

HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

HDRC CASE NO:
COMMON NAME:
ADDRESS:

2018-407

Proposed Greenlawn Estates Historic District

126 GREENLAWN
127 GREENLAWN
132 GREENLAWN
133 GREENLAWN
135 GREENLAWN
137 GREENLAWN
138 GREENLAWN
139 GREENLAWN
144 GREENLAWN
145 GREENLAWN
150 GREENLAWN
151 GREENLAWN
156 GREENLAWN
157 GREENLAWN
162 GREENLAWN
163 GREENLAWN
166 GREENLAWN
169 GREENLAWN
174 GREENLAWN
175 GREENLAWN
202 GREENLAWN
203 GREENLAWN
208 GREENLAWN
209 GREENLAWN
214 GREENLAWN
215 GREENLAWN
220 GREENLAWN
221 GREENLAWN
227 GREENLAWN
232 GREENLAWN
233 GREENLAWN
238 GREENLAWN
239 GREENLAWN
244 GREENLAWN
245 GREENLAWN
250 GREENLAWN
251 GREENLAWN
257 GREENLAWN
260 GREENLAWN
263 GREENLAWN
290 GREENLAWN

LEGAL DESCRIPTION:

5650 IH 10 W
 922 VANCE JACKSON
 1006 VANCE JACKSON
 NCB 8417 BLK 2 LOT 35
 NCB 8417 BLK 2 LOT 36
 NCB 8417 BLK 2 LOT 37
 NCB 8417 BLK 2 LOT 38
 NCB 8417 BLK 2 LOT 39
 NCB 8417 BLK 2 LOT 40
 NCB 8417 BLK 2 LOT 41
 NCB 8417 BLK 2 LOT 42
 NCB 8417 BLK 2 LOT 43
 NCB 8417 BLK 2 LOT 44
 NCB 8417 BLK 2 LOT 45
 NCB 8417 BLK 2 LOT 46
 NCB 8417 BLK 2 LOT 47
 NCB 8417 BLK 2 LOT 48
 NCB 8417 BLK 2 LOT 49
 NCB 8417 BLK 2 LOT 50
 NCB 8417 BLK 2 LOT 54
 NCB 8417 BLK 2 LOT 8 & E 100 FT OF 7
 NCB 8417 BLK 2 LOT 8A
 NCB 8417 BLK 2 LOT S 200 FT OF 34
 NCB 8417 BLK 2 LOT SW TRI 47 FT OF 24 & S IRR 362 FT OF
 33
 NCB 8418 BLK 3 LOT 1
 NCB 8418 BLK 3 LOT 13
 NCB 8418 BLK 3 LOT 19
 NCB 8418 BLK 3 LOT 21
 NCB 8418 BLK 3 LOT 26
 NCB 8418 BLK 3 LOT 27 AND 28
 NCB 8418 BLK 3 LOT 33 THRU 35
 NCB 8418 BLK 3 LOT 3A
 NCB 8418 BLK 3 LOT 45
 NCB 8418 BLK 3 LOT 7
 NCB 8418 BLK 3 LOT N 180 FT OF 11
 NCB 8418 BLK 3 LOT N 181.5 FT OF 12
 NCB 8418 BLK 3 LOT N 184 FT OF 14
 NCB 8418 BLK 3 LOT N 184 FT OF 17
 NCB 8418 BLK 3 LOT N 184 FT OF 4
 NCB 8418 BLK 3 LOT N 200 FT OF 22
 NCB 8418 BLK 3 LOT N 201.5 FT OF 10
 NCB 8418 BLK 3 LOT N 203 FT OF 20
 NCB 8418 BLK 3 LOT N 204 FT OF 8 & 9
 NCB 8418 BLK 3 LOT N 205.96 FT OF 18

ZONING:

R-5, O-2

CITY COUNCIL DIST.:

1

APPLICANT: Burt Barr
OWNER: Various
TYPE OF WORK: Historic district designation
REQUEST:

The applicant is requesting approval for a historic designation of the Greenlawn Estates Historic District and a recommendation for approval to the Zoning Commission and to the City Council. The proposed district includes the one block of Greenlawn Drive between Vance Jackson Road and West Road. It contains 41 parcels total.

APPLICABLE CITATIONS:

UDC Section 35-453. - Permits Affecting Property Recommended by the Historic Design and Review Commission for Historic Designation.

(a) Applicability. When an application is made on a building, object, site or structure recommended by the commission for designation as a historic landmark or of a building, object, site, structure or unimproved land located within an area recommended by the commission for designation as a historic district, the applicant shall follow procedures outlined in this subdivision until the final disposition of the recommendation by city council.

(b) Initiation. The applicant may apply to the commission for review of a proposed project prior to final city council action on the designation request.

(c) Completeness Review. The historic preservation officer shall review the application in accordance with section 35-402 of this chapter. The appellate agency for purposes of completeness review (see subsection 35-402(c) of this chapter) shall be the historic and design review commission.

(d) Decision. The commission shall review the application using criteria set forth in this section and shall follow all regulations and procedures used to review historic landmarks and properties in historic districts. Certificates may be issued following commission approval. Should the commission deny the applicant's request, the applicant may appeal to city council following procedures in this subdivision.

(e) Approval Criteria. The city council may authorize issuance of a certificate on a resource recommended by the commission for designation if, by formal resolution, it deems the certificate necessary for public health, welfare, or safety.

