

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2024

HDRC CASE NO: 2024-003
ADDRESS: 1024 BURNET ST
LEGAL DESCRIPTION: NCB 1660 BLK H LOT E 16.2 FT OF N 120 FT OF 6 & W 39 FT OF N 120 FT OF 7
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jose Alex Barrera | Elite Remodeling and Flooring LLC
OWNER: Tammy De Long | ITB Enterprises Inc.
TYPE OF WORK: Wholesale window replacement and fenestration modifications
APPLICATION RECEIVED: January 3, 2024
60-DAY REVIEW: March 3, 2024
CASE MANAGER: Bryan Morales

REQUEST:

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

1. Replace all the windows on the property.
2. Modify the existing fenestration pattern on each façade.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.
- 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.
- Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- 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.

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 finish. 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.

FINDINGS:

- a. The primary structure located at 1024 Burnet St is a one-story, single-family Craftsman structure constructed c. 1917 and first appears on the 1931 Sanborn map. The property features a composition shingle roof consisting of a front-facing gable and a front porch covering, two large aluminum windows on the front façade, square wood posts at the front porch, and 117 wood siding. This property contributes to the Dignowity Hill Historic District.
- b. **VIOLATION** – On December 22, 2023, staff issued a Stop Work Order after being notified of wood window removal onsite. The applicant noted that the window removal was done to allow for interior framing. Work has since stopped.
- c. **SITE VISIT** – On January 23, 2024, staff conducted a site visit to assess the window conditions at 1024 Burnet St. Staff was able to observe all windows except windows 7-10. Windows 1, 2, 4, 5, 6, 15, and 16 are aluminum windows, windows 3 and 8-14 are wood, and window 7 does not have a window installed.
- d. **WINDOW REPLACEMENT: EXISTING CONDITION** – Staff has observed evidence of paint stripping and flaking, deteriorated glazing, and some areas where the bottom rail has begun separating at the joint. However, almost all of the original wood is intact in all cases with very limited evidence of irreversible rot or damage. The joints of the top sashes are in excellent condition with no evidence of slipping or separation. Staff finds the wood windows onsite are in repairable condition, with most requiring minimal repair and intervention like re-glazing and painting, along with refitting into the trim and frames.
- e. **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.
- f. **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.
- g. **WINDOW REPLACEMENT** – The applicant has proposed to replace all existing windows with new windows of unspecified material. 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 d, staff finds the wood windows on the property are in repairable condition. Staff does not find replacement of the wood windows on the property consistent with the guidelines, but that windows 1, 2, 4-7, 15, and 16 are eligible for replacement or installation.
- h. **FENESTRATION MODIFICATIONS (NORTH FAÇADE)** – The applicant is requesting approval to modify the existing two window openings on the first floor of the north façade. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings, to avoid enlarging or diminishing to fit stock sizes or air conditioner units, to avoid filling in historic door or window openings, and to avoid creating new primary entrances or window openings on the primary façade or where visible from the public

right-of-way. Exterior Maintenance and Alterations 6.B.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. Exterior Maintenance and Alterations 6.B.vii. states to replace non-historic incompatible windows with windows that are typical of the architectural style of the building. The applicant has not provided a proposed window replacement or detail regarding its dimensions. A request to return the north façade to its original configuration is eligible for administrative approval. Staff finds the proposed fenestration modifications to the north façade does not conform to guidelines.

- i. FENESTRATION MODIFICATIONS (EAST FAÇADE) – The applicant is requesting approval to replace one door with a window, combine two window openings between the two existing side doors, and combine two window openings on the rear addition’s east façade. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings, to avoid enlarging or diminishing to fit stock sizes or air conditioner units, to avoid filling in historic door or window openings, and to avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Exterior Maintenance and Alterations 6.B.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. Exterior Maintenance and Alterations 6.B.vii. states to replace non-historic incompatible windows with windows that are typical of the architectural style of the building. The applicant has not provided a proposed window replacement or detail regarding its dimensions. Staff finds the proposed fenestration modifications to the east façade does not conform to guidelines.
- j. FENESTRATION MODIFICATIONS (SOUTH FAÇADE) – The applicant is requesting approval to infill one window opening and install one window opening on the south façade. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings, to avoid enlarging or diminishing to fit stock sizes or air conditioner units, to avoid filling in historic door or window openings, and to avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Exterior Maintenance and Alterations 6.B.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. Exterior Maintenance and Alterations 6.B.vii. states to replace non-historic incompatible windows with windows that are typical of the architectural style of the building. The applicant has not provided a proposed window replacement or detail regarding its dimensions. Staff finds the proposed fenestration modifications to the south façade does not conform to guidelines.
- k. FENESTRATION MODIFICATIONS (WEST FAÇADE) – The applicant is requesting approval to infill four window openings. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings, to avoid enlarging or diminishing to fit stock sizes or air conditioner units, to avoid filling in historic door or window openings, and to avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Exterior Maintenance and Alterations 6.B.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. Exterior Maintenance and Alterations 6.B.vii. states to replace non-historic incompatible windows with windows that are typical of the architectural style of the building. The applicant has not provided a proposed window replacement or detail regarding its dimensions. Staff finds the proposed fenestration modifications to the west façade does not conform to guidelines.

RECOMMENDATION:

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

- i. That the applicant repair the existing wood windows in-kind.
- ii. That any aluminum windows replaced feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iii. That the applicant submit additional evidence to demonstrate the appropriate locations and sizes for new windows. This can include any intact wall framing or areas where siding has been patched. New windows sizes

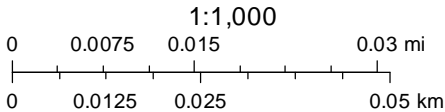
can also reference existing original wood windows on the property. No work is to proceed until window locations and appropriate sizes have been confirmed by staff.

Staff does not recommend approval of item 2, based on findings a and h through k. Staff recommends the applicant either retain the existing fenestration pattern or return to the original fenestration pattern.

