

HISTORIC AND DESIGN REVIEW COMMISSION

April 04, 2018

HDRC CASE NO: 2018-128
ADDRESS: 800 W RUSSELL PLACE
LEGAL DESCRIPTION: NCB 1877 BLK 5 LOT E 18.59 FT OF N 105.73 FT OF 7 & N 105.73 FT OF 8
ZONING: C-1,NCD-2
CITY COUNCIL DIST.: 1
APPLICANT: Teresa Niño
OWNER: GCM Holdings Inc
TYPE OF WORK: A request for review by the HDRC regarding eligibility of the property located at 800 W Russell Place for landmark designation.

REQUEST:

A request for review by the HDRC regarding eligibility of the property located at 800 W Russell Place for landmark designation.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

(a) **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.

(b) Designation of Historic Landmarks.

(1) **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.

(3) **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall

schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.

(a) **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.

(b) **Criteria For Evaluation.**

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

(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature;

FINDINGS:

- a. A Request for Review of Historic Significance for 800 W Russell, which is located in the Alta Vista Neighborhood Conservation District (NCD-2) was submitted to OHP by the applicant on February 5, 2018.
- b. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process. In the case where an owner is not in favor, OHP shall forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- c. **ARCHITECTURAL DESCRIPTION** – The structure at 800 W Russell is a one-and-a-half-story single family residence featuring an irregular footprint. It has wood siding and a hipped roof with composition shingles. Two large gabled dormers with decorative trusses are present on the east and west sides of the structure. The ridge caps are clay tile with decorative finials at each peak. A red brick chimney is located on the west side of the house. The front porch is concrete and covered by the hipped roof. It is supported by six square rock columns. The existing windows are wood, double hung throughout the house. There is a porch located on the east elevation (side yard) of the house, covered by a hipped roof and supported by tapered wood posts. There is a small rear addition at the south elevation featuring a steep, shed roof. The form and massing of the structure embody Craftsman architecture with exposed rafter tails, hipped roof with multiple planes, and decorative gable details. There is a front walkway made of rock that leads from the curb to the front porch. It should be noted that the rock is similar to the column materials. Although the fence has been removed, a concrete base still remains along the eastern and northern perimeter. In the rear there is an asphalt parking area and concrete pad.
- d. **SITE CONTEXT** –The North Flores corridor serves the neighborhood with some light commercial services which previously included grocery stores, gas stations, and other small businesses. During the height of Alta Vista’s development in the early twentieth century, the streetcar route ran along North Flores. One story Craftsman bungalows and two story Classical Revival homes with wood siding are prevalent throughout the neighborhood. While early development was primarily single family, some duplexes and fourplexes were constructed in the 1920s and 1930s. After WWII, new construction was predominantly multifamily with a variety of exterior finishes including wood, brick, and stucco. The neighborhood is largely intact today. This property is located on a prominent corner at West Russell and North Flores, towards the southern end of the neighborhood.
- e. **EVALUATION** – The applicant proposed a list of four (4) criteria for eligibility. These include: (b)(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; (b)(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; (b)(7) Its

unique location or singular physical characteristics that make it an established or familiar visual feature; (b)(13) t bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607:

(b)(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; Mary Dalehy, the original owner of the structure, invested in real estate and infrastructure improvements to that neighborhood in the early twentieth century in San Antonio. Her contributions supported the arrival of the street car route.

(b)(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; The structure's embodiment of distinguishing characteristics of the Craftsman style.

(b)(7) Its unique location or singular physical characteristics that make it an established or familiar visual feature; the structure's unique location and presence as an established visual feature at the corner of N Flores and W Russell.

- f. The property is located in the Alta Vista neighborhood conservation district (NCD-2) currently. The district is eligible to become a local historic district, and this structure would be contributing structure to the local historic district.
- g. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.
- h. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

RECOMMENDATION:

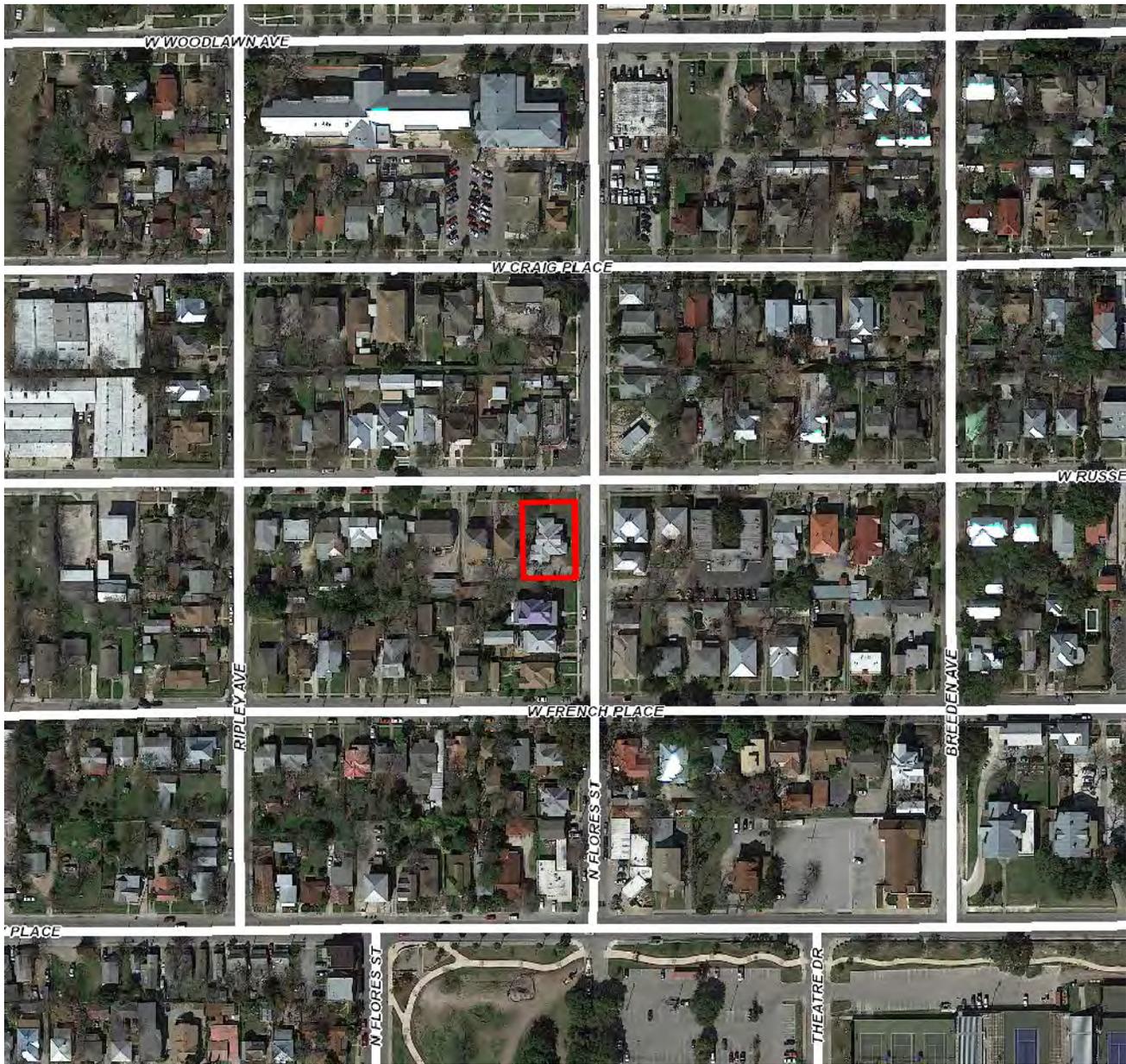
Staff recommends approval of the request. Staff finds that the property at 800 W Russell meets 3 of the 16 criteria for evaluation and is eligible for landmark designation based on findings c through f. If the Historic and Design Review Commission (HDRC) approves the request, the HDRC will become the applicant and will request a resolution from the City Council to initiate the designation process.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

A demolition application request has not been submitted as of the time of posting.



