

**HISTORIC AND DESIGN REVIEW
COMPLIANCE AND TECHNICAL ADVISORY BOARD
February 23, 2024**

HDRC CASE NO: 2024-045
ADDRESS: 504 N HACKBERRY ST
LEGAL DESCRIPTION: NCB 570 BLK 6 LOT N 56.05 FT OF 13-14
ZONING: C-2, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Richard Gonzalez | Chapawu Properties LLC
OWNER: Richard Gonzalez | Chapawu Properties LLC
TYPE OF WORK: Front fence installation; front porch steps, porch decking, and wood window replacement; chimney removal; and fenestration modifications
APPLICATION RECEIVED: January 15, 2024
60-DAY REVIEW: March 5, 2024
CASE MANAGER: Bryan Morales

REQUEST:

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

1. Install a front yard cattle-panel fence with a pedestrian and driveway gate.
2. Replace the front porch steps.
3. Replace the front porch decking.
4. Remove the existing chimney.
5. Replace wholesale the wood windows on the property.
6. Modify the existing fenestration pattern.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
- x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

Policy Document: Fences in Historic Districts

When new fences are appropriate to the site-specific conditions of the property, applicants must also ensure that the style, height, and configuration of the fence is also appropriate per the Historic Design Guidelines for Site Elements and the Unified Development Code 35-514.

- **REAR/PRIVACY FENCE** – Rear yard privacy fences should be no taller than 6 feet in height and feature wood construction. Historic evidence may support installing stone, masonry, or stucco walls. They should be set back from the front façade of the building, rather than aligning them with the front façade of the structure, to reduce their visual prominence.
- **FRONT FENCE** – Front yard fences should match in height of neighboring fences or be limited to 4 feet in height and be compatible with the heights of adjacent historic fences. Historic evidence may support installing stone, masonry, or stucco walls and fence bases.

- FENCE STYLES – While maintaining respect to individual architecture styles and historic districts, the most common appropriate fence type includes (a) black wrought iron, (b) painted wood picket, and (c) garden-loop.
- NONCONFORMING FENCES – Chain-link, barbed wire, corrugated metal, and make-shift fences should be avoided. Grandfathered items may be replaced with appropriate fencing, but should not be reconstructed or expanded upon.
- PEDESTRIAN GATES – Pedestrian gates should be located at the intersection of the property’s walkway and the public sidewalk. Pedestrian gates should relate to the design of the fence while maintaining a 4-foot height limit.
- VEHICLE GATES – Vehicle gates should be set behind the front façade plane of the house and not span across the front of the driveway. A Front vehicle gate may be considered if the site features an atypical condition including: (a) a wraparound porch, (b) a narrow driveway less than 10 feet wide, and/or (c) front driveways abutting rear yards or commercial properties. Electrical, mechanical, or solar collector equipment should be concealed and minimally visible if used.

FINDINGS:

- a. The property located at 504 N Hackberry St is a one-story, single-family Folk Victorian structure constructed c. 1934 and first appears on the 1934 Sanborn map. The structure features a wraparound porch, a front-facing dormer with hipped roof forms throughout, a dormer, and 117 wood siding. The property contributes to the Dignowity Hill Historic District.
- b. VIOLATIONS – On February 5, 2024, staff observed work occurring on the property without a Certificate of Appropriateness and beyond prior approvals. After contacting the property owner and confirming scopes of work, staff issued a stop work order on the same day. Violations include: porch steps, porch decking, rear door, skirting replacement; chimney and wood window removal; dormer vent installation; and fenestration pattern modifications.
- c. SITE VISIT – On February 13, 2024, staff conducted a site visit to take current photos of the structures condition. The photos taken show the modifications made as described in finding b.
- d. ADMINISTRATIVE SCOPES OF WORK – The applicant has received approval for wood window repair, roof replacement with retention of roof features, foundation repair, and wood siding spot repair between October 9, 2023, and January 19, 2024. The installation of a rear privacy fence, rear deck construction, skirting replacement, exterior painting, and dormer vent installation are administrative scopes of work. Once the Historic and Design Review Compliance and Technical Advisory Board has processed the present requests and the post-work fee has been paid, staff will release the administrative scopes of work to the applicant.
- e. FRONT YARD FENCE & PEDESTRIAN GATE – The applicant is requesting to construct a four feet tall wood post and rail cattle-panel front yard fence with a pedestrian gate in-kind. The Historic Design Guidelines for Site Elements 2.B.i. states new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character, and the design of the fence should respond to the design and materials of the house or main structure. Site Elements 2.B.iii. states to limit the height of new fences and walls within the front yard to a maximum of four feet. Site Elements 2.B.v. states to construct new fences or walls of materials similar to fence materials historically used in the district. Staff finds the installation of the front yard fence and pedestrian gate generally appropriate.
- f. DRIVEWAY GATE – The applicant is requesting to construct a four feet tall wood post and rail cattle-panel driveway gate flush with the right-of-way. Site Elements 2.B.i. states new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character, and the design of the fence should respond to the design and materials of the house or main structure. Site Elements 2.B.iii. states to limit the height of new fences and walls within the front yard to a maximum of four feet. Site Elements 2.B.v. states to construct new fences or walls of materials similar to fence materials historically used in the district. The Fences in Historic Districts Policy Document states vehicle gates should be set behind the front façade plane of the house and not span across the front driveway. Staff finds the proposed location of the driveway gate does not conform to guidelines.
- g. FRONT PORCH STEPS REPLACEMENT – The applicant is requesting approval to replace the existing concrete porch steps with wood porch steps. Exterior Maintenance and Alterations 7.B.v. states to reconstruct porches based on accurate evidence of the original, such as photographs and if no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Staff finds the replacement of the concrete steps with wood front porch steps generally appropriate.
- h. PORCH DECKING REPLACEMENT – The applicant is requesting approval to replace the existing wood decking in-kind. Photos of the porch decking prior to replacement show that the decking ran parallel to the front façade.

Exterior Maintenance and Alterations 7.B.v. states to reconstruct porches based on accurate evidence of the original, such as photographs and if no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Staff finds the installation of 2x6" wood decking does not conform to guidelines. Staff recommends the applicant install 1x3" wood tongue and groove porch decking running perpendicular to the front façade with a slight slope toward the front yard.

- i. CHIMNEY REMOVAL – The applicant is requesting approval to remove the chimney on the western façade of the main structure. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.iii. states to preserve and repair distinctive roof features. The applicant has not provided to staff a cost estimate for repair in-kind or information related to loss of structural integrity, chimney separation, or any related issues. Staff finds the removal of the existing chimney on the western façade does not conform to guidelines.
- j. WINDOW REPLACEMENT: EXISTING CONDITION – The applicant is requesting approval to replace all existing wood windows on the property. Staff did not have the opportunity to inspect the existing windows prior to their removal.
- k. WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.
- l. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.
- m. WINDOW REPLACEMENT – The applicant has proposed to replace all existing windows with new wood windows. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. If a window assembly is deemed irreparable, the window should be replaced in-kind in terms of materiality, configuration, inset, proportion, style, and detailing. As noted in finding j, staff did not have the opportunity to assess the condition of the wood windows prior to their removal. Staff does not find replacement of the wood windows consistent with the guidelines.
- n. FENESTRATION MODIFICATIONS (WEST) – The applicant is requesting to modify the existing window openings on the west façade. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window openings and to avoid enlarging or diminishing to fit stock sizes. Staff finds the proposed modifications to the window openings on the west façade do not conform to guidelines.
- o. FENESTRATION MODIFICATIONS (SOUTH) – The applicant is requesting approval to infill three windows and modify five window openings on the south façade. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window openings and to avoid enlarging or diminishing to fit stock sizes. Exterior Maintenance and Alterations 6.A.iii. states to preserve historic windows. Exterior Maintenance and Alterations 6.A.iv. states to install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds the proposed fenestration modifications to the south façade does not conform to guidelines.
- p. FENESTRATION MODIFICATIONS (NORTH) – The applicant is requesting approval to infill two windows, add one window opening, and modify two window openings on the north façade. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window openings and to avoid enlarging or diminishing to fit stock sizes. Exterior Maintenance and Alterations 6.A.iii. states to preserve historic windows. Exterior Maintenance and Alterations 6.A.iv.

states to install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds the proposed fenestration modifications to the north façade does not conform to guidelines.

