



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

### APPLICATION FOR CHANGE OF ZONING

#### Request:

The Office of Historic Preservation requests a change of zoning to add “HL” Historic Landmark designation to 927 W Mulberry Ave and to waive all related fees. *OHP staff recommends approval.*

#### Case Comments:

On February 2, 2022, the Historic and Design Review Commission (HDRC) agreed with the applicant’s request for a Finding of Historic Significance and supported the designation of the property as a local landmark.

#### Case History:

April 5, 2022	Zoning Commission hearing
February 2, 2022	Historic & Design Review Commission (HDRC) hearing
January 13, 2022	Application for Historic Landmark Designation submitted to OHP

#### Applicable Citations:

Note: In accordance with the process for designation of a historic landmark, as outlined in Section 35-607 of the UDC, properties must meet three of sixteen criteria. This property meets three Criteria for Evaluation.

*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) and the criteria applied to evaluate properties for inclusion in the National Register. 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;**
  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;**
  13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.**

#### Findings of Fact:

- a. The request for landmark designation was initiated by the property owners.
- b. **HISTORIC CONTEXT:** The property at 927 W Mulberry Ave is a two-story Neoclassical residence with carport, servants’ quarters, and root cellar, designed and built by H. L. Scott in 1910 for Emmett B. Cocke. It is located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. Robert and Juliet Gudel currently own the property. Emmett B. Cocke was a prominent lawyer in San Antonio whose contributions, land ownership, cases from his law firm, and historic papers highlight his contributions to the San Antonio and surrounding communities. Additionally, 200 acres of his land was leased to the federal government for

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## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

construction of Kelly Field. Emmett B Cocke II grew up in the home; Emmett II's work as an architect in San Antonio includes industrial facilities, warehouses, office buildings, shopping centers, malls, and university campuses. He was architect for St Mary's Hall, along with O'Neil Ford, and was also architect for the Witte Museum, the Frost Bank, Baptist Memorial Hospital, and North Star Mall. He also contributed buildings to Trinity University and University of Texas Health Science Center. Beacon Hill evolved during San Antonio's first and greatest expansion, which began in the 1850s and continued with few interruptions until the Great Depression. The neighborhood grew around the San Antonio Street Railway Trolley lines that originally provided access to historic San Pedro Springs Park.

- c. **SITE CONTEXT:** The south-facing house is on a block bound to the south by W Mulberry Ave, the east by Blanco Rd, the north by W Agarita Ave, and the west by Grant Ave. The block includes Neoclassical, Craftsman, and Spanish Eclectic, with a few examples of more modern infill. A divorced sidewalk runs through large front yards; driveways appear as either full-width concrete or ribbon drives. The house is on a large lot and has an inground pool on the west side of the parcel. The backyard is enclosed by a metal and wood privacy fence with a gate across the driveway. 927 W Mulberry was the first home constructed on this block, which today features an eclectic mixture of styles including Craftsman, Vernacular, and some modern infill.
- d. **ARCHITECTURAL DESCRIPTION:** The Neoclassical house is constructed of buff brick with prominent Corinthian columns, a double-height, full-façade porch, and brick chimneys. It has a composition shingle gable-on-hip room with a rounded dormer on the primary facade. Windows are one-over-one wood windows with 11-over-one wood screens. The property includes carport with original doors, servant quarters, and stone root cellar building.
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was 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;** 927 W Mulberry Ave was built for prominent lawyer and landowner Emmett B. Cocke and was home to prominent architect Emmett B. Cocke II.
  - 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;** the home is an example of a Neoclassical residence, with double-height, full-façade porch with Corinthian columns, gable-on-hip roof, and buff brick cladding.
  - 13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** 927 W Mulberry Ave is located in the Beacon Hill Area neighborhood conservation district (NCD-5), which staff has identified as an eligible local historic district. Should the neighborhood choose to designate, the property would be listed as contributing.
- 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.



**CITY OF SAN ANTONIO**  
**OFFICE OF HISTORIC PRESERVATION**

- g. If the HDRC approves the Finding of Historic Significance, 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. 35-453, 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.

**ATTACHMENTS:**

HDRC recommendation

HDRC published exhibits



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### COMMISSION ACTION

**This is not a Certificate of Appropriateness and cannot be used to acquire permits**

February 2, 2022

**HDRC CASE NO:** 2022-066  
**ADDRESS:** 927 W MULBERRY AVE  
**LEGAL DESCRIPTION:** NCB 1803 BLK 24 LOT 33 THRU 38  
**APPLICANT:** Robert & Juliet Gudgel - 927 W Mulberry Ave  
**OWNER:** Robert & Juliet Gudgel - 927 W Mulberry Ave

#### REQUEST:

The applicant is requesting a Finding of Historic Significance for the property located at 927 W Mulberry Ave.

#### FINDINGS:

- a. The request for landmark designation was initiated by the property owners.
- b. **HISTORIC CONTEXT:** The property at 927 W Mulberry Ave is a two-story Neoclassical residence with carport, servants' quarters, and root cellar, designed and built by H. L. Scott in 1910 for Emmett B. Cocke. It is located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. Robert and Juliet Gudgel currently own the property. Emmett B. Cocke was a prominent lawyer in San Antonio whose contributions, land ownership, cases from his law firm, and historic papers highlight his contributions to the San Antonio and surrounding communities. Additionally, 200 acres of his land was leased to the federal government for construction of Kelly Field. Emmett B. Cocke II grew up in the home; Emmett II's work as an architect in San Antonio includes industrial facilities, warehouses, office buildings, shopping centers, malls, and university campuses. He was architect for St Mary's Hall, along with O'Neil Ford, and was also architect for the Witte Museum, the Frost Bank, Baptist Memorial Hospital, and North Star Mall. He also contributed buildings to Trinity University and University of Texas Health Science Center. Beacon Hill evolved during San Antonio's first and greatest expansion, which began in the 1850s and continued with few interruptions until the Great Depression. The neighborhood grew around the San Antonio Street Railway Trolley lines that originally provided access to historic San Pedro Springs Park.
- c. **SITE CONTEXT:** The south-facing house is on a block bound to the south by W Mulberry Ave, the east by Blanco Rd, the north by W Agarita Ave, and the west by Grant Ave. The block includes Neoclassical, Craftsman, and Spanish Eclectic, with a few examples of more modern infill. A divorced sidewalk runs through large front yards; driveways appear as either full-width concrete or ribbon drives. The house is on a large lot and has an inground pool on the west side of the parcel. The backyard is enclosed by a metal and wood privacy fence with a gate across the driveway. 927 W Mulberry was the first home constructed on this block, which today features an eclectic mixture of styles including Craftsman, Vernacular, and some modern infill.
- d. **ARCHITECTURAL DESCRIPTION:** The Neoclassical house is constructed of buff brick with prominent Corinthian columns, a double-height, full-façade porch, and brick chimneys. It has a composition shingle gable-on-hip room with a rounded dormer on the primary façade. Windows are one-over-one wood windows with 11-over-one wood screens. The property includes carport with original doors, servant quarters, and stone root cellar building.
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was 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; 927 W Mulberry Ave was built for prominent lawyer and landowner Emmett B. Cocke and was home to prominent architect Emmett B. Cocke II.
  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; the home is an example of a Neoclassical residence, with double-height, full-façade porch with Corinthian columns, gable-on-hip roof, and buff brick cladding.
  13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; 927 W Mulberry Ave is located in the Beacon Hill Area neighborhood conservation district (NCD-5), which staff has identified as an eligible local historic district. Should the neighborhood

choose to designate, the property would be listed as contributing.