City of San Antonio One Stop



January 29, 2024

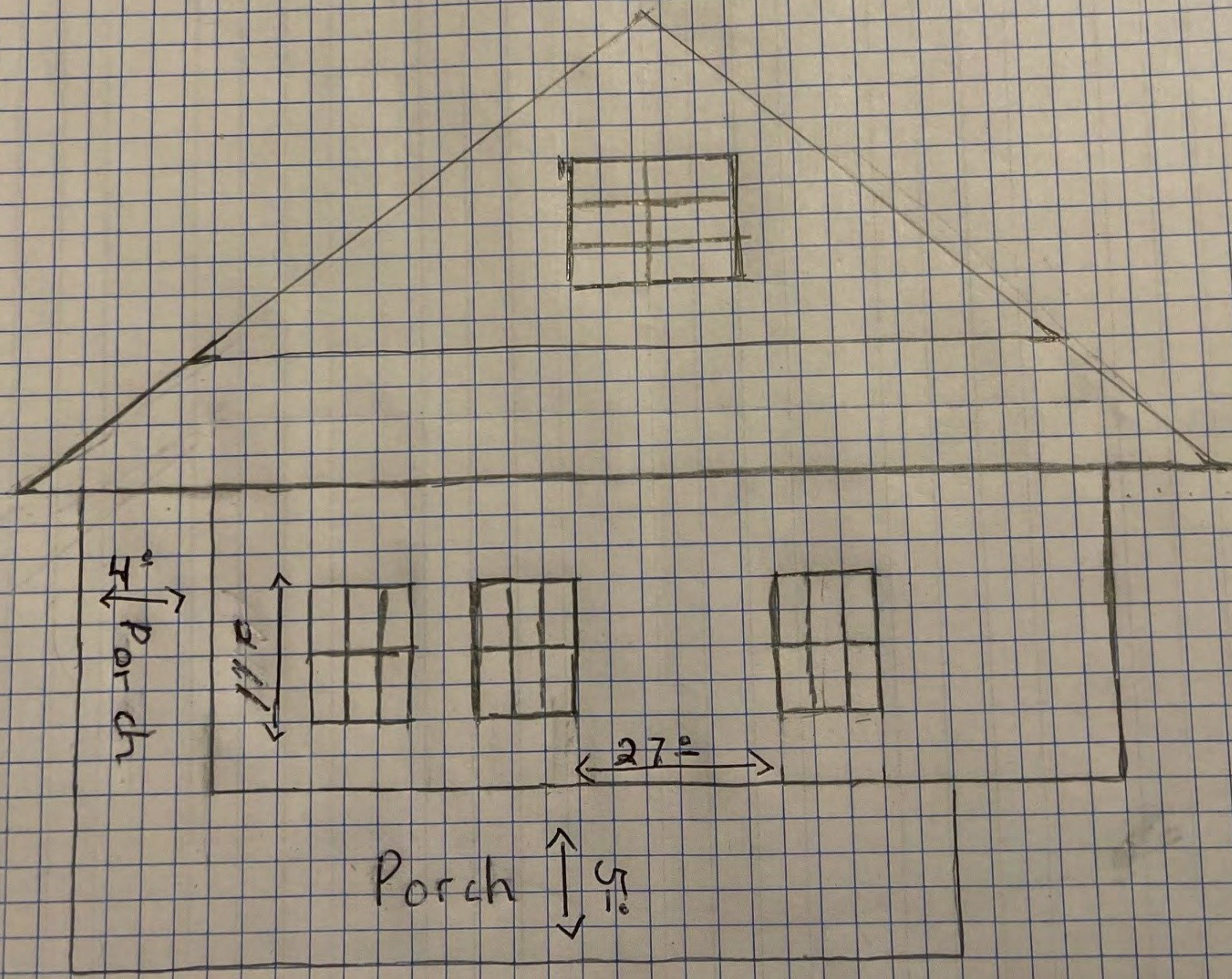




North Facade

1024 Burnet St.

Mark
Barrera



Windows
3w x 4h

27"
Porch

11' 0"

27"

Porch 5'