 **Flex Viewer**
Powered by ArcGIS Server Printed: Mar 22, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic Assessment

Property Address: 800 W Russell

Tier: 2

1. Application Details

Applicant: Teresa Niño

Type: Request for Review of Historic Significance

Date Received: February 5, 2018

2. Findings

The core of the Alta Vista neighborhood was originally called the Laurel Heights Addition, which was subdivided in 1893 by Jay Adams. Development quickened in the early twentieth century, and the large lots filled with single family Craftsman bungalows and Classic Revival homes. The neighborhood grew as surrounding tracts were subdivided, and a streetcar line ran on North Flores through the center of the neighborhood by the time the subject property was built. Some duplexes and fourplexes were built during this time, and after WWII new construction was predominantly multifamily with a variety of exterior finishes including wood, brick, and stucco. The North Flores corridor serves the neighborhood with some light commercial services which previously included grocery stores, gas stations, and other small businesses. The neighborhood is largely intact today. This property is located on a prominent corner at West Russell and North Flores, towards the southern end of the neighborhood.

The structure at 800 W Russell was constructed c. 1920 for Mary E. Delahay. Originally from Kansas, Mary and her brother moved to San Antonio in 1909 where she purchased four lots facing W Russell, and in 1910 had two houses built (810 and 812). She and her brother Charles lived at 810 W Russell until 1920, when Mary moved into the Craftsman home at 800 W Russell with Mrs. Emma Kerns, who was described as her “life-long friend” in Mary’s obituary. In fact, Mary had legally adopted Emma and sold her their home at 800 W Russell just two years before her death in 1931. Emma continued living there until her death in 1962.

3. Architectural Description

The structure at 800 W Russell is a one-and-a-half-story single family residence featuring an irregular footprint. It has wood siding and a hipped roof with composition shingles. Two large gabled dormers with decorative trusses are present on the east and west sides of the structure. The ridge caps are clay tile with decorative finials at each peak. A red brick chimney is located on the west side of the house. The front porch is concrete and covered by the hipped roof. It is supported by six square rock columns. The existing windows are wood, double hung throughout the house. There is a porch located on the east elevation (side yard) of the house, covered by a hipped roof and supported by tapered wood posts. There is a small rear addition at the south elevation featuring a steep, shed roof. The form and massing of the structure embody Craftsman architecture with exposed rafter tails, hipped roof with multiple planes, and decorative gable details.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

There is a front walkway made of rock that leads from the curb to the front porch. It should be noted that the rock is similar to the column materials. Although the fence has been removed, a concrete base still remains along the eastern and northern perimeter. In the rear there is an asphalt parking area and concrete pad.

4. Landmark Criteria

The structure at 800 W Russell was built during the peak of development in Alta Vista, and its design, form, materials, and orientation reflect the character of the neighborhood. Characteristics of significant Craftsman style residential stock include multiple roof planes, dormers, substantial front porches supported by brick, stone, or wood piers, horizontal wood siding, and design details such as exposed rafter tails and decorative window screens. This structure boasts all of these character defining features, although the front porch supports have clearly been modified and the roofing material is not original. Its prominent location on the corner W Russell and N Flores is also important as an established visual feature in the heart of the Alta Vista neighborhood. The property meets criteria 3 for its relationship to Mary Delahay, property owner and developer of three properties along W Russell near N Flores, who remains an important character to the community of Alta Vista for her contributions to its development. It meets criteria 5 for its embodiment of distinguishing characteristics of the Craftsman style. It also meets criteria 7 for its unique location and presence as an established visual feature.

5. Staff Recommendation

A property must meet at least three of the sixteen criteria used to evaluate eligibility for landmark designation, and this assessment determined that 800 W Russell meets three: criteria 3, 5 and 7. Staff recommends this property for designation as a local landmark. Additionally, staff notes that this area is eligible as a potential historic district, and this property would be considered a contributing structure within that potential district.



FRONT



FRONT



FRONT LEFT



LEFT



REAR LEFT



FRONT RIGHT



FRONT RIGHT



Bexar CAD

Property Search Results > 121953 GCM HOLDINGS INC Tax Year: 2017 for Year 2017

Property

Account

Property ID:	121953	Legal Description:	NCB 1877 BLK 5 LOT E 18.59 FT OF N 105.73 FT OF 7 & N 105.73 FT OF 8
Geographic ID:	01877-005-0100	Zoning:	C-1 NCD-2
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	800 W RUSSELL PL SAN ANTONIO, TX 78212	Mapsco:	616D1
Neighborhood:	ALTA VISTA	Map ID:	
Neighborhood CD:	57024		

Owner

Name:	GCM HOLDINGS INC	Owner ID:	3024245
Mailing Address:	3267 BEE CAVES RD # 107-157 AUSTIN, TX 78746-6700	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$188,290	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$50,290	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$238,580	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$238,580	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$238,580	

Taxing Jurisdiction

Owner: GCM HOLDINGS INC
 % Ownership: 100.000000000000%
 Total Value: \$238,580

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.012868	\$238,580	\$238,580	\$30.70
08	SA RIVER AUTH	0.017290	\$238,580	\$238,580	\$41.25
09	ALAMO COM COLLEGE	0.149150	\$238,580	\$238,580	\$355.84
10	UNIV HEALTH SYSTEM	0.276235	\$238,580	\$238,580	\$659.04
11	BEXAR COUNTY	0.291229	\$238,580	\$238,580	\$694.82
21	CITY OF SAN ANTONIO	0.558270	\$238,580	\$238,580	\$1,331.92
57	SAN ANTONIO ISD	1.532600	\$238,580	\$238,580	\$3,656.48
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$238,580	\$238,580	\$0.00
Total Tax Rate:		2.837642			
Taxes w/Current Exemptions:					\$6,770.05
Taxes w/o Exemptions:					\$6,770.05

Improvement / Building

Improvement #1: Residential **State Code:** A1 **Living Area:** 2200.0 sqft **Value:** \$187,430

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1925	1760.0
OP	Attached Open Porch	A - NO		1925	84.0
OP	Attached Open Porch	A - NO		1925	24.0
UTL	Attached Utility	A - NO		1925	24.0
OP	Attached Open Porch	A - NO		1925	16.0
OP	Attached Open Porch	A - NO		1925	220.0
LA2	Living Area 2nd Level	A - WS		1925	200.0
LA1	Additional Living Area	A - WS		1925	240.0

Improvement #2: Residential **State Code:** A1 **Living Area:** sqft **Value:** \$860

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F - NO		1925	120.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1947	8480.00	80.00	106.00	\$50,290	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$188,290	\$50,290	0	238,580	\$0	\$238,580
2016	\$143,260	\$37,740	0	181,000	\$0	\$181,000
2015	\$116,580	\$38,420	0	155,000	\$0	\$155,000

2014	\$51,530	\$25,610	0	77,140	\$0	\$77,140
2013	\$48,470	\$25,610	0	74,080	\$0	\$74,080

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/19/2017	WD	Warranty Deed	WEINHOLD RICHARD A	GCM HOLDINGS INC	18469	524	20170074443
2	1/6/2017	SWD	Special Warranty Deed	AMERICAN HOMES 4 RENT TRS LLC	WEINHOLD RICHARD A	18302	1067	20170005249

2018 data current as of Feb 2 2018 12:32AM.

2017 and prior year data current as of Feb 2 2018 9:41AM

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

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

Statement of Significance

800 West Russell Pl

The one-story structure at 800 W. Russell was built between 1911 and 1915 as verified through Sanborn maps and deed records.

The original owner, Ms. Mary Delahay, a transplant from Leavenworth, Kansas and the daughter of a prominent judge, was somewhat of a San Antonio celebrity because Abraham Lincoln was a family friend. Numerous articles in the local newspaper recount the furnishings in 800 W. Russell which included a bed Lincoln slept in, the sofa he sat on and the numerous dishwares that he drank or ate from during his many visits with Ms. Delahay's family in Kansas. Ms. Delahay was highly civic-minded. In 1915, she paid the lion's share of her block for improvements to N. Flores, including street paving and curbing, in association with the street car line that ran along N. Flores. In 1927, Ms. Delahay donated a family owned artwork to the Witte Museum Collection. The painting, a portrait of Stephen Douglas, Lincoln's political rival, was considered one of the best portraits of Douglas. (Criterion 3).

800 W. Russell is a Bungalow with Craftsman influence. It has open, columned porches on both West Russell, and N. Flores Streets with separate roof forms and the overall composition of multiple roofs and wings makes it a distinctive building. Ridges include metal-formed ridge pieces and decorative finials, though the majority of the roof is currently composition shingles. The multiple hipped roof forms, including a partial 2nd story gabled dormer (1 ½ story) creates a distinctive historic, single-family scaled presence anchoring this important neighborhood corner.

