

5. Address/Description: 112 ELYNWOOD
HDRC Case No.: 2024-063
Historic District Name: Monte Vista
Applicant: Marco Cortes
Request: Carport construction
City Council Dist.: 1

HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2024

HDRC CASE NO: 2024-063
ADDRESS: 112 E LYNWOOD
LEGAL DESCRIPTION: NCB 6383 BLK 3 LOT 61 THRU 67
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Marco A Cortes
OWNER: Michael R Goldstein
TYPE OF WORK: Carport construction
APPLICATION RECEIVED: February 2, 2024
60-DAY REVIEW: April 2, 2024
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 530 sqft carport.

APPLICABLE CITATIONS:

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. *Rooftop 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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

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 112 E Lynwood is a two-story, single-family Italian Renaissance Revival structure constructed c. 1922 and first appears on the 1931 Sanborn map. The property features tile hipped roof forms, wood windows, Italian Renaissance landscape design, stucco cladding, and ornamental features throughout the property. This property was designed by Carleton Adams. This property contributes to the Monte Vista Historic District.
- b. **SETBACKS AND ORIENTATION** – The applicant has proposed both an orientation and setback for the carport that is consistent with the Guidelines for New Construction 5.B.

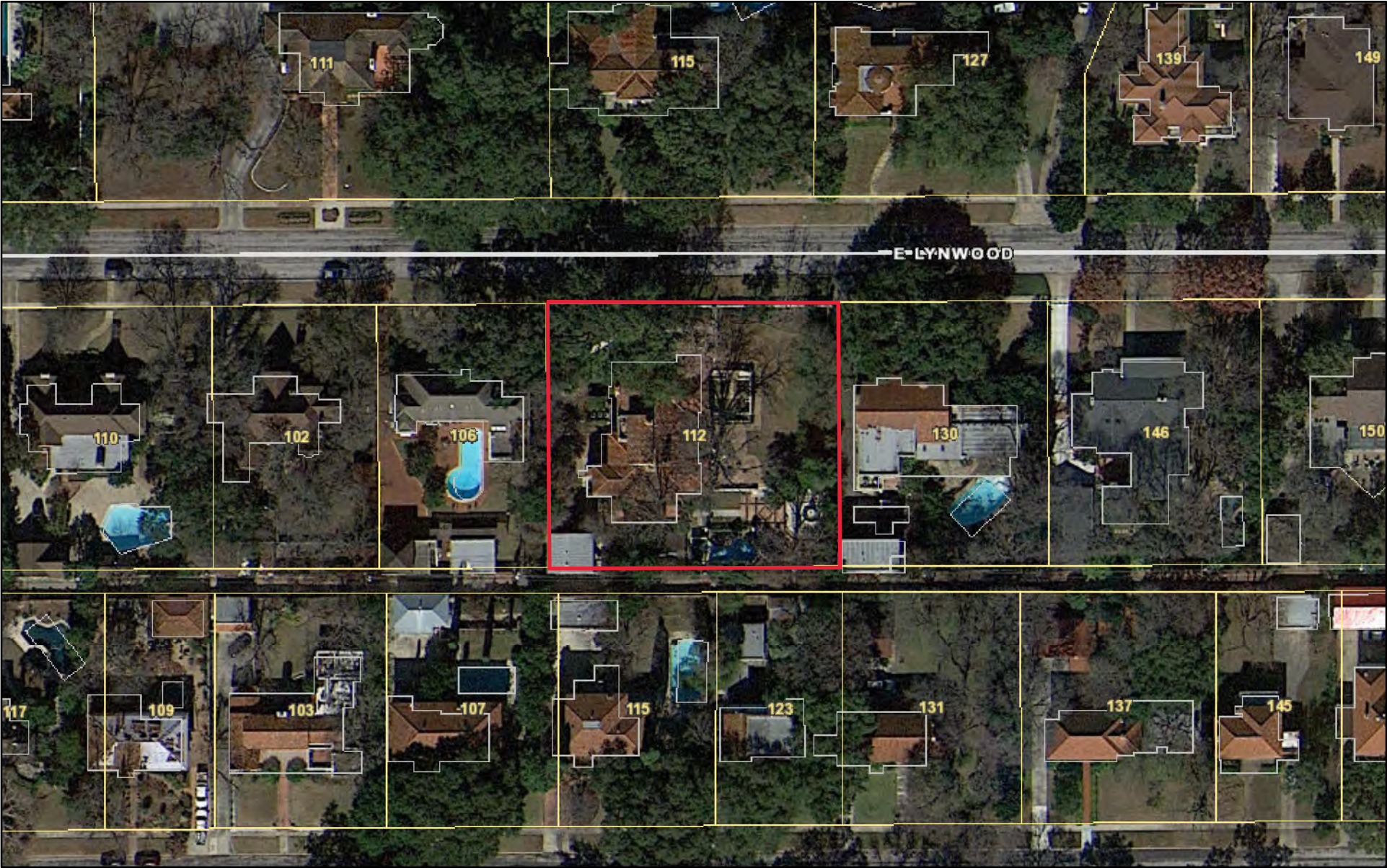
- c. **MASSING AND FORM** – The applicant is requesting to construct a carport on the west side of the property. The Historic Design Guidelines for Additions 1.A.i. states to site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. Additions 1.B.i. states to design residential additions to be subordinate to the principal façade of the original structure in terms of their scale and mass. Additions 1.B.v. states the height of new additions should be consistent with the height of the existing structure and that the height should never be so contrasting as to overwhelm or distract from the existing structure. Staff finds the side carport on the western façade of the primary structure generally appropriate.
- d. **ARCHITECTURAL FEATURES** – The proposed carport features steel-tube columns and a flat roof form. Additions 4.A.ii. states to 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, and that 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. Staff finds the proposed architectural features of the proposed carport generally appropriate.
- e. **ROOF** – The applicant is requesting to install a flat TPO roof on the proposed carport. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.v. allows the use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way. Additions 3.A.i. states to 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 and that 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. Staff finds the installation of a non-visible flat TPO roof generally appropriate.
- f. **MATERIALS** – The applicant is requesting approval to construct a carport on the western façade of the primary structure to feature steel-tube columns. Additions 3.A.i. states to 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 and that 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. Staff finds the proposed materials generally appropriate.

