

HISTORIC AND DESIGN REVIEW COMMISSION
July 19, 2023

HDRC CASE NO: 2023-253
ADDRESS: 823 CAMDEN ST
LEGAL DESCRIPTION: NCB 847 BLK 10 S 115.4 FT OF 6
ZONING: FBZ T4-1, H
CITY COUNCIL DIST.: 1
DISTRICT: Individual Landmark
APPLICANT: Michael C McCrea | Pawneem, LLC
OWNER: Pawneem, LLC
TYPE OF WORK: Demolition of rear shed and carport, detached garage construction, and roofing replacement
APPLICATION RECEIVED: June 26, 2023
60-DAY REVIEW: August 11, 2023
CASE MANAGER: Bryan Morales

REQUEST:

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

1. Remove the rear shed and carport.
2. Construct a two-car garage.
3. Remove the existing composition shingle roof and replace with a standing seam metal roof.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

b) Unreasonable Economic Hardship.

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

- A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;
- B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

- C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

c) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received

approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet	= \$2,000.00
2,501—10,000 square feet	= \$5,000.00
10,001—25,000 square feet	= \$10,000.00
25,001—50,000 square feet	= \$20,000.00
Over 50,000 square feet	= \$30,000.00

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced.

Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

ii. *Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. *Complementary materials*— Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 4, New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

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

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

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

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

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements, and a variance may be required.

FINDINGS:

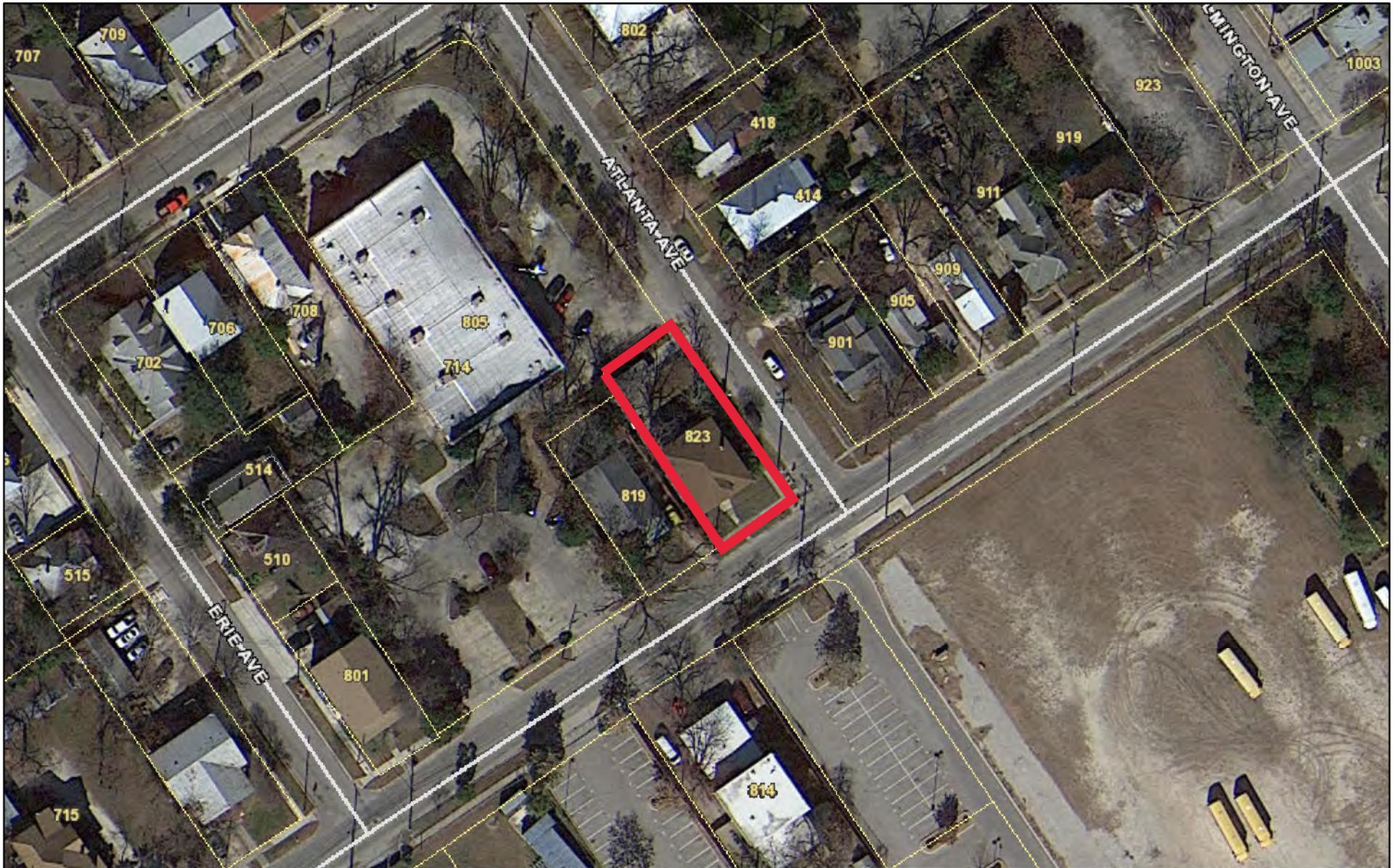
- a. The primary structure located at 823 Camden St is a two-story, single-family Craftsman style residence constructed c. 1908 and is found on the 1912 Sanborn Map. The structure features a hipped composition shingle roof with a dormer on the south plane and a brick chimney on the east plane. Additionally, historic wood windows appear throughout the structure. This property is an individual landmark.
- b. **DEMOLITION OF SHED AND CARPORT** – The applicant is requesting approval to demolish the detached rear shed and carport. Generally, accessory structures contribute to the character of the historic properties; however, the shed and carport are not historic age nor original to the property and dates to c. 1986.
- c. **NEW CONSTRUCTION (ACCESSORY STRUCTURE)** – The applicant is requesting to construct a one-story, split-bay detached garage at the rear of the property. The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure’s footprint. The existing primary structure on the lot features a footprint of 2,638 square feet and two stories in height. The proposed one-story accessory structures feature a total footprint of approximately 484 square feet, or approximately 18% of the primary structure’s footprint. Accessory structures on the block are predominately single story in the neighborhood. Staff finds the proposed height and general massing conforms to guidelines.
- d. **ORIENTATION & SETBACKS** – The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- e. **ARCHITECTURAL DETAILS (MATERIALS)** – The Guidelines for New Construction 5.A.iii. and iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the proposed composition shingle roof and installation of fiber cement board generally conforms to the guidelines; however, the proposed reveal of seven inches does not conform. Guideline 2.B.i states that roof forms—pitch, overhangs, and orientation—consistent with those predominately found on the block should be incorporated. Staff finds the proposed hipped roof on the accessory structure conform to guidelines.
- f. **ARCHITECTURAL DETAILS (FENESTRATION PATTERN)** – The applicant is proposing to install a split-bay garage door on the east elevation and a door on the south elevation. The Guidelines for New Construction 2.C.i. related to window and door openings stipulates to incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Staff finds the proposed fenestration pattern generally conforms to guidelines.
- g. **ROOF REPLACEMENT** – The applicant is requesting to change the existing composition shingle roof to a standing seam metal roof. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.vi. states to use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. The 1912 Sanborn map indicates that the structure originally has had a composition shingle roof and continues to have one currently. In addition, the Craftsman style home has traditionally either had a standing seam metal roof or a composition shingle roof. Staff finds that the change of material from composition shingle to standing seam metal conforms to guidelines.