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 Finding of Historic Significance, 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. 35-453, 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 finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 927 W Mulberry Ave to the Zoning Commission and to the City Council based on findings a through e.

**COMMISSION ACTION:**

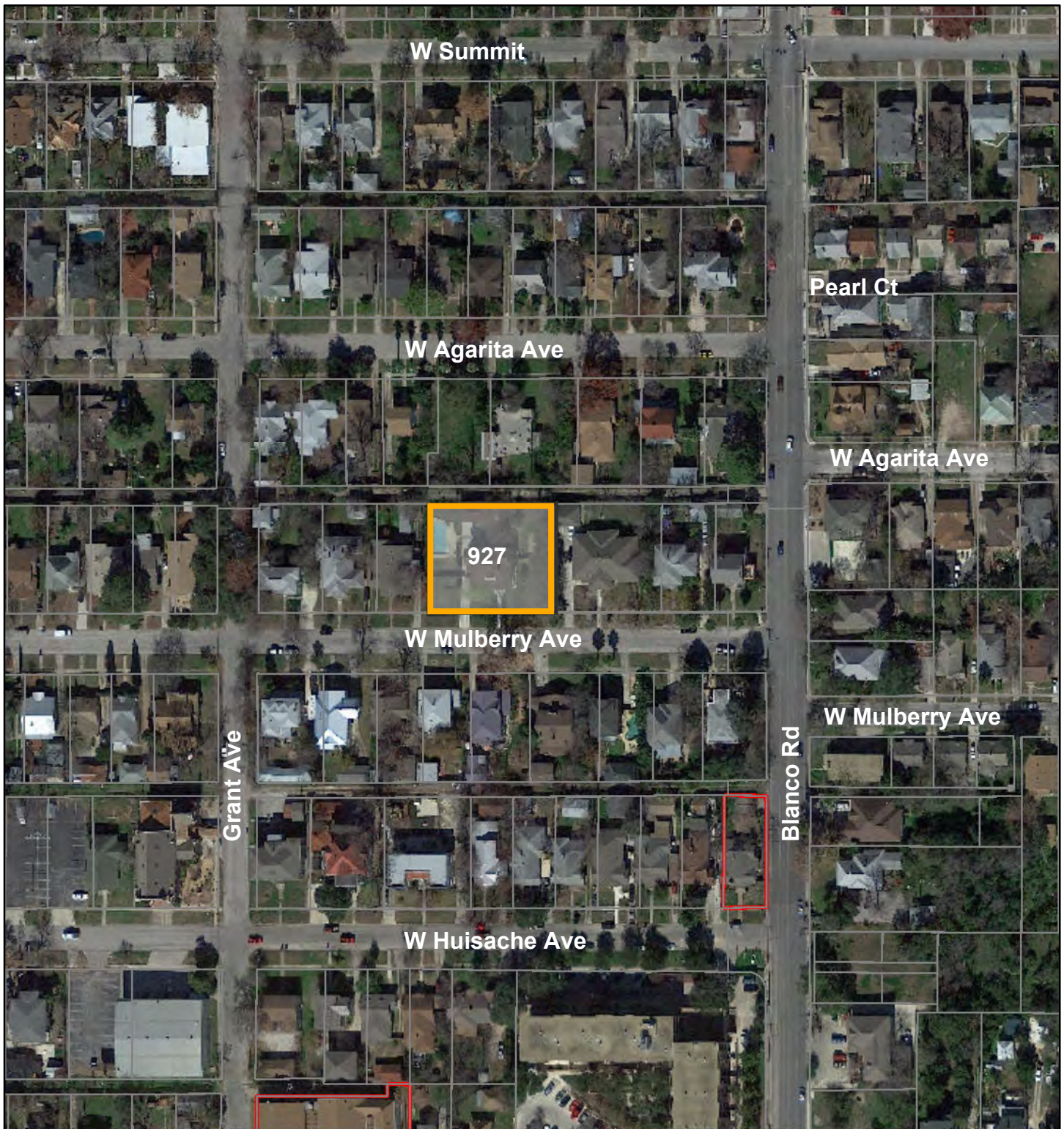
Approved as submitted.

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" and last name "Miller" clearly legible.

**Shanon Shea Miller**  
**Historic Preservation Officer**



# City of San Antonio One Stop



January 28, 2022

**drawGraphics\_poly**



User drawn polygons

CoSA Addresses



Community Service Centers



Pre-K Sites



CoSA Parcels

BCAD Parcels

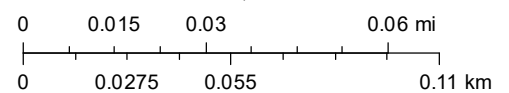


Historic Landmark Sites



Historic Districts

1:2,000



Bexar CAD

Property Search Results > 120815 GUDGEL ROBERT & JULIET for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	120815	Legal Description:	NCB 1803 BLK 24 LOT 33 THRU 38
Geographic ID:	01803-024-0330	Zoning:	R-6 NCD-5
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	927 W MULBERRY AVE SAN ANTONIO, TX 78201	Mapsc0:	582C8
Neighborhood:	BEACON HILL	Map ID:	
Neighborhood CD:	57023		

Owner

Name:	GUDGEL ROBERT & JULIET	Owner ID:	3239805
Mailing Address:	927 W MULBERRY AVE SAN ANTONIO, TX 78201	% Ownership:	100.000000000000%
		Exemptions:	DV4, HS, DVHS

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
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(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
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(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
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(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: GUDGEL ROBERT & JULIET  
% Ownership: 100.000000000000%  
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A		
08	SA RIVER AUTH	N/A	N/A	N/A	N/A		
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A		
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A		
11	BEXAR COUNTY	N/A	N/A	N/A	N/A		
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A		
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A		
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	2672.0 sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	V - SB		1910	1438.0
OP2	Attached 2nd story porch	V - NO		1910	460.0
DCK2	Attached 2nd story deck	V - NO		2011	359.0
LA2	Living Area 2nd Level	V - SB		1910	1234.0
OP	Attached Open Porch	V - NO		1910	460.0
DCKC	Deck with cover	V - NO		2011	359.0
DCK	Attached Wood Deck	V - NO		2011	120.0

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	G - SB		1910	396.0
GAR	Detached Garage	G - SB		1910	396.0

Improvement #3:	Residential	State Code:	A1	Living Area:	sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSW	Swimming Pool	A - NO		2011	512.0

Improvement #4:	Residential	State Code:	A1	Living Area:	sqft	Value:	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RMS	Residential Misc Shed	A - NO		1910	1.0



## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.4304	18750.00	150.00	125.00	N/A	N/A

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$578,800	\$125,090	0	703,890	\$0	\$703,890
2020	\$540,970	\$100,500	0	641,470	\$69,140	\$572,330
2019	\$531,960	\$69,380	0	601,340	\$81,040	\$520,300
2018	\$469,460	\$69,380	0	538,840	\$65,840	\$473,000