RECOMMENDATION:

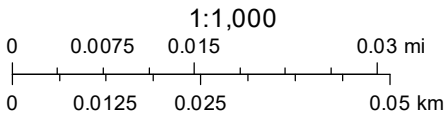
Staff recommends approval of the request, based on findings a through f, with the following stipulations:

- i. The steel members be painted to match the existing natural tones and colors found on site.
- ii. That the applicant meet all setback standards as required by city zoning requirements and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



February 16, 2024



Trellis Carport Structures

112 E. Lynwood San Antonio Texas, 78212

Project Description:

The project is located in the Monte Vista neighborhood. The Love House Residence at 112 East Lynwood sits on over ½ acre of land and is in the Italian Renaissance style. It was designed by the Architect Carleton Adams in 1922.

The applicant wants to build (2) trellis/carports along the side of the property. The first structure closer to the street will be primarily a carport to serve the main side entrance and the other structure will be used primarily as a covered terrace for entertaining/dining. The structures will be freestanding so that they do not touch the existing residence except for a small area that allows total coverage to the small side entrance. These trellis structures will defer to the architecture of the property with their narrow profiles and flat roof. They also will be low to the ground in terms of the roof height. The structures will be painted steel tube frames, and the undersides of the roof/soffit will be exposed structural wood decking. (see Case Study Examples that are included in this application) Small inground planters will allow vines to grow up the trellis columns.

The existing pavers and curbs in these areas will remain as is with the exception of cutting back a small planting area to allow for 2 cars to park in the northern most trellis. Because these structures will be placed towards the rear of the property and with the additional landscape screening these will hardly be visible from the street and what is seen will be softened by the vines. The lighting underneath these structures will be from a series of small, concealed spotlights and the wiring will be run inside the tube structures.

The applicant is seeking conceptual approval.