RECOMMENDATION:

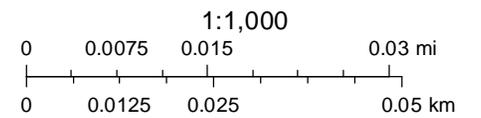
Staff recommends approval of items 1 through 3 based on findings a through g, with the following stipulations:

- i. That the applicant install a fiber cement board that features a reveal no more than 6 inches and a smooth finish.
- ii. That the garage door uses wood as the primary material or have the appearance of wood.
- iii. That the applicant abide by all setback requirements.
- iv. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.

City of San Antonio One Stop



July 12, 2023





FRONT VIEW



NON-ORIGINAL
ASBESTOS SIDING



REPAIR SIDE
STEPS



REPLACE CHAIN LINK FENCE
WITH WOOD PICKET FENCE



REPLACE WITH
TWO CAR GARAGE

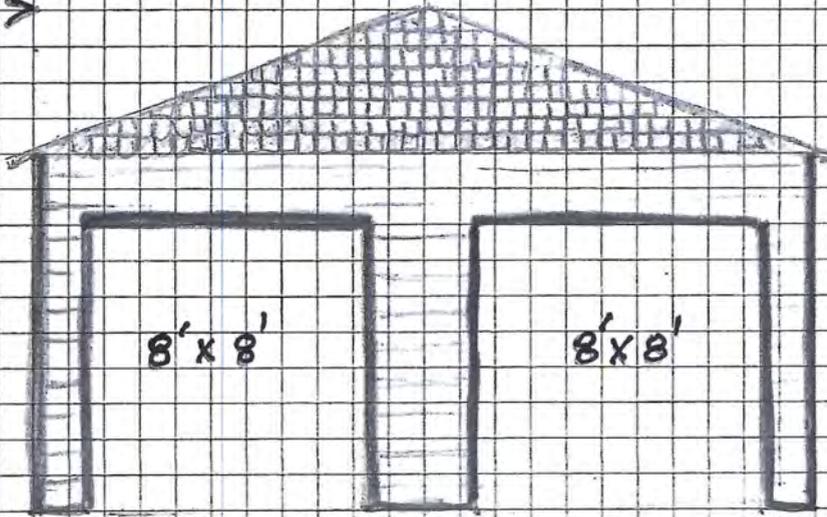


PROPOSED ROOF



14' →

10' ↙
↘

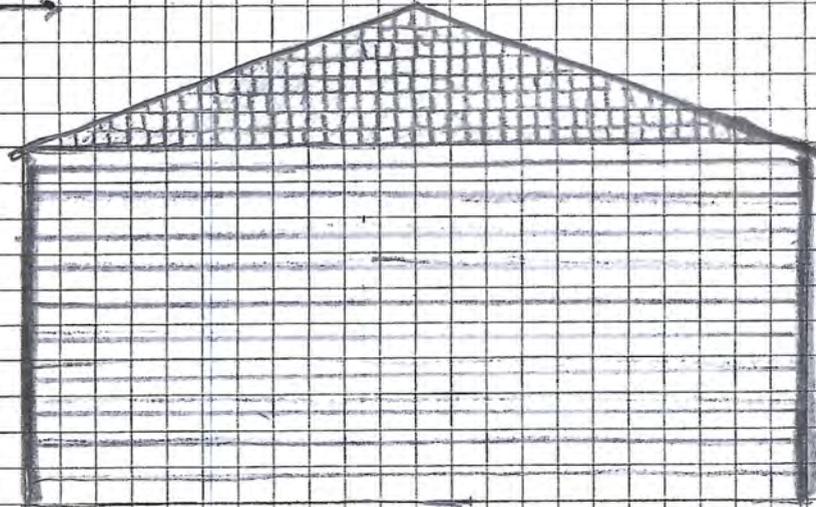


EAST SIDE
(ATLANTA ST)

↖ 22' ↗

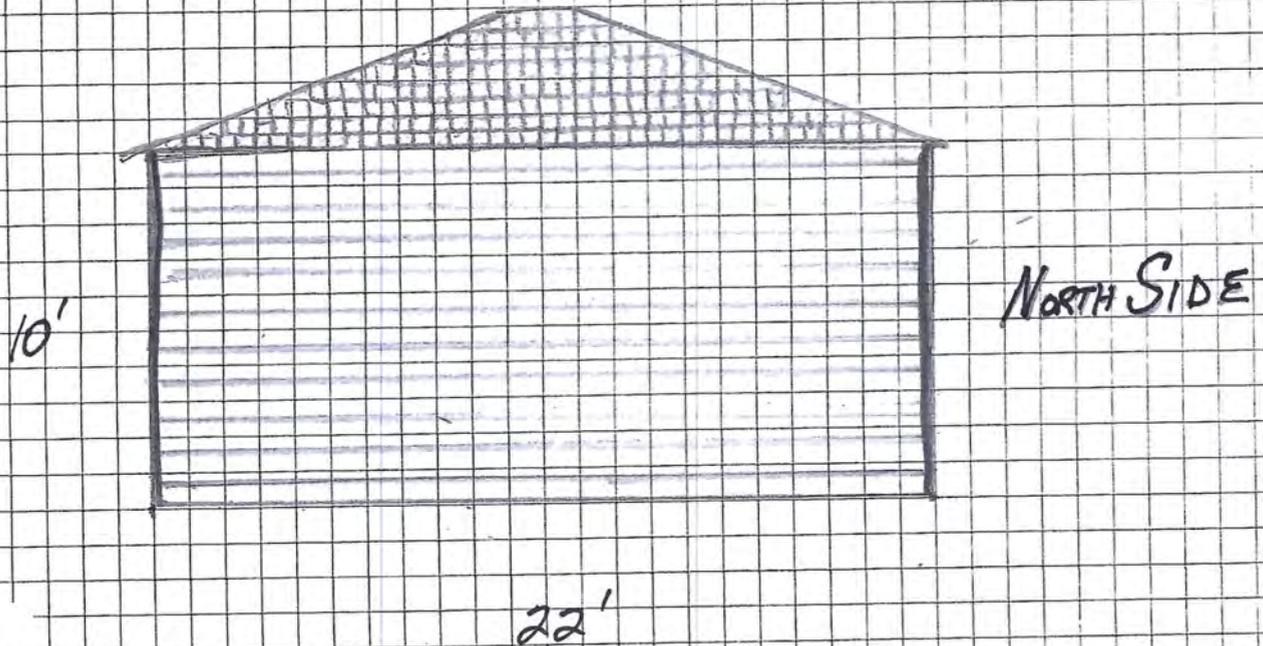
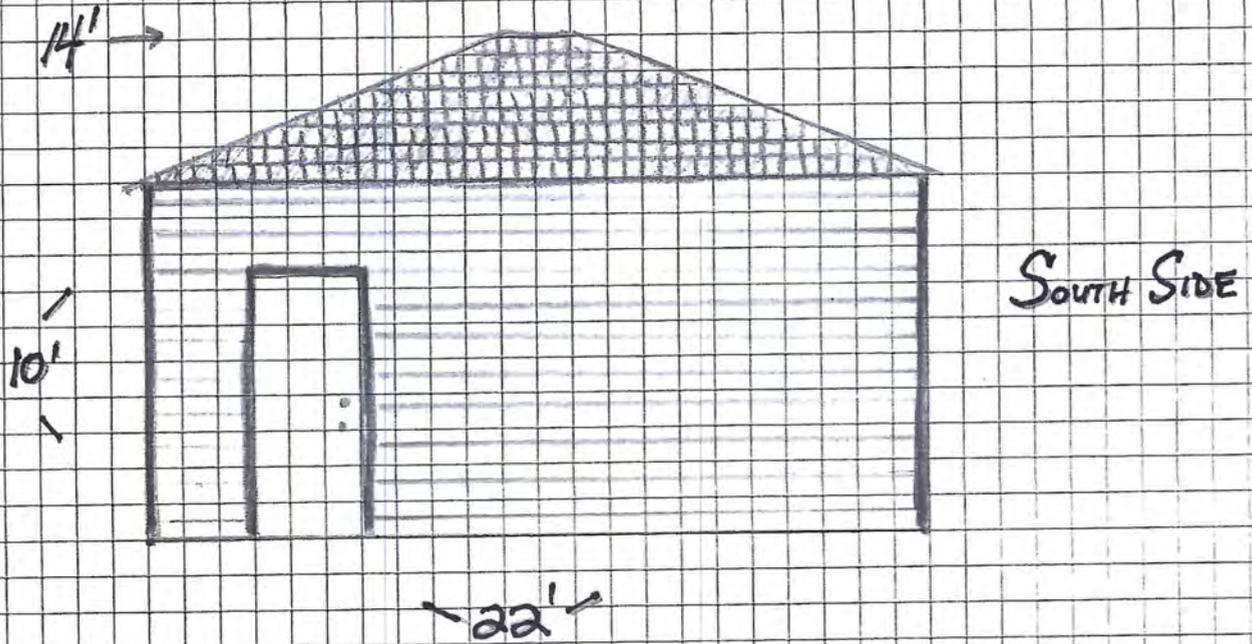
14' →