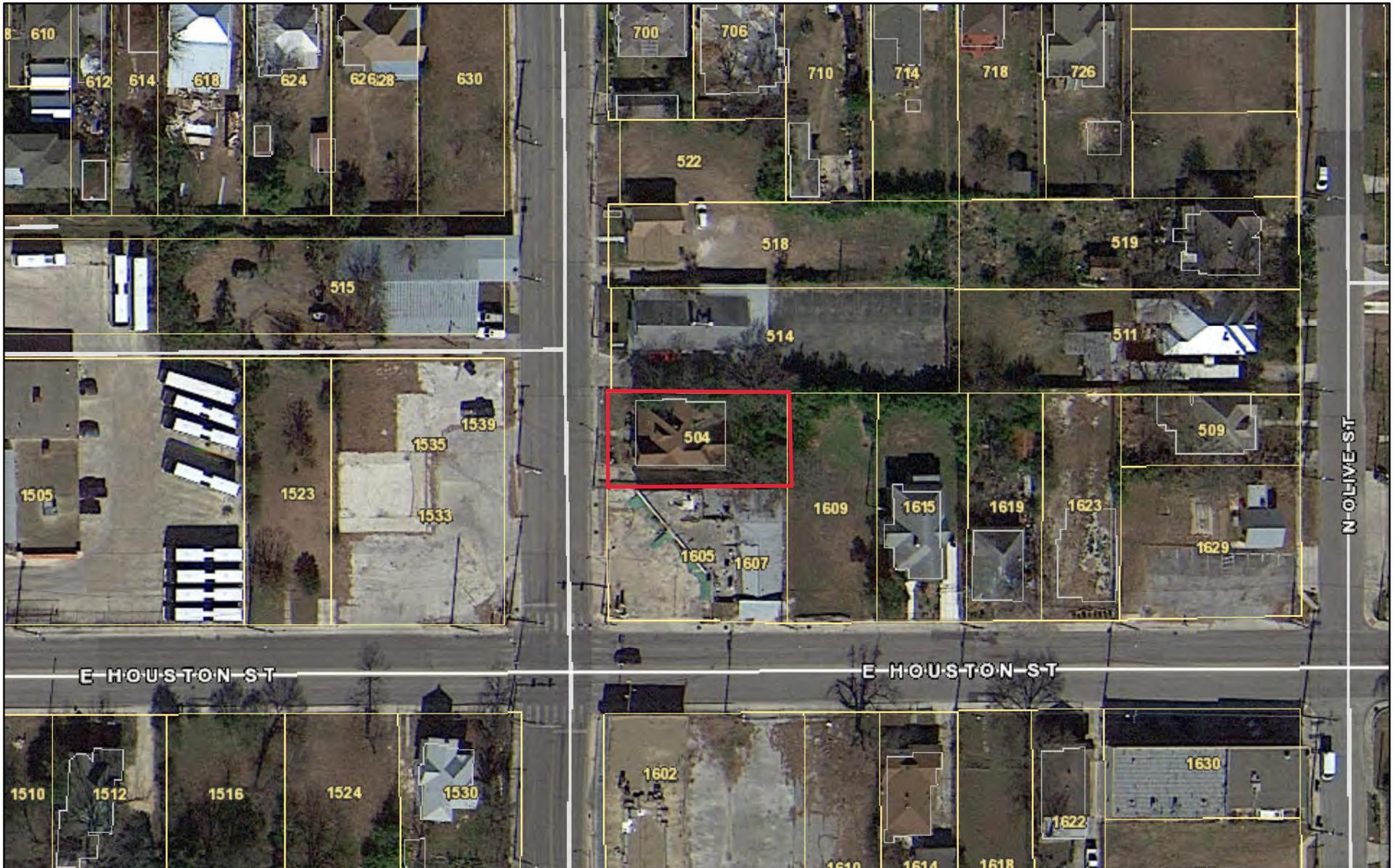
RECOMMENDATION:

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

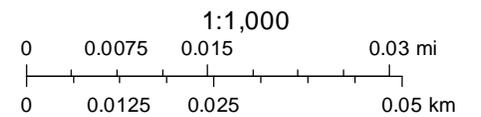
- i. That the fence and gates height does not exceed four feet.
- ii. That the driveway gate be placed behind the front façade of the main structure.
- iii. That the applicant install 1x3" wood tongue and groove porch decking running perpendicular to the front façade with a slight slope toward the front yard.

Staff does not recommend approval of items 4 through 6 based on findings a and i through p. Staff recommends the applicant restore the previous conditions which includes the chimney reconstruction and wood windows, with trim, in the same historic fenestration pattern (sizes and locations of openings).

City of San Antonio One Stop



February 16, 2024



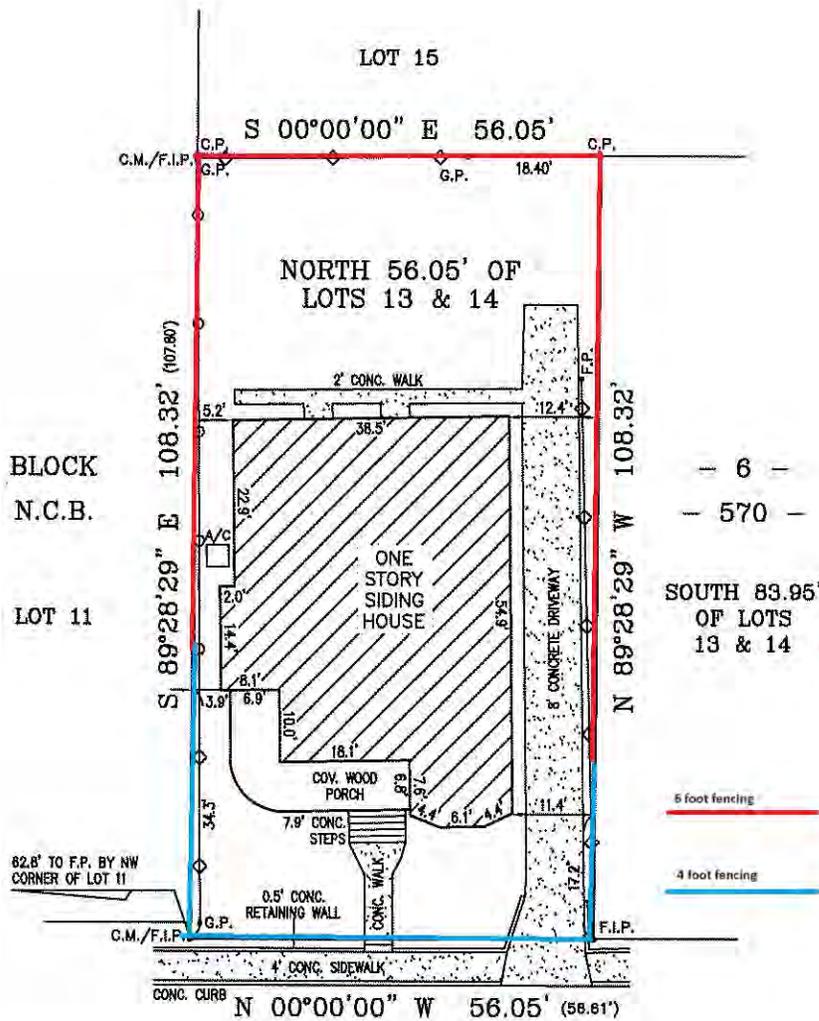


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5104





N HACKBERRY

R.O.W. VARIES

LEGEND

- F.I.P. : FOUND IRON PIN
- S.I.P. : SET 1/2" IRON PIN
- C.M. : CONTROLLING MONUMENT
- C.P. : CALCULATED POINT
- G.P. : 3" GALVANIZED IRON POST
- F.P. : EXISTING FENCE POST
- A/C : 3'x3' CONCRETE A/C PAD
- (-) : FIELD MEASUREMENT
- ⊙ : CHAIN LINK FENCE
- : SMOOTH WIRE FENCE



SCALE : 1" = 20'

STREET ADDRESS: 504 NORTH HACKBERRY
 LOT: THE NORTH 56.05 FEET OF LOTS 13 AND 14
 BLOCK: 6 N.C.B.: 570
 SUBDIVISION: SUBDIVISION OF THE ESTATE OF JOHN P. CAMPBELL
 PLAT RECORDS, VOLUME: 105 PAGE(S): 111
 CITY: SAN ANTONIO, BEXAR COUNTY, TEXAS
 SURVEYED FOR: ALAMO TITLE COMPANY
 G.F. NO.: SAT-41-4000412301256L
 BUYER(S): RICHARD GONZALEZ



STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE, CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, PROTRUSIONS OR INTRUSIONS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHT-OF-WAY.

THIS 25-TH DAY OF MAY, 2023 A.D.

S. D. Muehsta



TEXAS ENGINEERING & SURVEYING, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 www.TexasEngineeringSurveying.com

FIRM REG: TBPE F-14631, TBPLS 10193833

114 W. GLENVIEW DRIVE, SUITE 100 TEL (210) 524-3288
 SAN ANTONIO, TEXAS 78228 FAX (210) 979-9866

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:

VOL. 105 PG. 111 VOL. 16617 PG. 1967 VOL. _____ PG. _____
 VOL. _____ PG. _____ VOL. _____ PG. _____
 VOL. _____ PG. _____ VOL. _____ PG. _____