112 E. Lynwood - Current Site Photographs



LOOKING SOUTH FROM STREET



LOOKING DOWN DRIVEWAY

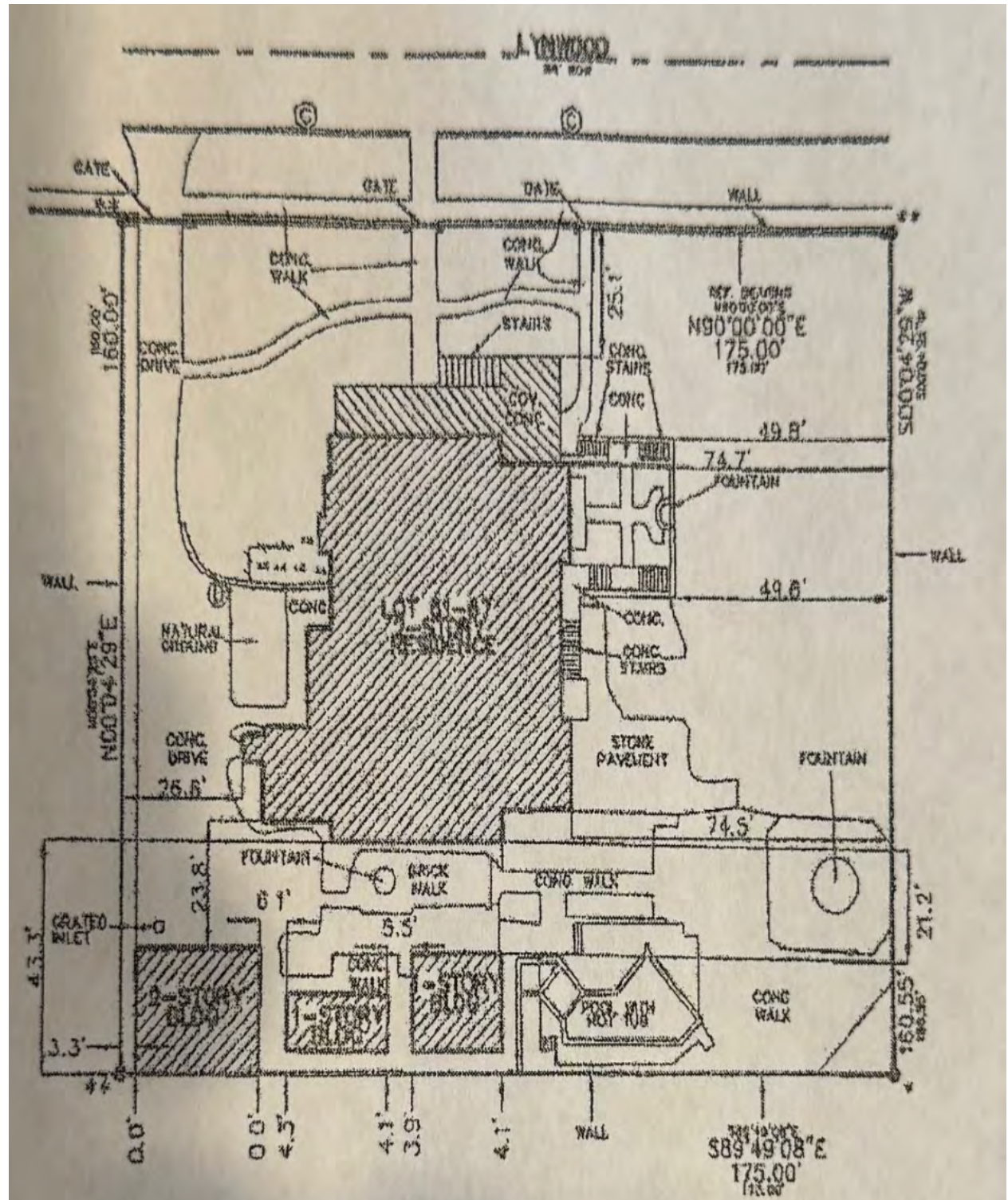


VIEW FROM DRIVEWAY AT SIDE ENTRY



VIEW FROM DRIVEWAY INTO BACKYARD

112 E. Lynwood Site Plan





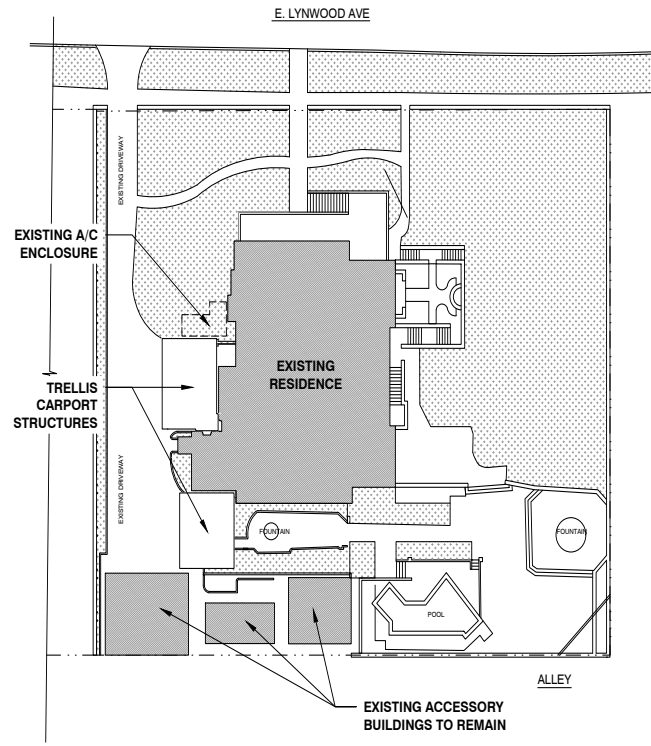
AERIAL VIEW OF PROPERTY



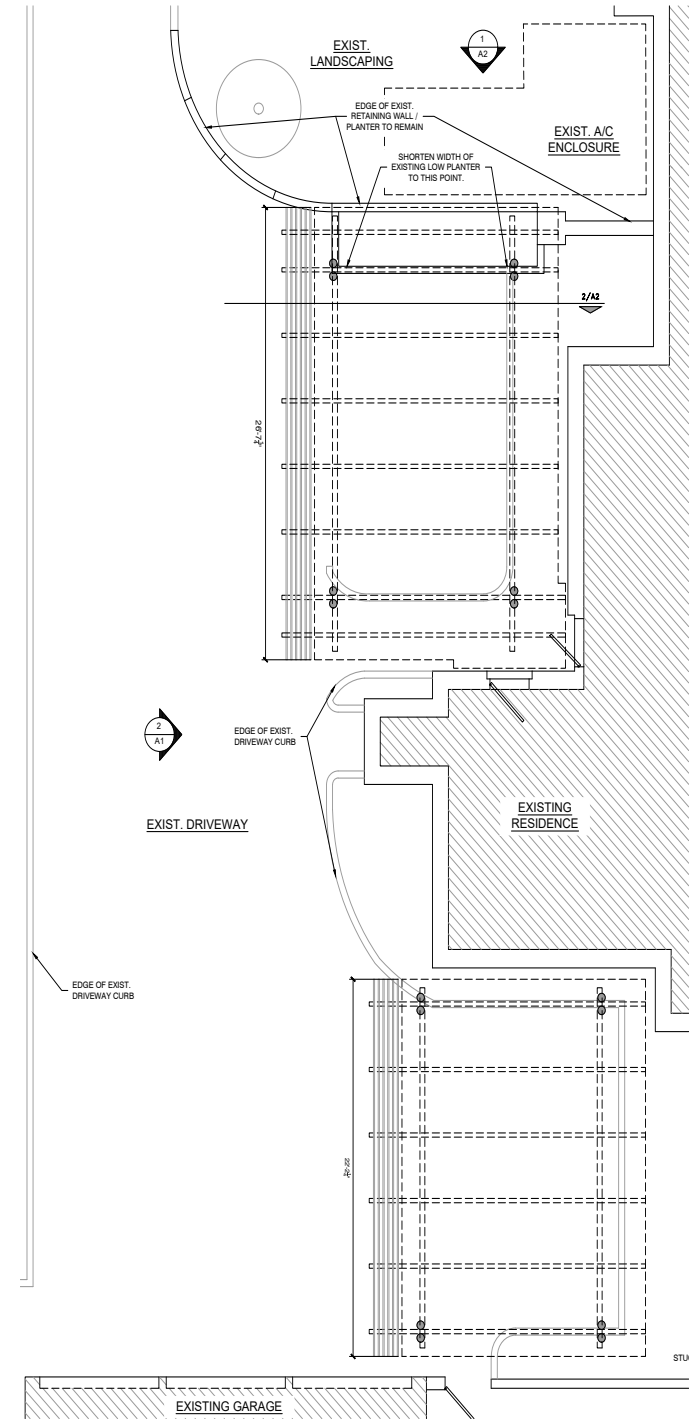
NORTH ELEVATION FROM STREET



1 WEST ELEVATION
1/8" = 1'-0"



SITE PLAN
1" = 20'-0"