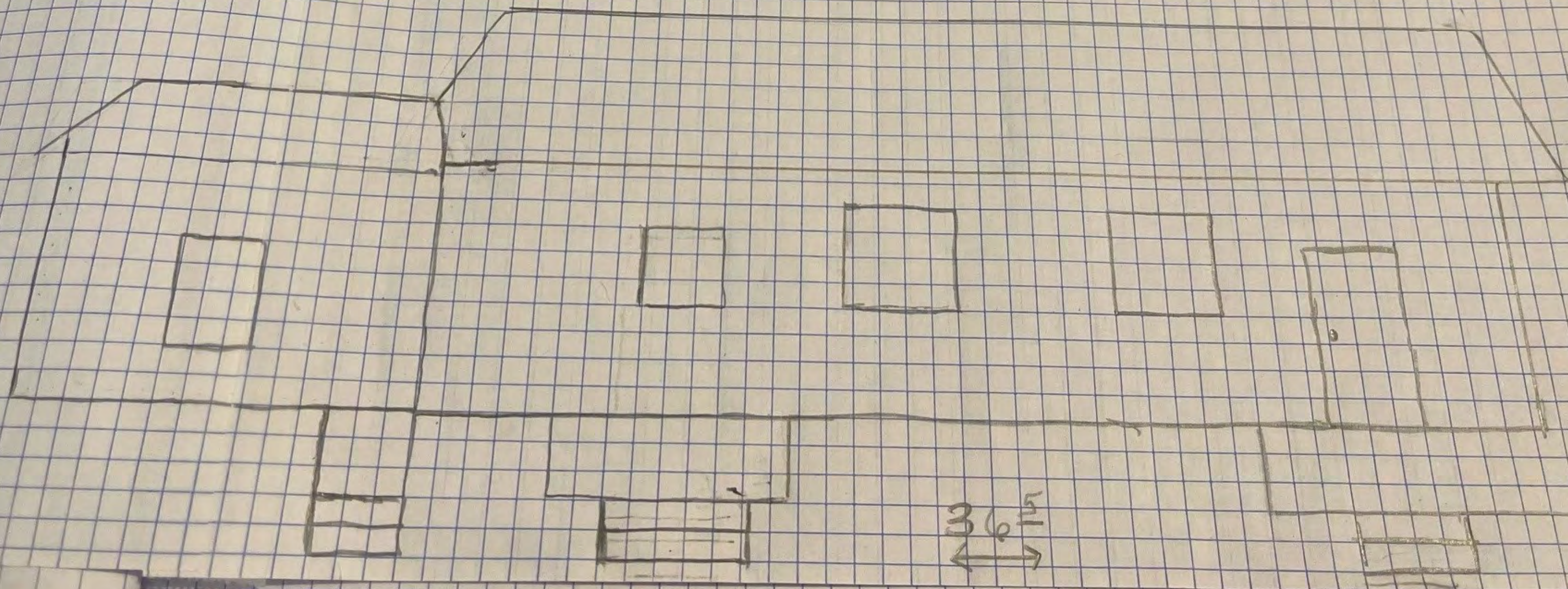
North Facade



East Facade



Front of House

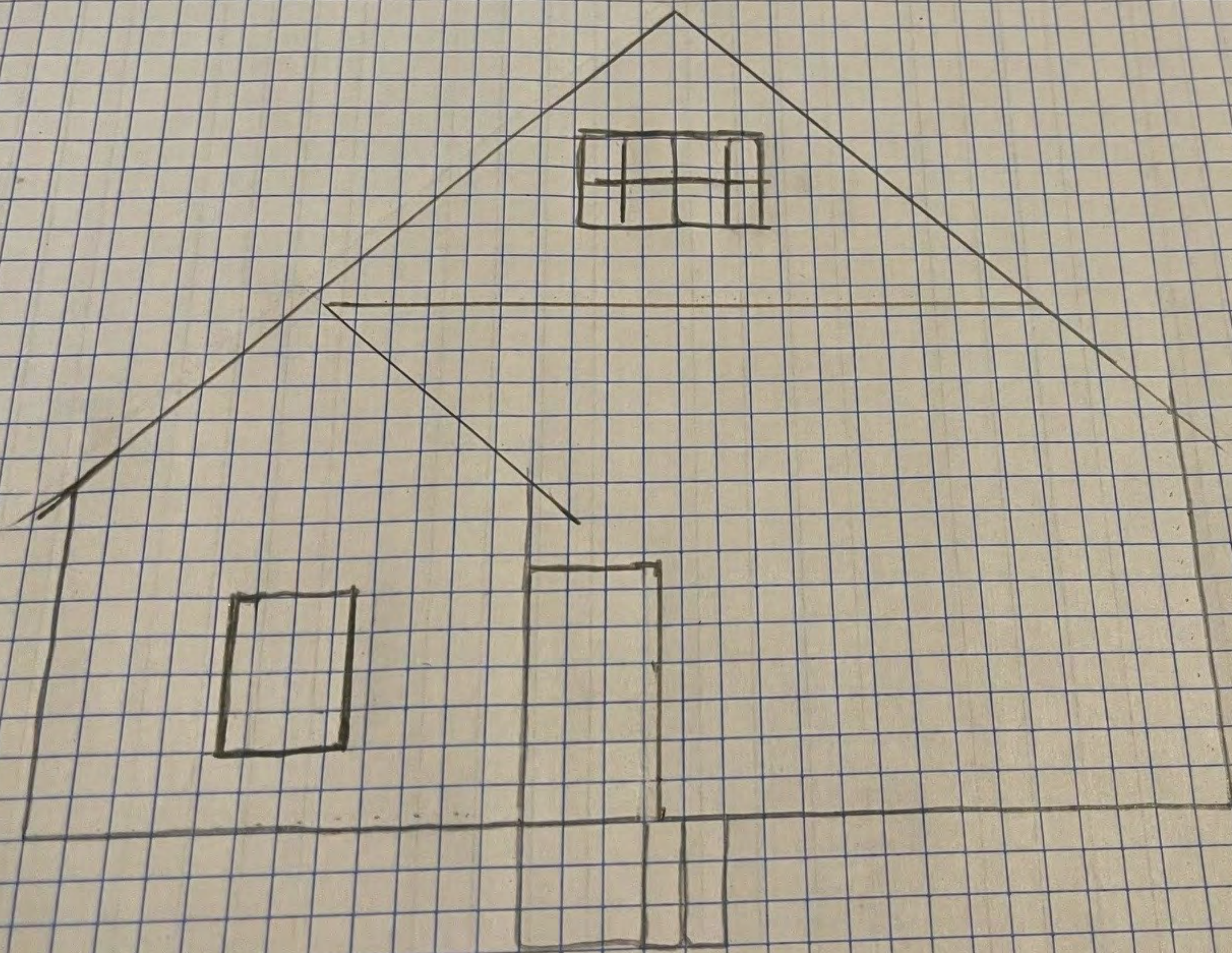


East Facade



South Facade

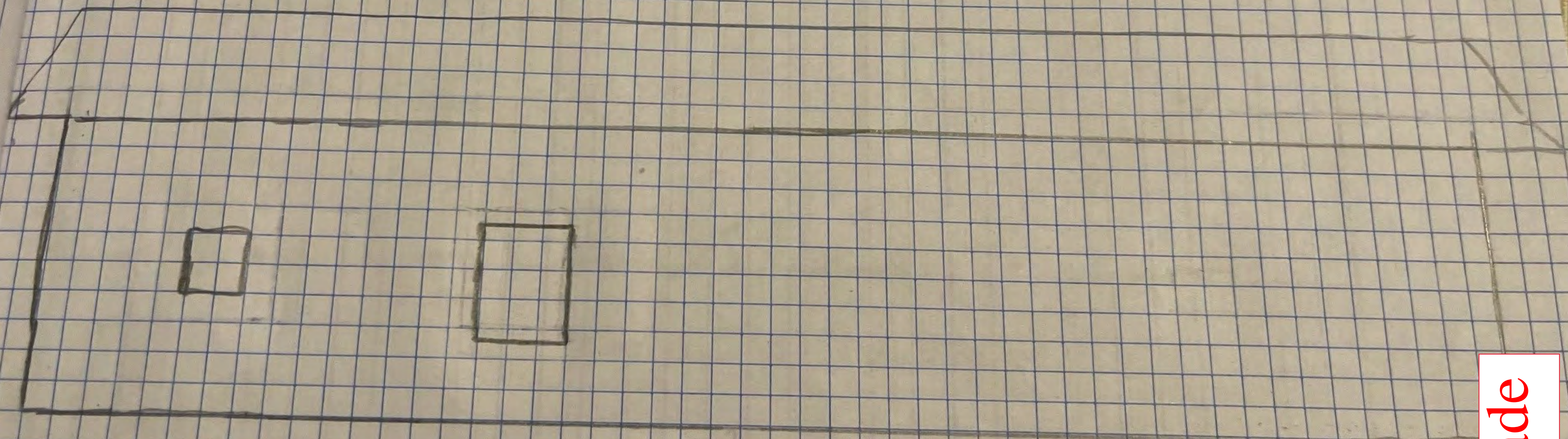
Left Side Facing front Door.

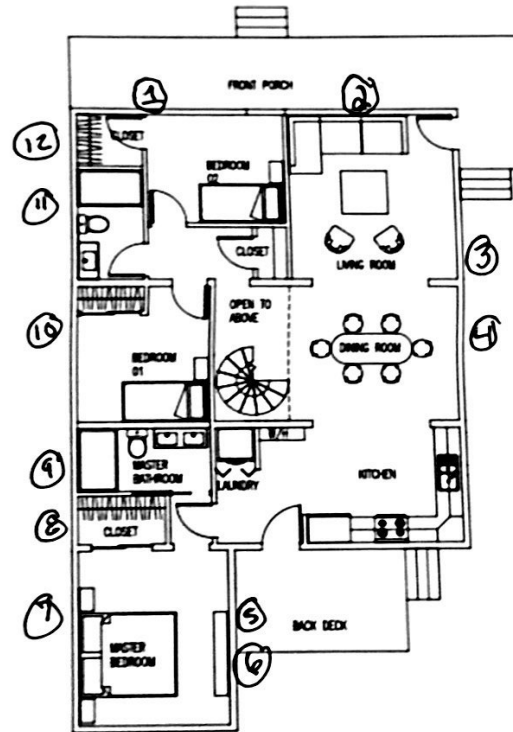




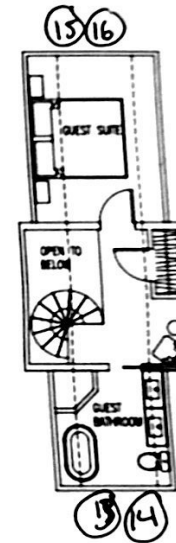
West Facade

Back Side if Facing House Entrance





FIRST FLOOR
1250 SQ FT OF LIVABLE SPACE



SECOND FLOOR
325 SQ FT OF LIVABLE SPACE

FLOOR PLAN PROPOSAL 03
1575 SQ FT OF LIVABLE SPACE

FOR AF



Window 1 - Exterior



Window 1 - Interior



Window 2 - Exterior

Window 2 - Interior





Window 3 - Exterior



Window 3 Interior



Window 4 - Exterior



Window 4 - Interior



Windows 5 & 6 - Exterior



Windows 5 & 6 - Interior



Window 7 - Exterior



Window 7 - Interior



Window 8 & 9 - Exterior



Windows 8 & 9 - Interior



Window 10 - Exterior



Window 10 - Interior



Windows 11 & 12 - Exterior



Windows 11 & 12 - Interior



Windows 13 & 14 - Exterior



Windows 13 & 14 - Interior



Windows 15 & 16 - Exterior



Windows 15 & 16 - Interior

BURLERSON—Continued

312—Mrs Fannie Dougherty (r)
 316—J G & Louise Andersson (r)
 319—R E & Louise Stafford (r); T2299
 320—T W & Jessie L Patton (r); T3589
 321—Mrs Elizabeth Armstrong (r)
 323—F & Janie Barr (h); C5248
 324—Geo Helman (h); C7085
 325—Mrs Rosa Riek (r)
 328—J P & Mary Kelly (h); C698
 330—J P Kelly; C698
 331—Sarah Donahue (r)
 402—B E Massey Grocery; C2367
 403—P & Minnie Schelo (r)
 407—Mrs Julia Leak (h)
 408—J W & Bessie Owens (r)
 411—R & Effie Gorham (r)
 412—J & Elena Manzanera (r)
 414—B D & Cora Colbert (r)
 415—H S & Mattie Smith (r)
 416—C W & Anna Dickens (r); T3920
 418—C W Martin (h); C4022
 421—C E & Ella Egan (r)
 424—Mrs M Gorham (r); C1191
 428—G W & Adelle Jackson (r)
 431—W A & Annie Fritz (h); C5610