(h) Scope of Approval. Should the city council fail to designate the recommended building, object, site, structure or cluster as a historic landmark or the recommended area as a historic district, the director of planning and development services shall issue permits requested providing all City Code requirements are met.

UDC Section 35-607 – Sec. 35-605. - Designation Process for Historic Districts.

(b) Processing Applications for Designation of Historic Districts.

- (1) Initiation. Any person owning property within the proposed area, the historic preservation officer, the historic and design review commission, the zoning commission or the city council may initiate a historic district designation by filing an application with the historic preservation officer. Properly submitted applications shall remain valid for one (1) year from the date it is deemed complete and thereafter shall be expired. Requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed applications shall be returned to the office of historic preservation for review and processing as applicable. To the extent that this paragraph 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.

In addition to any other conditions established by section 35-605, applications for historic designation shall meet the following criteria:

- A. Informational Meeting and Notice. Provided that the historic preservation officer agrees that the proposed area indicated in the application is appropriate for designation, the office of historic preservation staff shall hold at least one (1) public meeting to provide information to property owners in the proposed designation area regarding the application and historic designation process. Prior to the required public meeting, the historic preservation officer shall send notice by mail of the receipt of an application for a proposed designation to the owner or owners of property within the proposed historic boundary as well as stating the purpose, date, time and place of the public

meeting. This notice shall be in addition to notice given prior to public hearing as set forth under the city's zoning code. The historic preservation officer shall also send notice of the public meeting to any registered neighborhood associations located within the proposed district boundary.

- B. Owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they would like for the historic preservation officer to consider for designation as non-contributing to the historic district. Such submission shall be treated in accordance with section 35-619.
 - (2) Completeness Review. See section 35-402 of this chapter. For purposes of this section and subsection 35-402(c), the historic preservation officer is the administrative official with original jurisdiction to review applications and submitted written support for completeness.
 - (3) Decision. Following an informational meeting and notice of the receipt of an application for a proposed designation, the historic preservation officer shall provide a mailed ballot to the owner or owners of property within the proposed historic boundary. When the historic preservation officer has received verifiable written support from the owners of at least fifty-one (51) percent of the properties within the proposed historic district boundary, the historic preservation officer shall forward the application to the historic and design review commission for a public hearing and recommendation. The historic preservation officer shall not accept written support for an expired application, however, previous support that is verifiable may be resubmitted to support a new application. Property ownership shall be verified utilizing the last certified tax rolls of the appropriate county tax assessor collector for the proposed area. For purposes of calculating the support of fifty-one (51) percent of the property owners, each property as listed on the tax rolls shall be counted individually, regardless of whether an individual or group owns multiple properties within the proposed area. Properties owned by governmental entities shall not be counted in the fifty-one (51) percent support requirement, although their written preference may be submitted to any board, commission or to city council for their consideration. Additionally, for properties owned by more than one (1) party, only one (1) property owner need submit written support in order for the historic preservation officer to count the property in the calculation. The historic preservation officer shall notify all property owners within a proposed historic district boundary of the date, time, place and purpose of the historic and design review commission hearing at least thirty (30) days prior to the historic and design review commission hearing on the historic district designation. The historic and design review commission shall make its recommendation for either approval or denial within thirty (30) days from the date of submittal of the designation request by the historic preservation officer. Upon recommendation of the historic and design review commission, the proposed historic district designation shall be submitted to the zoning commission with the historic and design review commission recommendation. 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's recommendation to be held within forty-five (45) days of receipt of the historic and design review commission's recommendation and shall forward its recommendation for either approval or denial to the city council. The city council shall schedule a hearing to be held within forty-five (45) days of its receipt of the zoning commission's recommendation. The city council shall review and shall approve or deny the proposed historic district. Upon passage of any ordinance designating an area as historic, or removing the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.
 - (c) Historic District Guidelines. The city council may, from time to time, designate specific guidelines for particular historic districts. The designation shall include the formal name of the district, a legal description of the boundaries of the district, and a cross-reference to the design guidelines.
- UDC Section 35-607 – 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;
 - 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;
10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;
11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;

FINDINGS:

- a. The request for historic district designation was submitted by a property owner within the proposed boundary on November 2, 2017.
- b. **SUMMARY** - The proposed district includes a portion of the Greelawn Estates plat. Greenlawn Estates was subdivided in 1922 by Don Yates, and included Greenlawn and Sherwood Drives. There were 98 large lots, available in two uniform sizes. Yates built one Tudor Revival home (150 Greenlawn), then sold Greenlawn Estates to developer Otto Klaus in 1927. The area includes an eclectic mix of styles, including Tudor Revival, Mission Revival, Minimal Traditional, and Ranch homes. UDC Section 35-607 (a) states that historic districts must meet at least three of the designation criteria. The proposed Greenlawn Estates Historic District meets criteria 3, 5, 8, and 10. All structures included in the proposed boundary are contributing with the exceptions of four:
 - 126 Greenlawn
 - 132 Greenlawn
 - 135/139 Greenlawn
 - 251 Greenlawn
- c. **BACKGROUND** -- The applicant is requesting approval for historic district designation for the Greenlawn Estates Historic District and a recommendation for approval to the Zoning Commission and to the City Council for Historic zoning designation.
 - The proposed district will include the 100 and 200 block of Greenlawn Drive, with two properties having Vance Jackson addresses. It contains 41 non-municipal parcels total.
 - On December 22, 2017, OHP mailed notification of a Meet & Greet held January 8, 2018, to discuss the design review process and answer questions property owners may have. Eight property owners were present at this meeting.
 - On January 31, 2018, a public informational meeting, required by the UDC, for the proposed historic district was held for property owners within the boundary. Six property owners were present at this meeting.
 - On July 6, 2018, the staff of the Office of Historic Preservation received and verified 31 return notices or 75% of the property owners within the proposed boundary that are in support of the designation. In accordance with the UDC, staff has forwarded the application to the HDRC for review.
- d. **SITE CONTEXT** – The Greenlawn Estates neighborhood is a small area located in northwest San Antonio in the Los Angeles Heights Neighborhood. The neighborhood was first developed in the 1930s and includes excellent examples of Tudor Revival, Ranch, and Minimal Traditional style homes. The size and scale of the properties in the neighborhood range from modest to grand, and the dates of construction of the properties range from 1922 through 2017. The differing ages in properties along the street are knitted together by uniform landscape features including very large lots, front lawns with berms, and significant setbacks of over 30 feet. Building materials of the earlier constructed properties include stone, brick, and wood, and the newer properties use wood and synthetic materials.
- e. **HISTORIC CONTEXT** - Greenlawn Estates was subdivided in 1922 by Don Yates, and included Greenlawn Drive and Sherwood Drive. There were 98 large lots, available in two uniform sizes. Yates built one Tudor Revival home (150 Greenlawn), then sold Greenlawn Estates to developer Otto Klaus in 1927. Klaus built another Tudor Revival home (163 Greenlawn) and advertised heavily in the *Express-News*. Infill was slow, but by 1950, about 75% of the homes had been built.
- f. **ARCHITECTURAL ASSESSMENT** – The eclectic collection of styles in this neighborhood reflects the slow growth of the neighborhood. Many of the later homes built in the Minimal Traditional style have features that reveal a Tudor Revival influence, such as steep pitched multi-gabled roofs and massive chimneys. With the