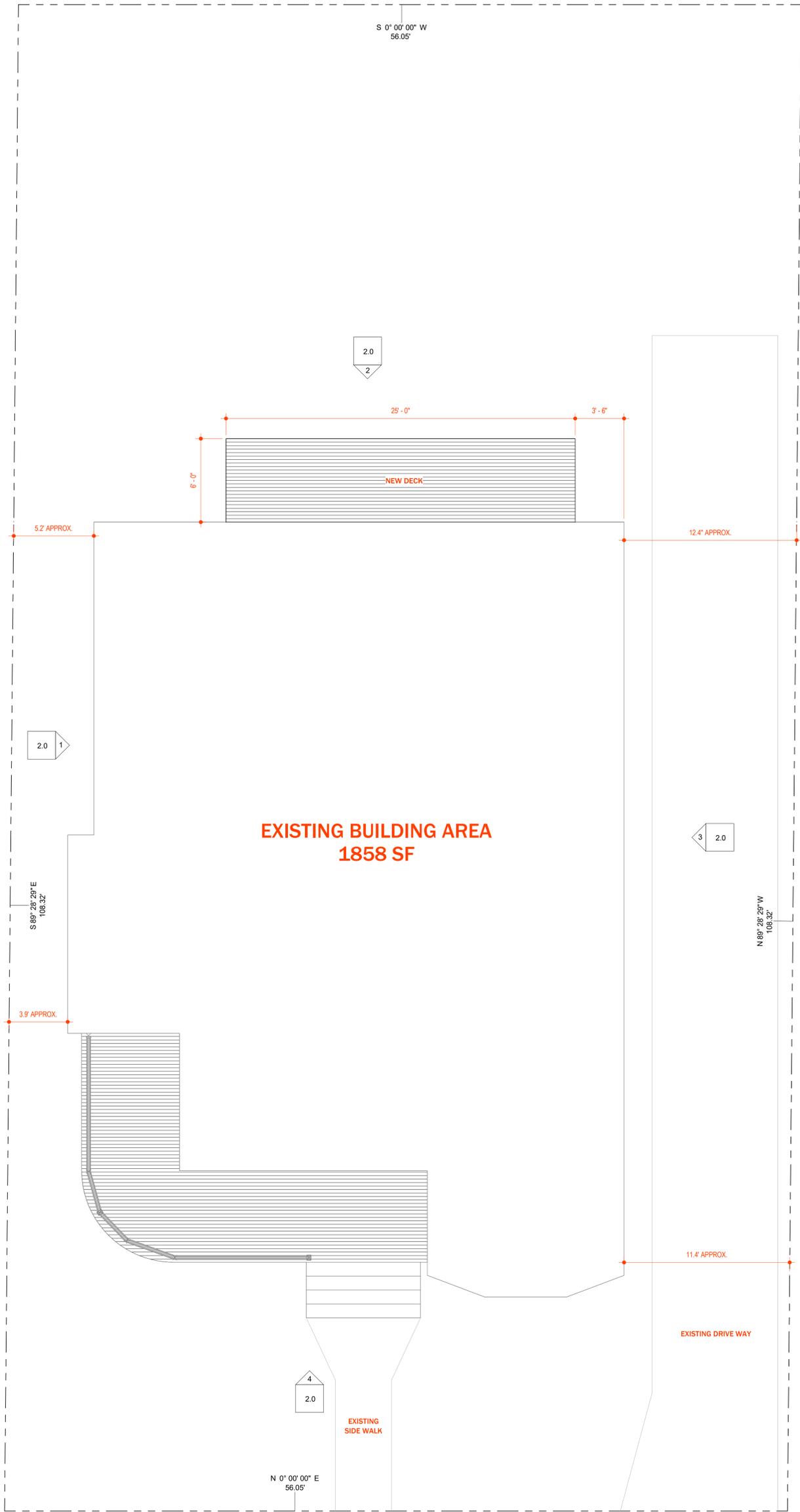




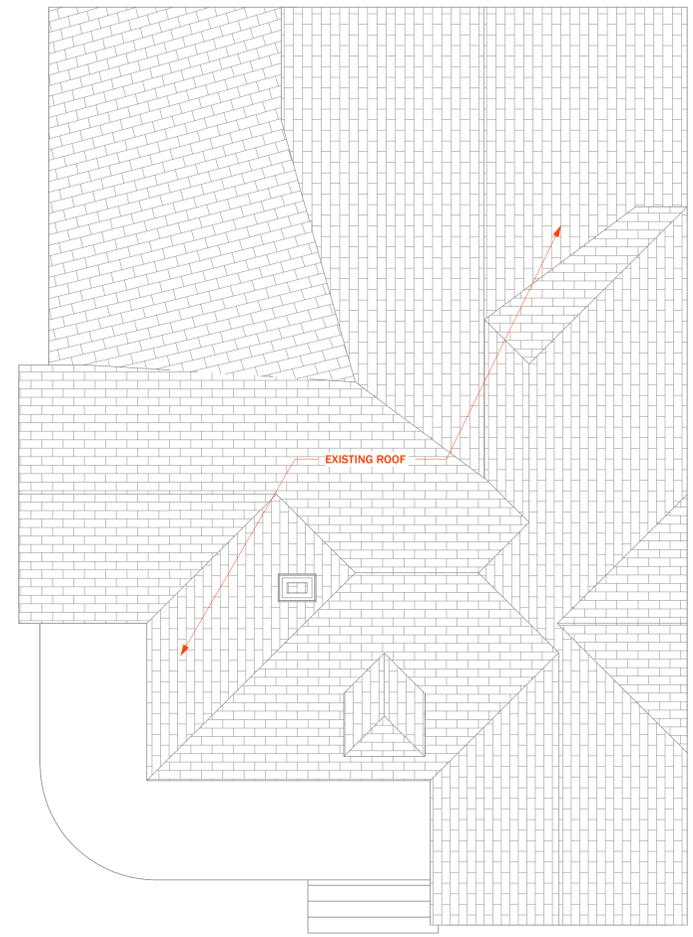






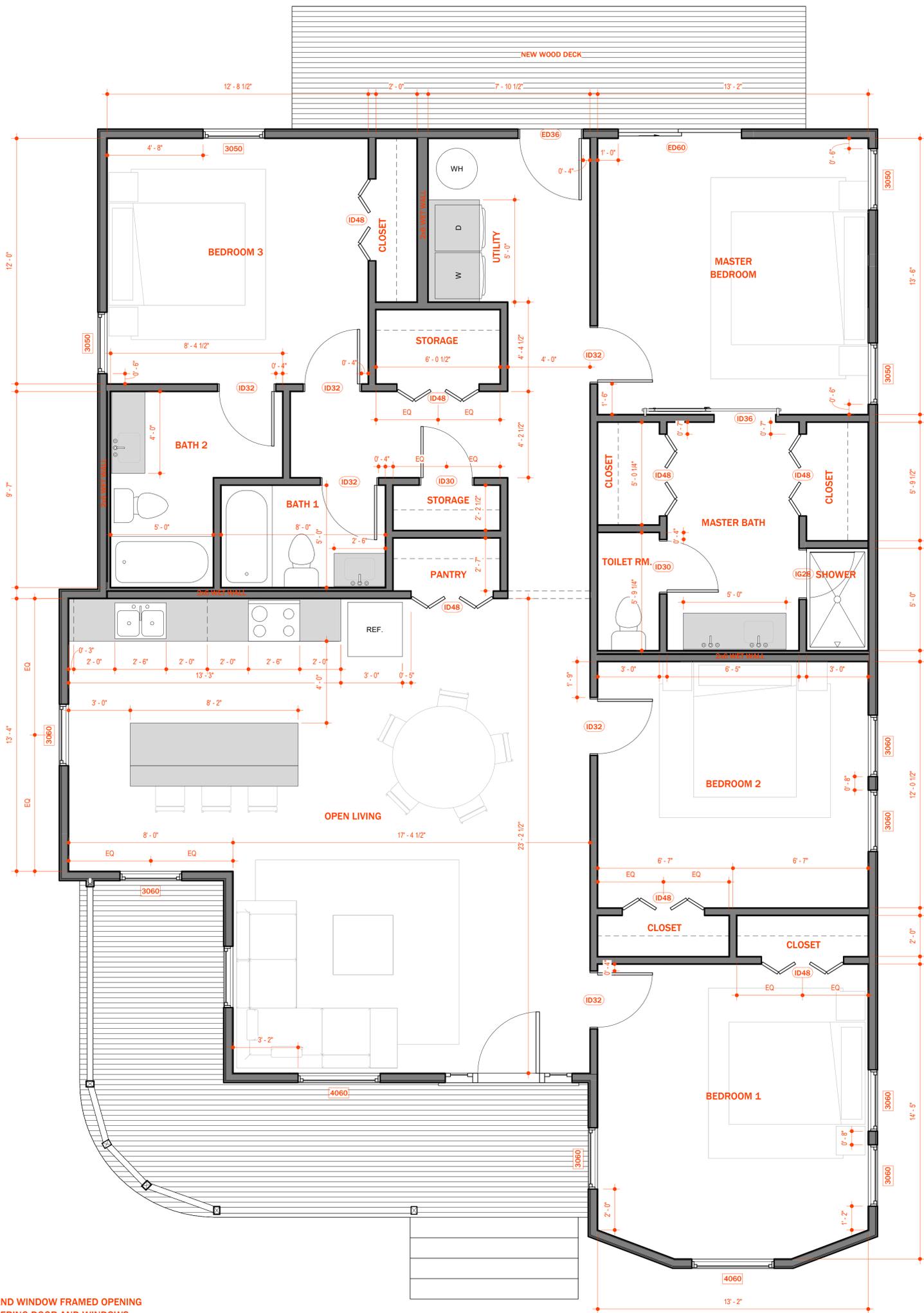


1 SITE PLAN
SCALE: $1/4" = 1'-0"$



2 ROOF PLAN
SCALE: $3/16" = 1'-0"$

No.	Description	Date



- GENERAL NOTES:**
- FIELD VERIFY FINAL DOOR AND WINDOW FRAMED OPENING DIMENSIONS PRIOR TO ORDERING DOOR AND WINDOWS.