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/21/2020	GWD	General Warranty Deed	MCNEILL JAMES R & KATHLINA L	GUDGEL ROBERT & JULIET			20200163247
2	5/11/2015	Deed	Deed	ROCK STAR HOMES LLC	MCNEILL JAMES R & KATHLINA L	17233	2342	20150084402
3	3/11/2015	Deed	Deed	JASO RUDOLPH & TRACY ANN	ROCK STAR HOMES LLC	17126	801	20150041205

**2022 data current as of Jan 26 2022 1:22AM.**

**2021 and prior year data current as of Jan 7 2022 6:54AM**

**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**

**For website information, contact (210) 242-2500.**

**This year is not certified and ALL values will be represented with "N/A".**

## Materials Submitted by Applicant

Statement of Significance  
Robert & Juliet Gudgel  
**927 W. Mulberry Ave**

**Architectural Description**

This property is Neoclassical and is constructed of buff brick with prominent Corinthian columns with capitols, a large two-story front porch, 4 brick fireplaces, classic sunroom, and large windows. The home includes carport with original doors, servant quarters, and stone root cellar building. (Illustrated Page 4, 1911 Sanborn Fire map)

**Property History**

Beacon Hill, (R-6), Lots 33-38 were purchased on September 28, 1908 by Emmett B. Cocke for \$1926. The home was completed in 1910 as the first home on the 900 block of W. Mulberry Avenue. (Page 3, Newspaper article) There were three long term families that lived in the home.

1. Emmett & Elizabeth Cocke and their 4 children --1910-1965
2. Victor Roland Lopez & Joanne Marie Tabares and their 2 children -- 1966-1969
3. Robert & Dinah Crowley and their son -- 1969-2007
4. The home changed hands through the years with a few short-term owners.

**Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;**

This property was the home of Emmett Bartlett Cocke and Elizabeth Bessie Hill and their four children. Emmett Cocke (1871-1965) was a prominent lawyer in San Antonio. For most of his career his office was located in the historic "Book Building" in San Antonio and also used a home office. His contributions, land ownership, cases from his law firm and historic papers highlight his contributions to the San Antonio and surrounding communities. (Ref 1)

**Significant Contributions to San Antonio "Military City USA"** - During World War I the government needed more land for its infant air service at Kelly Field. The perfect site was 200 Acres of Emmett Cocke's land. Interestingly, Emmett was out of town at the time the San Antonio Chamber of Commerce officials approved the lease, assuring the government that Emmett was a patriot and would not object. Once he returned to town, he was thrilled to see the progress of Kelly Field. He said *"he saw it as a blessing"* that he was able to help in an emergency. This new tract became known as Kelly Number 2. (*Originally consisted of 14 hangers*). JN-Jennies were landing as early as 1917, and within a n few months 4,400 men were housed on Kelly Field feeding the growing aviation war efforts. (Ref 2, Ref 3)

Emmett and Bessie Cocke's son, Emmett Bartlett Cocke II (1901-1992) grew up in the home and after graduating high school attended and graduated from University of Texas, Austin 1922 and the School of Architecture at MIT. In 1924 he returned to San Antonio and began his apprenticeship as a draftsman with the Kelwood Company. Three years later he opened his own firm in partnership with Marvin Eickenroht and was

an architect for San Pedro Playhouse in 1929. He subsequently designed houses in San Antonio and surrounding towns, deriving inspiration from vernacular Texas ranch homes and Greek revival structures. Among other accomplishments Cocke won his first major public commission to design the Joske's of Texas on Alamo Plaza in San Antonio. His practice grew to include schools, industrial facilities and warehouses, office buildings, shopping centers, malls and college and university campuses. Notably he also worked as architect for St Mary's Hall, the Witte Museum, the Frost Bank building, Baptist Memorial Hospital and North Star Mall. Later in life he continued on with buildings for Trinity University and University of Texas Health Science Center. (Ref 4)

One of the long term owners were Robert Crowley (1934-2007) and Dinah Crowley (1933-2003). They moved into the home in the 1969. Their family business was Crowley-Stained Glass. It is said that many of their creations still adorn homes in Beacon Hill and surrounding historic neighborhoods. Their business was run out of their home until Robert's death in 2007. The home was said to be in terrible shape. The roof was open, and it was said that that the country wanted to condemn the property. Fortunately, the home was purchased and saved.

**Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;** Located in Beacon Hill, a Neighborhood Conservation District in San Antonio. Beacon Hill has a community garden, a neighborhood linear park, and a large number of public art installations. We have arguably the highest concentration of bungalows in the city, as well as cottages, four-square, Italianate, and Spanish colonial revival homes. Our neighborhood association (BHANA) was established in 1978 and works for preservation, protection, development, and overall betterment of the Beacon Hill Area.

Beacon Hill is a unique older neighborhood that evolved during San Antonio's first and greatest expansion, which began in the 1850s and continued with few interruptions until the Great Depression of the 1930s. These neighborhoods grew around the San Antonio Street Railway Trolley lines that originally provided access to historic San Pedro Springs Park. The Electric Trolley and easy commute to downtown was a draw to Beacon Hill and surrounding neighborhoods grew. The Beacon Hill History site highlights that *Many of the city's most prominent citizens were the first to move into San Antonio's first suburbs which were located high above the overcrowded central city and many of whose homes were designed by some of the city's most respected architects.* (Ref 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.** Our Neoclassical homes simplicity, symmetry and grandeur is centered on lots 33-38. This symmetrical neoclassical house has a large front yard that highlights a full height double porch supported by tall Corinthian columns/capitals. The Corinthian style has opulent ornamentation carved to resemble leaves and flowers. The



home was built to entertain inside and out. It is through our research we learned that many of the neoclassical houses are typically designed by local Architects and constructed of local regional material. That is true of the locally manufactured buff brick that our home is constructed of. Currently the architect is unknown, but the home resembles other great San Antonio Historic Neoclassical homes such as the Davis House (1907), designed by Henry Phelps and the Armand Halff House (1907) designed by Atlee Ayres. (Ref 6, Ref 7) After researching the neighborhood our home seems to be a one of a kind. There are Neoclassical homes in Beacon Hill; however, we have not found a copy of ours making it a part of the Beacon Hill's unique neighborhood history and charm.

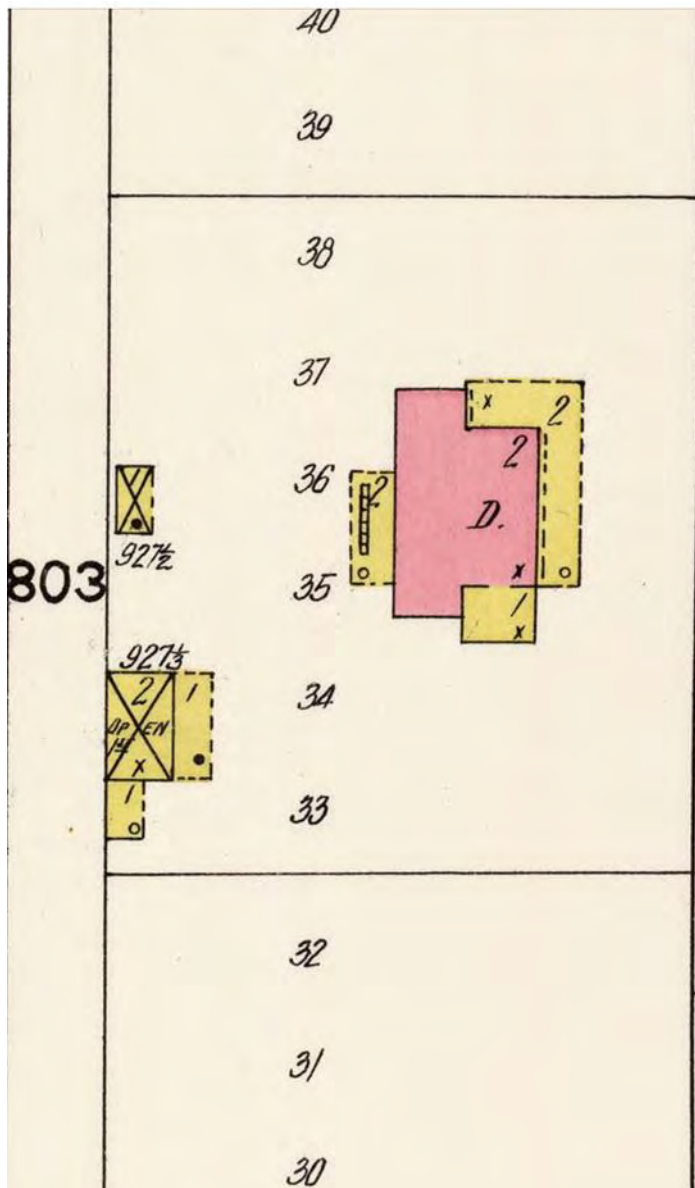
#### References:

1. Emmett B. Cocke Papers, <https://www.worldcat.org/title/emmett-b-cocke-papers-1869-1942/oclc/310363297>
2. Emmett B. Cocke Eyewitness to Acquisition of Kelly's Land:  
[https://books.google.com/books?id=BuBohewic5UC&pg=PP11&lpg=PP11&dq=emmett+b+cock+and+kelly+field&source=bl&ots=-sbrQApP\\_z&sig=ACfU3U34fytk03023ddX5PcQZQqXJE94kg&hl=en&sa=X&ved=2ahUKewjK3\\_fisar1AhU3JDQIHVYWCY0Q6AF6BAGREAM#v=onepage&q=emmett%20b%20cock%20and%20kelly%20field&f=false](https://books.google.com/books?id=BuBohewic5UC&pg=PP11&lpg=PP11&dq=emmett+b+cock+and+kelly+field&source=bl&ots=-sbrQApP_z&sig=ACfU3U34fytk03023ddX5PcQZQqXJE94kg&hl=en&sa=X&ved=2ahUKewjK3_fisar1AhU3JDQIHVYWCY0Q6AF6BAGREAM#v=onepage&q=emmett%20b%20cock%20and%20kelly%20field&f=false)
3. Diamond Anniversary Article on Kelly Field – Grace Cocke Peyton Article, Airman Magazine, February 1992, page 8.  
<https://books.google.com/books?id=3vIPBBEyCwgC&printsec=frontcover#v=onepage&q&f=false>
4. Bartlett Cocke <https://www.tshaonline.org/handbook/entries/cocke-bartlett>
5. History of Beacon Hill - <http://www.beaconhillsanantonio.org/history>
6. Neo Classical Architecture <https://www.sahouseretry.com/neoclassical>
7. [https://www.sanantonio.gov/portals/0/Files/HistoricPreservation/7\\_GuidetoSanAntonio'sHistoricDistricts.pdf](https://www.sanantonio.gov/portals/0/Files/HistoricPreservation/7_GuidetoSanAntonio'sHistoricDistricts.pdf) (Page 100)

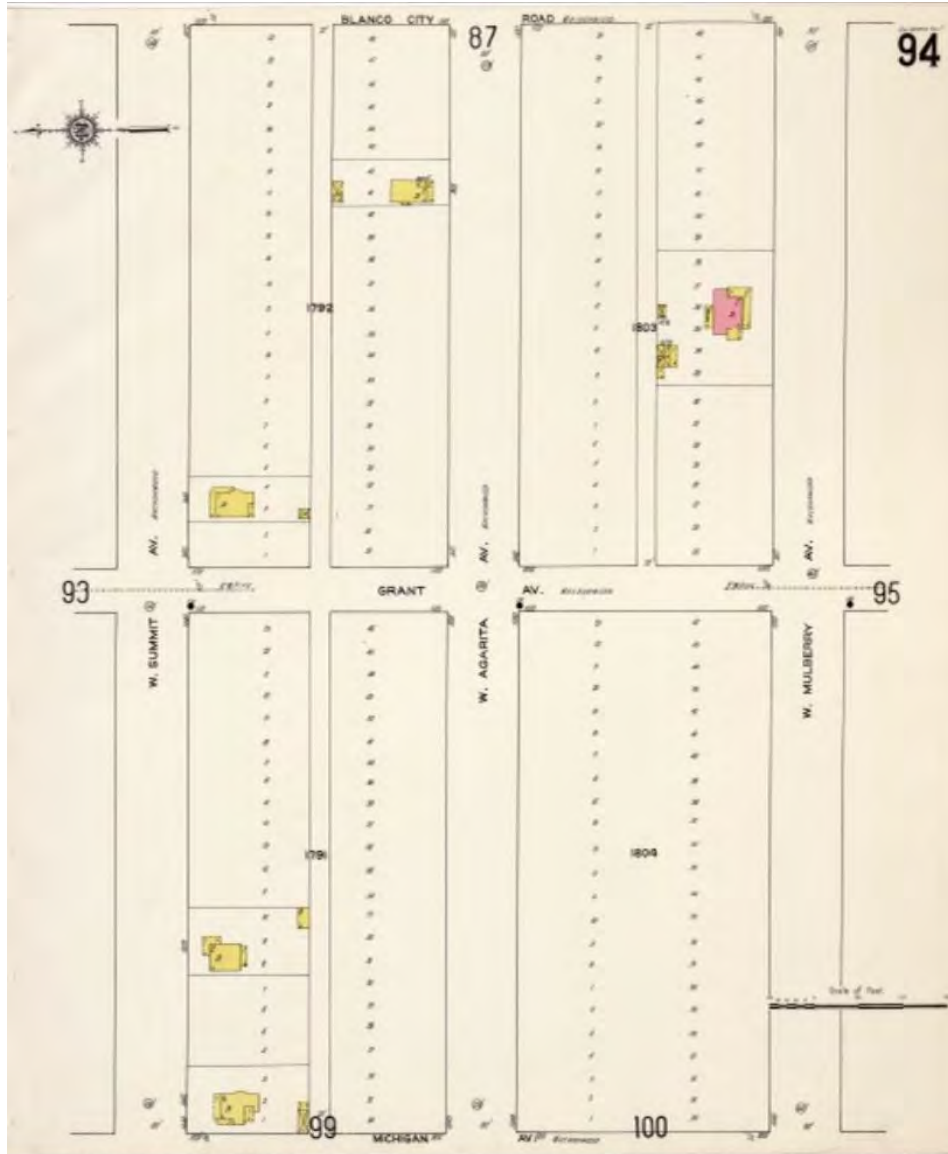
Additional Information: Newspaper article highlighting Cocke's purchase.