exception of one lot with new construction (the original home burned in the 1980s), the block is entirely intact.

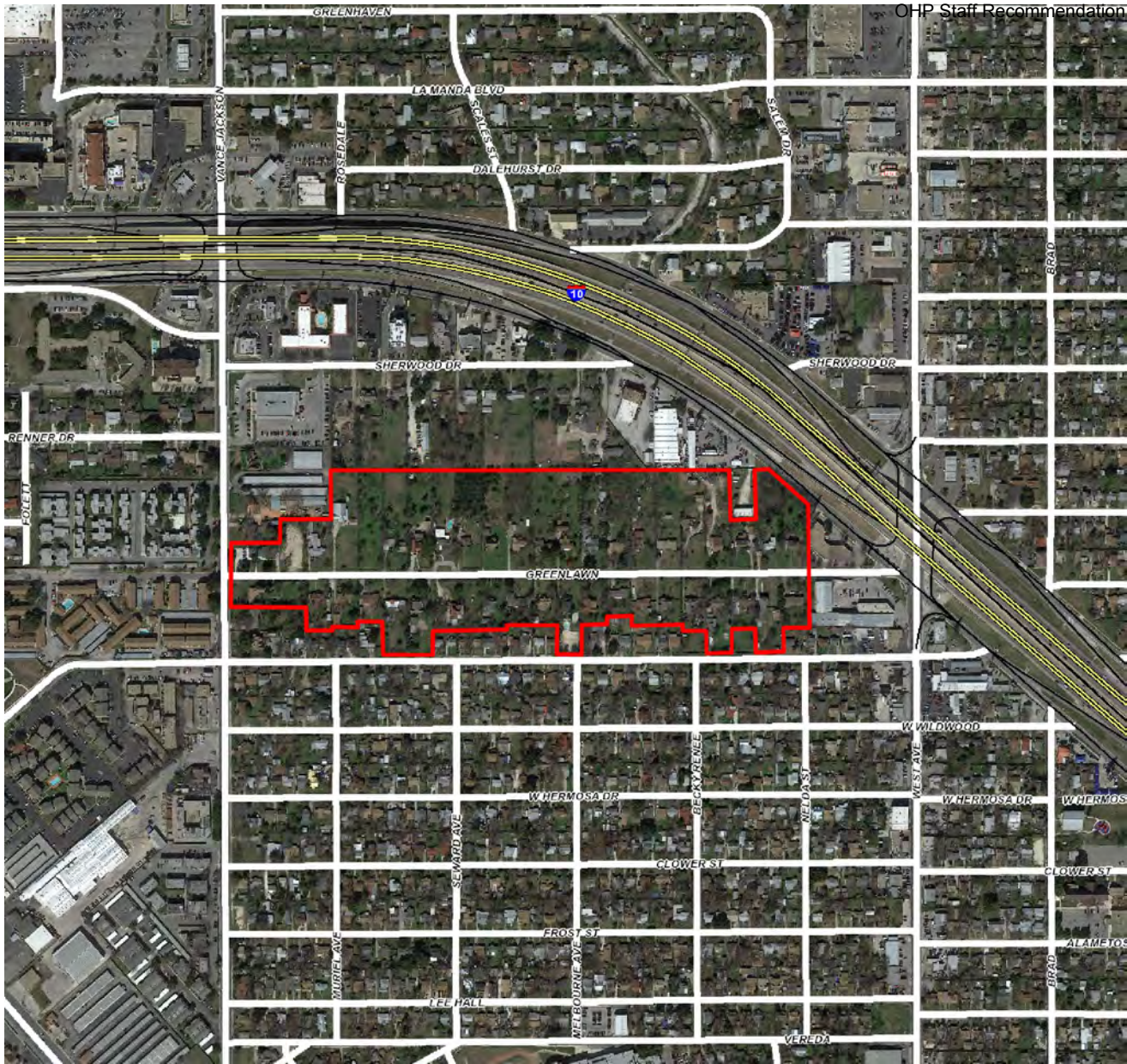
- g. **EVALUATION** - As referenced in the applicable citations, Greenlawn Estates Historic District meets UDC criterion [35-607 (b)3], [35-607 (b)5], [35-607 (b)8], [35-607 (b)10], [35-607 (b)11], for a finding of historic significance in the process of seeking designation as a local historic district. In order to be eligible for a historic district, at least two properties must meet at least three of the criteria; Greenlawn Estates Historic District meets four.
- **(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** for its connection with Otto Klaus, a prominent San Antonio builder.
 - **(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 properties reflect an eclectic mix of styles and maintain a high level of historical, architectural, and cultural integrity related to their location within the plat; the style of homes, including Tudor Revival, Ranch and minimal traditional houses; and use of stone and wood construction.
 - **(8) Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** Greenlawn Estates is an architecturally eclectic neighborhood with a mix of styles and types. The eclectic styles reflect the chronology of the neighborhood's development. House styles include Tudor Revival, Mission Revival, Minimal Traditional and Ranch. Primary materials found include stone, brick, and wood. There is one vacant lot located at 1006 Vance Jackson, a residential structure zoned for office use, and one property built in 2017.
 - **(10) Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;** the proposed district boundary is part of the Greenlawn Estates subdivision platted in 1922. The neighborhood includes large lots, front lawn berms, and setbacks over 30 feet.
 - **(11) It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** these homes exemplify the economic heritage of the city during the 1920s through 50s as the city grew outside its original city limits.
- h. If the HDRC concurs that the proposed district meets criteria and is eligible for designation and recommends the historic district designation for the Greenlawn Estates Historic District, then their recommendation shall be submitted to the zoning commission. Once the zoning commission makes their recommendation, it will be submitted to the city council. The city council shall review and shall approve or deny the proposed historic district.
- i. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners shall follow the historic and design review process before permits can be issued, until a final resolution from City Council. Written approval (a Certificate of Appropriateness) must be obtained for any exterior work.
- j. Historic districts possess cultural and historical value and contribute to the overall quality and character of the City. The City offers a tax incentive for all residential properties occupied by the property owner at the time of the designation. The incentive is a 20% tax exemption on City taxes for 10 years provided the owner remains in the property.
- k. The City also offers a Substantial Rehabilitation tax incentive. After substantial rehabilitation of a historic property, the property owners may choose one of two tax incentives, including having the city property taxes frozen for 10 years at the pre-rehabilitation value, or paying no city property taxes for the first five years, and for the next five years, city property taxes are assessed at the value that is 50% of the post-rehabilitation assessed value.