DOOR SCHEDULE					
#	FUNCTION	TYPE	SIZE		COMMENTS
			WIDTH	HEIGHT	
ED36	Exterior	SINGLE	3' - 0"	6' - 8"	
1					
ED60	Exterior	SLIDING	6' - 0"	6' - 8"	
1					
ID30	Interior	SINGLE	2' - 6"	6' - 8"	
ID30	Interior	SINGLE	2' - 6"	6' - 8"	
2					
ID32	Interior	SINGLE	2' - 8"	6' - 8"	
ID32	Interior	SINGLE	2' - 8"	6' - 8"	
ID32	Interior	SINGLE	2' - 8"	6' - 8"	
ID32	Interior	SINGLE	2' - 8"	6' - 8"	
ID32	Interior	SINGLE	2' - 8"	6' - 8"	
6					
ID36	Interior	BARN DOOR	3' - 0"	6' - 8"	
1					
ID48	Interior	BI-FOLD	4' - 0"	6' - 8"	
ID48	Interior	BI-FOLD	4' - 0"	6' - 8"	
ID48	Interior	BI-FOLD	4' - 0"	6' - 8"	
ID48	Interior	BI-FOLD	4' - 0"	6' - 8"	
ID48	Interior	BI-FOLD	4' - 0"	6' - 8"	
ID48	Interior	BI-FOLD	4' - 0"	6' - 8"	
ID48	Interior	BI-FOLD	4' - 0"	6' - 8"	
7					
IG28	Interior	GLASS - SHOWER	2' - 4"	6' - 8"	
1					
Grand total: 19					

WINDOW SCHEDULE				
TYPE	Family	SIZE		COMMENTS
		WIDTH	HEIGHT	
3050	SINGLE HUNG	3' - 0"	5' - 0"	
3050	SINGLE HUNG	3' - 0"	5' - 0"	
3050	SINGLE HUNG	3' - 0"	5' - 0"	
3050	SINGLE HUNG	3' - 0"	5' - 0"	
4				
3060	SINGLE HUNG	3' - 0"	6' - 0"	
3060	SINGLE HUNG	3' - 0"	6' - 0"	
3060	SINGLE HUNG	3' - 0"	6' - 0"	
3060	SINGLE HUNG	3' - 0"	6' - 0"	
3060	SINGLE HUNG	3' - 0"	6' - 0"	
3060	SINGLE HUNG	3' - 0"	6' - 0"	
3060	SINGLE HUNG	3' - 0"	6' - 0"	
3060	SINGLE HUNG	3' - 0"	6' - 0"	
8				
4060	SINGLE HUNG	4' - 0"	6' - 0"	
4060	SINGLE HUNG	4' - 0"	6' - 0"	
2				
Grand total: 14				

No.	Description	Date



1 NORTH
SCALE: 1/4" = 1'-0"



2 EAST
SCALE: 1/4" = 1'-0"



3 SOUTH
SCALE: 1/4" = 1'-0"



4 WEST
SCALE: 1/4" = 1'-0"

No.	Description	Date







Investigation Report

Property

Address	504 N Hackberry
District/Overlay	Dignowity Hill
Owner Information	Richard Gonzalez

Site Visit

Date	02/13/2024
Time	04:15 PM (-6 GMT)
Context	follow-up
Present Staff	Edward Hall, Bryan Morales
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Fenestration modifications, window replacement, wholesale siding replacement.

Action Taken

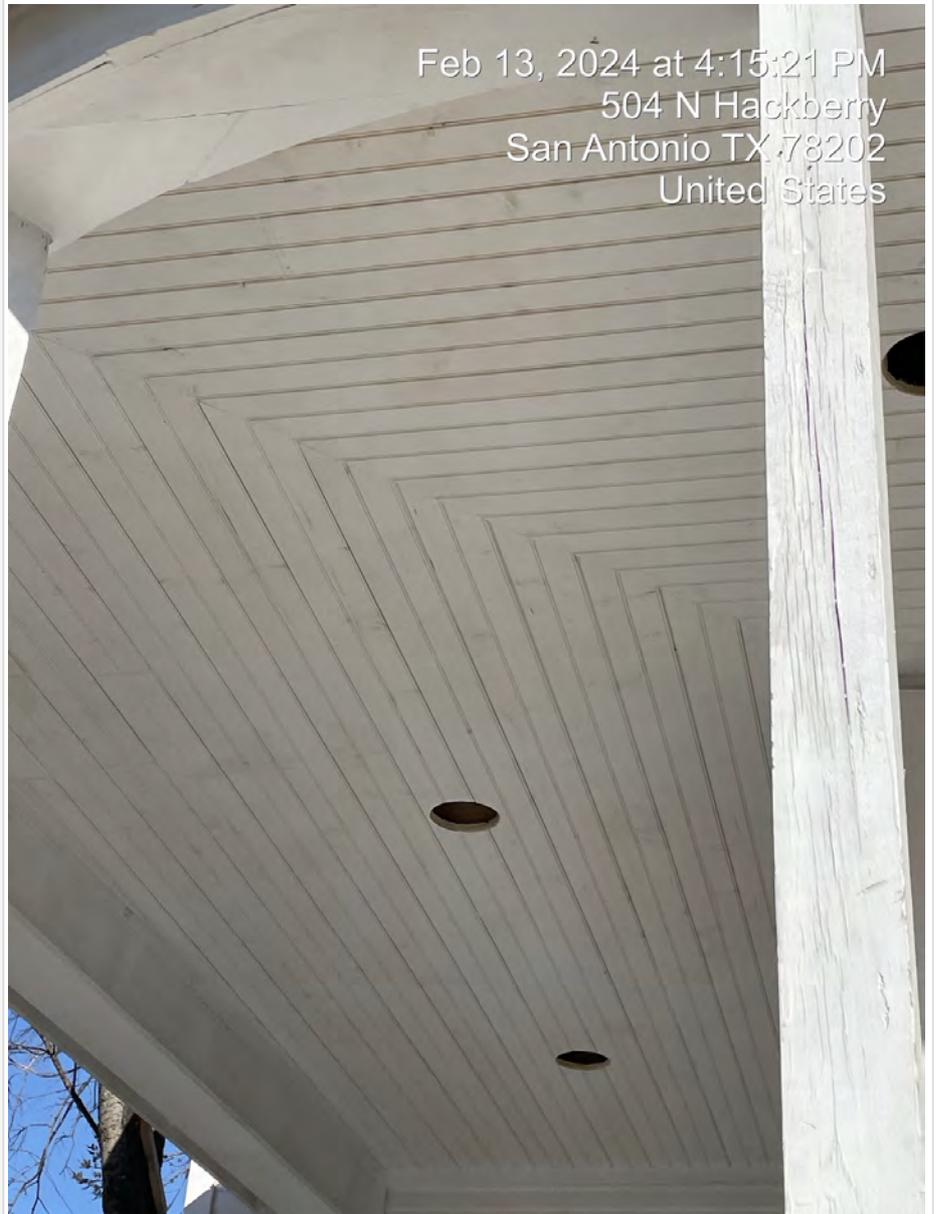
Violation Type	Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	No Action Taken/Photos Only
Will post-work application fee apply?	Yes