Developers of the time were keen to introduce eclectic styles that departed from the popular Victorian architecture of the previous century, but which continued to honored historical influences, even in their modernist touch. Care to materials and craftsmanship ensured the building of structures that have endured for over a century. It's location on a prominent corner situated at the gateway to San Pedro Park reflects a serene residential quality that contributes to the approach to the park and does not overpower neighboring properties. (Criteria 5, 7 and 13)).

2511 N. Flores meets Criteria 3, 5, 7 and 13.

NO. 3094. ELLA A. FELDER. RELEASE OF VENDORS LIEN. MARY E. DELAHAY.
THE STATE OF TEXAS.

COUNTY OF BEXAR. KNOW ALL MEN BY THESE PRESENTS: That, whereas, by the terms of a certain warranty deed dated the 15th day of April, 1909, recorded in Book 311 page 68 of the records of deeds of Bexar County, Texas, wherein Ella A. Felder, a feme sole, conveyed to Mary E. Delahay the premises described in said instrument, a lien was reserved or created on said premises to secure the payment of the following described note one vendor lien note in the sum of One Thousand two hundred and no/100 dollars (\$1200.00) due on or before one year from date and bearing interest at the rate of eight per centum per annum, interest payable annually as it accrues, with the usual stipulation regarding attorneys fees if placed in the hands of an attorney for collection etc. And, whereas, said note and all accrued interest thereon have been fully paid, and at the time of such payment said note was the property of the undersigned. Now, therefore, I, Ella A. Felder, a feme sole, of the City of San Antonio, County of Bexar and State of Texas, the legal owner and holder of said note at the time of payment, in consideration of such payment, do hereby release and cancel the lien securing the same on said premises, which are described as follows: Situated in the City of San Antonio, County of Bexar, State of Texas and being four lots numbers five (5), six (6), seven (7), and eight (8), all in Block 5, New City Block No. 1877 on the South side of Russell Place between North Flores St. and Hill Street to which reference to deed is made for further description. Witness my hand this 3rd day of May, A. D. 1910.

Ella A. Felder.

THE STATE OF TEXAS.
COUNTY OF BEXAR. BEFORE ME, John E. Coryell, a Notary Public, in and for Bexar County Texas, on this day personally appeared Ella A. Felder, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 3rd day of May, A. D. 1910.

John E. Coryell, Notary Public,

Bexar County, Texas.

SEAL

Filed for record May, 3, 1910, at 4:30 P.M.

Recorded May, 13, 1910, at 8:35 A. M.
Frank R. Newton, County Clerk, Bexar County, Texas, By Aug. E. Hupperts, Deputy.

0-0-0-0-0-0-0-0-0

NO. 3095. K.M. NIKLASS ET UX. WARRANTY DEED. MARY ACKERMANN ET AL.

THE STATE OF TEXAS.

COUNTY OF BEXAR. IN CONSIDERATION of the sum of seventeen hundred dollars to us in hand paid and secured to be paid by Mary Ackermann, a feme sole, and John C. Fenske, as follows: One hundred dollars cash, the receipt of which is hereby acknowledged, and the execution and delivery to us by said Mary Ackermann and John C. Fenske of their certain promissory note for the sum of sixteen hundred dollars, of even date herewith, payable to our order in the City of San Antonio, Bexar County, Texas, bearing eight per cent interest per annum from date until paid, the principal of which note shall be due and payable in monthly installments of not less than fifteen dollars cash, the first of said installments being due and payable on the 10th day of April, 1910, and the remaining installments monthly thereafter, and at the time each installment of principal is due, the interest on the entire amount then unpaid shall likewise be due and payable, and providing that all past due interest shall bear interest at the rate of eight per cent per annum, and further providing that the same may be matured at the option of the holder thereof

upon default being made in the payment of any installment of principal or interest when due, or upon failure to pay taxes or insure the improvements upon the property, and further providing for ten per cent attorneys fees if said note be placed in the hands of an attorney for collection after maturity or if collected by judicial proceedings, and to secure the payment of which said note a vendors lien is hereby expressly retained and reserved upon the property hereinafter described and hereby conveyed, we, K. M. Niklass and wife Julia Niklass, of Bexar County, Texas, have granted and sold, and by these presents do grant, sell and convey unto the said Mary Ackermann and John C. Fenske, of Bexar County, Texas, the following described property, to wit: All that certain lot or parcel of land lying and being within the corporate limits of the City of San Antonio, in Bexar County State of Texas, on the East side of the San Antonio River, and being lot number seven (7) in Block number two (2), New City Block number 3004, having a front of fifty feet on the North side of Delaware Street and running back between parallel lines to Indiana Street for depth. Said lot is bounded on the North by Indiana Street, on the East by lot 8 of same block, on the South by Delaware Street, and on the West by lot 6 of same block, and is the same property conveyed to the grantor Julia Niklass by deed recorded in Volume 276, page 647 of the records for deeds of Bexar County, Texas, to which said original deed as well as the record thereof reference is hereby made as a part hereof for a more particular description of said property. TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said Mary Ackermann and John C. Fenske, their heirs and assigns, forever. And we do hereby bind ourselves, our heirs and legal representatives to forever warrant and defend the title to said property unto the said Mary Ackermann and John C. Fenske, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except the taxes due and to become due to the County of Bexar and State of Texas, for the year 1910, which taxes the grantees herein assume and agree to pay. The vendees herein covenant with the grantors herein, and it is a part of the consideration of this conveyance, that pending the payment of the note above provided for, they will promptly pay all taxes assessed against the property herein conveyed, and whether said taxes are assessed against the property or against the debt evidenced by said note, and will keep the improvements upon the property hereby conveyed insured to secure the payment of said note in the sum of \$750.00 in such company or companies as the holder of the note may select, less, if any, payable to the holder of said note as his interest may appear, and upon failure of the vendees to so pay said taxes as they respectively fall due or to insure the improvements aforesaid, the note aforesaid may be matured at the option of the holder of same. Witness our hands this 16th day of March, 1910.

K. M. Niklass

Julia Niklass.

THE STATE OF TEXAS.

COUNTY OF BEXAR. BEFORE ME, the undersigned authority, on this day personally appeared K. M. Niklass, and his wife Julia Niklass, known to me to be the persons whose names are subscribed to the foregoing instrument and they each severally acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Julia Niklass, wife of the said K. M. Niklass, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Julia Niklass, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office, this 16th

day of March, 1910.

Geo. Huntress, Notary Public, in and for

SEAL

Bexar County, State of Texas.

Filed for record May 3, 1910, at 4:30 P.M.

Recorded May, 13, 1910, at 9:15 A. M.

Frank R. Newton, County Clerk, Bexar County, Texas, By Aug. E. Huppertz, Deputy.

0-0-0-0-0-0-0-0-0-0

NO. 5098. C. D. NEWTON ET AL. WARRANTY DEED WITH V.I. ALEX PARRIGIN.

THE STATE OF TEXAS.

COUNTY OF BEXAR.