RECOMMENDATION:

Staff recommends approval for designation of the Greenlawn Estates Historic District and a recommendation for approval to the Zoning Commission and to the City Council based on findings a through g.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 09, 2018

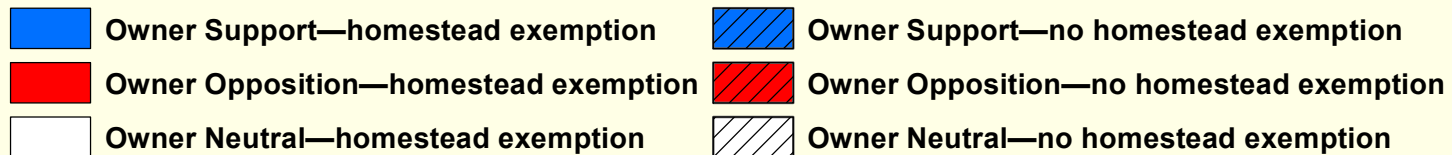
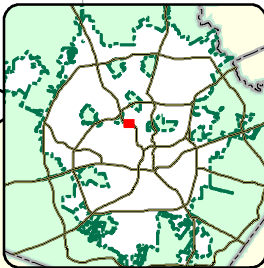
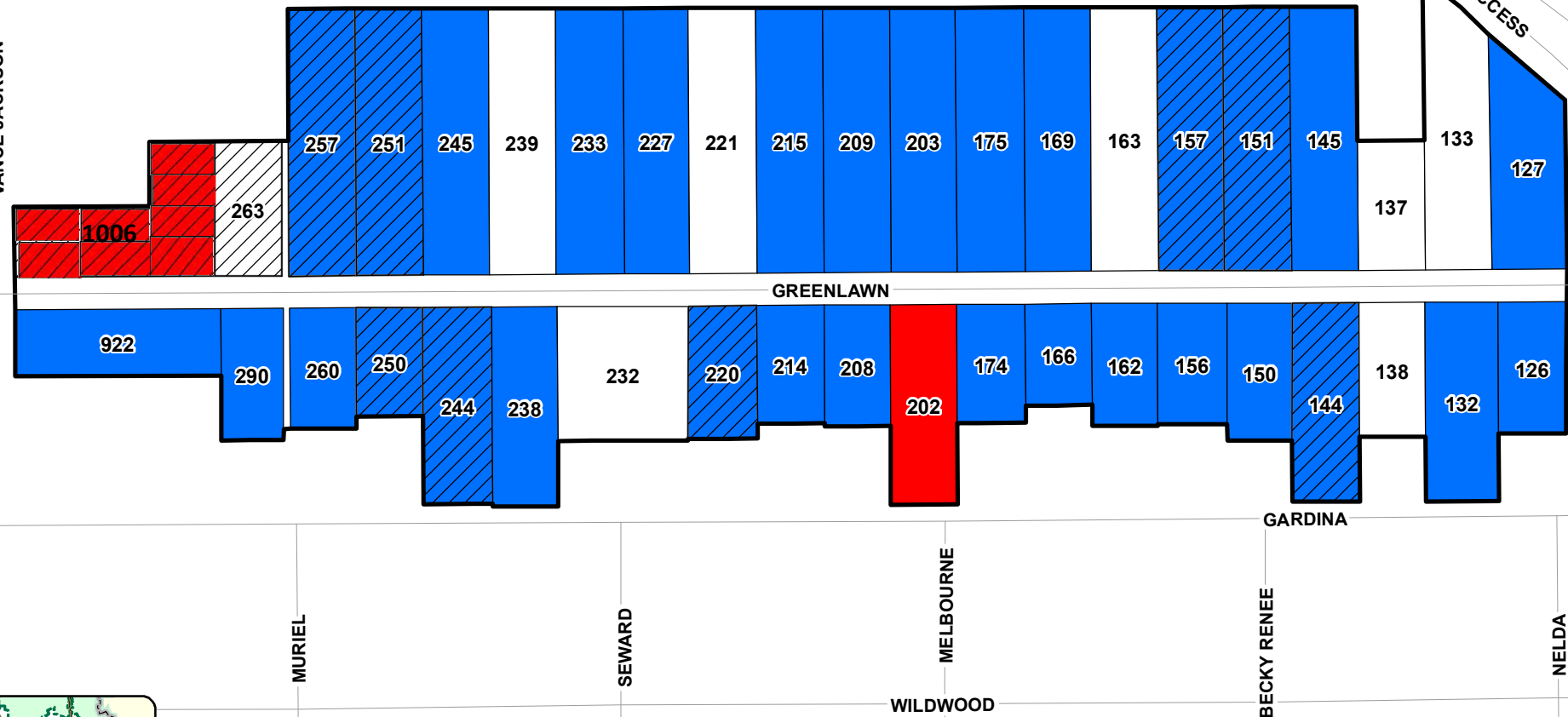
UPDATED 9/14/18

Support | 31 | 75.6%

Oppose | 02 | 4.9%

Neutral | 09 | 19.5%

VANCE JACKSON

IH 10 W ACCESS
IH 10IH 10 W ACCESS
IH 10

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

"This Geographic Information System Product, received from The City of San Antonio is provided 'as is' without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representation regarding the use, or the results of the use, of the information provided by the City of San Antonio in terms of completeness, accuracy, reliability, timeliness or otherwise. The user will be responsible for the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient."

Map queries: (210) 207-7933

Date/Time Saved: 9/11/2018 at 9:17:44 AM

PDF Filename: Greenlawn Estates.pdf

Map Path: \\common\common\msc29\GIS\pin30\plan_16\Archived\Historic Preservation\Proposed Historic Districts\Greenlawn Estates\Greenlawn Estates.mxd