 432—Mrs Mary Wood (r)
 502—Mrs Mary Clark (h); T3944
 509—Vacant
 509—W & Bertha Ehlers (r); C6632
 512—Jacob F France (h)
 515—J S & Laura Gallegly (r)
 516—A Probandt (h)
 517—C M & Mina Conner (r); C8557
 520—J O & Lillie Keaton (r)
 701—J D & Minnie Kennedy (r); T1917
 705—W & Bessie E Brewster (h); C6840
 709—M & Agnes Cavanaugh (h); T969
 713—J R & Helen Gibson (r); C7907
 717—T J & Mary Lancaster (r)
 721—J W & Mamie Jones (r)
 725—G W & Lena Bennett (r); T729
 727—Mrs Mamie N King (h)
 731—H A & Ethel Mae Hoskins (r)
 802—F & Annie Snyder (r); C7073
 805—Nellie Hill (r)
 808—W & Maudie Redding (r); T6424
 808—W & Minnie Lutes (h)
 809—Frances E Clements (r)
 812—E & Johanna Wegmann (h)
 815—S E & Ada Chase (r)
 816—G A & Belle Brown (r); C5601
 819—H & Louise Swartz (r)
 823—M & Mary Fischinger sr (h); C8257
 825—C & Cynthia Slaughter (r); T2580
 829—J L & Hannah Kling (h); C7041
 902—Geo & Mary Rapp (h)
 903—L C & Genie Roosevelt (h); C2709
 906—A & Amelia Newbauer (h); T2438
 907—F & Vera M Clinkscale (h); T3153
 908—J C & Mona Brown (h); C7393
 911—J W & Kate Woodard (h)
 912—C E & Mittie Austin (h)
 913—Vacant
 915—H D & Martha J Garcia (h)
 917—D B & Lela Howard (h); C8277
 1020—C H & Louise M Jordan (h); C4617
 1022—C A & Ida Nagel (h)
 1101—F & Sarah Benke (r); C4749
 1105—Ad C & Ida Dullnig (h); C4378
 1107—E E & Mamie Howard (r)
 1109—R W & Alice Gold (r); C5649
 1124—Mrs Sallie Boult (r)
 1128—W & Louise Weber (r)
 1207—Mrs Mary Hildebrand (h); C4395
 1213—W H & Lula Stanley sr (r); T5392
 1217—Mrs Emily DeConick (h)
 1301—A & Jesusa Carrola (h); T2767
 1303—S & Antonia Martinez (h)
 1303—F & Antonia Martinez (h)
 1304—G J & Stella McEnery (r)
 1305—G & Ascencion Lopez (h)
 1310—Wm & Laura Harris (r)
 1312—W J & Willie DeLaer (h); C2377
 1314—L O & Georgia Mudd (r)
 1317—A B & Marion Casdorph (h)