KNOW ALL MEN BY THESE PRESENTS: That we, C. D. Newton and W. H. Drowatzky, joined by his wife, M. E. Drowatzky, all of the County of Bexar and State of Texas, for and in consideration of the sum of \$8000.00, paid and secured to be paid by Alex Parrigin, as follows; \$2967.10 cash in hand paid to us, the receipt of which is hereby acknowledged and confessed, and three promissory notes of even date herewith, for the sum of \$1677.64 each and due respectively in one, two and three years after date, payable to the order of C. D. Newton, W. H. Drowatzky and M. E. Drowatzky and signed by Alex Parrigin; said notes are payable at San Antonio, Texas, and bear seven per cent (7%) interest from date until paid, interest due and payable annually, and providing for ten per cent (10%) additional on the amount of principle and interest then due, as attorneys fees if placed in the hands of an attorney for collection, or in case suit is brought on same, and failure to pay said notes or either of them, or any installment of interest when due, shall, at the option of the holder, mature each and all of said notes, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Alex Parrigan of the County of Bexar and State of Texas, all that certain tract or parcel of land described as follows, to wit: Situated in the County of Bexar and State of Texas, and being 99 1/3 acres of land and being part of the Cable ranch and bounded as follows: Beginning at a point in the middle of Leon Creek at intersection of East line of Block No. 56, a subdivision of the Cable ranch with said Leon Creek for S. W. corner of this survey; Thence with East line of Block No. 56 N. 0° 14' W. 607-7/10 vrs. to a stake and rock pile for the N. W. corner of this survey; Thence N. 89° 40' E. 1377-6/10 varas to a point being 30 feet distant from the West line of Block No. 8, also a subdivision of the Cable ranch, stake set on West line from which a mesquite 6" in dia. brs. N. 75 W. 1 vara; Thence parallel with the west line of said Block No. 8 and 30 feet West from said line S. 0° 20' E. 344-7/10 varas to a point 30 feet West from a stake, on said West line of said Block No. 8, from which a stake a mesquite 4" in dia. brs. N. 79 1/2 W. 14-8/10 varas; Thence S. 89° 40' W. 1059-02/100 varas to a stake and pile of rocks from which a Hackberry three feet in dia. brs. N. 47° 20' E. 81-6/10 varas; Thence S. 0° 14' E. 285-88/100 varas to a point in middle bed of Leon Creek for a South East corner of this Survey; Thence with said creek in middle of its bed N. 86° 20' W. 320 varas to the place of beginning, and being 38 acres of land out of the Francisco Rivas Sur. No. 2, and 61-1/3 acres of land out of the Rafael Herrera Survey No. 1/74. TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said Alex Parrigin, his heirs and assigns forever. And we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Alex Parrigin, his heirs and assigns against every person whomsoever, lawfully claiming or to claim the same or any part thereof, but it is expressly agreed and stipulated that a vendors lien is retained against the above described property, premises and improvements until the above described notes and all interest thereon are fully paid, according to their face and tenor.

THE STATE OF TEXAS,

Know All Men by These Presents:

County of Bezar

THAT Ella A. Felder, a feme sole, of the City of
San Antonio,

of the County of Bezar, State of Texas, for and in consideration of the sum
of two thousand four hundred & no/100 (\$2400) DOLLARS,
to me in hand paid and secured to be paid by Mary E. Delahay

as follows:
cash in the sum of one thousand two hundred dollars
of 1200.00, the receipt of which is hereby acknowledged, balance to
be paid and secured to be paid by one vendor lien note in
the sum of one thousand two hundred and no/100
dollars (\$1200.00), due on or before one year from date hereof
and bearing interest at the rate of eight per centum per annum, interest
payable annually as it accrues

have GRANTED, SOLD, AND CONVEYED, and by these presents do GRANT, SELL and CONVEY, unto the said Mary E. Delahay
of the City of San Antonio of the County of Bezar and
State of Texas, all that certain the following described real

estate, to wit, all those certain lots or parcels of land
situated in the City of San Antonio, County of Bezar
and State of Texas, being four lots subdivided
five (5) lots Block # 1171, on the South side of Russell Place
between Worth Flores, and Hill streets and being part
of the same property conveyed to Ella Felder by
Ray E. Adams, as deed dated June 5th, 1903, and sub-
scribed, in Book, Records of Bezar County, Texas, in Book
Vol. 218, page 364, the particular deed and record of
Bezar County, Texas, in Book Vol. 218, page 364, to
which deed and record reference is briefly made for
more complete description of the property, hereby
conveyed.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto
the said Mary E. Delahay, her
heirs and assigns forever. And she do hereby bind herself, my heirs, executors and administrators to
WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Mary E. Delahay

her heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements until the above
described note, and all interest thereon, are fully paid, according to its face and tenor, effect and reading, when this deed shall become absolute

WITNESS my hand at this 15 day of April, A. D. 1909
Witnesses at Request of Grantor: Ella A. Felder

THE STATE OF TEXAS, }
COUNTY OF Bezar } Before me M. W. Davis, a Notary Public

Ella A. Felder, a feme sole in and for Bezar County, Texas, on this day personally appeared
well known to me to be the person whose name is

subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office, at this 15th day of April, A. D. 1909
[SEAL] M. W. Davis
Notary Public
Bezar County, Texas

THE STATE OF TEXAS, }
COUNTY OF _____ } Before me _____

_____ in and for _____ County, Texas, on this day personally appeared
_____ and _____ wife of said _____

known to me to be the persons whose names subscribed to the foregoing instrument, and
acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said _____
wife of the said _____ having been examined by me privily and apart from her husband, and having the same fully
explained to her, she, the said _____ acknowledged such instrument to be her act and deed, and declared that she had
willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this _____ day of _____, 190_____
[SEAL]

Filed for record the 9 day of May, 1909, at 12 o'clock P.M., Recorded the 13 day of May, 1909, at _____ o'clock P.M.
By Aug. E. Huppertz Deputy, Clerk, County Court, Bezar County, Texas.

No. 79065:-

ORDINANCE, LEVYING SPECIAL ASSESSMENTS

CITY OF SAN ANTONIO:

AND TAXES.

JACOB WOHLFARTH:

THE STATE OF TEXAS::

COUNTY OF BEXAR :

A N O R D I N A N C E

CITY OF SAN ANTONIO: LEVYING SPECIAL ASSESSMENTS AND TAXES on account of the cost of the improvement of North Flores Street from San Pedro Creek to Woodlawn Avenue and to provide for the issuance of assessment certificates and for other purposes.

BE IT ORDAINED BY THE COMMISSIONERS OF THE CITY OF SAN ANTONIO:- WHEREAS the City Council heretofore, towit, on the 16 day of November, A.D.1914, by resolution ordered the improvement on the special assessment plan of that portion of North Flores Street in said City of San Antonio, between the intersections of said highway with San Pedro Creek and Woodlawn Avenue by grading and paving the same, and constructing or resetting curbs where required and performing other work on said highway so ordered to be improved; and,

WHEREAS, said improvements, and the special assessments and special taxes to be levied therefor, and all proceedings, notices and instruments in connection therewith are governed by certain rules and regulations prescribed by said City Council in a certain ordinance known as the "Procedure Ordinance" passed and approved on December 18, 1913, which, together with all amendments thereto and Chapter Eleven of Title 22, Revised Civil Statutes of Texas for 1911, are made a part of this ordinance; and all such proceedings and other matters requisite to the passage of this ordinance have been regularly had and performed and are hereby ratified and confirmed; and any and all requirements as to what this ordinance shall contain if not herein otherwise complied with, shall be deemed to have been complied with by this reference to said procedure ordinance and the adoption of its provisions herein; and,

WHEREAS, in the course of said proceedings, the bid of O.C. Chapin, for the performance of said work was duly accepted by said City Council and a certain written contract and bond for the construction and completion of said improvements, both bearing date on the 27 day of April, A.D.1914, were thereupon duly made, and entered into and accepted by and on behalf of the City and said bidder as the Contractor bound to construct and complete said improvements; and said Contractor has begun or is about to begin said work, and it is incumbent on this City Council to provide for the assessment, payment and collection of those portions of the cost of said improvements payable by owners of abutting property, and railroads and street railroads, if any, on said highway; and

WHEREAS, thereupon said City Council by resolution duly passed and approved on the 25 day of February, A.D.1915, duly approved the plat and statement prepared and filed by the City Engineer for said improvements, and ordered that the required hearing be had in said City Council; and WHEREAS, thereupon notice of said hearing was duly given by publishing such notice three times in the San Antonio Light, a newspaper, published in said City, viz, on March 1st, 2nd & 3rd, A.D.1915, and additional and cumulative notice of said hearing was also duly given; and,

WHEREAS, a full and fair hearing was duly held at the time and place mentioned in said resolution and notices, towit, on the 22 day of March, A.D.1915 in the Council Chamber of the City Hall of said City at 4 o'clock P.M., and thereupon said hearing was duly adjourned on the same date; and

WHEREAS, at said hearing all persons desiring to contest said proposed assessment or personal liability, or the regularity of the proceedings with reference to

the improvement, or in any manner to be heard concerning benefits of said improvements to their property or any other matter with reference thereto were duly heard and their claims duly considered; and thereupon all errors, mistakes and other matters requiring rectification which were brought to the attention of said City Council, having been by said City Council corrected; and said City Council, having also fully heard, examined and considered the evidence concerning frontage and other considerations, including said plat and statement of the City Engineer and the benefits of said improvements to said property, and being of the opinion that the assessments herein below levied and the personal liabilities hereby declared are just and equitable, and that no such assessment is made herein in any case against any parcel of property in excess of the actual benefit to the owner thereof in the enhanced value of his property by means of such improvements; Now, therefore be it further Ordained:-

SECTION ONE: That the aggregate amount hereinafter shown, being less than two-thirds of the cost of said improvements, excepting curbing or sidewalks if included in said contract, shall be and the same is hereby levied, charged, apportioned and assessed on the "front foot plan" against said abutting property hereinafter described, and each parcel thereof whether one lot or more, and against each of the several owners of said property below named, in the respective itemized amounts, and the total amount including same, set opposite the name or names of each such person or persons and the description of each such parcel or parcels of property.