City of San Antonio

Greenlawn Estates Proposed Historic District

0 50 100 150 200 250 Feet



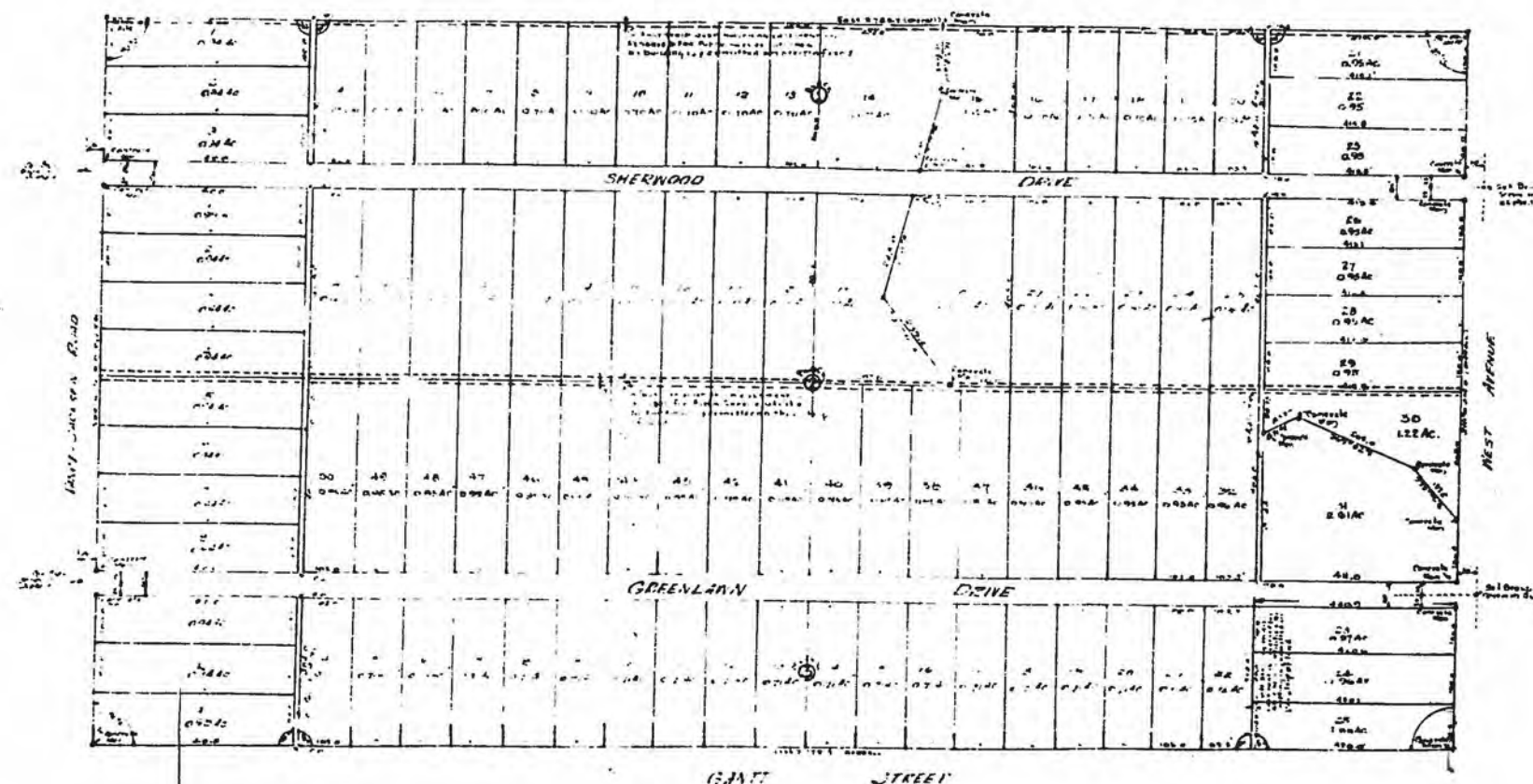
City of San Antonio
Information Technology Services Department
GIS Public Services Division
Riverview Towers
111 Soledad St, Suite 900
San Antonio, TX 78205



Proposed Greelawn Estates Historic District
 Properties included within the proposed boundary
 Application submitted November 2, 2017

Page 1 of 1

	Owner Name	Situs	Legal Description	GIS Acres	Zoning
1	HERNANDEZ GABRIEL DAVID	922 VANCE JACKSON RD, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT 1	0.73668925	R5
2	GALLIUM CROSS LLC	1006 VANCE JACKSON RD, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 8 & E 100 FT OF 7	0.98068849	O2
3	LAMBERT DOISMELE	126 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT N 200 FT OF 22	0.47620796	R5
4	DELACRUZ ROGELIO R & PATRICIA A F	127 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 54	0.81656591	R5
5	GARCIA JOSE HUMBERTO III & YASMINE KYM	132 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT 21	0.78051003	R5
6	BELEW SARAH	133 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT SW TRI 47 FT OF 24 & S IRR 36	0.93881203	R5
7	CARMONA JOSE A & VICKY B	137 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT S 200 FT OF 34	0.46676405	R5
8	RODRIGUEZ CESAR	138 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT N 203 FT OF 20	0.47683537	R5
9	HAYDEN GEORGE R & SHAWN	144 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT 19	0.71544262	R5
10	TORRES BENEDICT GREGORY	145 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 35	0.94319737	R5
11	BARR BURT & LIZ	150 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT N 205.96 FT OF 18	0.47995326	R5
12	TORRES GREGG B	151 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 36	0.94789917	R5
13	PERSO BEN A	156 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT N 184 FT OF 17	0.45185187	R5
14	TORRES BENEDICT GREGORY	157 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 37	0.92858674	R5
15	TRINIDAD LOUIS A & LINDA F	162 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT 45	0.43034521	R5
16	WENZEL WALTON J	163 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 38	0.94762215	R5
17	MANCHA DANIEL E & JUANITA	166 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT 27 AND 28	0.36303508	R5
18	DAVID MINNIE E	169 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 39	0.94135696	R5
19	FROESE JUDITH LYNN	174 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT N 184 FT OF 14	0.43519334	R5
20	PIMENTEL ROSE M & JOSEPH T	175 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 40	0.9666576	R5
21	RODRIGUEZ JULIO CESAR	202 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT 13	0.71772158	R5
22	MYERS DEBORAH A & MARIA D VALDEZ	203 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 41	0.93648974	R5
23	GARCIA LOUIE V & ORALIA G	208 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT N 181.5 FT OF 12	0.43137576	R5
24	WACLAWCZYK LUCY B L/E HUTH MARGARET L ETAL	209 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 42	0.95172239	R5
25	GONZALEZ ROBERTO T & BELINDA GONZALEZ	214 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT N 180 FT OF 11	0.42739371	R5
26	OHLENBURGER PENNY	215 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 43	0.95281021	R5
27	MACIAS LUKE	220 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT N 201.5 FT OF 10	0.49185683	R5
28	MONTOYA OSCAR	221 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 44	0.96504182	R5
29	VILLALOBOS JULIO M	227 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 45	0.92097206	R5
30	FONSECA DANIEL JAMES & ROSE PADILLA	232 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT N 204 FT OF 8 & 9	0.93943887	R5
31	ARMENDARIZ RUBEN P & CYNTHIA DIAZ DE LEON	233 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 46	0.97457313	R5
32	GAUNA MARTIN	238 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT 7	0.70171397	R5
33	YUTANI SERGIO A & ANA L	239 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 47	0.95494752	R5
34	GALVAN ALICIA Z	244 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT 33 THRU 35	0.72930897	R5
35	AGUILAR AUGUSTINE CASIANO & BELINDA M	245 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 48	0.95054918	R5
36	GARCIA-RIVERA REVOCABLE LIVING TRUST	250 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT 26	0.38869828	R5
37	MEDINA PAUL & MEDINA ADRIANA & MEDINA PAUL J	251 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 49	0.95753855	R5
38	BADILLO ROBERT M	257 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 50	0.96289825	R5
39	GARCIA JOE R III & MARIA G	260 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT N 184 FT OF 4	0.43147537	R5
40	FLORES ROGER S	263 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8417 BLK 2 LOT 8A	0.48396393	R5
41	SANCHEZ FELIPE	290 GREENLAWN DR, SAN ANTONIO, TX 78201	NCB 8418 BLK 3 LOT 3A	0.44114085	R5
		41 properties			