1320—J A & Ida Dufner (r)
 1321—W W & Amelia Forehand (h)
 1322—W H & Tillie Dupree (r)
 1331—Mrs Dora Denn (r)
 1332—J & Mattie Willoughby (h)
 1401—H & Mamie Ichter (r)
 1402—L & Frances St Cyr (r)
 1405—Wm L & Annie Braun (h); C7225
 1406—Andrew McIntyre (c) (h)
 1408—Vacant
 1410—Felipe Valdez (r)
 1415—C L Barry (h); T1129
 1416—Vacant
 1435—Mack Oliver (r)
 1511—P & Madeline Martinez (h)
 1515—P & Tomasa Contreras (h)
 1702—H J & Olga Mench (h); C4829

BURNET

(6w) b 100 Austin, ext e to city limits (Buy Appler's city map)

Elm	100	N Palmetto ave	1200
Austin	115	St Charles	1301
Live Oak	200	St James	1401
Chestnut	300	N W Braunfels av	1500
N Walnut	400	St Martin ave	1600
N Cherry	500	St Daniels ave	1700
N Mesquite	600	N Govers	1800
N Hackberry	700	Euclid	1901
N Olive	800	Hudson	2001
N Pine	900	N Walters	2100
Willow	1000	City Limits	
Muncey	1100		

106—Kate Dross (r)
 108—J & Elizabeth Brunson (r)
 110—C F & Callie Forester (r)
 112—A & Anna Williams (r)
 114—E & Mamie Richards (h); T1315
 121—A & Lillie Proll (h); C5726
 206—H & Cora I. Brown (r); T3094
 209—E T & Wilma Smith (r); T4190
 212—A & Johanna Mugge (h); T542
 215—T & Mary Lofkas (r)
 218—J A & Anna Hof (h); T3295
 219—Mrs Charlotte Stremmel (r)
 219, rear—J C & Mary Moran (r)
 220—E & Anna Scholl (h); C8142
 223—Thos J Smith (h); T1583
 223, rear—Mrs Mattie Steel (r)
 224—Mrs Augusta Voigtlander (h)
 227—F S & Tillie Erbe (r); C8043
 228—J F & Lena Fentiman (h); C6271
 231—Evangelical Church
 232—E G & Elizabeth Seng (h); C6162
 301—C & Annie Nevels (c) (r)
 302—H & Cornelia Conner (r)
 304—H A & Elizabeth Wolf (h); C6835
 305—R E & Mary Lee (c) (r)
 307—H & Lula Howard (c) (r)
 309—I & Minnie Orange (c) (r)
 310—P & Rosa Mayes (c) (r); T5610
 315—L & Tillie Fritz (r); C4789
 316—Mrs Belle Keith (r); T6403
 318—T & Pauline Moczygemba (r)
 319—L A & Elizabeth Bravo (r); C3664
 322—O T & Clara E Tucker (r); C4315
 323—V W Robinson; C393
 323, down stairs—L W & Louise Robinson (h); C393

326—Carr Coal Co; C6198
 415—Muller Grain Co; C1281
 416-18—Webster & Co, warehouse
 419-21—S A Grain Co; C775
 507—G & Hattie Allred (r); T5877
 511—Mrs Elizabeth Marks (h); C680
 515—E & Eda Andrews (h); T2006
 517—W L & May Martin (r); T1759
 523—H A & Clara Mair (h); C1864
 527—Mrs Lillie Creech (h)
 601—Mrs Eliza Cook (h); C7658
 602—A & Clara Salisbury (h); C2926
 605—Mrs M J Harrington (h); C7224
 609—P & Josephine Stevens (h)
 614—Bettie S Magner (h)
 617—W H & Hortense Joyce (h); C4977
 618—Mrs Ralph S Jackson (h); C7359