Clear	her 9, 1908, deed to lot 8, block 6, Villa
Clear	Rosa addition; \$600.
Clear	The Realty Investment company, by
Clear	R. H. Wester, to J. D. Cockrell, Octo-
Clear	ber 9, 1908, deed to lot 12, neb. 3075,
Clear	on southeast corner of Garden street
Clear	and Vetra avenue, neb. 791; \$3000.
Clear	Mike and Rose Burns to Emil Glene-
Clear	whukel, August 10, 1908, deed to 60
Clear	feet off of south end of lots 5 and 6,
Clear	neb. 1177; \$700.
Clear	D. K. Furnish, trustee, of Kinney
Clear	county, to C. S. and Ruth Dakin, of
Clear	Bexar county, October 3, 1908, deed to
Clear	lots 38 and 29, block 31, ch. 1822, on
Clear	north side of Magnolia avenue, Beacon
Clear	Hill; \$850.
Clear	Charles B., and Mrs. Lissa Annie to
Clear	J. W. Vashinder, October 6, 1908, deed
Clear	to lot 5, old block U, neb. 1340, on
Clear	south side of Hays street; \$1000.
r the last	Otto Riebe, of Bexar county, to R.
	M., Sallie M., and Hattie L. Bogan, of
	Alabama City, Ala., October 6, 1908,
	deed to southeast one-quarter of lot
Block, 1220	38, section 3, city cemetery No. 6; 30.
n Heights	Joseph M. Knott, of Marion county,
	Ky., to Emmett B. Cocke, of Bexar
	county, September 28, 1908, deed to
ite. Good	lots 33 to 38, block 24, Beacon Hill
ich street.	addition, Mulberry avenue; \$1926.
nd street	Henry Grote to Charles Grote, Oc-

1911 Sanborn Fire Map showing original structures to include the double front porch, sunroom, carport, and root cellar building that still remain today.



Continued Sanborn Fire Map



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin.



1910 Census Showing the Cocke Family at 927 W. Mulberry – to include

STATE Texas COUNTY Dallas TOWNSHIP OR OTHER DIVISION OF COUNTY K NAME OF INCORPORATED PLACE Danville NAME OF INSTITUTION 2912

DEPARTMENT OF COMMERCE AND LABOR—BUREAU OF THE CENSUS  
THIRTEENTH CENSUS OF THE UNITED STATES: 1910—PC

LOCATIONS.	NAME	RELATION	PERSONAL DESCRIPTION	SATISFACTION			OTHER
				Place of birth of each person and county of birth, if born in the United States, give the state or territory. If of foreign birth, give the country.	Place of birth of each person and county of birth, if born in the United States, give the state or territory. If of foreign birth, give the country.	Place of birth of each person and county of birth, if born in the United States, give the state or territory. If of foreign birth, give the country.	
1028 209 200	Chambers, Lila L.	Son	m W 12 0	Kansas	Illinois	Ohio	English
1028 209 201	Frankie B.	Daughter	m W 17 0	Kansas	Illinois	Ohio	English
910 210 221	Ross, Wm. L. Jr.	Wife	m W 29 11 8	Texas	Ark. English	Texas	English
910 210 222	Mary J.	Wife	m W 30 11 8	Texas	Ark. English	Texas	English
910 210 223	Thomas, M.	Son	m W 32 0	Texas	Ark. English	Texas	English
927 211 222	Alvarado, Annie	Servant	m W 25 0	Mexico	Mexico	Mexico	Spanish
927 211 223	Cocke, Emmett	Wife	m W 34 11 14	Texas	Ark. English	Ark. English	English
927 211 224	Elizabeth	Wife	m W 40 11 14	Virginia	Alabama	Virginia	English
927 211 225	William H.	Son	m W 13 0	Texas	Texas	Virginia	English
927 211 226	Emmett B.	Son	m W 8 0	Texas	Texas	Virginia	English
927 211 227	Grace E.	Daughter	m W 6 0	Texas	Texas	Virginia	English
927 211 228	Gomez, Stella	Servant	m W 18 11 20	Mexico	Mexico	Mexico	Spanish
927 211 229	Emmett	Son	m W 30 11 2	Mexico	Mexico	Mexico	Spanish
927 212 221	Hodge, Alexander	Head	m B 29 11 2	Texas	Arkansas	Arkansas	English
927 212 222	Jessie E.	Wife	m B 26 11 2	Texas	Arkansas	Arkansas	English
927 213 223	Arnold, James C.	Wife	m W 31 11 12	Missouri	Georgia	Missouri	English
927 213 224	Vesta M.	Wife	m W 28 11 12	Missouri	Georgia	Missouri	English
927 213 225	Barb	Son	m W 16 0	Missouri	Georgia	Missouri	English
927 213 226	Allice	Daughter	m W 8 0	Missouri	Georgia	Missouri	English
927 213 227	Clara	Daughter	m W 12 0	Texas	Georgia	Georgia	English
916 214 225	Phonem, George T.	Head	m W 35 11 10	New York	Arkansas	New York	English
916 214 226	Elizabeth	Wife	m W 32 11 10	New York	Arkansas	New York	English
916 214 227	Howard G.	Son	m W 9 0	New York	Arkansas	New York	English
916 214 228	David G.	Son	m W 6 0	New York	Arkansas	New York	English
916 214 229	Bessie	Daughter	m W 4 0	New York	Arkansas	New York	English

927 211 222	Alvarado, Annie	Servant	m W 25 0	Mexico	Mexico	Mexico	Spanish
927 211 223	Cocke, Emmett	Wife	m W 34 11 14	Texas	Ark. English	Ark. English	English
927 211 224	Elizabeth	Wife	m W 40 11 14	Virginia	Alabama	Virginia	English
927 211 225	William H.	Son	m W 13 0	Texas	Texas	Virginia	English
927 211 226	Emmett B.	Son	m W 8 0	Texas	Texas	Virginia	English
927 211 227	Grace E.	Daughter	m W 6 0	Texas	Texas	Virginia	English
927 211 228	Gomez, Stella	Servant	m W 18 11 20	Mexico	Mexico	Mexico	Spanish
927 211 229	Emmett	Son	m W 30 11 2	Mexico	Mexico	Mexico	Spanish

This includes their servants – Esmerilido and Stella Gomez



# BEACON HILL TRACT

## "THE QUEEN SUBURB"



In Beacon Hill Tract, you will find the finest type of an exclusive high-grade homesite development, designed for and sold only to people of recognized standing. If you have not seen Beacon Hill, you have not seen San Antonio.

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Take or transfer to Beacon Hill car anywhere on Houston St. Get off at pavilion Grant & Mistletoe, or 'phone for auto appointment.

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Newspapers highlighting the Cocke Law firms.

William A. Cocke. Enimett B. Cocke

# Cocke & Cocke

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Book Building.

(By Bridge on Houston Street.)

Lines of West End Street Car Line  
J. E. HARRISON, Pres.  
OLD PHONE 1174  
\$125,000 Building  
19 Officers and Teachers  
200 Students  
Not a sick girl this fall. Not a doctor called  
to visit the school since opening in Sept.