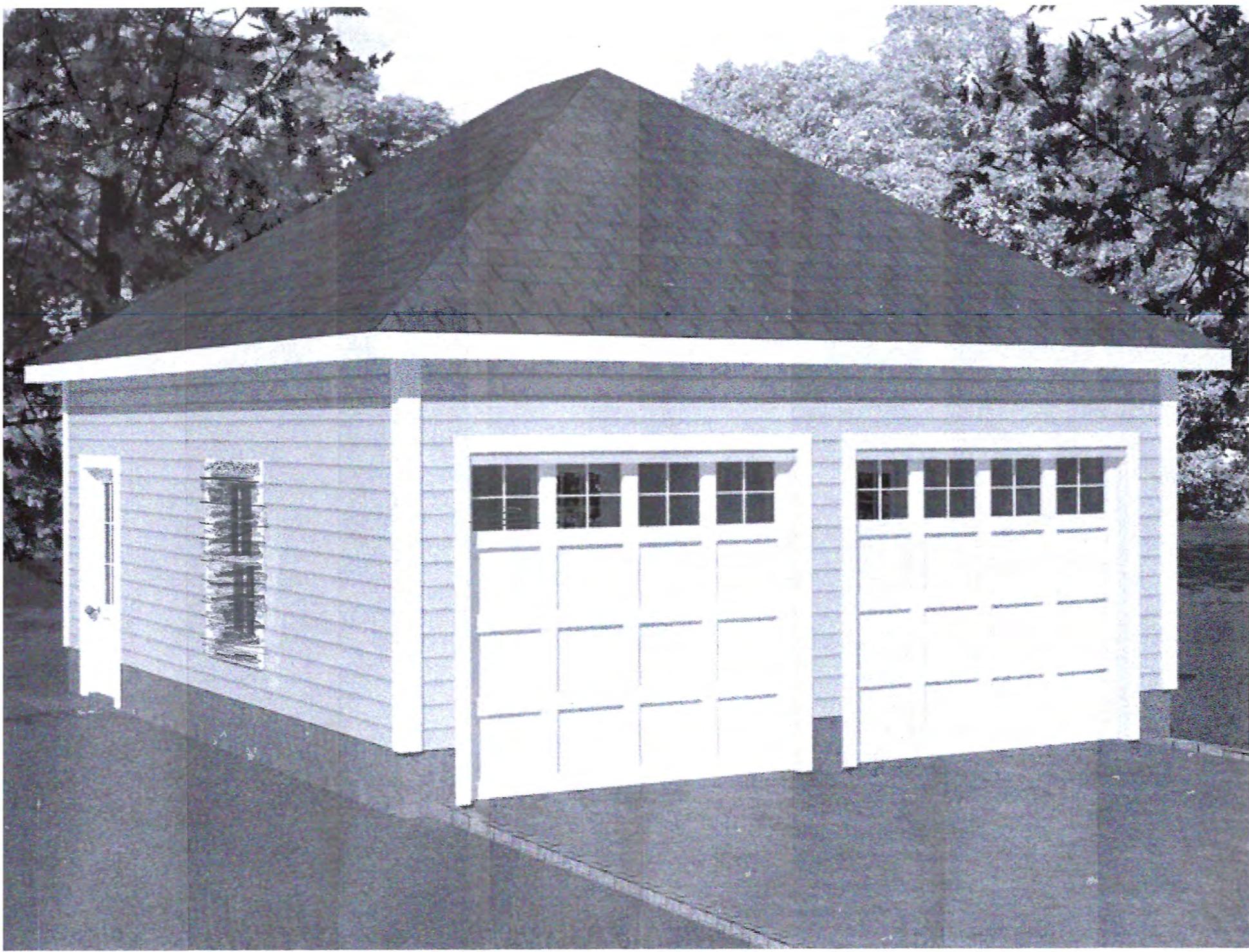
10' ↙
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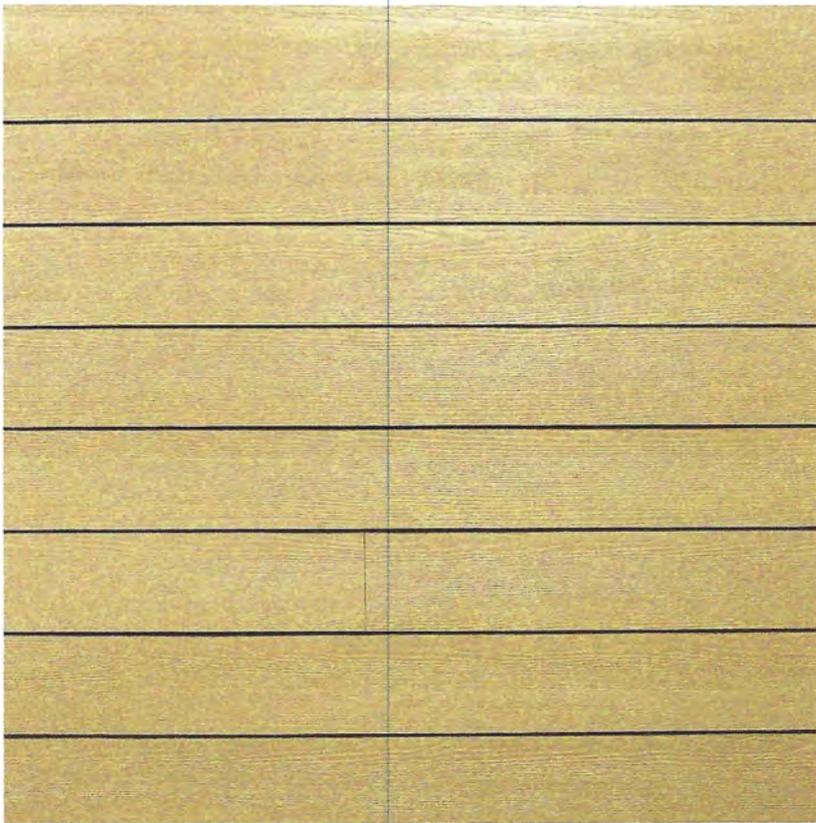
WEST SIDE