625—J J Edgar (h)
 629—Vacant
 632—W M & Minnie Jordan (h); C1884
 819—W F & Abbie R Noonan (r); C2762
 918—Joe King (r); C2572
 919—Wm & Sarah Owen (h); C3108
 921—N F Jordan (r); C4979
 925—G D & Agnes Schonfeldt (h); T508
 926—O H & Adelle Tracy (h); C7124
 929—R B & Pearl Poage (h)
 930—Robt F & Alvina Uhr (h); C2260
 933—D H & Ethel Johnston (r); C8408
 940—A & Ida Uhr (h)
 1001—Mrs Rosette D Heady (h); C7975
 1002—Mrs Agnes Muck (h)
 1005—R W & Henrietta Enck (h); C5921
 1009—R A & Selma Werth (r); C5831
 1011—Geo & Elizabeth Brinklow (r)
 1013—W L & Belzora Davies (h); T749
 1014—Mrs M C Maltberger (r); Chas L & Sarah Jane Boone; T1203
 1015—F & Nellie Reynolds (h); T479
 1016—J H & Lillian Pickler (h)
 1024—E J & Minnie Warfield (h); T1229
 1030—G F & Mary C Ling (h); C3547
 1102—E & Dora Plowman (r)
 1105—S H & Sarah Hall (h)
 1109—E & Adelaide Bellinger (h); C3907
 1110—C H & Martha Kersey (h); T4660
 1111—J W & Katie Judson (h); C2729
 1112—C & Sabina Jensen (h); T5892
 1113—Mrs E Jennie Watkins (h); C2072
 1117—V E & Elsie Johnson (r)
 1120—W S & Melle McLennan (h); T2136
 1122—J & Felton Riegel Jr (h); C8127
 1201—L & Tina Brooks (c) (h); C6307
 1219—S H & Tilda Lane (r)
 1231—C B & Mamie Clark (c) (r)
 1301—Vacant
 1303—A E & Ida Fromme (h); C6559
 1311—Frances Hagan (h)
 1315—Mrs Tillie Werner (h)
 1331—A & Bertha Walther (h); T878
 1405—D E & Mabel Root (h); C5284
 1440—G B & Lillie Goggans (r); C2590
 1501—Mrs Elizabeth Maloney (h); C1943
 1502—B T & Nettie Mulhern (h); C1879
 1505—Wm & Ida Schneider (r)
 1506—C F & Clara Sanders (r)
 1507—L & Nannie Boult (r)
 1509—E D & Alice Booth (r)
 1510—N & Martha Haywood (c) (h)
 1511—E & Kate Stewart (c) (h); C8374
 1512—Church
 1514—Vacant
 1516—E & Lottie Sims (c) (r)
 1518—L & Sallie Byrd (c) (h)
 1529—J & Tomasa Garcia (r)
 1531—E & Tomasa Garcia (h)
 1604—Jos & Mary Green (c) (h)
 1613—J & Hannah Frost (c) (h)
 1615—Sarah Barclay (c) (r)
 1618—C & Eva Jackson (c) (r)
 1619—Jos & Mary Gramer (h)
 1620—Mrs Mary E Fletcher (c) (h); C4374
 1625—C & Susie Glosson (c) (h)
 1702—J E & Johanna Smallwood (c) (h)
 1708—F J & Alice Thomas (c) (h)
 1715—G & Gertie Clark (c) (h)
 1717—W & Mamie Scott (c) (h)
 1718—Vacant
 1719—P W & Irene Smith (c) (r)
 1720—Steve & Eliza Heakins (c) (h)
 1720, rear—Grant Jackson (c) (r)
 1724—James & Eliza Turban (c) (h)
 1800—Ino Fry (c) (h)
 1802—The Ella Austin Col Orphan Home
 —J & Adella Fryer (c) (r)

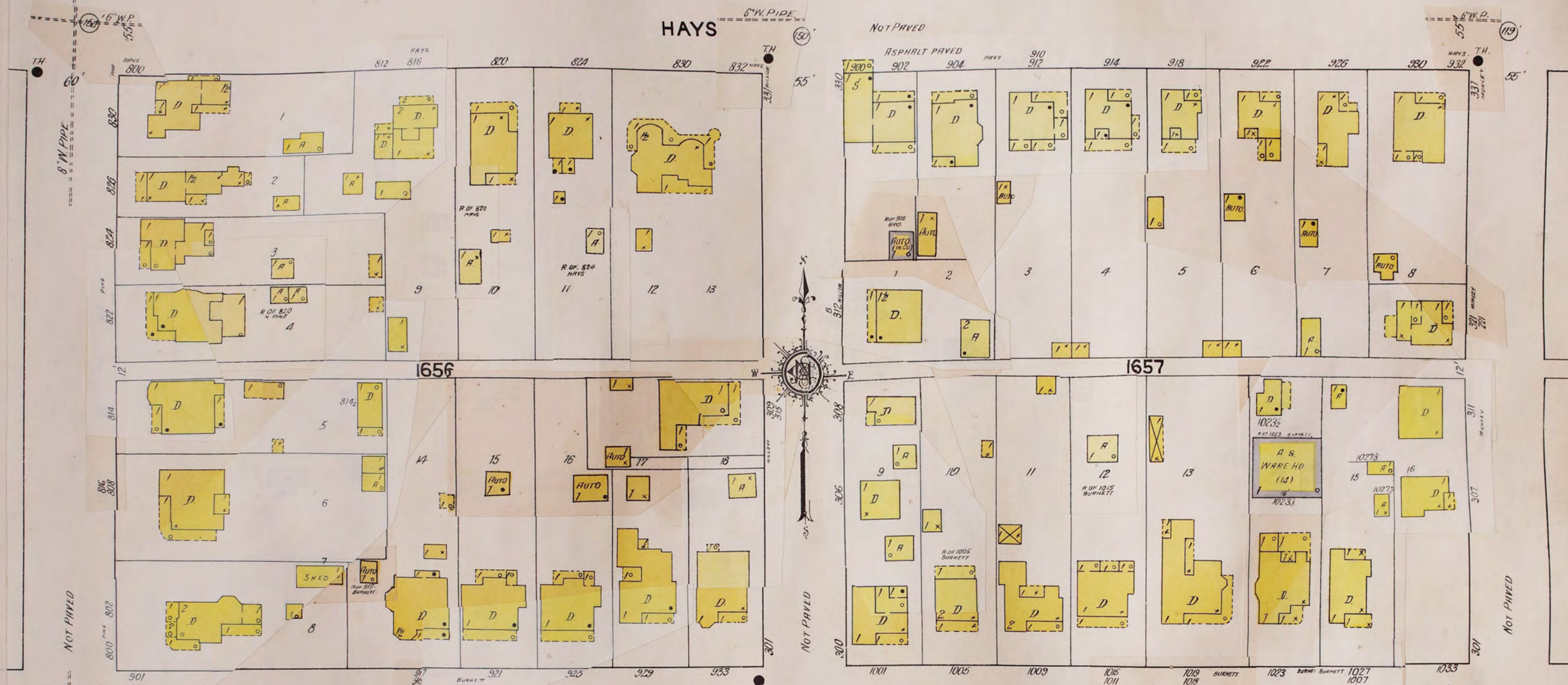
BURNET AL

(6w) b 720 N Cherry, ext e to N Hackberry (Buy Appler's map)
(3w) Changed to Armadillo al