Don Yates, Owner
 Greenlawn Estates
 San Antonio, Texas

Don Yates, Owner
 Greenlawn Estates
 San Antonio, Texas

GREENLAWN ESTATES
 BEING A SUBDIVISION OF ORIGINAL CITY LOTS, RANGES, DISTRICTS
 SAN ANTONIO, TEXAS
DON YATES, OWNER
 SCALE IN FEET

Witness my hand and seal this 1st day of May, 1927.
 Notary Public
 County of Bexar, State of Texas
 By Clifford Lee, Sec'y.



**MAXIMUM
EARNING**
—
AVAILABILITY



HON. A. W. MELLON

Secretary A. W. Mellon Endorses
Building and Loan
Secretary of the Treasury A. W. Mellon, an acknowledged authority on economics and finance, pays a great tribute to BUILDING AND LOAN in a message to the people of the United States, from which is excerpted the following:

"Building and Loan Associations, in countless instances, have made ownership of homes possible, and in so doing, have rendered invaluable aid in the campaign which the government is conducting to promote thrift and encourage the sound investment of funds."
The two-fold purpose of this Association is to inculcate habits of THRIFT, and to lend money to worthy people to acquire HOMES.

Obey That Good Impulse and Start Now:

- 16 2-3c per day, \$1.25 per week or \$5.00 per month buys \$1,000
- 88 1-2c per day, \$2.50 per week or \$10.00 per month buys \$2,000
- 66 2-3c per day, \$5.00 per week or \$20.00 per month buys \$4,000
- 88 1-2c per day, \$7.50 per week or \$30.00 per month buys \$6,000
- \$1.00 2c per day, \$12.50 per week or \$50.00 per month buys \$10,000

5% Dividends, Compounded Semi-Annually

**UNDER STATE
SUPERVISION
RESOURCES
\$3,795,000
LARGEST IN
SAN ANTONIO**

San Antonio Building & Loan Ass'n,
Builders Exchange Bldg.,
San Antonio.
Without obligation on my part please
send complete information on your plans
of investment.
To

**SAN ANTONIO
BUILDING & LOAN ASSN**
BUILDERS EXCHANGE BLDG.

WHERE DOLLARS GROW



Joske's
54th Anniversary
Sale
**GREATER THAN
EVER**

BEGINS WEDNESDAY!

**Celebrating the Founding
of Our Business in 1873**

—and showing with savings our appreciation of the public's support during our 54 years in San Antonio.

advertising service, which is known as "Store Analysis," is being offered to San Antonio merchants by Mrs. Marie A. Wathen. She has opened offices at 413 Astor building.

Mrs. Wathen announces that this work includes everything from buying stocks, merchandising, advertising, mailing, training the sales force.

Mrs. Wathen has returned from the east where she spent two years carrying on the same work in New York and New York stores. She also did this work in the large and small stores of other cities in that section.

NEW SERVICE.

She now counsels with Apex Traffic & Co. New York City, recognized as one of the leaders in store service. Store analysts in the North and West are watching with interest the launching of the newer form of service in the Southwest because it has never been tried here before.

The stylist, she explained, is one of the most important tie-ups in a modern store between buying and advertising. Many of the larger stores here use or have such experts on their staff regularly, who work with the style features of the merchandise offered for sale and present them to the public, either through advertising or through the sales people.

EMPLOY STYLIST.

In illustration of this point, Mrs. Wathen cited the fact that J. H. Kemmer & Co. of Newark, N. J., recently added Grace Correll of the Metropolitan Art Museum to their force. Macy's, also of New York, has recently created the position of stylist for the housefurnishings department and have secured an artist of almost equal renown.

She quoted from the proceedings of the convention of the National Retail Dry Goods Men's Association in Washington recently wherein the statement was made that style is responsible for the sale of three-fourths of the merchandise sold by retail merchants of the United States today. In recognition of this fact, she declared, merchants today are beginning to pay more and more attention to the style value of their merchandise. The tremendous value of style features, in turn, demands proper merchandising and reasonable sale of merchandise. It demands further that the person selling the merchandise must be acquainted with its style value.