↖ 22' ↗





Sp
Qu
389
Cu
4.8
X



Hover Image to Zoom

HardiePlank HZ10 5/16 in. x 8.25 in. x 144 in. Fiber Cement Primed Cedarmill Lap Siding

by James Hardie

Related Videos & 360° View



Product Images



GARAGE SIDING MATERIAL

(ALSO MATERIAL FOR NON-HISTORIC ADDITION)

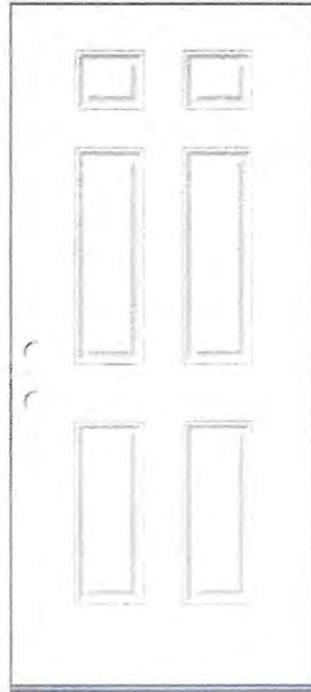
Gallery

Videos



X

Feedback

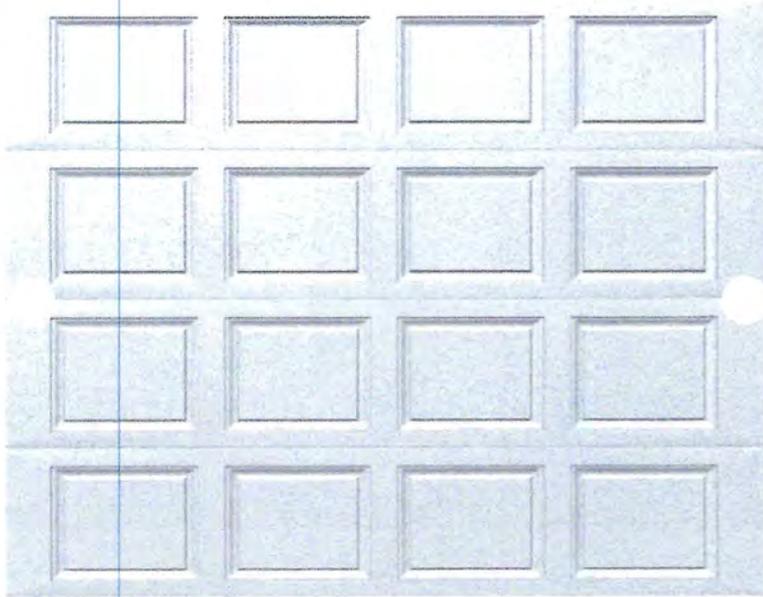


PROPOSED GARAGE ENTRY DOOR

(STEEL - INSULATED WHITE)