BURNET AVE

(6w) b 601 Brendel ave, ext n to

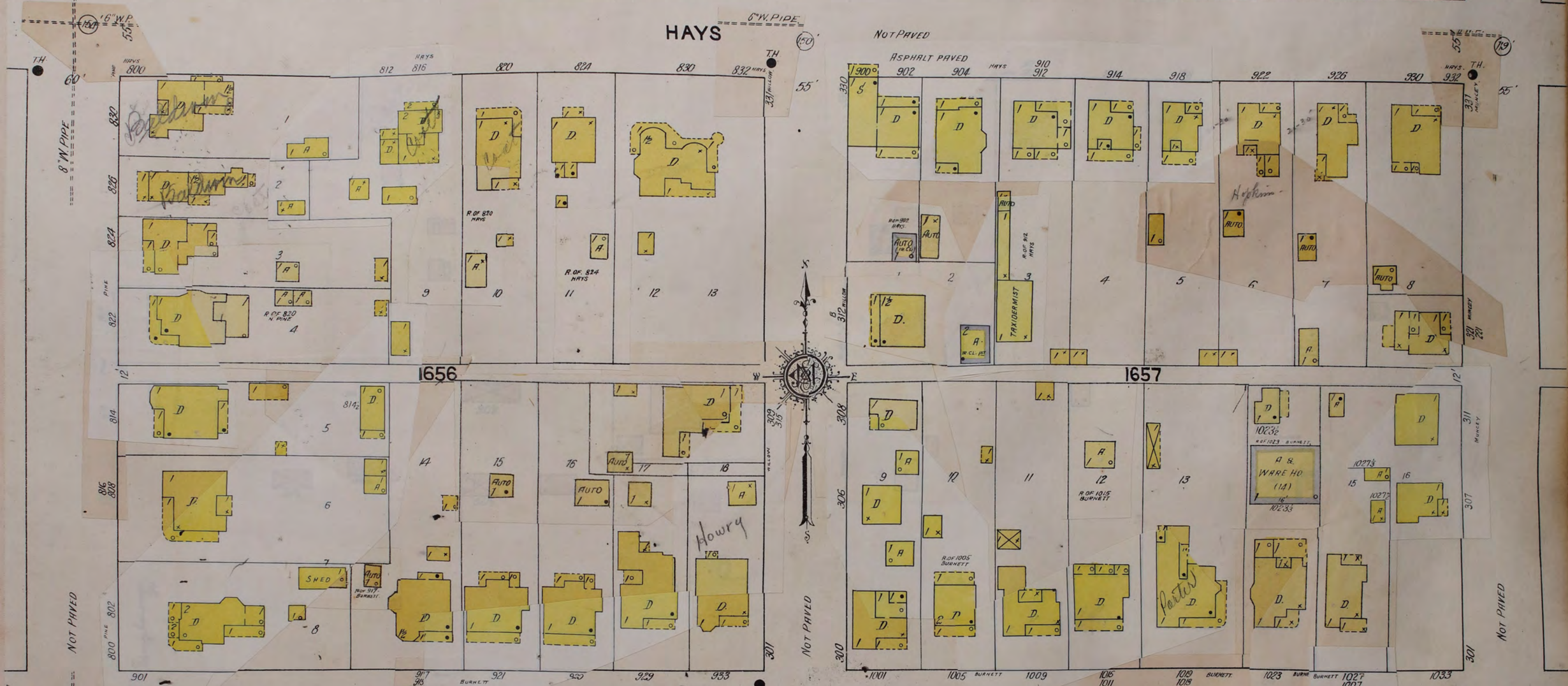
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158