2 PROPOSED FLOOR PLAN
1/8" = 1'-0"

LOOKING SOUTH FROM STREET



LOOKING DOWN DRIVEWAY



VIEW FROM DRIVEWAY AT SIDE ENTRY



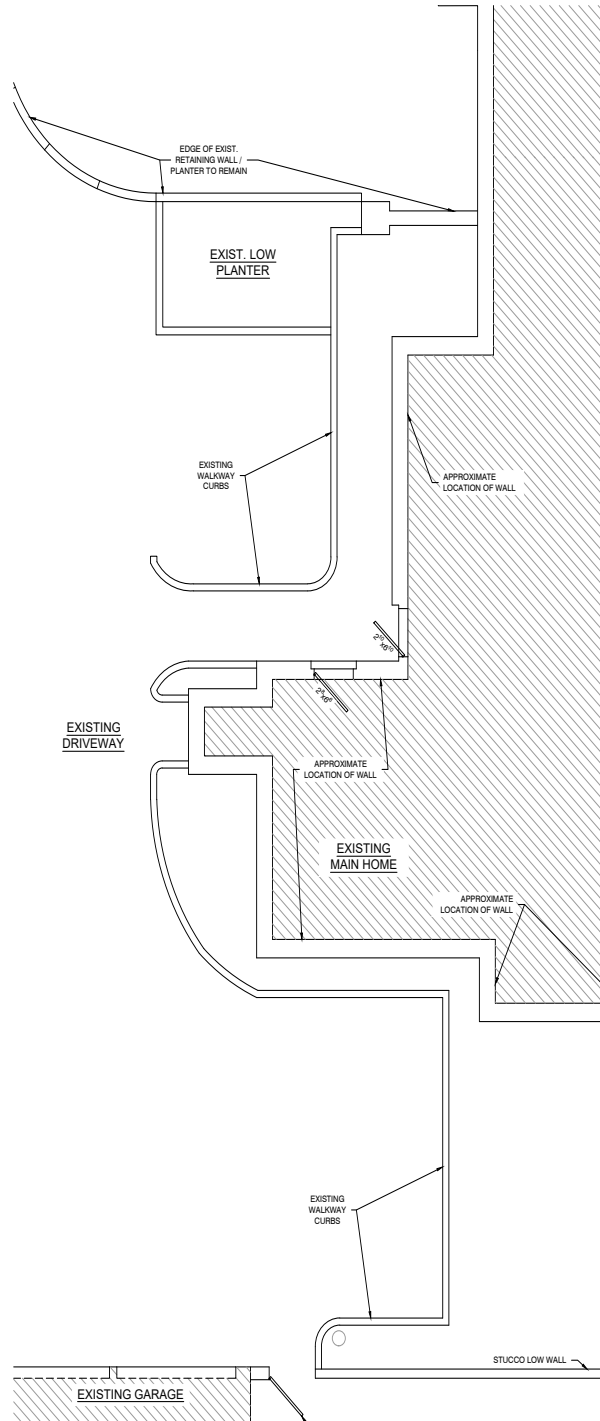
VIEW FROM DRIVEWAY INTO BACKYARD



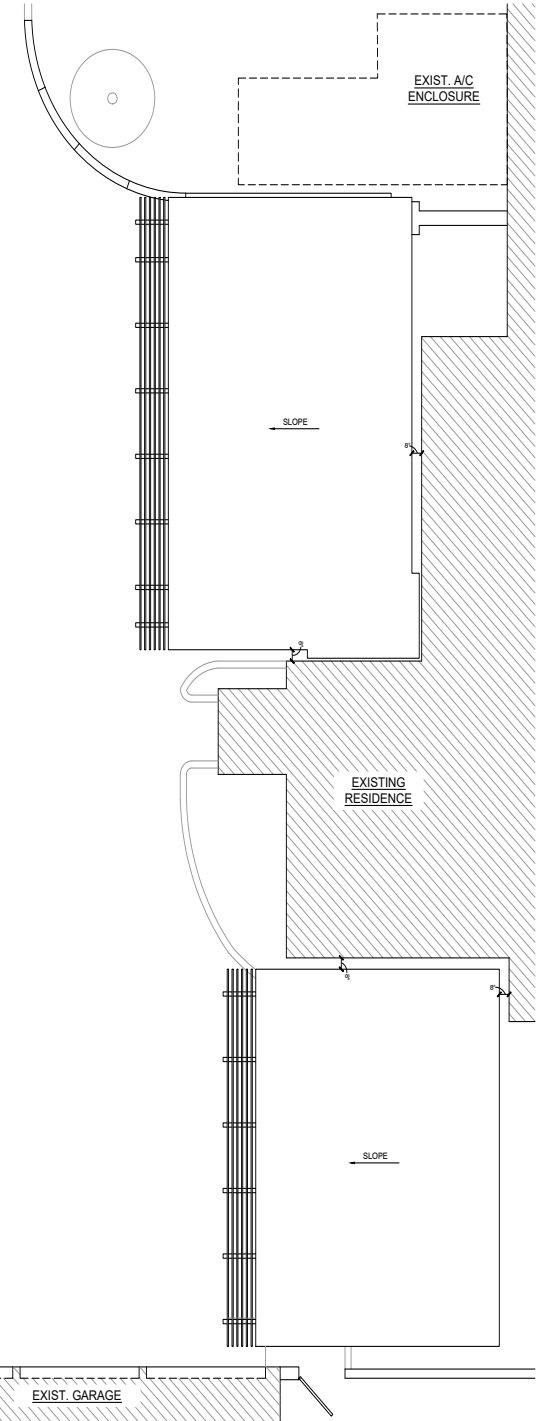
1 NORTH ELEVATION
1/4" = 1'-0"



2 SECTION THROUGH TRELLIS @ NORTH ELEVATION
1/4" = 1'-0"



3 EXISTING SITE PLAN
1/4" = 1'-0"



4 TRELLIS ROOF PLAN
1/4" = 1'-0"

TRELLIS CARPORT STRUCTURES

112 E. LYNWOOD SAN ANTONIO TEXAS, 78212



RENDERING SHOWING PORTION OF TRELLIS / CARPORT VISIBLE FROM STREET



RENDERING LOOKING WEST AT PROPOSED TRELLIS CARPORTS

CASE STUDY EXAMPLES

FIFTH FLOOR BRADY BUILDING

CROCKETT 1000

148

APPLER'S STREET AND HOUSEHOLDER DIRECTORY OF SAN ANTONIO

820—T E & Augusta Mathis (r); T2593
828—Mrs Josie Finley (r); T4503
826—T & Pfo Anthony (h); C2797
828—J & Lida Anthony (h); T8722
809—R Hernandez (r)
814—Mrs Kate Cowart (h)
815—Mrs Hedwig Scheh (h); T6058
818—G F & Esther Van Fleet (r); T5661
819—Miss Fannie Meitzen (r); T7867
814—M & Rose Williams (r); C5640
816—J L & Augusta Rothe (r); C6956
818—L M & Katherine Harman (r)
820—W L & Edwina Cross (r); T8475
822—E J & Pearl Curry (r); T6013
824—E S & Jennie G Holleman (r); C9085
704—Vacant
715—T I & Erna King (r); C6824
717—Vacant
719—Vacant
721—J R & Virginia Shook (r); C9535

LIBERTY (8w)

b 4109 S Presa, ext w to S A P track
105—H H & Bettie Land (r)
106—J G & Elina S Esparas (h); M1945
107—Mrs Lucy Hall (r)
109—H & Lena Glass (h)