SECTION TWO. Each such lot or parcel of property so assessed is located in the City of San Antonio, Bexar County, Texas, abutting on said highway, or portion thereof to be improved, and is hereunder described whenever practicable by the New City Block ("N.C.B.") number and by lot numbers in each such block, but each such parcel of property, if any, indicated hereunder in any such block by letters ("A," "B," "C," etc) in lieu of or in connection with the lot numbers is the same property indicated by the corresponding letter in the corresponding block as shown on said plat for said improvement now on file in the offices of the City Clerk and City Engineer, which plat is made a part hereof, and each of said lots and parcels of abutting property and the frontage thereof on said highway as shown hereunder in feet in the column headed "Front Ft.," and said letters, if any, indicating such parcels, and also all intersecting streets are hereunder noted and set forth for each side of said highway, and for each block in the same order down the following list as same are found from South to North in said plat and on the ground; and each such description and assessment shall be held to extend back from said line abutting on said highway and to include the entire depth and area of each such respective parcel, lot or lots ^{of} abutting property as same may be owned and bounded at this date; and the abbreviations "No" "So" "Ea" and "We" when used hereunder shall be taken to mean respectively the "Northerly," "Southerly," "Easterly," or "Westerly" parts of the lot or block before the number of which any of said abbreviations may be placed and the names of said owners, such description of said property and said amounts respectively assessed against them and it, are as follows, to wit:-

CITY ENGINEER'S STATEMENT AND ESTIMATE
FOR THE IMPROVEMENTS TO BE CONSTRUCTED AND EFFECTED ON
NORTH FLORES ST.
FROM SAN PEDRO CREEK TO WOODLAWN AVENUE
QUANTITATIVE ESTIMATE

Assessed to property owners	8281.97 sq.yds.
Assessed to St. Car Co.	3865.00 sq.yds.
Payable by City	6310.03 sq.yds
Total.....	18457.00 sq.yds

ESTIMATED COST AND PROPOSED ASSESSMENTS

Paving in Street intersections

Assessed to St. Car Co. 501.00 sq.yds @ \$1.81	\$ 906.81
Payable by City 2492.03 sq.yds @ \$1.81	4510.57

Paving between Street Intersections

Assessed to Property Owners 8281.97 sq.yds @ \$1.81	\$14990.36
Assessed to St. Car Co. 3364.00 sq.yds @ \$1.81	6088.84
Payable by City 3818.00 @ \$1.81	6910.58
Cost curbs	3397.18

Total cost to property owners	\$17720.76
Total Lineal feet assessed	5733.77 ft
Cost paving per front foot	\$2.6144
Cost curb per lineal foot	.44¢
Cost curb per lineal foot reset	.25¢

NAMES OF OWNERS	C.B.	LOT NOS.	FRONT FT.	COST PAV.	COST CURB.
Jacob Wohlfarth	1917	6	41.66	108.92	18.33
			39.81	104.08	17.52
John Fest	1917	5	48.51	126.82	21.34
Do	Do	4	48.51	126.82	21.34
Anton Fournier	Do	3	49.10	128.37	21.60
Thos.G.Toepperwein	1917	2	48.80	127.58	21.47
Augusta Weinert (Garcia)	Do	1	53.10	138.82	23.36
The Electric Park Co.	345	4			
Do	Do	5			
Do.	Do.	6	477.4	1248.11	210.05
Do	Do	7			
Do	Do	8			
John D. & Mrs.M.Garrett	Do	9	101.50	265.36	44.66
Luther I.Ellsworth	Do.	10	100.00	261.44	44.00
J.B. & Edwina Robb					
Cunningham	Do	11	101.00	264.05	44.44
To West Myrtle Street)					
City of San Antonio					
(San Pedro Springs Park)		996	All	1475.4	666.78
(To San Pedro Place)					
beg. at N.E. intersection of					
N.Flores & San Pedro Pl.					
Augustus & Katherine					
McCloskey	1891	9	140.33	366.88	61.74
Wm.Aubrey	Do.	1	140.33	366.88	68.34
(To French Place)					

Wm. Aubrey	1878	9	140.33	366.88	68.34
Do	Do	1	140.33	366.88	72.30
(To Russell Place)					
James Anderson	1865	11	125.00	326.80	65.56
(Alley)					
James Anderson	1865	1	125.00	326.80	61.60
(To Craig Place)					
E.L. Garvey	1856	11	130	339.87	63.80
(Alley)					
J.E. Winters	1856	1	130	339.87	57.20
(To Woodlawn Avenue)					
Jacob Wohlfarth	202	--	140.0	366.02	66.00
(Beg. at North intersection of North Flores & Fredericksburgh Road)					
Mary & Edward West	1918	1	298.00	779.09	139.92
Do.	Do.	S.3	19.00	49.67	8.365
Mrs. Alice Dickey	1918	N.3	60.00	156.86	30.80
(To Loop Street)					
Miss A.L. Hamilton	6076	I	36.50	95.43	20.46
W.D. Syers	6075	H	41.00	107.19	18.04
W.D. Syers	6076	F	35.07	91.69	15.43
Henry F. & Theresa Renken	6076	E	25.00	65.36	15.40
(To Loop St.)					
Andrew O. Bonnett	6076	B	43.00	112.42	23.32
Jesse Kleck	6076	A	48.00	125.49	21.12
Chas. Gerlach	6076	9	50.20	131.21	22.09
Gail H. Whitcomb	1920	2	85.00	222.22	42.68
(To Park Place)					
John G. Hierman	1920	1	85.00	222.22	42.68
A.B. Longinotti	1920	E.6	100.83	263.61	48.76
(To Longinotti Ave. or Extension of Myrtle St.)					
NAMES OF OWNERS	C.B.	LOT NOS.	FRONT FT.	COST PAV.	COST CURB.
Mrs. A.W. West	1921	1	59.35	155.16	30.61
Do	Do	2	59.35	155.16	26.11
Mrs. A.W. West	Do	3	59.35	155.16	26.11
Mrs. A.W. West Mrs. Ida Shiner	1921	4	59.35	155.16	26.11
& W.B. Shiner	Do	A	12.10	31.65	5.32
Mrs. Ida & W.B. Shiner	1922	3	119.44	312.26	52.55
S.A. Academy	1922	2	100.00	261.44	44.00
S.A. Academy	1922	1	100.00	261.44	52.80
(To Hickman Street)					
(Beg. N.W. intersection of N. Flores & Hickman St.)					
W.W. Bondurant	66	A	70.00	183.01	39.60
C.H. Seager	66	B	115.80	302.75	50.95
J.H. Weymouth	6289	23	50	130.72	30.80

(to Weymouth Street)						
J.H.Weymouth	6289	2	50.00	130.72	30.80	
J.H.Weymouth	6289	1	50	130.72	22.00	
David & Emily Menk	66	1 (Blk.6)	50.00	130.72	22.00	
Do.	Do	2 Do	50.00	130.72	29.48	
(To Krempkau Street)						
Katherine Schelcher	66	10 (Blk.5)	111.80	292.29	56.67	
Arnold W. de Salme	66	B ("4)	56.5	147.71	24.86	
E.H.Webster	66	A ("4)	58.00	151.63	32.12	
(To Hess Street)						
Mrs.Augusta Hess	66	E.3	100.00	261.44	50.60	
Wm.Davidson	66	12 (Blk 2)	84.00	219.61	36.96	
(To San Pedro Place)						
(Beg. at Northwest intersection of N.Flores & San Pedro Place)						
Sam & Johnnie Harrison	1892	16	140.33	366.88	61.74	
Afred Braden	1892	8	140.33	366.88	67.47	
(To French Place)						
Chas.S.Dakin	1877	S.16	150.33	131.58	28.74	
Mrs.Maude McHarry	1877	H.16	45.00	117.65	19.80	
C.B.Stephenson	1877	H.16	45.00	117.65	19.80	
Mary E.Delahay	1877	8	140.33	366.88	72.30	
To Russell Place						
Frank P.Carle	1866	20	125.00	326.80	65.56	
(Alley)						
W.D. & Emma Druse	1866	S.10	40.00	104.58	17.60	
Chas. & Annie B. Goodman	1866	H.10	85	222.22	44.00	
(To Craig Place)						
S.X. Callahan	1855	20	130.00	339.87	63.80	
Alley						
Emmett A.West	1855	10	130.00	339.87	57.20	
(To Woodlawn Avenue)						