**J. C. DIELMANN** Fire Brick, Cement, Lime, Sewer and Chimney Pipe, Tin Plate, Prepared Roofing, Tar, Pitch, Water and Oil Paint, Varnish, Etc. 306 E. Commerce  
Phones 410

**MEYER & WEBB** San Antonio's Largest Fire Insurance Agency  
Rooms 635-6-7 Moore Building Both Phones 786

Cochrane Ewert, moving, r 203 S Sabinas.  
Cochrane J P, painter Schuler S Co, r 509 N Colorado.  
Cochrane Samuel P, r 509 N Colorado.  
Cochrane S D, r 203 S Sabinas.  
Cochrane S N, carp, r 501 Chupaderas.  
**COCKE & COCKE (Wm A, E B Cocke), attys, 106 W Houston, Book bldg.**  
**COCKE E B (Cocke & Cocke), atty, Book bldg, r 927 W Mulberry ave.**  
**COCKE F A, live stock commission merchant, new, second-hand vehicles, harness, saddles of all kinds, new phone 2480, old phone 730, 321 W Nueva, r 1220 McCullough.**  
Cocke Frank F (Woodlawn Grocery), r 2601 N Flores.  
**COCKE WM A (Cocke & Cocke), atty, Book bldg, r Princess Pass (Laurel Heights).**  
Cockrell E F, eng in Mexico, r 222 Blanco rd.  
Cockrell Elizabeth, r Hot Wells Hotel.  
Cockrell J E, cash Hot Wells Hotel, r same.  
Cockrell John B, r 1710 Carson.  
Cockrell Jno D, with R H Wester Co, r 102 Vitra.  
Cockrum Daily J (c), porter Nat Bank of Com. b 719 E Crockett.  
Cockrum Samuel L (c), b 719 E Crockett.  
Cockrum Elmo (c), porter S A Club, r 429 N Monumental.  
Cocreham Lewis, clk Dold Pack Co, b 1024 Main ave.  
C O D Grocery (J A McCormick), 502 San Pedro ave.  
Code Thos E, clk Menger Hotel, r same.  
Cody Albert, clk, r 609 Delmar.

Coffy May (wid Wm), b 323 Carson.  
Coggeshall C G, wks O Achtzehn, r 302 S Alamo.  
Coggeshall J E, wks J R Baldwin, r 400 Schley ave.  
Cohen A, wks J Nevelow, r 232 Garden.  
Cohen Aaron, clk U S Post, b 232 Garden.  
Cohen Abraham (A Cohen & Co), r 311 San Pedro ave.  
Cohen Adolph, slsmn Aaron Frank Cloth Co, r 224 Slocum Place.  
Cohen Albert J, trav slsmn, r 206 Arciniega.  
Cohen Bernard (Cohen Bros), r 210 Bois'd'Arc.  
Cohen Bertha, sten, r 206 Arciniega.  
Cohen Bros (B & H), saloon, 132 1/2 S Flores.  
Cohen C W, foreman S A Roofing & P Co, r 204 Forcke.  
Cohen & Co (A Cohen), cotton, wool, 408 Dolorosa.  
Cohen David, clk Cohen & Co, r 311 San Pedro ave.  
Cohen H (Cohen Bros), r 224 Slocum Place.  
Cohen Isaac, bldr Cohen Bros, r 210 Bois'd'Arc.  
Cohen Isadore, trav slsmn, r 206 Arciniega.  
Cohen M, trav slsmn, b 115 Washington.  
Cohen Milton, clk Cohen & Co, r 311 San Pedro ave.  
Cohen S (U S Fruit & Prod Co), r 403 Lake View ave.  
Cohen Sam (B B B Messenger Service), b St James.  
Cohen W M (Schwartz & Cohen), r 615 W Cypress.  
Cohn David, elec, b 403 Lake View ave.  
Cohn Minnie, r 203 Matamoros.  
Cohn Max (R Cohn & Co), r 117 Howard.  
**COHN R & CO (R Cohn, M Cohn), San Pedro Drug Store, 908 W Commerce.**  
Cohn Richard (R Cohn & Co), b 321 E Evergreen.  
**COIN LOUIS M (Diamond Shaving Parlor), r 117 Omaha.**

**T. E. MUMME** 1502 S. Flores St. Dry Goods, Groceries, Hardware  
BOTH PHONES Hay and Grain **GOODS DELIVERED**



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**OUR STREET CARS.**

**Proposed Changes and Extension--  
Reduction in Fares.**

The Alamo and the San Antonio Electric Street Car Companies have inaugurated and thoroughly tested the electric street cars and find that they give satisfaction, working nicely, rapidly and without a hitch.

To the Alamo Company are due the thanks for the able and timely street car accommodation, and to Mr. Weiss' road thanks for the relief of the suffering passengers, drivers and mules.

The Alamo electric street cars will run regular between Navarro street and the fair grounds, the following being their hours; from 6 a. m. to 9:30 p. m. every 15 minutes, oftener and longer if occasions demand. After 9:30 p. m. every 30 minutes, the last car leaving the city at 11:10. A very appreciable move on the part of this company, is the reduction of the street car fare over this line from 10 cents to 5 cents for every person over six years of age.

**This road will continue on its extension up Martin street to Avenue E, in a day or two, and the work on their lines up Crockett street to the cemetery, and through Augusta street to Beacon Hill, will be begun so that they will be entirely completed by January 1st.**

"The San Antonio Street Car company will run electric cars from Alamo plaza to the Aransas Pass depot in a day or two, probably tomorrow," said President Weiss. "The

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We are showing  
blankets and comforters

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Historic Houses in San Antonio with Neoclassical design. <https://www.sahouseregistry.com/neoclassical>

### **Armand Halff House**

Address: 105 Madison Ave

Material: Buff Brick

Style: Neoclassical House

Atlee B. Ayres, 1907



### **Davis House**

509 W French Pl

Material: Buff Brick

Style: Neoclassical House

Henry Phelps, 1907



# 927 W Mulberry

Additional Information to include Kelly Field References

**Emmett B. Cocke,**  
***Eyewitness to Acquisition of Kelly's Land***

During WWI (probably about 1917) while Mr. Emmett B. Cocke (pronounced cock) was away on a legal case, 200 acres of land that he owned was taken over by the Government for Kelly AFB. This was farm land on which he had tenants living. During Mr. Cocke's absence, the San Antonio Chamber of Commerce officials who were well acquainted with Mr. Cocke took the responsibility of assuring the Government that Mr. Cocke would agree.

As I understand it, Mr. Cocke was only out of town from Sunday till Thursday, but on his return the Government had moved his tenants off the land, cut down part of the crops, laid a railroad track from the main line to the artesian well, cut the barn in half, and converted the tenant's house to a drafting room for laying out the place. This was considered necessary because of the emergency of WWI and the fact that the well and surrounding land were needed immediately.

Upon taking possession of the land, the tenant farmers were paid for the value of their crops- about \$1700. The Government did not have the money to buy the land from Mr. Cocke at that time; however, after the war (about two years later), the Government did buy his land in view of the improvements they had made upon it.

As the San Antonio Chamber of Commerce officials predicted, Mr. Cocke was a patriotic man and agreeable to assist the Government in any way he could and raised no objections to their taking possession of his property, although it was considered by Mr. Cocke, at least as an unusual procedure.

Mr. Cocke is now 91. From talking with him on the telephone, his mind appears to be sharp, and being a lawyer, he is well educated.

E. McGaffey from telephone conversation  
with Mr. Cocke. 28 July 1961



Sam Evers, aboard his Alice Chalmers tractor, levels the air strip at Kelly Field Number 2. In 1917, Evers was paid \$25 a day for each of the five tractors he used in the construction.