36" W X 80" H

PANEL WOOD LOOK



PROPOSED GARAGE DOORS (2)

(CLASSIC STEEL - INSULATED WHITE)

- 8'W X 8'H -

PANEL - WOOD LOOK

Corrected

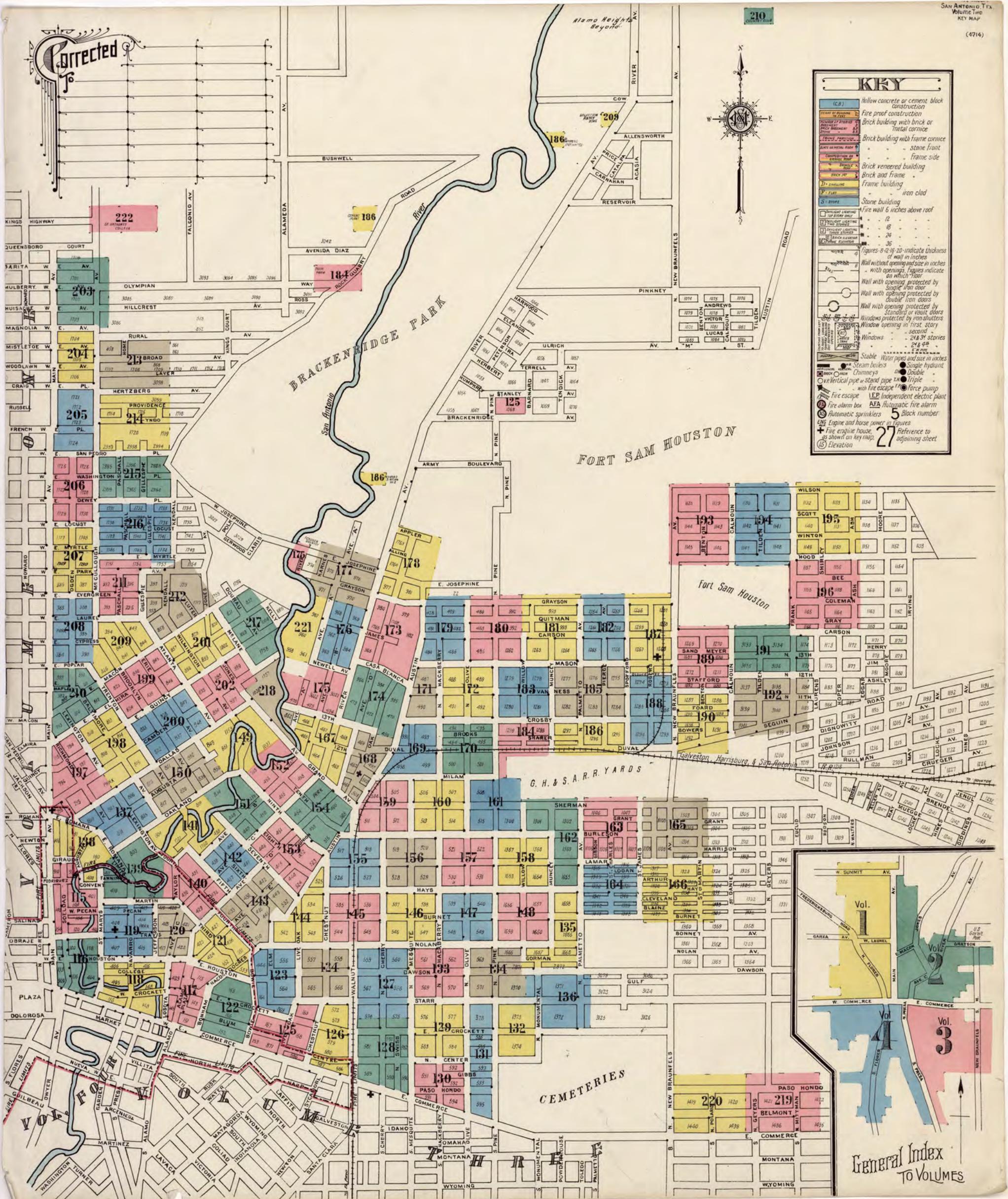
210

KEY

- (C.B.) Hollow concrete or cement block construction
- Fire proof construction
- Brick building with brick or metal cornice
- Brick building with frame cornice
- Brick veneered building
- Brick and frame
- Frame building
- Stone building
- Fire wall 6 inches above roof

Figures 8-12-15-20 indicate thickness of wall in inches
 Wall without opening and size in inches - with openings, figures indicate on which floor
 Wall with opening protected by single iron door
 Wall with opening protected by double iron doors
 Wall with opening protected by standards or vault doors
 Windows protected by iron shutters
 Window opening in first story - second - 24 ft. 4 ft. 24 ft. 35 ft.