SECTION THREE:- That the several sums above specified, together with interest thereon, payable annually at the rate of eight (8) per cent from the date of the certificate of the City Engineer evidencing the completion of said work and the acceptance thereof by the City and together with the cost of collection of such sums including reasonable attorney's fees if incurred, are hereby declared and ordained to be good and lawful liens upon said respective parcels of property and a personal liability of the respective owners thereof to be paid and collected as provided by said procedure ordinance and amendments thereof; and such assessments and liens shall be superior to all other liens and claims, except State, County and Municipal taxes.

SECTION FOUR:- That assignable assessment certificates evidencing said respective sums payable by said owners of abutting property shall be issued in the name of the City and made payable to O.C. Chapin Contractor; which assessment certificates shall be in such form as may have been adopted by ordinance and shall contain an adequate description of each parcel of property assessed, together with

designation of the owner's name, if known and all other prescribed terms, recitals and requisites, provided, however, that if in any case said Contractor shall, as permitted by law and said procedure ordinance omit said improvements in front of any abutting property because of same being exempt by law from sale under execution, then this ordinance shall not be held to fix any lien on such property and no assessment certificate shall issue against said property or the owner thereof.

SECTION FIVE:- That for such part or parts of said improvements in the "railroad area" occupying said highway, viz., between or under the rails and tracks of each railroad or street railroad and for two feet on the outside thereof, special taxes in sums hereinafter stated, the same not exceeding the whole cost of such improvements within each such railroad area, shall be and the same are hereby levied upon each such railroad and street railroad, and its roadbed, ties, rails, fixtures, rights, and franchises as situated in said City and against each company owning the same, the name of each such railroad, and street railroad, and the respective amounts of such special taxes being as follows, to-wit: San Antonio Traction Company, paving in Street intersections.....\$ 906.81 San Antonio Traction Company. Paving between street intersections.....\$6088.84

And said special taxes hereinabove levied shall respectively constitute a lien on said properties superior to any other lien or claim except State, County and Municipal taxes, and shall be and become due and delinquent thirty days from and after the date of the certificate of the City Engineer hereafter to be made to evidence the completion of said improvement and the acceptance thereof by the City and such special taxes if not promptly paid upon maturity shall be collected and said lien foreclosed by suit against each such railroad or street railroad and the owners thereof in any Court of competent jurisdiction; provided, however, that upon a settlement had between the City and such railroad or street railroad company or companies, the cost of any part of said improvement work within said railroad area affected and completed by any of said companies at the instance or upon the order of the Mayor or City Council, and to the satisfaction of the City Engineer, and any sums of money paid with the approval of the Mayor or City Council, by any such street railroad or railroad company or companies direct to any paving contractor for work performed and completed within said railroad area to the satisfaction of the City Engineer, shall, upon production of satisfactory evidence of such matters and upon order of the Mayor be allowed and credited to each such railroad or street railroad company as an offset against said special taxes herein levied; and after making such credits, if any, the balance, if any, remaining due to the City or to any paving contractor shall then be collected as hereinbefore provided; but such railroads or street railroad shall not in any event have any claim against the City for any amount other than as such offset, and in no event for any amount in excess of the amount of said special taxes hereinbefore levied; it being the intention hereof, however, that the whole cost of said improvements in each railroad area shall in any event be payable by the railroad or street railroad chargeable therewith.

SECTION SIX:- That all other matters and proceedings shall be regulated and conducted as provided by said procedure ordinance, and that full correction of any mistake or irregularity in any of said proceedings, and re-assessment, if necessary, shall be made in any case where the City Council may deem the same necessary or proper; the City Council reserving the right to exercise all such powers as provided by the street improvement law and said procedure ordinance.

SECTION SEVEN:- That this ordinance, being passed under suspension of the rules,

shall take effect from and after its passage.

PASSED AND APPROVED this 23 day of September, A.D. 1915.

CLINTON G. BROWN,

Mayor City of San Antonio.

Attest:-

Fred Fries,

City Clerk.

THE STATE OF TEXAS:

COUNTY OF BEXAR : I, Fred Fries, City Clerk of the City of San Antonio, in the State and County aforesaid, do hereby certify that the above and foregoing is a true and correct copy of an ordinance levying special assessment and taxes on account of the cost of the improvement of North Flores Street (from San Pedro Creek to Woodlawn Avenue) and to provide for the issuance of assessment certificates and for other purposes. Adopted at a regular meeting of the Commissioners of said City, held on the 23rd day of September, 1915, and of record in Record Book #4, pages 562 to 568, inclusive. WITNESS my hand and the seal of the City of San Antonio, this the 29th day of October, A.D. 1915.

Fred Fries,

City Clerk.

(10¢ Rev. Stamp cancelled.)

Seal.

Filed for record Nov. 5, 1915 at 2:50 o'clock P.M.
Recorded Nov. 16th, 1915 at 10:30 o'clock A.M.
Frank R. Newton, County Clk. Bexar County, Texas.
By A. H. Coates, Deputy.

X X X X X X X X X X

No. 79066:-

ORDINANCE LEVYING SPECIAL ASSESSMENTS AND TAXES.

CITY OF SAN ANTONIO:

AUGUSTA HESS ET AL:

THE STATE OF TEXAS :

COUNTY OF BEXAR : A N O R D I N A N C E .

CITY OF SAN ANTONIO: LEVYING SPECIAL ASSESSMENTS AND TAXES on account of the cost of the improvement of Hess Street from North Flores Street to I. & G.N. Ry. tracks, and to provide for the issuance of assessment certificates and for other purposes.

BE IT ORDAINED BY THE COMMISSIONERS OF THE CITY OF SAN ANTONIO:-

WHEREAS, the Commissioners heretofore, to wit, on the 15 day of October, A.D. 1914, by resolution ordered the improvement on the special assessment plan of that portion of Hess Street in said City of San Antonio, between the intersections of said highway with North Flores Street, and I. & G.N. Ry. tracks, by grading and paving the same and constructing or resetting curbs where required and performing other work on said highway so ordered to be improved; and,

WHEREAS said improvements, and the special assessments and special taxes to be levied therefor, and all proceedings, notices and instruments in connection therewith are governed by certain rules and regulations, prescribed in a certain ordinance of this City, known as the "Procedure Ordinance" passed and approved on December 18, 1913, which together with all amendments thereto and Chapter Eleven of Title 22, Revised Civil Statutes of Texas for 1911, are made a part of this ordinance; and all such proceedings and other matters requisite to the passage of this ordinance have been regularly had and performed and are hereby ratified and confirmed; and any and all requirements as to what this ordinance shall contain, if not herein otherwise complied with shall be deemed to have been complied with by this reference to said procedure ordinance and the adoption of its provisions herein; and,

MONEY TO LEND

AUDITORS
FEB 1931
GRAND OPERA
FEB 1931
SAN ANTONIO

On San Antonio Business Properties, San Antonio Locations in Desirable Residential, Improved Texas Ranches.

E. B. CHANDLER & COMPANY
Chandler Building, Mortgage Loans, 106 E. Crockett St.

FRIEND OF LINCOLN DIES AT AGE 86

Miss Mary Delahay Helms, who died at her parents' home in 1931, was the daughter of the late Judge J. W. and Mary Hanks Delahay, Leavenworth, Mo., and had lived in San Antonio for the past 15 years.

At the home at 805 West Russell Place where she died, the late Mrs. Delahay, who was 86 years of age, was the daughter of the late Judge J. W. and Mary Hanks Delahay, Leavenworth, Mo., and had lived in San Antonio for the past 15 years.