[https://books.google.com/books?id=BuBohewic5UC&pg=PP11&lpg=PP11&dq=emmett+b+cock+and+kelly+field&source=bl&ots=-sbrQApP\\_z&sig=ACfU3U34fytk03023ddX5PcQQZQqXJE94kg&hl=en&sa=X&ved=2ahUKEwjK3\\_fisar1AhU3JDQIHVYWCY0Q6AF6BAgREAM#v=onepage&q=emmett%20b%20cock%20and%20kelly%20field&f=false](https://books.google.com/books?id=BuBohewic5UC&pg=PP11&lpg=PP11&dq=emmett+b+cock+and+kelly+field&source=bl&ots=-sbrQApP_z&sig=ACfU3U34fytk03023ddX5PcQQZQqXJE94kg&hl=en&sa=X&ved=2ahUKEwjK3_fisar1AhU3JDQIHVYWCY0Q6AF6BAgREAM#v=onepage&q=emmett%20b%20cock%20and%20kelly%20field&f=false)



government attorneys, determining fair rental values and persuading local landowners to yield to the terms. In mid-July 1917, the government agreed to the terms, and construction on this new portion of the field began on July 24.

The owner of one 200-acre tract was Emmett B. Cocke of San Antonio, who was amazed at the speed at which the contractors went to work. Briefly out of town for five days, he returned to find his tenants moved off the land, a large portion of the current cotton crop already chopped down, a small railroad spur laid from the main line to the artesian well, a barn cut in half, and one tenant cottage converted into a construction crew headquarters and drafting room. Government agents paid tenants a total of \$1,700 for their crops and brought in 500 laborers to cut mesquite, level roadbeds for railroad tracks, and begin construction of foundations for the barracks and hangars at the field. Many people might be upset over the sudden loss of their land, but even years later Mr. Cocke saw it as "a blessing" that he was able to help in the emergency.

The newly acquired land north of the original site was soon unofficially known as Kelly Number 2, with the site first chosen by Foulois called Kelly Number 1. Kelly Number 2 was, in fact, designed from the beginning to accommodate double the number of hangars of a normal field. For a time portions of it,

particularly an area of open fields adjacent to the north, were called Kelly Number 3, although this terminology disappeared during the war. In addition, the Air Service constructed three more fields around San Antonio, initially numbering each under the name Kelly Field and posing numerous difficulties for future historians. Kelly Number 4 was essentially an open field whose exact location has never been determined. Based on distances mentioned in old news articles and reminiscences, it was apparently several miles north-northwest of the main field, near the junction of today's Military Drive and Potranco Road. Kelly Number 6 was also a small auxiliary field with rudimentary refueling facilities and no permanent buildings. It was apparently located about two or three miles southeast of the main field, probably just north of the site of Palo Alto College. Kelly Number 5 had only a brief existence as one of the numbered fields before being renamed Brooks Field in February 1918. Cadet Sidney J. Brooks of San Antonio was the first fatal casualty at Kelly, crashing on November 13, 1917. After naming Brooks Field in his honor, the Air Service promptly leased the airfield owned by the Stinson family and began calling it Kelly Number 5. This rapid proliferation of numbers not only remains confusing today, but it simply reflects the near chaotic changes taking place throughout the American military as it geared up for war.

[https://books.google.com/books?id=yS5xEb9df2YC&pg=PA13&lpg=PA13&dq=emmett+cocke+and+kelly+field&source=bl&ots=QATJP8f9uw&sig=ACfU3U1LW0FqhN9sHvhNen5nh8btq8IjKg&hl=en&sa=X&ved=2ahUKEwinh5f\\_uar1AhXaFjQIHbCIDxEQ6AF6BAGWEAM#v=onepage&q=emmett%20cocke%20and%20kelly%20field&f=false](https://books.google.com/books?id=yS5xEb9df2YC&pg=PA13&lpg=PA13&dq=emmett+cocke+and+kelly+field&source=bl&ots=QATJP8f9uw&sig=ACfU3U1LW0FqhN9sHvhNen5nh8btq8IjKg&hl=en&sa=X&ved=2ahUKEwinh5f_uar1AhXaFjQIHbCIDxEQ6AF6BAGWEAM#v=onepage&q=emmett%20cocke%20and%20kelly%20field&f=false)



Anderson, recent arrivals from the 1st Aero Squadron, Captain Carl Spaatz, whose name was consistently rendered as "Spotts" by the local press; and Eddie Stinson, a civilian flying instructor who lived in San Antonio. According to local legend, since none of the buildings were complete, the flyers slept that night underneath the wings of their planes. The more prosaic truth is that the planes were housed in tent hangars, familiar to the pilots along the border, while the men were also quartered in tents.

### To Build an Air Service

Within weeks, 4,400 recruits flooded the new field. Wooden mess halls and latrines sprang up, but most of the men lived in ordered rows of pyramid-shaped tents. The 3d Aero Squadron was joined by a 4th and 5th, along with a Provisional Aero Squadron which acted as a reception agency for the crowd of new men arriving daily. In June 1917, Colonel Charles E. Tayman arrived to take control and discovered that he had only 25 officers to supervise approximately 5,700 men.

One of Colonel Tayman's first steps was to name his new command.

At his suggestion, on June 11, Brigadier General James Parker, Commander of the Southern Department, issued an order designating the field as Camp Kelly in memory of Lieutenant George E.M. Kelly, the first American military aviator to die in the crash of a military airplane. Six weeks later, another order

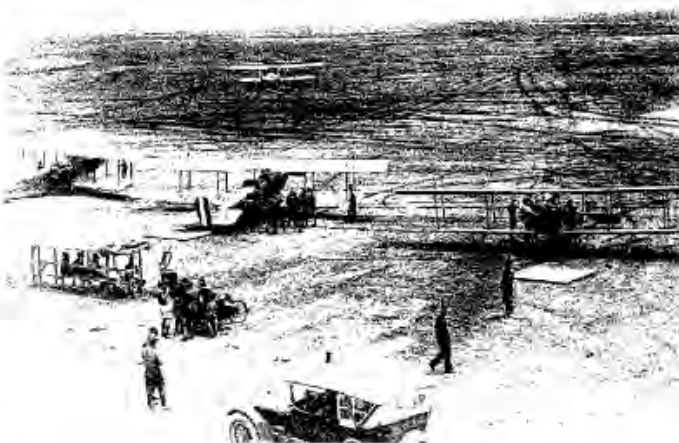
prompting the aid of the local Chamber of Commerce, Colonel Tayman and his staff promptly obtained lease agreements for another 1,800 acres of land immediately to the north northwest of the original site. That original site was now known as Kelly Field Number 1 and the new area as Kelly Field Number 2. With speed crucial, the government agreed to the terms in mid-July, and workers began constructing wooden hangars, mess halls, barracks, and other buildings.

The owner of one 200-acre tract, Emmett B. Cocke of San Antonio, was amazed at the speed at which the contractors went to work. Out of town for five days, Cocke returned to find his tenants moved off the land, a large portion of the current cotton crop

already chopped down, a small railroad spur laid from the main line to the artesian well, a barn cut in half, and one tenant cottage converted into a construction crew headquarters and drafting room.

Standard plans called for a field to have 12 hangars, along with the necessary other structures. With 24 hangars, Kelly Field Number 2 was twice as large, and even then space was tight. Planners

in the Aviation Section decided to establish several other fields in the immediate area, numbering rather than naming them. Plans called for an eventual total of some six Kelly Fields, most of which were simple auxiliary fields with few, if any, permanent buildings. However, Kelly Number 5 took on a life of its own.



A group of Jennies prepare to lift off the grass. In the shelter are cadets awaiting their turn at the controls.