114—Riverside Meat Market
114, rear—E & Rosa Canales (h)
115—J G & Belle Ely (r); M8299

LIBERTY AVE

(4w) b A P track, ext w 1 blk to
200 Warner (Buy Appler's map)
CHANGED TO W HUISACHE AVE

LIGHTFOOT AVE

(2w) (formerly Lee ave), b 1101
S W 19th, ext w to city limits

LINARES AVE

(1w) (formerly Hood ave), b 1701
Somerset rd, ext w to Clarissa
112—W A & Minnie Mitchell (h); T7278
201—A R & Thekla Geisler (h); T5195
210—Vacant
212—Mrs Lulu H Kearn (r)
214—H S & Christine Mattison (r)
216—Mrs Helen E Johnson (h); C6856
220—C F & Ethelene Hoff (h); T8923
226—F C & Annie Books (h); T5354
299—F Rather (h); C7632
300—R A & Orelva V Westbrook (h)
301—J W & Edna McDade (h); C7559
304—J A & Sarah Gray ar (h); C7559
309—R P & Minnie Hood (h)
310—Mrs Calire Hattie Allred (h); C8824
326—G & Cecelia Smith (h); T4122
316—E S & Nettie L King (r)

LINCOLN ADD

North of Laurel Heights

LINDELL PLACE

(4 w) (formerly Preston pl) b 2 blks e Jones
ave, at E Craig pl, ext n 2 blks
109—O L & Aurelia Parry (h); W4160
113—G S & Mary Raymond (h); W1372
209—B H & Annie Bennett (h); W3479
215—M B & Mildred Taft (h); M2161
225—J L & Lillian B Clem jr (h); W2997
227—M & Dorothy Peralta (h); W1578

LINN

(4w) ext e 1 blk from 1310 Fred
rd (Buy Appler's city map)

LINWOOD BLVD

(4 w) b 2301 McCullough ave, ext w to
3000 San Pedro ave
112—E & Nellie Love (h); W872
205—L B & Adella James (h); W1214
204—T J & Marjorie Walthall (h); W172
315—D J & Ida Straus (h)