At the home at 805 West Russell Place where she died, the late Mrs. Delahay, who was 86 years of age, was the daughter of the late Judge J. W. and Mary Hanks Delahay, Leavenworth, Mo., and had lived in San Antonio for the past 15 years.

DEATH OF INSANE MAN INVESTIGATED

Grand Jury to Hear Del Rio Pair Who Brought Patient Here

Robert Nordahl, 28, of Del Rio, who died soon after being committed to the Asylum for the Insane here Friday night, was injured before Del Rio officers took custody of him, according to Sheriff J. W. Burdick, who said he had been told by Sheriff J. W. Burdick of Val Verde County, Sheriff Robert Hamner of Bexar County and Sheriff Mackey of Comanche County.

Del Rio officers took custody of Nordahl at 10 o'clock on Friday night, and he was taken to the Asylum for the Insane here. Sheriff Burdick said he had been told by Sheriff Hamner of Bexar County and Sheriff Mackey of Comanche County that Nordahl had been injured before Del Rio officers took custody of him.



Are your dreams coming true?

Dreams are the beginning, always, and are the foundation on which all great men have built success. Today the dreams of childhood are the inspiration of many business executives in fighting their way to success. With such dreams the City-Central Bank is attentive and is ever ready to encourage the vision of courageous men and progressive enterprises. Its seven departments are at your disposal in helping to make your dreams come true.

City-Central Bank
AND TRUST COMPANY

MEMBER FEDERAL RESERVE SYSTEM

TOTAL RESOURCES OVER \$17,000,000

Your Banking Connecting

Your banking connection should be classified as one of your business assets. We want you to feel free to come to us with the financial problems affecting your business in order that this institution may be of such service as to be listed with yours.

New Accounts Are Also Invited

TONIGHT At the Municipal Auditorium 8 P. M. Be Entertained by the **San Antonio Symphony Orchestra Concert** Admission 25c. Reserved Seats, 50c

SAN ANTONIO NATIONAL BANK
"The First National Bank"
213 West Commerce St.

MONEY TO LEND

Money to lend on real estate in good locations and stable business property. (Detailed information regarding interest rates and terms.)

TERRELL-DALTON MORTGAGE COMPANY
512-514 City National Bank Bldg. Crockett 25

Come to Us for REAL ESTATE LOANS OR RE-FINANCING

On Homes, Apartments and Business Buildings

6% INTEREST 7% Terms - Prompt Service. Helpful Suggestions without Obligation. Monthly Payment or Semi-Annual Reductions.

B. F. Dittmar Company
INVESTMENT SECURITIES

EXPERIENCE CHARACTER SERVICE

NEW YORK CHOSEN FOR 1931 ADVERTISING MEET

Acceptance of the invitation of Mayor James J. Walker to hold the 1931 annual convention of the Advertising Federation of America in New York, June 14 to 16, was announced today by J. H. Hodges, president of the federation.

The federation, which has its headquarters in New York, is the largest of advertising men in the world. It is estimated that the convention will attract more than 100 delegates from all over the world.

REGREATION GROUP 1,100 U. S. GRAVES SEEKS EQUIPMENT NOT YET FOUND

County Home Needs Told to Council Meeting; Committee Named

Work of Battle Monuments Commission in France Reviewed

The work of making graves of American soldiers who died in France since the outbreak of the World War in 1917, and creating monuments at the battlefields where they were killed, was discussed at a meeting of the Battle Monuments Commission here today.

W.O.A.I. 8:30 P.M. TONIGHT

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ALAMO NATIONAL BANK
MIXED QUARTET

ROMANCE... Quartette
WHEN IRISH EYES ARE SMILING... Tenor Solo
A DREAM... Contralto Solo
WILL YOU REMEMBER ME... Soprano Solo
A MERRY HAKE... Quartette
A MEMORY... Soprano Solo
NOW THE DAY IS OVER... Quartette

ALAMO NATIONAL BANK
CAPITAL \$2,000,000 - SURPLUS \$1,000,000

FOUR MEN FACING DRY LAW CHARGES

Guadalupe and Hindsa Banks were arraigned before United States Commissioner P. A. Lockhart Monday on charges of manufacture and possession of liquor. Quadalupe's bond was set at \$150. Hindsa will be arraigned hearing Wednesday. His bond was set at \$200. Both were remanded to jail in default of bonds.

George E. Caldwell was placed under a \$200 bond by Commissioner Lockhart on charges of manufacture and possession of liquor following a raid by prohibition enforcement officers on a North Cherry Street place in which it was reported a 50-gallon capacity still, 21 gallons of whiskey and 1,000 bottles of beer were taken.

CLERK ROBBED, THROWN FROM CAR BY BANDITS

The bandits who kidnaped J. L. Wicks, a Mission Street clerk, at Crockett City, 514 Leona Street, Monday morning near the downtown office building, were thrown from the car with a 1931 Buick sedan on which they were riding, according to Wicks.

Wicks said he was standing at Alamo and Gold Streets when the car drove up in an automobile. One of the men forced Wicks into the car at the point of a gun. They then drove to the edge of town, he said, where they stopped and threw him into the car. Wicks described the men and auto.

SAN ANTONIO STUDENT GETS BAYLOR PLAY PART

Miss Marian Dyer, daughter of Mr. and Mrs. D. C. Brown, 314 Barrett Avenue, will play the role of "The Girl" in the play, "Sun Day" by the Players' Guild of Baylor University, which will be presented Feb. 12 by the Players' Guild of Baylor University at the Crockett City Theatre.

NICHOLS' CONDITION CALLED CRITICAL

Victim of Police Bullet in Post Hospital

Pat. Gray Nichols, 21, Company K, Ninth Infantry, Post 80, who was shot by City Detective R. S. Day Sunday night, was still in a critical condition, it was reported at the Army post hospital Monday night.

Nichols was shot in the chest by the officer at Jeters and Grayson Streets when police called to investigate a disturbance. Nichols was taken to the post hospital and his condition was reported as critical.

PERJURY ADMITTED

Dominico Acosta, charged by indictment with perjury in connection with a hearing on the return of property as a homestead, one jury trial having resulted in a mistrial because of failure to give evidence, pleaded guilty Monday afternoon to a second jury trial. A sentence in the case was deferred by Judge DuVal from until Feb. 27.

FAIR DAY FORESEEN

Generally fair with light to moderate variable winds becoming mostly clear the forecast of the United States weather bureau for San Antonio and vicinity Tuesday, the high temperature will be 52 degrees, the lowest being 34 on Monday; high on Wednesday will be 48, and low 28. The high temperature will be 52 degrees, the lowest being 34 on Monday; high on Wednesday will be 48, and low 28.

SCHOOL RECORDS SHOW 3,696 GAIN

Final Figures for First 1930-31 Term Compiled

A gain of 3,696 pupils school records compiled for the first term of 1930-31, according to figures compiled by the school board Monday.

SIX BONDS FORFEITED

Six bonds were forfeited in the 34th District Court Monday morning following the annual public drive for the collection of bonds for the city. It was stated, approximately 15 inspectors were present to assist in the collection of bonds.

JOBLESS GET RABBITS

More than 300 rabbits will be sent to the Salvation Army here following the annual rabbit drive Wednesday at Goodwill. The animals are to be served at the Army group kitchen, 512 East Commerce Street. Eugene H. L. Ryan was secretary of the drive.

Electric Grinding and Sharpening of All Edge Tools

Electric Grinding and Sharpening of All Edge Tools

Tools, 35c and 50c. Pocket Knives, 25c. Table and Butcher Knives. Hair Clippers, 50c. Saw Files and Saws, 25c.

PAUL MUELLER
Dancer Contractor and Lumber Co.

SAN ANTONIANS HEIRS TO ESTATE

Two Families Claim Interest in \$176,000,000 Fortune.

Two San Antonio families, Mr. and Mrs. William Kiewit, 315 Broadway Street, and Mr. and Mrs. C. A. Blackwood, 1825 East Houston Street, are deeply interested in the division of the \$176,000,000 estate of John Nicholas Erickick of New York, former business partner of John Jacob Astor.