147

N. PINE

BURNETT

WILLOW

135

MUNCEY



134

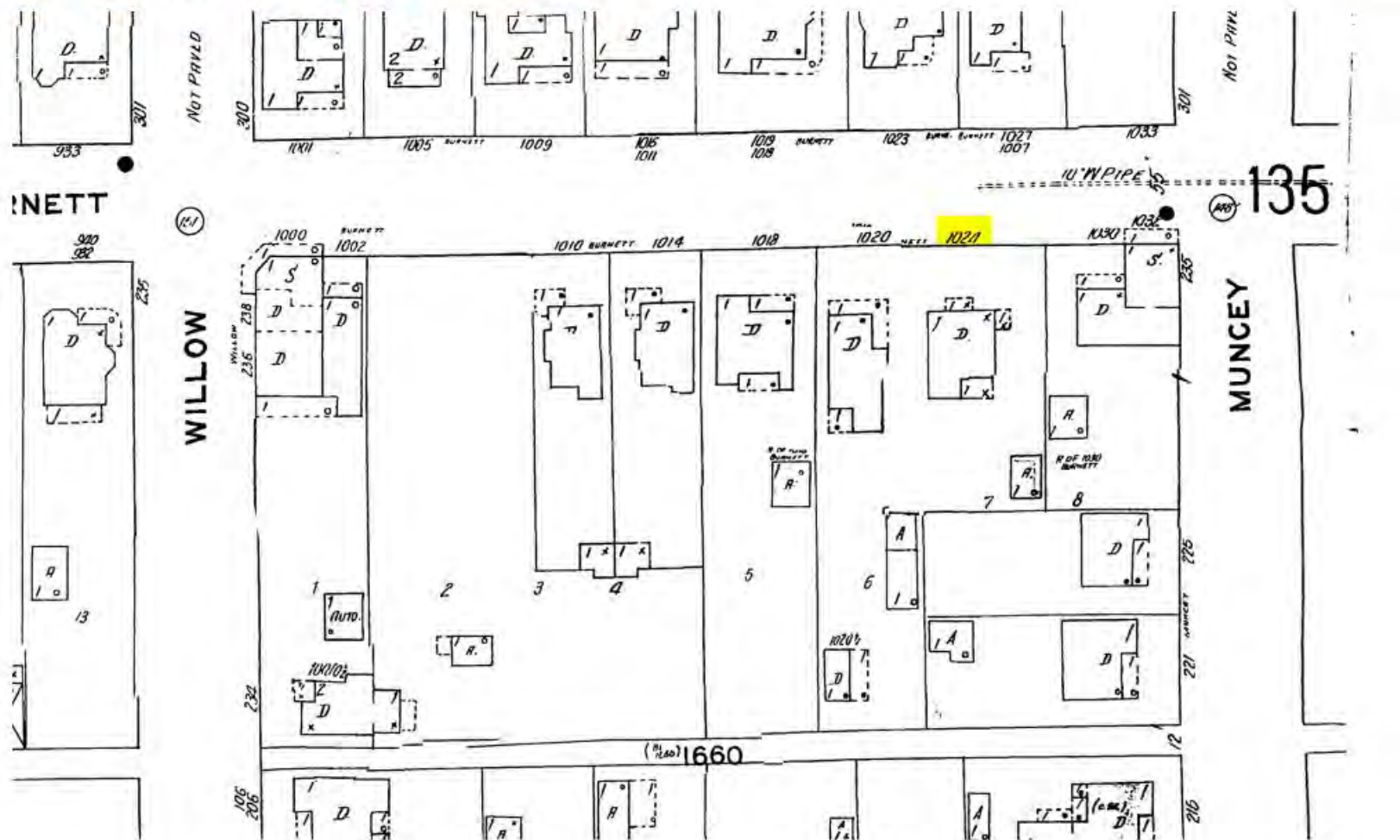
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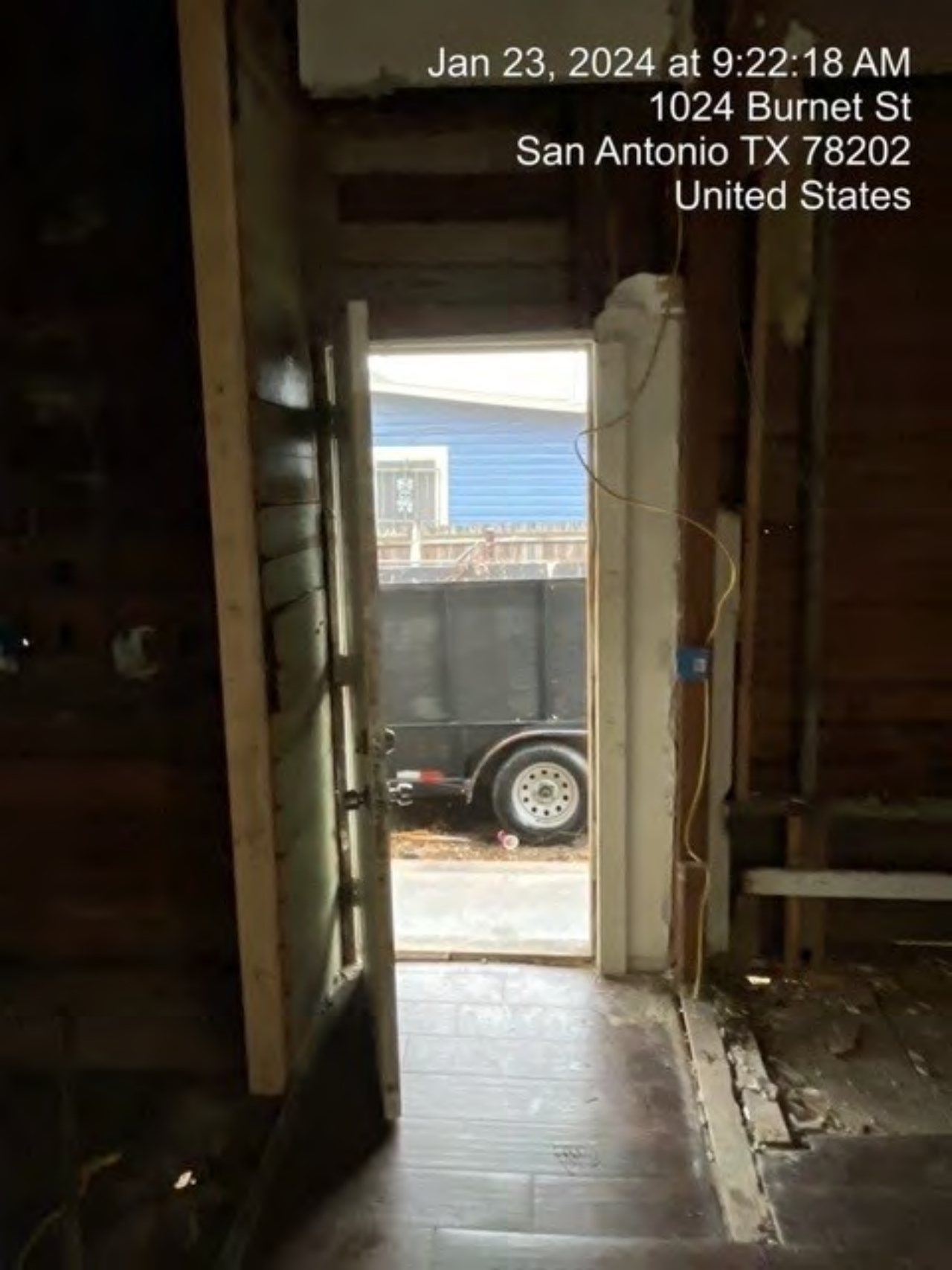
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