Documentation



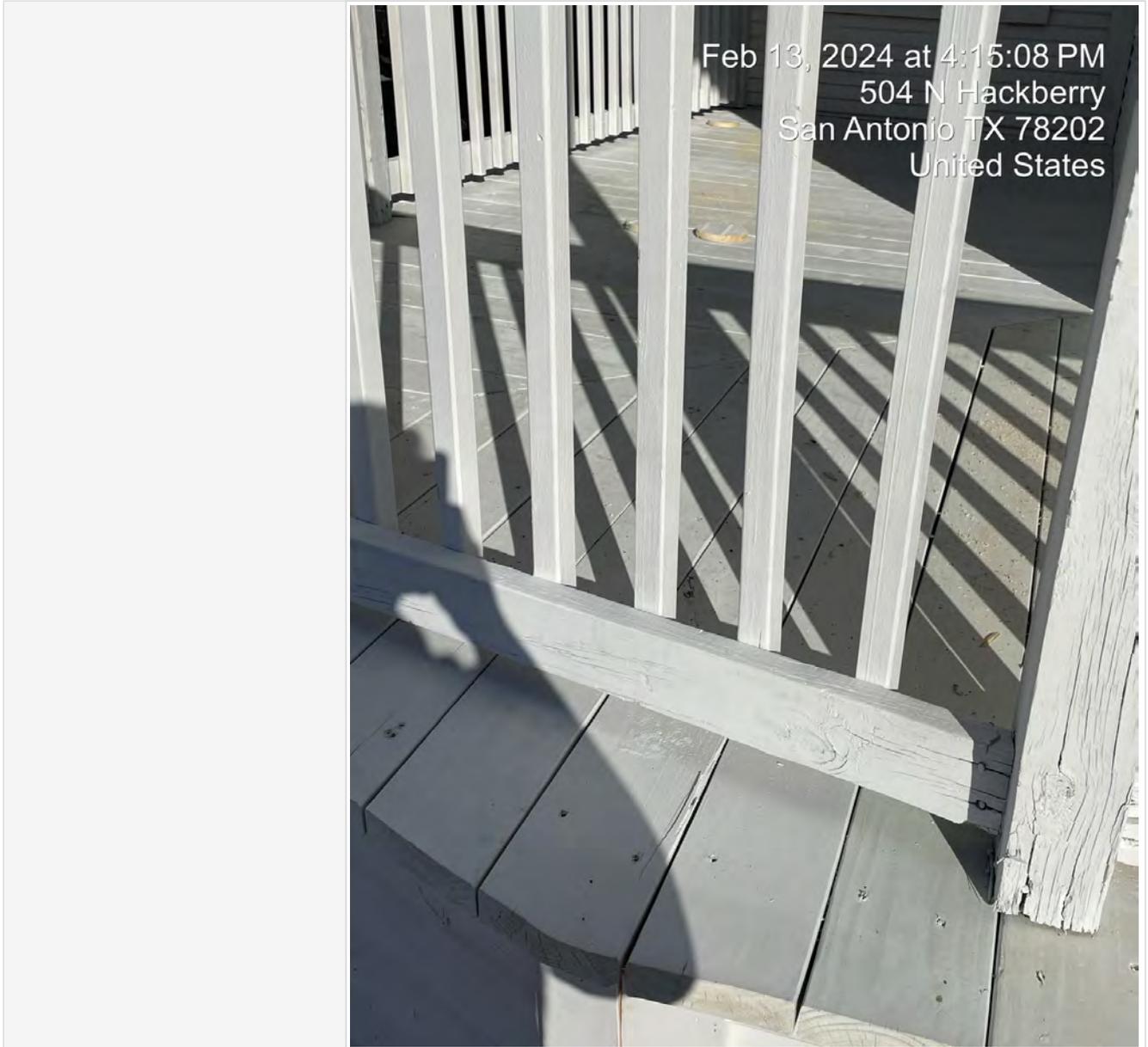
Investigation Report

Photographs





Investigation Report



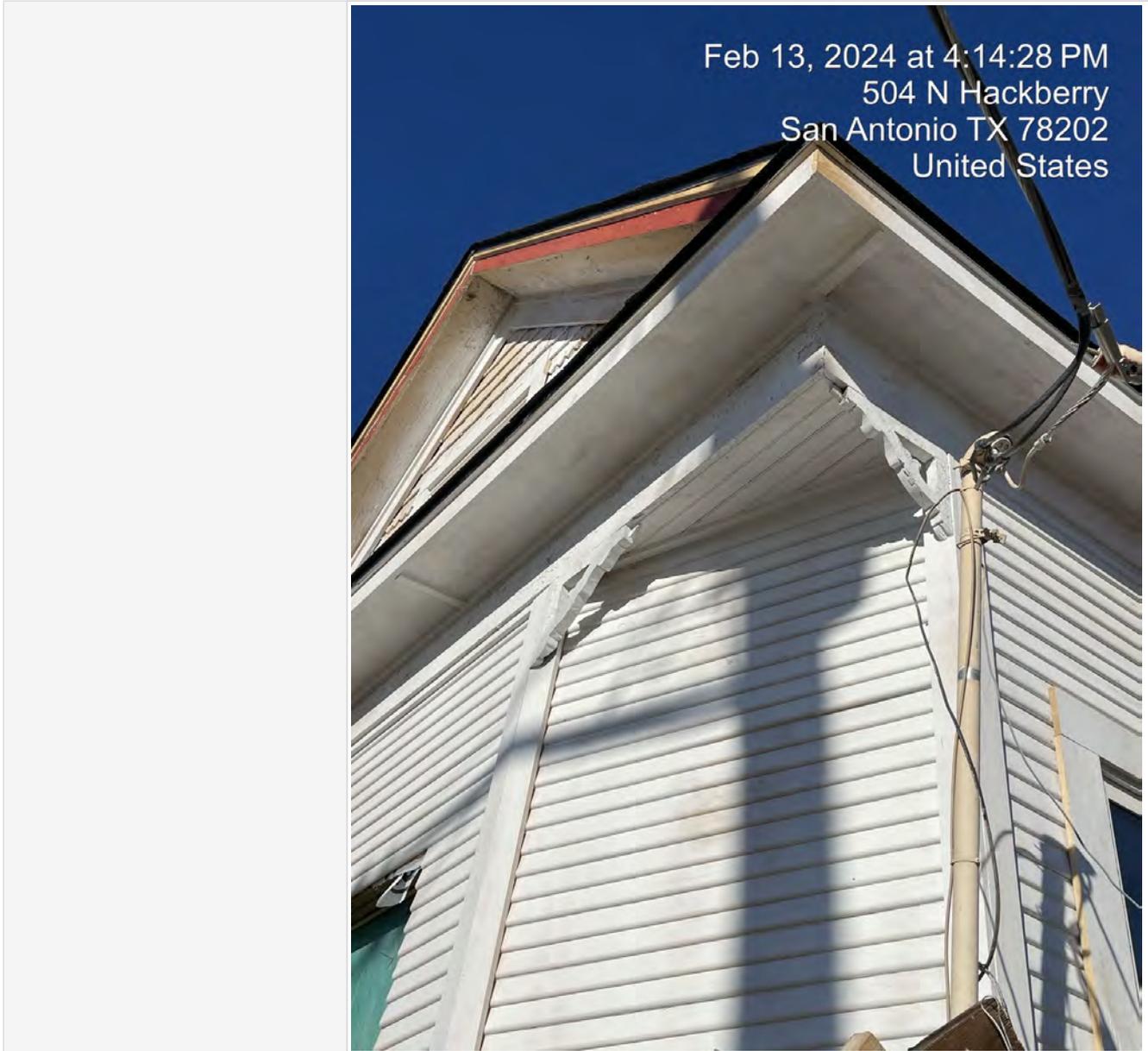


Investigation Report



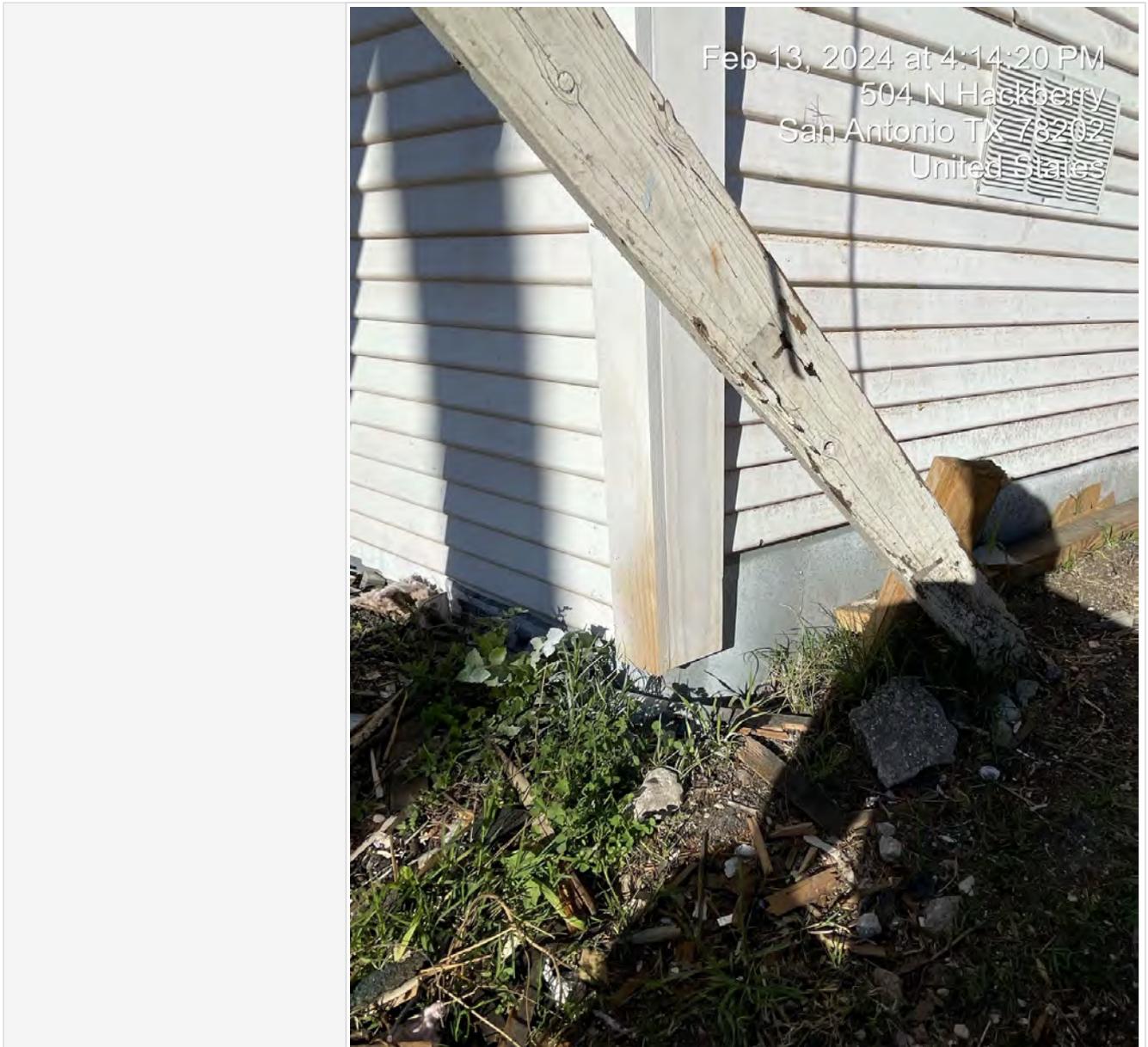


Investigation Report





Investigation Report





Investigation Report



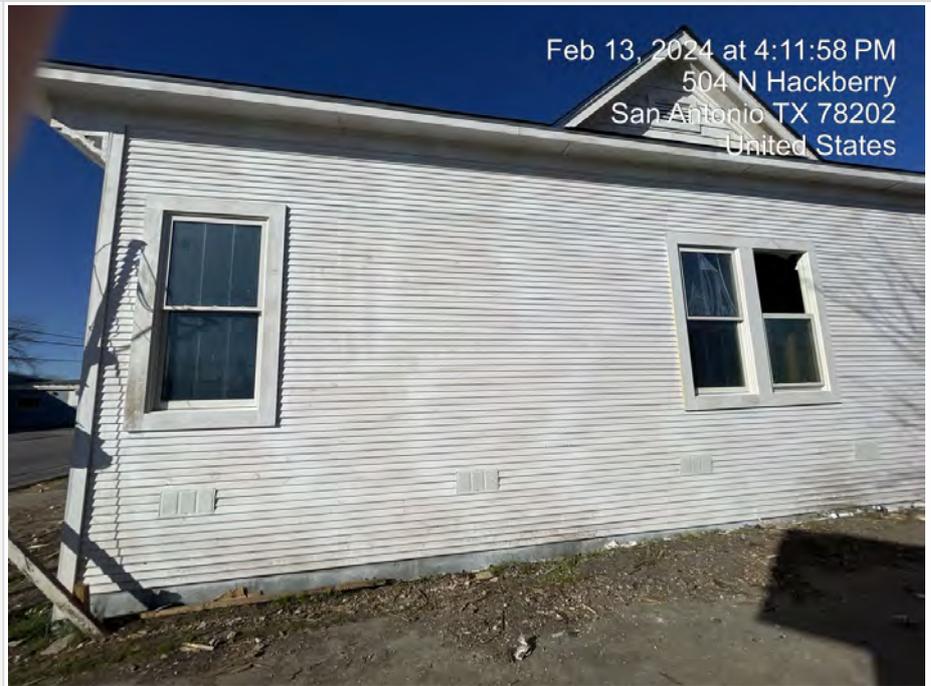


Investigation Report





Investigation Report



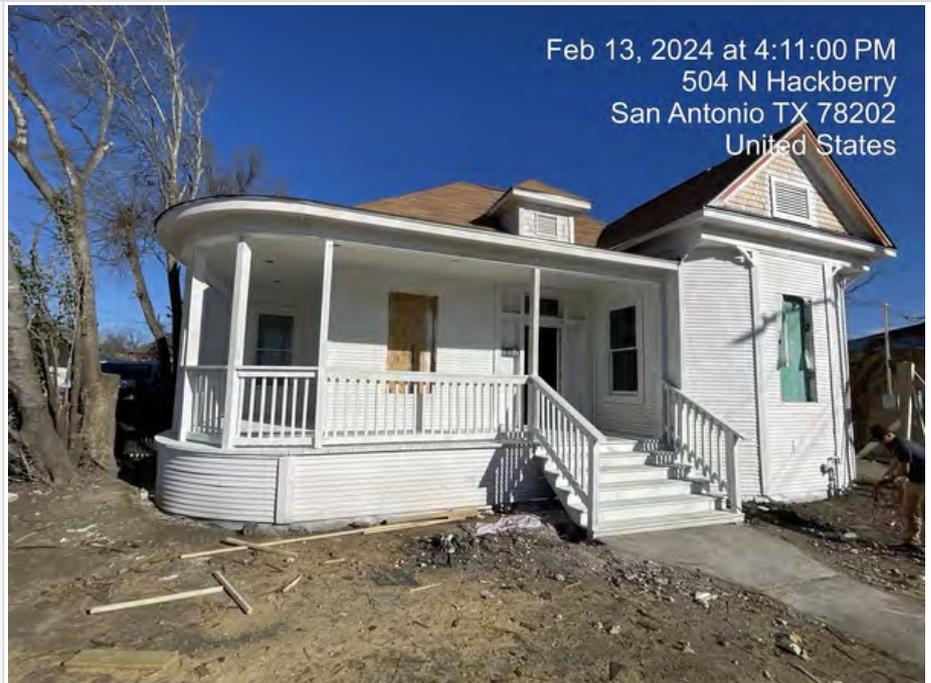


Investigation Report





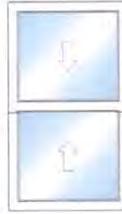
Investigation Report



02/13/2024 04:52 PM

Additional photos were taken on another device.

No



Frame Width = 35 3/8"
 Frame Height = 60 1/2"
 Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	35.375-in x 60.5-in JELD-WEN Wood W-2500 Double Hung	\$487.41	\$487.41	3	\$0.00	\$1,462.23
Unit 200 Total:		\$487.41	\$487.41		\$0.00	\$1,462.23

Begin Line 200 Description

---- Line 200-1 ----

Wood W-2500, Double Hung,
 ,
 35.375 x 60.5
 ProductTileBackendName =
 Assembly = Full Unit,
 Exterior Trim Type = Brickmould,
 Exterior Trim Options = Sill Nosing & Casing Loose,
 Regional Compliance = US National-WDMA/ASTM
 Vent Division = Even Divide,
 Order By = Rough Opening Size,
 Rough Opening Width = 36 1/8",
 Rough Opening Height = 61 1/4",
 Exterior Trim Width = 38,
 Exterior Trim Height = 62.28125
 Species = Auralast Pine,
 Interior Finish Type = Natural,
 Finish - Interior = Natural,
 Finish - Exterior = Primed,
 Sash to Match Exterior Finish = Yes,
 Finish - Sash (Exterior) = Primed

Jamb Width = 4 9/16"
 Rating = PG 25,
 Sill Nosing = Standard Sill Nosing,
 Sill Horns = No Sill Horn,
 Prep for Stool = No
 Hardware Finish - Interior = White,
 Number of Locks = 2,
 Screen Options = Fiberglass Mesh,
 Screen Finish = Brilliant White
 Energy Efficiency = Energy Star,
 Energy Star Zone = Energy Star - South-Central,
 STC / OITC Rating = Standard,
 Glazing = Insulated,
 Glass Color = SunResist with HeatSave,
 Glass Type = Annealed,
 Neat Glass = Neat,
 Glass Thickness = Standard Default Thickness,
 Protective Film = Protective Film,
 Spacer Color = Silver Spacer,
 Glass Options = Argon
 Grid Type = No Grids

Certification = None,
 Jambliner = White Jambliner,
 Jamb Liner Options = Compression Jambliner,
 Sill Stop = Sill Stop Applied,
 Sash Limiter = No Sash Limiter,
 Finger Plows = Plow in Top & Bottom Rail