Mrs. Blackwood explained late Saturday that this fortune has been a topic of speculation for more than 15 years. She has a complete copy of her father's will. Upon her father's death, all his papers were turned over to her and she was made his executrix and was also willful part of the family fortune that might come to him as heir. He estimated that his part of the fortune would range between \$50,000,000 and \$100,000,000.

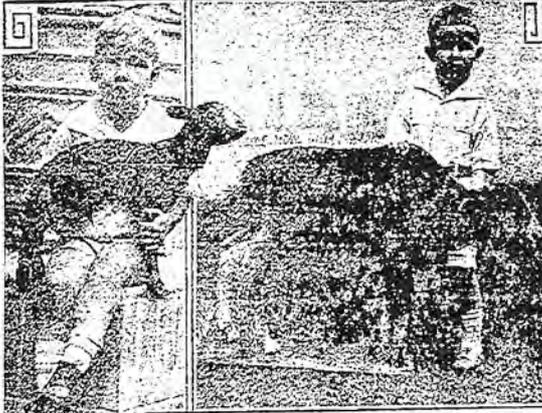
John Nicholas Erickick, who explained that a husband many years ago and left his fortune to the daughters of his two brothers, John Jacob Astor was made the executor and the property was never divided. Upon his death, the matter came to light again, but as yet no division has ever been made.

Mr. and Mrs. Kiewit of Broadway Street also claim to be descendants of the same Erickick family, and as such are entitled to a part of the estate. Like Mrs. Blackwood, they have never taken any action in the matter.

There are about 200 known descendants of the two original Erickick brothers located throughout the United States. Mrs. Blackwood said that of them have been active in endeavoring to get the estate divided.

Arrangements for the division of the estate are being made by the executor, Mr. M. H. Moore, 427 1/2 Texas Bank Bldg. (A-1).

Serious Business, Holding These Wild Things



Hold a wild buffalo calf is a serious business, especially when it is a museum specimen that looks exactly like it is alive—almost as serious as the work of holding an African lion. If you don't believe it, ask young Edwin and Tim Walcott, sons of Mr. and Mrs. Walter Walcott.

The specimens pictured here are two of the new ones prepared for the Witte Memorial Museum. Arrangements is made with the park department to mount all animals that die in the city zoo for display in the natural history wing of the museum. The buffalo calf and the African lion are two of the new additions to the museum.

and other industrial exhibits were interesting, with manufacturers and wholesalers, represented, he said.

"In the horticultural department, the fruit and particularly the display of peaches represented perhaps the best exhibit assembled anywhere in the southwest this year," Schultz said. "The Platoria country is becoming noted as a peach-growing center and the exhibits arranged under the supervision of the horticultural department of the Texas Agricultural and Mechanical College attracted great interest from all over the state."

"The people of Platoria are proud of the fruit. The city credit for the success is Mr. Farnes, secretary-manager of the fair association, who has the complete cooperation of the local farmers of Glendale, Fayette, Lavaca and Caldwell counties."

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URGES COOPERATION IN SAFETY CAMPAIGN

Awakening of Public Interest in Safety Campaign Work Urged by Edgemoore.

The result of educational safety work by the American Automobile Association and its local clubs in cooperation with school authorities and police departments shows the necessity for the establishment of public safety associations and societies in all cities and municipalities. It is an intensive campaign to improve conditions of public safety, states Secretary Jack Edgemoore of the San Antonio Automobile League.

A field enforcement of the traffic regulations is criticized by people who do not stop to think, a campaign of education through the schools is difficult of accomplishment because it interferes with the regular routine. School traffic regulations and such regulations as the driver's license law, resulting for a lack of driving ability and the enforcement of the act, create a certain amount of inconvenience in the automobile business. The enforcement of the daylight laws and parking regulations with the additional traffic officers because of lack of cooperation on the part of the driving public.

The problem is to awake public interest, to secure the cooperation of the automobile owner and the one

only be accomplished by an intensive and intensive campaign of education through literature, public meetings and personal work through the various civic organizations.

There is no necessity for a moderate support of a campaign of this nature through a point of view to the various civic organizations undertaking this work, every citizen desiring to participate in the organization through which he desires to work.

A movement of this nature calls for the efforts of an organization, but it is essential to have a movement of this nature will gain support if properly organized.

The officials of the San Antonio Automobile League have had experience in trying to secure the passage of necessary amendments to the laws applying to the regulation of traffic and the promotion of public safety.

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CUERO WOULD MAKE GUADALUPE NAVIGABLE

Delegation to Ask San Antonio Chamber of Commerce to Operate in Movement.

Deputy of the Guadalupe River to make it navigable from Cuero down to the Gulf will be discussed Monday in San Antonio when a delegation, headed by J. C. Carrington, secretary-manager of the Cuero Chamber of Commerce, comes to town for a conference with local and South Texas chambers of Commerce officials. Porter Whaley, manager of the local chamber, announced Saturday.

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STEPHEN A. DOUGLAS PORTRAIT GIVEN MUSEUM

Miss Mary E. Delahay, Owner of Picture Once Received as Payment of Board Bill.

A portrait of Stephen A. Douglas, political opponent of Abraham Lincoln and champion of states' rights in abolition of slavery, has been presented to the Confederate wing of the Witte Memorial Museum by Miss Mary E. Delahay, 200 West Russell Street.

The portrait was purchased by her father, Judge M. W. Delahay, in Topeka, Kan., from a tavern keeper in that city. This man had received it from the painter in payment of a board bill owed by him at a hotel in Illinois.

The portrait was painted in 1854 and was bought by Judge Delahay 15 years later, and has been in the family ever since.

After the death of Douglas his widow married an O.G. Williams of the Foster Store district, and was stationed at Fort Leavenworth in 1851. Mrs. Williams and Stephen A. Douglas Jr. saw the portrait and purchased it the first they had ever seen of Stephen A. Douglas.

TO OUR PATRONS

Old and new, we ask that orders be placed now—so as to avoid the rush later—on our display of new bedroom suites.

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"Friendly Credit"

New Bedroom Suites

In Newest Designs and Finishes

We take just pride in announcing a complete new display of bedroom suites. The styles range from the low-priced, good looking suites to the more elaborate period designs. The finishes are the latest. The prices are consistently low considering quality. We invite your value comparison. Sold on Friendly Credit Terms. See our window display.

3-Pc. Walnut Plywood Bedroom Suite
Bed, Vanity and Chiffonier

A beautiful new suite in walnut plywood finished in a dull-rubbed Venetian walnut. It consists of an attractive bow-bed, large chiffonier and triple mirror vanity. You are cordially invited to leisurely inspect our display of new bedroom suites.

\$142.50
Less 10% for Cash

Pay Only \$3 Weekly

3-Pc. Distinctive Bedroom Suite
Exactly as Illustrated

A suite with a quiet simplicity of line that invites repose and makes possible a delightful bedroom. Notice the seven-drawer single mirror vanity and the charming bed and chiffonier. These are excellent constructed of genuine walnut plywood with attractive blended finish. Note: The chest mirror is not included.

\$185.00
Less 10% for Cash

Pay Only \$3.50 Weekly

KING FURNITURE COMPANY
"THE FRIENDLY HOUSE"

205-207 W. Commerce St. Crockett 113
TRADE YOUR OLD FURNITURE IN ON NEW AT THE FRIENDLY HOUSE

Where dinner is an adventure long remembered

GO INTO any of the great hotels or clubs in midday or of an evening when the soft lights twinkle on glistening silver, and you will see an old, old friend gracing the tables or being borne majestically on high by the waiters who move so silently to and fro.

"Canada Dry!" Somehow you know that no other ginger ale could be quite so much at home amid such distinguished surroundings. It adds an aristocratic, crowning touch to every meal and makes it something to linger over and remember.

Thousands upon thousands of men and women now drink this fine old ginger ale regularly at luncheon and dinner because of this very reason. They know that it gives even the simplest meal something of the sparkle and splendor of a dinner at a great hotel or exclusive club.

"CANADA DRY"
"The Champagne of Ginger Ales"

Look for the Name on the Bottle Cap

Exported from Canada and bottled in the U. S. A. by Canada Dry Ginger Ale, Incorporated, 25 W. 4th Street, New York, N. Y. In Canada, J. J. McLaughlin Limited. Established 1850

Distributor, Canada Dry Western Sales, Inc., 501 Fidelity Union Trust Bldg., Dallas, Texas.