LIPAN

(1w) (formerly King) b 600 Bay-
lor, ext s to private property

LISHON

(1w) w end of W Theo ave
101—Geo & Ethel Springer (r)

LIVE OAK

(6w) b 501 E Commerce, ext n to
Austin (Buy Appler's city map)

E Commerce	1000	Dawson	500
N Centre	120		520
Blum	200	Nolan	800
E Crockett	300	Burnet	700
	400	Austin	

111—Gregory Bros Repair Shop; C8981
112—Jessie Huff (c) (r); T4545
113-15—Live Oak Garage; C1341
117—Lizzie Martinez (r); T5845
120—W L & Fannie Williams (r); T3518
123—Maria G Perez (r)
124—M & Jewel Herden (r)
202—E & Gertrude Broussard (r)
207—Carmen Lira (r)
211—Gonzales Grocery; C10087
211, rear—F & Paula Duran (r)
212—Mrs Katherine Eberhardt (h); T4690
212, A—W & Kate Reichel (r)
214—N & Katie Tenge Jr (h); T2838
215—Maggie Matheny (r); C2917
309—J T & Anna Morehead (h); T5652
312—C & Martha Crawford (c) (h); C5840
314—M & Soledad Livo (r)
315—J & Annie Tenge (h); T563
320—A & Ida Brauner (r); T4584
400—Vacant store
401—H & Bessie White (r); T2217
408—V & Julia Maltzberger (r)
404—Mrs Clara Offers (r)
407—R L & Katie Chaddock (r); T5004
408—L & Caroline Boeck (r); C4957
408-A—S & Elizabeth Ahr (r)
411—J J Kraus; C1139
412—H T & Artie Worley (c) (r); T2828
414—J C & Agnes Scott (c) (r)
415—J & Angelita Cortez (r)
415, rear—Anita Valdarva (r)
417—B & Victoria Swain (r)
418—Mrs Elizabeth L Dubose (c) (r)
420—C & Fannie West (c) (r)
421—C & Laura Henry (r); T8048
424—M & Mattie Fields (r); T4331
425—Amer Overall Co; C400
432—J W Miller; C6085
432, upstairs—J W & Annie Miller (r)
501—D O & Maria Guerrero (r)
501, rear—Vacant
506—H & Ida Rudd (c) (r)
507—Bertha Henderson (r)
508—J W & Vandelia Holland (c) (h); C3864
510—J & Henrietta Cox (c) (r)
512—B & Martha Franklin (c) (r)
513—E H Waldo (r)
514—E & Leola Smith (c) (r); T5548
517—O A & Matilda Rische ar (h); C7296
518—G Altmann (r); C5485
519—H & Magdalene Schelper ar (h); C8925
622—Vacant
624—L B Ullrich
625—Mrs Mary Dullnig (h)
628—J A & Pauline Mugar (r); T8107
629—L E & Bertha Murphy (r)
629, up—S E & Thedosa Wood (r)
706—Mrs Maria Marcelino (r)
710—R & Ernestine Graves (h); T2487
714—T A & Stella Demmer (r)
718—G B & Gertrude Powers (h)
720—J E & Jennie Dawson (r); T8699

LIVINGSTONE

In Harlandale (Buy Appler's map)

113—C R & Mary MacFarland (h)
119—C & Katie Beta (h)
120—Rebecca Gorman (r)
186—R W & Virginia Handley (h)
181—F H Bell (h)

LLANO

(4w) b 4121 S Presa, ext w to SAP track
115—Vacant
119—F & Frances Ferguson (h)
126—A Cumpson (r)

LOCKE AVE

(6w) b 801 Stevens, ext n to
guin (Buy Appler's city map)

LOCKHART

(6w) (formerly St Daniel), b 17
Dawson, ext n to Sherman

LOCKWOOD

(1w) ext s from McKay, near S
river (See Appler's city map)

LOCUST, E

(4w) b 1800 Main ave, ext e
Jones ave (Buy Appler's city map)

Main ave	100	Gillespie	
Ogden	200	Kendall	
McCullough ave	300	Jones ave	
Paaschal	400		