Stable Water pipes and size in inches
 Steam boilers
 Chimneys
 Vertical pipe or stand pipe
 Fire escape
 Fire alarm box
 Automatic sprinklers
 Engine and horse power in figures
 Fire engine house, as shown on key map
 Reference to adjoining sheet



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

ATLANTA AV. NOT PAVED

6" W. PIPE

6" W. PIPE

NOT PAVED

NOT PAVED

10" W. PIPE

10" W. PIPE

ERIE AV. MACADAMIZED

E. QUINCY

CAMDEN

DALLAS

MACADAMIZED

MACADAMIZED

MACADAMIZED

BROOKLYN AV. MACADAMIZED

MACADAMIZED

MACADAMIZED

MACADAMIZED

6" W. PIPE

6" W. PIPE

6" W. PIPE

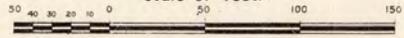
TRENTON AV. MACADAMIZED

MACADAMIZED

MACADAMIZED

MACADAMIZED

Scale of Feet.



199

149

150

198

CAMARON.—Continued.

- 307—J Astorina (h) 2.
 317—Mrs Willie Barrett (r) 2.
 407—Mrs F Ventre (r) 1.
 413—E Tate (c) (r) 4.
 414—D A Neal (r) 7.
 416—Vacant.
 502—Maurice Kaufman (r) 4.
 506—H Kalliski (h) 8.
 512—G Lopez (r) 4.
 512, rear—F Barrera (r) 3.
 518—James E Trimble (h) 4.
 518, rear—Wm Wenz (h) 3.
 520—Mrs A G Navarro (h) 3.
 520, rear—A Wilborn (r) 2.
 602—Jno H James (h).
 602, rear—Charity Moore (c) 1.
 610—Vacant.
 612—E Brendel (r) 3.
 614—Julius Borker (r) 5.
 626—S Wolfson warehouse.
 628—Mollie Cloud (c) (r) 1.
 630—Alberta Mosley (c) (r) 2.
 632—Charlott Spencer (c) (r) 3.
 638—Mrs A Blalack (r) 8.
 640—P Kilday 3.
 644—R E Knowlton (h) 9.
 710—B H Lichtenstein (r) 6.
 712—H J Cleary (r) 5.
 714—J Rosenbloom (r) 1; Otto Schunke (r) 2.
 718—S Blockman (r) 6.
 720—Vacant.
 722—S D Rossman (h) 7.
 726—Thos Smith (r) 3.
 730—S Sandoval (r) 4.
 734—G Knowlton (r) 2.
 934—Vacant.
 936—Jose Barajas (h) 5.
 942—John Desmuke (r) 6.
 1010—D K Gibbons (r) 9.
 1216—V Plas (r) 8.
 1222—J Planta (r) 2.
 —L Raze (r) 4.
 —A Torres (r) 4.
 1324—John Sharp (r) 2.

CAMDEN.

- 109—Siedo & Ranzau.
 201—G W Booth (r) 6.
 202—J B Cleaver (r) 6.
 205—Mrs J R Burton (h) 6.
 211—J P Cady (r) 4.
 215—Eugene Hans (h) 7.
 307—M D Monserrate (r) 2.
 313—W P Lobban jr (h) 4.
 319—A L Odell (r) 5.
 325—Madison Square Presbyterian Church.
 401—W S Conness (h) 4.
 405—Clarence Warfield (h) 3.
 409—C George (r) 4.
 415—R H McCracken (h) 4.
 417—L L Marks (r) 4.
 419—W Willett (r) 6.
 421—C J Cunyus (h) 6.
 501—Jas Dashiell (c) (h) 6.
 503—J H Affleck (r) 3.

CAMDEN.—Continued.

