro Ave.
(210) 299-2400



 **Family Service** 702 San Pedro Ave.
(210) 299-2400

 **Family Service** 702 San Pedro Ave.
(210) 299-2400

San Pedro
W Poplar

Service 702 San Pedro Ave.
(210)299-2400

 **Family Service** 702 San Pedro Ave.
(210)299-2400

WELCOME TO BIENVENIDO A
Family Service

San Pedro
W Poplar

MAVERICK





SUITE
OFICINA
101
Appointments Only
Solo Por Cita
the bell to the right for assistance
el timbre a la derecha para recibir ayuda

WELCOME TO RIVERVIEW
Family Service
702 San Pedro Ave. • (210)289-2400 • www.family-service.org

SUITE
OFICINA
102
MAIN OFFICE
OFICINA PRINCIPAL





WELCOME TO · BIENVENIDO A

Family Service

702 San Pedro Ave. • (210)299-2400 • www.family-service.org

SUITE
OFICINA
101

For Appointments Only
Solo Por Cita

Please ring the bell to the right for assistance.
Por favor toque el timbre a la derecha para recibir ayuda.

NOTICE
No Admitted Building
No Entrada al Edificio

AVISO
No Admitido al Edificio

SUITE
OFICINA
102

MAIN OFFICE
OFICINA PRINCIPAL

Please ring the bell to the right for assistance.
Por favor toque el timbre a la derecha para recibir ayuda.



WELCOME TO • BIENVENIDO A
Family Service

702 San Pedro Ave. • (210) 299-2400 • www.family-service.org

NOTICE
AVISO

SUITE
OFICINA
102
MAIN OFFICE
OFICINA PRINCIPAL



WARNING
ALL ACTIVITIES ARE
RECORDED ON VIDEO
TO AID IN THE PROSECUTION
OF ANY CRIME COMMITTED
AROUND THIS FACILITY











MAVERICK
100

W POPLAR
300