 U-Factor = 0.25,
 Solar Heat Gain Coefficient = 0.2,
 Visible Light Transmittance = 0.46,
 Condensation Resistance = 47,
 CPD# = JEL-N-578-01934-00001,
 Energy Star Qualified = Northern; North-Central;
 South-Central; Southern
 Room Location = Not Specified,
 Is This a Remake = No,
 Specific Information = Not Specified
 Manufacturer = JELD-WEN, Rantoul(IL),
 Contact Number = 1-800-246-9131 Option 2,
 Catalog Version Date = 03/15/2022,
 Catalog Version = 22.1.3.1
 None

End Line 200 Description



Frame Width = 35 3/8"
 Frame Height = 48 1/2"
 Sash Split = Even Divide

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	35.375-in x 48.5-in JELD-WEN Wood W-2500 Double Hung	\$443.24	\$443.24	3	\$0.00	\$1,329.72
Unit 300 Total:		\$443.24	\$443.24		\$0.00	\$1,329.72

Begin Line 300 Description

---- Line 300-1 ----

Wood W-2500, Double Hung,

Jamb Width = 4 9/16"
 Rating = PG 25,
 Sill Nosing = Standard Sill Nosing,

Certification = None,
 Jambliner = White Jambliner,
 Jamb Liner Options = Compression Jambliner,

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
6175961	6/1/2023	Load Date Not Set	Quote Not Ordered	Mike Castillo
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT
626 Burnet				

LineItem #	Description
------------	-------------

16-1 6-0 6-8 Builders Series 4800 Two Panel (71.5 W x 79.75 H x 0 Leg),
 Qty: 1 XXL, White , Finless, Standard Sill Riser
 Room Location: Thermally Broken Frame
 None Assigned Performance: PWG-M-165-00036-00001
 Note: Glass: HP2+ SC, Double Glazed, Argon Gas, Tempered
 Hardware: Standard
 Screen: Screen, Charcoal Fiberglass, Shipped Separate
 Disclaimers: Proposition 65
 Manufacturer Information: N/A
 Performance Rating: LC-PG50-SD, DP +50/-50; U-Factor = 0.39; SHGC = 0.21; VLT = 0.4



LineItem #	Description
------------	-------------

16-2 Unit 1 Screen: Screen, Charcoal Fiberglass, Shipped Separate
 Qty: 1
 Room Location:
 Note:

Total Unit Quantity: 1

- Material specifications for the proposed rear decking
Material will be PRESSURE TREATED WOOD for deck.
- Rear sliding door will be Aluminum here is more info
<https://www.plygem.com/windows-doors/doors/door-materials/aluminum/>
- Skirting: #117 siding will be same as current siding
<https://www.mccoys.com/shop/p/011927/1-x-6-x-12-southern-pine-dbtrkd117-siding-boards-12-ft-l-nominal-6-in-w-nominal-1-in-thick-nominal>