102—G M & Linnie Knebel (r); T2574
105—Albert O'Hara (r)
105, up—W D & Nellie McCullough (r); W
111—Mrs Irene de la Fuente (r)
114—C W & Jessie Ranna (r); C9024
117—S L & Hulda Sullivan (r); W3378
117, rear—R & Georgia Thomas (c) (r)
123—J W & Louise Kleck (h); W1060
202—E L & Benita Brown (h); C2807
202, rear—D & Frances Brown (c) (r)
—First United Pres church
205—S G & Eva Huey (h); W2335
205, rear—W & Bessie Ross (c) (r)
206—O S & Madge Venable (h); C8898
207—Mrs Nora Borroum (r); W2263
219—C E & Katherine Key (r)
225—Maggie Slutter (h); W2486
225, rear—Pearl Carter (c) (r)
227—W T & Ethel Alsop (r); W15
301—J S & Mary G Bonner (r); W305
302—T A & Minnie W Lorraine (r); T
303—G O Evelt (r)
307—Mrs Lucy Posay (r); W3840
307, up—Miss U Elam (h); W2315
312—W & Nella Denmark (r)
313—H A & Luta Wilkinson (h); W109
313, up—D R & Gladys Widmayer (r)
314—W F & Lula A Uzzell (r); T5807
315—T J & Kate Longino (h); W1006
321—M & Lissette Lauterstein (h); W7
325—A D & Sue W Savage (h); W399
332—P S & Ethel Robertson (h); C31
401—Mrs Frieda Kline (h); C2871
402—F B & Daisy Reipfinner (r); T84
406—Mrs Zulema Pettus (h); C4065
407—C T & Mary S Wilkins (r); W300
407, rear—S & Georgia Kelly (c) (r)
410—T A & Lucy W Owen (h); C2537
411—J H & Alpha Gulp (h); W2136
412—Vacant
415—W A & Jean Riley (h); W325
415, up—W B J & Alice M Ball (r)
416—J A & Anna Peebles (h); C1440
416, rear—O Witherapoon (c) (r)
416½—C & Marian Mulvey (r)
418—Mrs Margaret M Glasgow (r); T4
418, rear—R & Bertie Thomas (c) (r)
429—H B T & Nellie Pailer (h); W32
501—Mrs Rosalea Lucchese (h); W88
502—A B & Jennie Burk (h); C8184
507—A W & Olga Jacobs (h); W298
511—E & Lizzett Wolff (h); W318
513—F E & Constance Husband (h); V
514—A & Liechen Lawson (h); T12
522—Adella Chaves (h); T5852
601—Vacant
601½—Tourists
602—G F & Stella Todd (r); T5705
603—J E & Nancy Wilson (r)
605—Mrs Z N Gavton (h); C2112
607—D Drosini (h); W3746
609—J L & Cora McDonald (h); W17
610—Mrs Florence Bamer (h); T223
618—D E & Vivian Cowen (h); T978
624—J & Evantha Caldwell (h); C7680

C & T 1313 ELECTRICIANS
PLUMBING AND ELECTRICAL FIXTURES
REPAIRING OF ALL KINDS
305 E. COMMERCE
BRADEN-HUDSON CO.

National Bank of Commerce

San Antonio, Texas

CAPITAL AND SURPLUS \$750,000.00

The Bank You Will Like



CLOW GASTEAM HEATING SYSTEM



YOU
CAN HEAT
BEST WITH
GASTEAM
RADIATORS
Economical,
Safe, Easy
to Operate

E.F. LACY Jr.
DEALER
1111 BROADWAY
TEL. Cr. 6007

NATIONAL PRINTING AND STATIONERY COMPANY

GOOD

Printing
Stationery
Service

STEEL
FILING
CABINETS
—
LOOSE LEAF

PETRICH-SAUR LUMBER CO.

BUILDING
LOANS AUSTIN, NINTH AND LAMAR STREETS Cr. 1015

Lullwood Av W STREET AND AVENUE GUIDE (1928)

Macon Ct

1026 Goerges H E (o)
1030 Franke Elvira (o)
1034 Kurtz Geo
1035 Larrabee B L (o)
1038 Gregory Lionel (r)
1042 King F M (r)
Michigan av intacts
1121 Carroll A L (r)
1122 Walter R E (o)
1123 Caruthers Texas (o)
Caruthers Texas (o)
1130 Altwein F W (o)
1131 Rabb Leeta Mrs (o)
1134 Vacant
1135 Gibson A L (r)
1135 Boss G G (r)
1138 Smith M R Mrs (o)
1139 Ross F A (r)
1143 Hill Harman (o)

LYNN

Bg 1117 E Crockett ext n
to E Houston

LYNWOOD

Bg 701 S W 24th ext w
bey Columbus av
209 Orta Francisco (o)
217 Robinson A B (o)
Van Cleve C D (r)
218 Hernandez M E Mrs (o)
221 Koehler Emil (r)
223 Schmidt Agnes Mrs (o)
226 Flores Manuel (o)
227 Barnes B D (r)
301 Glaenzel E C (o)
302 Jung Arth (o)

Columbus intacts

ns 1 w Leyva Paul (o)
ns 2 w Vacant
ss 1 w Elizondo P Mrs (r)
ss 2 w Martinez A B (o)
ss 3 w Vidaurri Manuel (o)

LYNWOOD ADDN

Bounded by San Pedro av,
McCullough av, Clyde and
Joyce

LYNWOOD AV E

Bg 1 blk e 2700 Howard
ext e to McCullough av
106 Goodman H P (o)
111 Krietsch H C (r)
112 Martinez Anacleto (o)
115 Kramer Frank (r)
130 Felder J L Dr (o)

LYNWOOD AV W

Bg 1 blk e of 2701 Howard
ext w to Blanco rd
110 Stout B F Dr (o)
131 Stowers Mary Mrs (o)
Smith L S (r)

Howard intacts

215 Kaufman Abr (o)
242 Walthall T J Dr (o)
243 (203) James L B (o)

Belknap pl intacts

315 Straus D J (o)
San Pedro av intacts

APARTMENTS

1 Renken Wm (o)
2 Woodward J C (r)
3 Vacant

Breeden av intacts

510 Whitney J F (o)

N Flores intacts

607 Karp G W (o)
615 Pace V L (o)
618 Dullnig Richd (o)
619 Kinney P L (o)
620 Honegger I C (r)
622 Sikes P E (o)
623 Peacock J B (o)
627 Day E C (o)