- 505—S C Eldridge (r) 3.
 512—Ed H Everett (h) 5.
 513—T L Peacock (r) 4.
 516—C C Coleman (r) 3.
 520—Geo A Stovall (h) 4.
 521—A L Buechi (h) 5.
 525—H W Weber (r) 5.
 526—R A Nagel (h) 6.
 601—N A Edens (h) 6.
 602—M Adelman (r) 7.
 605—W M Davis (h) 4.
 606—J F Garland (h) 3.
 609—J G Boles (h) 3.
 610—A H Worden (r) 3.
 618—John E Lockwood (h) 7.
 621—H Hoffarth (h) 5.
 622—C R Clark (h) 5.
 701—Mrs E T McKnight (h) 5.
 702—W J Fallon (r) 5.
 704—A B Warren (h) 3.
 705—H Hoerner (h) 5.
 708—G F Blesse (r) 4.
 709—R O McCormack (h) 6.
 710—Hayden Smith (r) 2.
 712—Alex T Fincham (h) 5; C T Fincham (r).
 715—H Moede (h) 5.
 722—L W Robinson (r) 3.
 723—August Beversdorf (h) 6.
 724—Tom B Johnson (h) 4.
 801—H A Smith (h) 4.
 802—N W Hallford (r) 4.
 803—Chas Bonnett (h) 4.
 805—J W Williams (r) 4.
 814—Ed Haltom (r) 10; J H Ragsdale (r).
 815—J L Cowan (h) 3.
 819—C G Brown (r) 2, 4
 823—B. D Welch (h) 6.
 901—A D Davis (h) 6.
 902—Mrs N Dewees (h) 5.
 905—Wm Mergle (r) 9.
 907—J L Siedo (r) 4.
 908—Martin Taylor (r).
 911—August Geisler (h) 4.
 912—L Beversdorff (r) 4.
 916—Mrs J Unger (h) 4.
 922—Louis Haller (h) 7.
 923—Joe Ahr (h) 5.
 1002—Mrs L Formann (h) 6.
 1016—Joe Sammer sr (r) 6.
 1020—Vacant.
 1109—Wm Reagan (r) 4.
 1113—A Orr (h) 4.
 1203—Geo Sanders sr (c) (h) 6.
 1321—Mrs Kate Schussler (h) 4.

CAMP.

- 106—C Skinner (r) 9.
 109—Mrs J McC Waddell (h) 3.
 110—F Lockwood (r) 5.
 114—Mrs S Coleman (r) 3; E R Clinkscales (r) 5.
 115—J H Smith (r) 3.
 117—John E Trainor (r) 9.
 119—A Iltis (h) 4.
 139—Vacant.

+ 823 camden san antonio texas

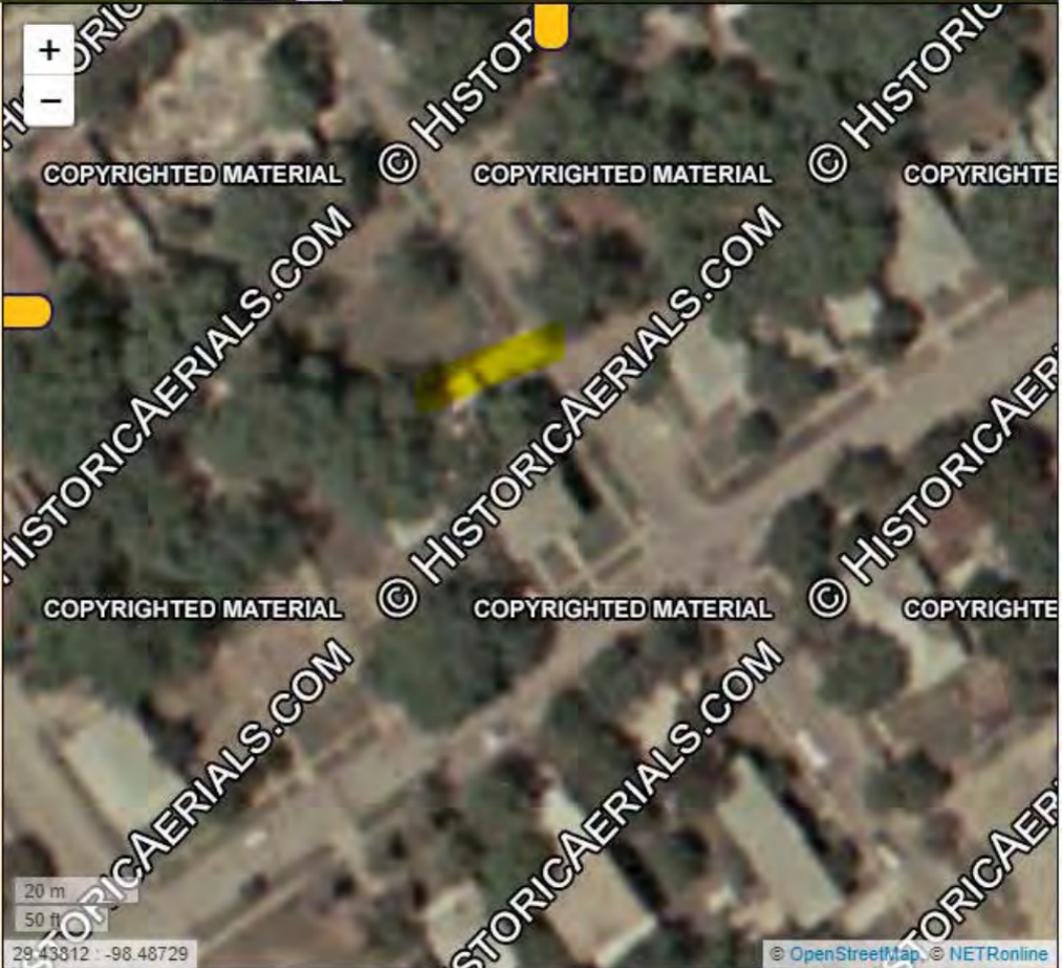
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20 m
50 ft

29.43812 -98.48729

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