Feb 13, 2024 at 4:11:00 PM
504 N Hackberry
San Antonio TX 78202
United States



West

Feb 13, 2024 at 4:11:08 PM
504 N Hackberry
San Antonio TX 78202
United States



Feb 13, 2024 at 4:11:18 PM
514 N Hackberry
San Antonio TX 78202
United States



North

Feb 13, 2024 at 4:11:43 PM
504 N Hackberry
San Antonio TX 78202
United States



Feb 13, 2024 at 4:11:58 PM
504 N Hackberry
San Antonio TX 78202
United States



south

Feb 13, 2024 at 4:12:16 PM
504 N Hackberry
San Antonio TX 78202
United States



south

AC
4019

Feb 13, 2024 at 4:12:19 PM
504 N Hackberry
San Antonio TX 78202
United States

south



Feb 13, 2024 at 4:12:43 PM
504 N Hackberry
San Antonio TX 78202
United States

east



NOEL FURNITURE COMPANY

**318 West Commerce Street
at the Bridge...Phone G. 0297**

QUENTHER E—Contd

- 529 Swearingen W C Mrs ☉
532 Dreiss Paul ☉
- Stieren ends ne**
- 602 Schelb E L Mrs ☉
603 Hewitt M J Mrs ☉
Hewitt News Service
606 Bushnell A R ☉
Bushnell H C vending
mach
- 607 Davis I J
609 Tapp S C
610 Schuetze O P ☉
614 Newton T R
617 Williams G L Mrs ☉
618 Lindholm Mady W land-
scape gdnr
- 624 Parr H T
625 Chapman J M
First Frank
627 Stark L O Jr
628 Thornton E G
630 Patton A L
631 Meeks S M
632 O'Leary C A ☉
- Constance intacta**
- 704 Martin Lura Mrs
Lundeen Ivar
Presnall E C
Abbott Leonard
705 Hatchett N P
Radley H H
706 Nuhn C A ☉
709 Rennert Frank ☉
716 Barron A C ☉
717 Hearne M T Jr ☉
720 Leach Edw ☉
721 Robbie M K Dr ☉
724 Williams J R ☉
725 Thomas E A ☉ violin
lehr
- 729 Barnhart L F ☉
736 Goodwin M A Mrs
- Barbe intacta**
- 800 De Gasperi A Mrs ☉
801 Dielmann L M J ☉
806 Toscano B S
810 Benke A J
814 Lewis F N
818 Martinez J B ☉
824 Valentine I L
825 Eitt G D ☉
828 Gebhart J E Mrs ☉
Meriweather F J Mrs
829 Switzer Kath Mrs
832 Baldus A G ☉
834 O'Brien G H ☉
840 Richter L E Mrs ☉
842 Lord W C
842 1/2 Kincaid R C
- Temple intacta**
- 911 Zuercher E A ☉
917 Glaubitz W C
919 Hartmann A E
919 1/2 Kreuger Helen
923 Burt M H
925 Moos H A
928 Hall J T
930 Simmons W E
933 Harnisch Louis ☉ candy
mfr
- 934 Compton D R
940 Dillon Geo
Oslin J A
McKennon C R
953 Rose C H decorator
- Mazno av intacta**
- 1011 Hanford Fred
1015 Doelin R H
1019 Fisher L D
- QUENTHER W**
Bg at river 1st s of w
Johnson ext w to S Flores
- 209 Cox J E
210 Gabrielson A H
218 Persch B B ☉
222 Prothro R C
224 Nunn Neal
- GUERRA AL**
Bg 608 N San Jacinto ext
w to N Trinity
- 102 Stiles Alex
104 Wade Hershel
106 Vacant
107 Williams Homer
115 Vacant
207 (107) Chambers J C
206 (106) Young Lucy
208 (108) Burrell F L
210 (110) Richardson D

GUGERT AV

- Bg 740 Probandt ext s to
Mission rd
119 Gugert Frank ☉
- GUILBEAU**
Bg 400 S Flores ext s to
river
- 120 Hernandez Ponciano
215 Miller E J Mrs
Dwyer av intacta
- 311 Vacant
318 Cameron R H ☉
Bardenwerper Adeline
mus tchr
329 Bourland E L
337 Frazier S M
339 Robertson M E Mrs
- GUINN**
Bg 2402 Clarke av ext s
2 bks
- 225 Villasenor Vitapao
226 Villasenor Brigde Mrs
229 Delo Jos
230 Martinez Cello
237 Flores Phillip
239 Hernandez Felipe ☉
- Maille av intacta**
- 311 Flores J G ☉
316 Guerra Alphonso ☉
338 Arriola Jos
339 Romero Sixta Mrs
340 Villasenor Encarnacion
341 Ganzaba Fidencio
- Carlisle av intacta**
- 401 Valdez Ruth
- GULF**
Bg 520 N Palmetto av ext
s to N Rio Grande
- 154 Adams Isaac
St James intacta
- 215 Davis Mamie
219 Vacant
- St John intacta**
- 221 Sumner M R
231 Lyres Susie Mrs
N New Braunfels av intacta
- 302 McLane Hettie Mrs ☉
307 Haase A H ☉
310 Boykin M A Mrs
214 Flowers John
318 Abbey Clive ☉
325 Nickelson Oscar ☉
324 Fisher Erhard ☉
327 Worswick E A ☉
334 Riaz Donie G
336 Amos C E
Silcock P H
343 White D M
346 Kasa A E Mrs ☉
347 Woodward G W ☉
- N Polaris intacta**
- 402 Norton Frank
406 Friesenbahn Bernard
407 Surber M E ☉
410 Hahn H H ☉
414 Zigmund A C ☉
415 Marke Adelaide Mrs ☉
418 Vrooman R C ☉
422 Kosub B J ☉
427 Alsbury J R ☉
428 Bartz O F ☉
430 Bartz O F auto repr
431 Jost H C
432 Bravarry Adam
433 Williams S E Mrs ☉
442 Neice G E ☉
445 Acosta Grace ☉
449 Grote A F
- N Gavers intacta**
- 510 Voss J J ☉
515 Sohl W J ☉
526 Lacy Glidden
530 Ackermann M G ☉
531 Vacant
rear Rood E A ☉
533 Woodard J R
534 Tudyk Benj ☉
537 Beasley Jesse
540 Bartoskewitz O A ☉
542 Bartoskewitz Richd ☉
549 Beere Sophia Mrs
551 Christensen P W ☉
- N Wittman intacta**
- 606 Staha J F ☉
607 Vacant
609 Reitzer O W ☉
612 Padgett J E ☉
616 Vacant
619 Vacant
620 Winters A A ☉
623 Depmore Mary Mrs
627 Butts W W ☉

630 Donea S N

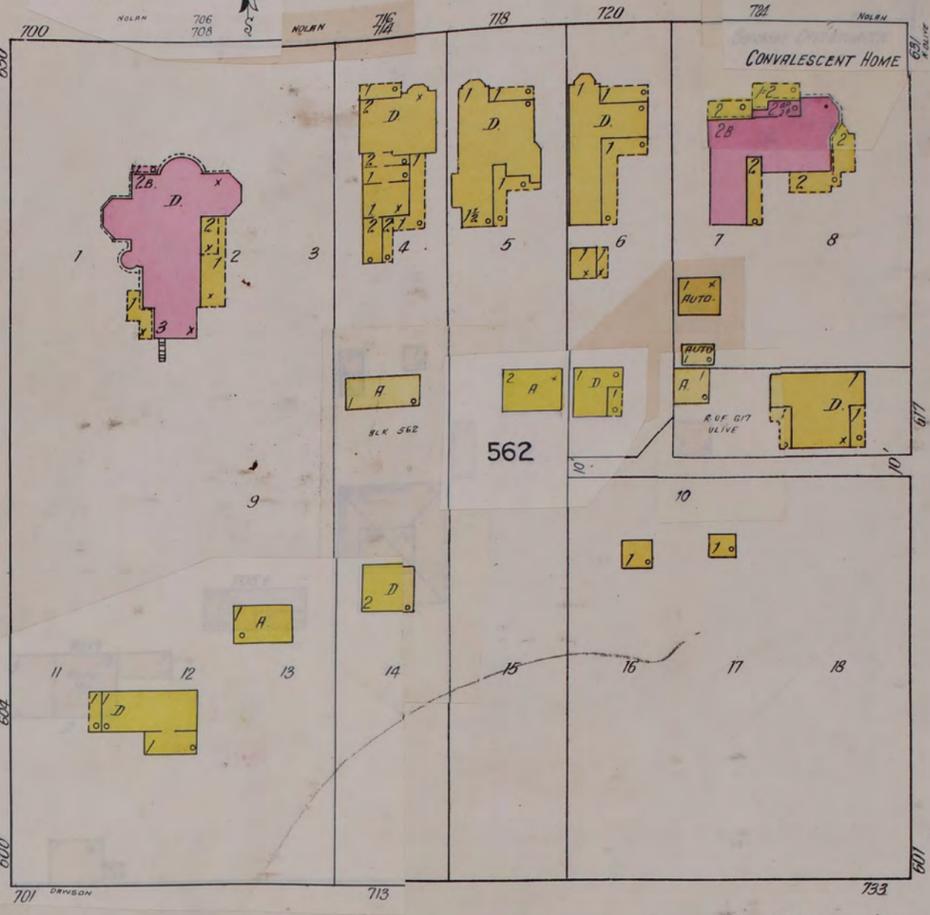
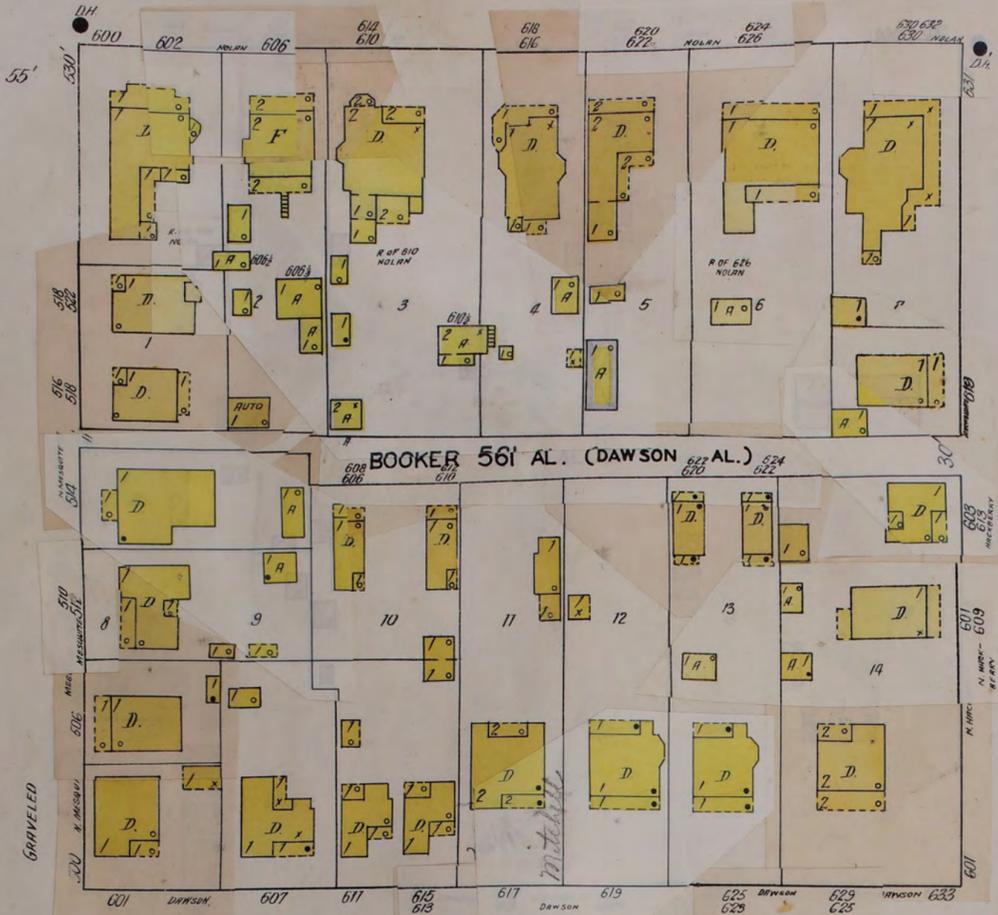
- 631 Brown John ☉
639 Parker Richd
653 Bolthouset Ira
- N Walters intacta**
- 702 Mergele T A
704 Mergele G A
722 Pittman J C
726 Miller J A ☉
738 Breaver Ed ☉
739 Vacant
754 Hill A H
755 Watkins O L ☉
- Grimes intacta**
- 803 Schelper Arth ☉
807 Lynch David ☉
818 Nacke Chas
822 Hanzal A A ☉
831 Slater T G
833 Payne Wm ☉
840 Lumbley J E ☉
855 Spiller L E ☉
859 Hasting J J
860 Hauser W T ☉
- Rio Grande intacta**
- 900 Tynan Elix Sch No 3
1030 Vacant
1038 Trinkle Chas ☉
- GUNTER (Kingston Heights)**
Changed to Winona
- GUINN AV**
Bg 1400 Gladstone av ext
s to Flanders av
- H (Grand View Addn)**
Bg 700 Clarke av ext s 3
bks
- 106 Montalvo John
108 Borrego Jose ☉
110 Chavez Manuel ☉
114 Maldonado Pedro
118 Biedlger Stephan
126 Hillbig Bruno ☉
130 Arispe Esteban ☉
135 Flynn T E ☉
147 Flynn T W ☉
231 Garcia Casinro ☉
235 Trinidad Josefa Mrs
247 Marquez Simon
rear 1 Valverde Frank
2 Striech Wm
249 Villanueva A
rear Villanueva Jose
339 Palomo Gilberto
- HAAS (Los Angeles Heights)**
Bg 2801 Catalina av ext w
to Moeglin rd
- HACKBERRY W**
Bg 1001 E Commerce ext n
to Grayson
- Paso Hondo intacta**
- 208 Amrein Helena Mrs ☉
214 Schumann G W ☉
215 Schumann Floral Co
Schumann Katy Mrs ☉
216 Smith I M
- Gibbs intacta**
- 226-28 S A Public Library
(colored br)
- N Centre intacta**
- 309 Vilcoq Maurice ☉
311 Grobe Albert
312 Jackson's Wood Yard
Jackson D W ☉
314 Hubbard Ardella
315 Gembler J J ☉
316 Walton J T phys
- Arabella al intacta**
- 318 White C W
320 Perkins Andw
321 Vacant
322 Rottler Annie Mrs ☉
325 Harris H L ☉
328 Koepp's Grocery
- E Crockett intacta**
- 411 Reynold Annie
413 Wallace Ruth
416 Ford Gertrude
- Glorietta intacta**
- 417 Vacant
418 Herrera A M
419 Hosey Stayden
420 Softly Geo
423 Williams Mary
- N Houston intacta**
- 504 Briley Mabel
514 Maynard L P ☉
515 Barrera Frank bksmith
518 Yates W F
522 Marshall J M