## A History of Military Aviation San Antonio

AFD-061109-016

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<https://www.aetc.af.mil/Portals/88/Documents/history/AFD-061109-016.pdf?ver=2016-01-12-160023-193>



rons, with AAVS and the two remaining squadrons re-designated to more clearly identify the units with the combat camera mission. There also will be five regional centers in the United States and at least two combat camera units overseas.

The two newly formed squadrons at March AFB, Calif., and Charleston AFB, S.C., and the overseas units' primary tasks are to cover events, and assemble coverage for operational analysis and move it immediately to combat commanders, analysts and senior officials, Diamond said.

The regional centers will be at the Pentagon; Lackland AFB, Texas; Hill AFB, Utah; Keesler AFB, Miss., and Wright-Patterson AFB, Ohio.

### Diamond Anniversary

**Kelly AFB, Texas** — While watching TV at a local nursing home, Grace Cocke Peyton learned about **Kelly's 75th anniversary** celebration in November. She told others that part of the base had been her father's farm.

No one believed her. So she called Kelly just to "let someone know" how proud she was of the base and to verify her claim.

It was true, and Kelly officials invited the 87-year-old to honor her at the celebration. In the photo, Maj. Gen. Richard D. Smith, San Antonio Air Logistics Center commander helps Peyton cut the anniversary cake.

During World War I, the government needed more land for its infant air service at Kelly Field. The perfect site was about 250 acres of Emmett B. Cocke's land.

Although Cocke was out of town at



the time, Chamber of Commerce officials approved the lease, assuring the government that he was patriotic and wouldn't object. He didn't, she said.

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## Dinah Crowley Creating Stained Glass

Slide of Dinah Crowley of San Antonio making stained glass at the Texas Folklife Festival. She is hunched over a table that is covered in tools and gadgets used for making stained glass. Behind her is a table with lamps that have stained glass lamp shades and directly behind her is a tall panel of stained glass., 1 photograph : negative, b&w ; 35 mm.

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## [Dinah Crowley Creating Stained Glass]

One of **254** photographs in the series: **3rd Annual Texas Folklife Festival** available on this site.



### Description

Slide of Dinah Crowley of San Antonio making stained glass at the Texas Folklife Festival. She is hunched over a table that is covered in tools and gadgets used for making stained glass. Behind her is a table with lamps that have stained glass lamp shades and directly behind her is a tall panel of stained glass.

### Physical Description

1 photograph : negative, b&w ; 35 mm.

### Creation Information

Creator: Unknown. [1974-09-12..1974-09-15]. [?](#)

### Context

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South Alamo.

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extended; payments to  
loan agent dealt with.  
409 Washer building.

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Blacksmith. 207 West

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and all bids. Thos. E.  
auditor.

## WANTED.

SH bookkeepers,  
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cooks, waiters,  
kinds of reliable  
phones 517. Citi-  
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Alamo.

almata and Vehicles.

For the 24 hours ending at 8 a. m., 75th  
meridian time, October 12, 1908.

Stations	Max.	Min.	Rain- Fall	State of Weather
*Abilene ..	32	48	.00	Clear
Ballinger ..	38	60	.00	Clear
Beaville ..	32	44	.00	Clear
Brenham ..	30	50	.00	Clear
*Brownsville ..	34	54	.00	Clear
Brownwood ..	30	46	.00	Clear
*Corpus Christi ..	78	62	.00	Clear
Corcoran ..	78	48	.00	Clear
Cuero ..	35	52	.00	Clear
Dallas ..	73	44	.00	Clear
*Del Rio ..	32	52	.00	Clear
Dublin ..	72	44	.00	Clear
*Fort Worth ..	72	48	.00	Clear
*Galveston ..	74	66	.00	Clear
Greenville ..	76	54	.00	Clear
Henrietta ..	70	38	.00	Clear
Houston ..	30	50	.00	Clear
Huntsville ..	78	48	.00	Clear
Kerrville ..	30	44	.00	Clear
Lampasas ..	30	44	.00	Clear
Longview ..	76	44	.00	Clear
Luling ..	32	52	.00	Clear
Mexia ..	78	44	.00	Clear
Nacogdoches ..	78	40	.00	Clear
*Palestine ..	78	52	.00	Clear
Paris ..	76	44	.00	Clear
Quanah ..	72	40	.00	Clear
San Antonio ..	82	54	.00	Clear
San Marcos ..	78	50	.00	Clear
Sherman ..	72	48	.00	Clear
*Taylor ..	30	50	.00	Clear
Temple ..	78	56	.00	Clear
Waco ..	76	48	.00	Clear
Waxahatchie ..	78	44	.00	Clear
Weatherford ..	74	48	.00	Clear
Wharton ..	30	48	.00	Clear

\*Minimum temperature is for the last  
12 hours.

## PERSONAL.

GRADUATE midwife, Mrs. H. Black, 1220  
South Pine street, near South Heights  
car. Old phone 3565.

MRS. SCHUP, graduate midwife. Good  
home for sick people. 445 Peach street.  
New phone 1264.

GRAY the Hatter, 134 Soledad street,  
sells the best \$1.00 hat in town.

MRS. MARIE GROSSE, graduate mid-  
wife, 710 Avenue E. New phone 2523.

generally in Oklahoma.

ALLEN BUELL,  
Local Forecaster Weather Bureau.

## REAL ESTATE TRANSFERS.

Ferdinand Schlein, of Dewitt county,  
to H. C. Schlein, of said county, Octo-  
ber 8, 1908, deed to lots 31 to 36,  
block 25, cb. 1634; \$600.

South Presa Development company,  
by E. A. Fox, to Max E. Jesse, Octo-  
ber 9, 1908, deed to lot 8, block 6, Villa  
Rosa addition; \$600.

The Realty Investment company, by  
H. H. Wester, to J. D. Cockrell, Octo-  
ber 9, 1908, deed to lot 12, neb. 3075,  
on southeast corner of Garden street  
and IVetra avenue, neb. 791; \$3000.

Mike and Rose Burns to Emil Glene-  
whikel, August 10, 1908, deed to 60  
feet off of south end of lots 5 and 6,  
neb. 1177; \$700.

D. K. Furnish, trustee, of Kinney  
county, to C. S. and Ruth Dakin, of  
Boxar county, October 3, 1908, deed to  
lots 38 and 39, block 31, cb. 1822, on  
north side of Magnolia avenue, Beacon  
Hill; \$850.

Charles B., and Mrs. Lissa Annie to  
J. W. Vashinder, October 6, 1908, deed  
to lot 5, old block U, neb. 1340, on  
south side of Hays street; \$1000.

Otto Riebe, of Boxar county, to R.  
M., Sallie M., and Hattie L. Bogan, of  
Alabama City, Ala., October 6, 1908,  
deed to southeast one-quarter of lot  
38, section 3, city cemetery No. 6; 30.

Joseph M. Knott, of Marion county,  
Ky., to Emmett B. Cocke, of Bexar  
county, September 28, 1908, deed to  
lots 33 to 38, block 24, Beacon Hill  
addition, Mulberry avenue; \$1926.

Henry Grote to Charles Grote, Oc-  
tober 10, 1908, deed to sec. 17, range  
6, district 3, being 97.43 acres on Ol-  
mos creek; \$2700.

eKarney and Virginia K. Mason to  
John Drea, October 7, 1908, deed to