Hill av intacts

702 Morris W A (o)
703 Vacant
706 Schmidt W A (r)
Cornell L L Mrs (o)

739 Parks John (o)
Aganier av intacts

803 Shell P J (o)
806 Seegar B B (o)
810 Jenschke P C (o)
811 Lincoln U P (o)

814 Vacant

815 Vacant

819 Bell N C (r)

820 Meesey L A (r)

822 Gragg M C (o)

826 Roberts J S (o)

830 Brown S H (o)

831 Kitchen B K (r)

835 Parson E B (o)

Blanco rd intacts

901 Hareus J J (r)

Hareus W L (r)

905 Langbein Henry (o)

909 Woods G C (o)

910 Keyes C E (o)

915 Garcia Feliciano (r)

924 Rote Jack (r)

930 Lange M E (o)

931 Wrase Edw (o)

934 Monroe J H (o)

935 Castillo Jovita Mrs (o)

938 Williamson J H (o)

Schunke Emella (r)

942 Talley Ethel (r)

Campbell Lily (r)

934 Esparza Blas (o)

947 Esparza J M Mrs

Grant av intacts

1002 Harpel Mary Mrs (o)

1003 Cortinas Andres (o)

1006 Inman B F (o)

Seabrook H C (r)

1009 Vacant

1010 Purgason P O (r)

1011 Hunter V R (o)

1015 Jones O P (o)

1018 Beadle M E Mrs (o)

Arnold Wm (r)

1019 Santleben L F (o)

1022 Smith J E (r)

1026 Patzina Gustav (o)

1027 Oliver B F (r)

1030 Fox R E (r)

1032 Vacant

1042 Noal G L (r)

Michigan av intacts

1102 Trouitz G T (o)

1106 Glass L T (o)

1110 Huckaba L D (o)

1111 Greifenstein M Mrs (o)

1114 Morris A C (r)

1115 Maurin A Mrs (o)

1119 Alexander A H (o)

1121 Moore J C (o)

1122 Wells W O (o)

1126 Vauter L M Mrs (o)

1127 Dellagracom A (o)

1130 Kennard A Z (o)

1134 Lacey B H (o)

1135 Brier Maria Mrs (o)

1138 Hartman W N Mrs (r)

1142 Hans J A (o)

1143 Rittiman Maria Mrs

Capitol av intacts

S A & A P Ry intacts

1202 Vacant

Warner av intacts

1302 Brown Louis (r)

Catalina intacts

1400 Colunga Apolono (r)

Buckeye av intacts

1502 Ellis R V (o)

1503 Brice J C (r)

1506 Cater W G (o)

1507 Sculley Annie Mrs (o)

1511 Lee R B (o)

1515 Jaggi L F (o)

1518 Curry P V (o)

1531 Bailey G W

1534 Hartzell D W (o)

1535 Huth Adolph (o)

1538 Diggins G C (r)

1539 O'Sullivan D J (o)

1542 Lerick R J (o)

1543 Haenig M R (o)

1546 Fabra Arthur (o)

1547 Moore W G (o)

1550 French G A (o)

1551 Vacant

1554 Graves Rand (o)

1555 Merkin David (o)

rear Williams Edna (r)

Brad intacts

1603 Fite L E Co Parkmoor

Pl Office

LYONS

Bg 1115 N Zarzamora ext

w to N W 19th

110 Lemons Howard (o)

111 Vacant

112 Byrd Marvin (o)

114 Williams Howard (o)

118 Eckford Anthony (o)

123 Whitaker Homer (r)

125 Nixon Ida (r)

133 Gonzales Lola Mrs (r)

134 Allen Dewitt (o)

135 Shelton Clifton (o)

208 Thomas A J (r)

210 Jackson Wesley (o)

221 (231) Gardener F (o)

227 Sheppard Jos (o)

LYONS AV (S San Antonio)

Bg Quintana rd ext e to

Sommeret rd 1 n Fay av

102 Pierce L A (o)

104 Herron A G (o)

112 Redden F M (o)

119 Phillips P E (r)

Creighton intacts

203 Wendell Wm (o)

207 Gilpin W H (r)

208 Wolverton P B (r)

215 Goehring H C (r)

301 Baldestero B (r)

337 Rangel M E (r)

351 Lassere L J (o)

ns 1 w Jones G M Rev (o)

ns 2 w Martinez Francisco (r)

ss 1 w Carnahan L K (o)

Artesia intacts

ns 1 e Morris E P (r)

ss 1 e Karcher C E (r)

ss 2 e Johnson T A (o)

Sommeret intacts

ns 1 w Vacant

ss 2 w Webster C W (r)

ss 3 w Webster C C (r)

ss 4 w Leedy C C (o)

438 Walsh T P (r)

LYTLE

Bg 1900 Clarke av ext e

2 blks

107 Maxwell Robt (o)

111 Keen J T (r)

128 Renz Ida Mrs (o)

130 Naugle H C (r)

131 Lorillard W W (o)

LYTLE HEIGHTS ADDN

From e end of Dauchy rd 1

w Junior

M

Changed to Eleanor av

MACKENSEN

Bg 320 Chestnut ext e to

N Walnut

112 Doren H E (r)

114 Nabors Wm (r)

116 Robertson J D (r)

118 Benson Jos (r)

Williams Harry (r)

120 Gonzales Frederico (r)

122 Gulden A F (r)

MACON COURT

Bg 602 W Euclid av ext e