146

147

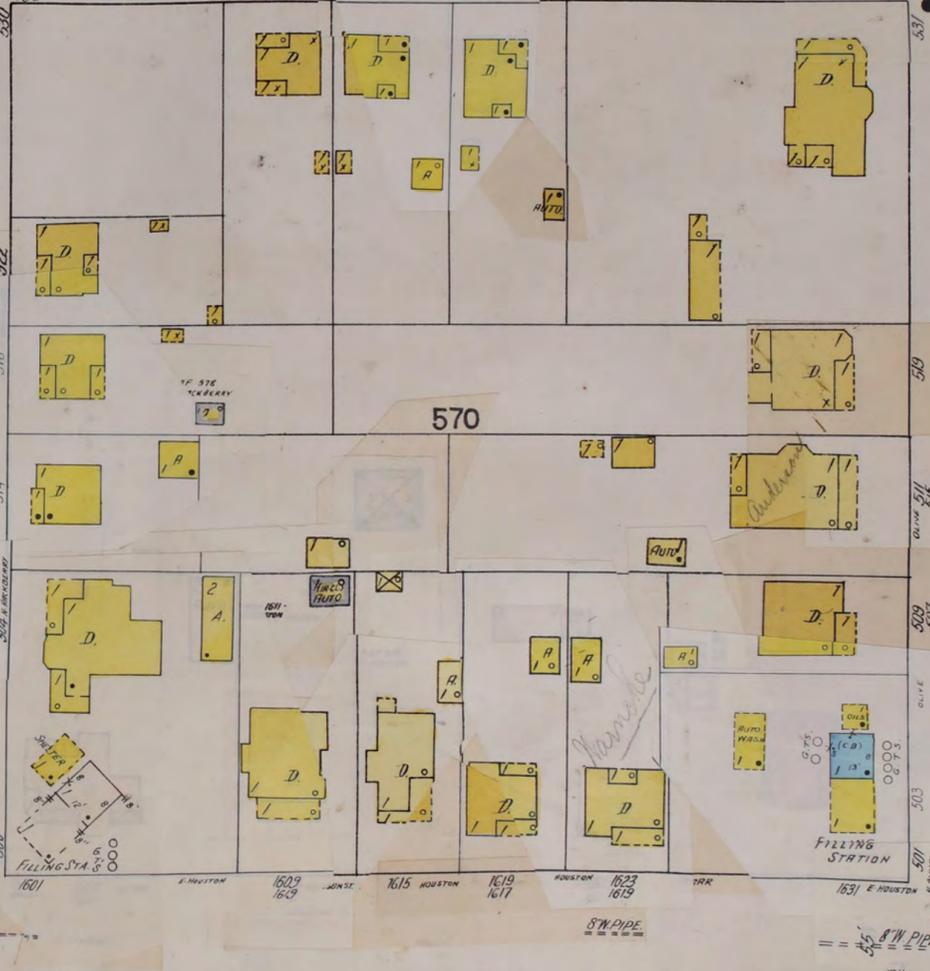
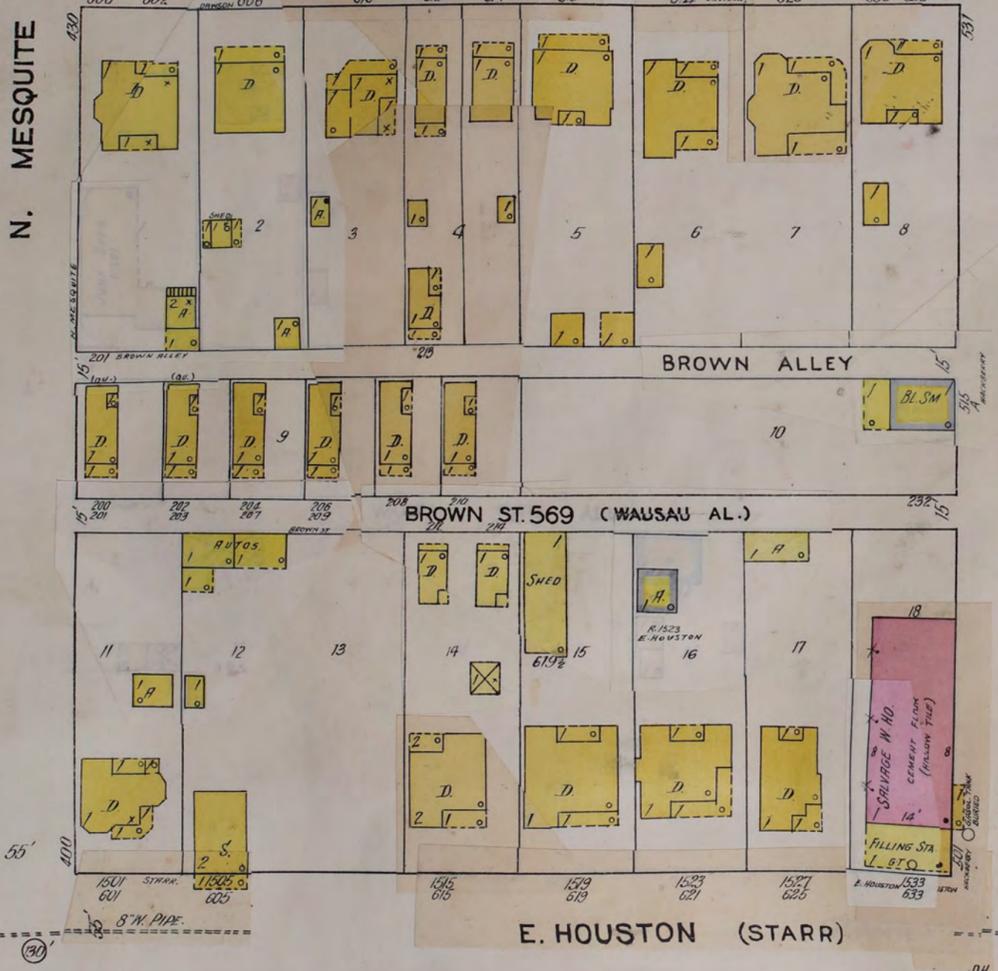
NOLAN



127

134

DAWSON



HACKBERRY

N. OLIVE

E. HOUSTON (STARR)

129