In her work, Mrs. Wathen explained further, she will offer not only the service of a stylist, but merchandising and advertising, store publicity, and store promotion as well. She has direct contact with the East, and is in constant touch with markets and style tendencies in centers there.

LEADER IN INDUSTRY.

Mrs. Wathen for a number of years has been in executive merchandising positions in San Antonio. As far as is known, she was the first woman to be a department store advertising manager in the Southwest, this being when she merchandised the merchandising of the Wolff & Marx Co. She was also store manager for J. J. Stern, Inc., when that store was opened. She has always favored one-price advertising and truthful advertising, and has supported the policy of fashion at a price. Mrs. Wathen also a past president of the San Antonio Advertising Club, and is on the speakers' bureau of the Associated Advertising Clubs of the World. She has appeared as a speaker at a number of conventions of National importance. Lou Holland, past president of the Association Advertising Clubs of the World, asked her to publish a book on her merchandising and advertising views. She says, however, that "It is just one of the things I have never got to yet."

**NEW BUSINESS
IS OPENED**

Gay Cado, formerly secretary-treasurer and on the board of directors of Grattan and Collins Electric company for fifteen years, has entered the electrical business for himself. He invites inspection of the Alhambra-Cado Electric company's place of business at 119 South Flores. The company is agent for Apex vacuum cleaners and washing machines. Repair, wiring, fixtures and supplies and appliances of all kinds are featured.

Northwest of the City

**GREENLAWN
ESTATES**

Country Estates with City Improvements

FIFTEEN MINUTES FROM HOUSTON ST.

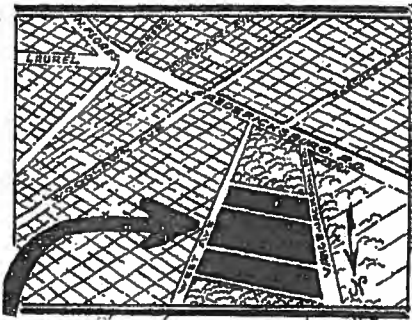
COMBINING the charm and luxury of living in the country with all the advantages and conveniences a city dweller enjoys—GREENLAWN ESTATES are much more than city lots, they are estates in every sense the word implies. Spacious front lawns facing 100 feet or more along paved drives... depths from 300 to 400 feet allowing space for the erection of distinctive, dignified homes amply set apart from one's nearest neighbor... and sufficient area in the rear for the placing of a large orchard or vineyard.

Located on the gentle slope of the hill, each estate enjoys a beautiful vista of the city as well as the charming hills to the North and East.

You'll enjoy driving out through this beautiful home section where many San Antonians are now selecting the sites for their new and interesting homes.

**Four to Six Times
the Area of City
Lots—Beyond and
Overlooking the City**

**With
City Water & Gas
City Electricity
Telephones and
Paved Drives**



Come Out Today

Follow the Fredericksburg Road and turn right at the Vance-Jackson Road. Greenlawn Estates are located just 4-10 of a mile north of the Fredericksburg Road. Large signs will direct you to the property.

Miller-Darrrough Co.

Office on Proderity Woodlawn 1029

San Antonio Light. Oct 9, 1927

HOMES



READ LIGHT

Classified Ads

nesses of this section of the country. The new offices, which are modern, roomy and comfortable, and have equipment of the latest type, add greatly to efficiency.

Officers re-elected include John R.

OUTDOOR ADS TO BE TOPIC

A special conference on the problem presented by certain types of outdoor advertising will be held as a part of the twenty-first annual convention of the National Association of Real Estate Boards, to meet in Boston, Mass., June 25 to 29. Ward C. Clift, Kansas City, Mo., who will preside at the conference, states that the purpose of calling such a meeting is not to promote any particular plan for controlling outdoor advertising but to pool information on the situation, with a view eventually to eliminating the objectionable type of outdoor advertising which detracts from the attractiveness of residential areas and mars rural scenic beauty. The discussions are to be informal and any realtors interested in the subject are invited to attend the meeting.

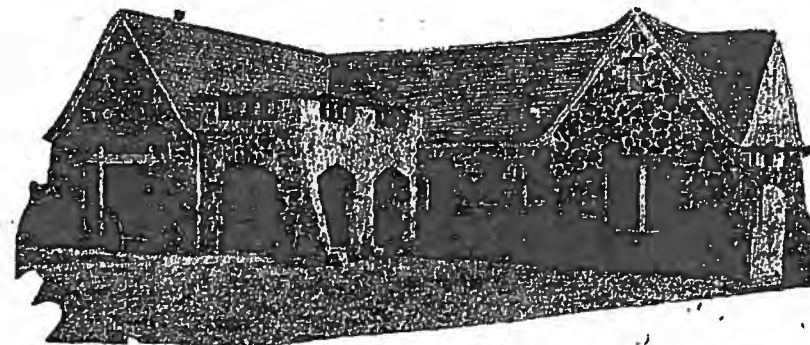
Organizations sending representatives to the conference include: The American Nature association, the General Federation of Women's clubs, the Maine Committee for Restriction of Outdoor Advertising, the American Civic association and the bureau of public roads, of the United States department of agriculture.

S.A. GAINS AS OIL CENTER

A total of 80,000,000 barrels of oil have been shipped out of the San Antonio oil area during the last 10 years, said H. D. Stinson, editor of the Petroleum Reporter, in a speech before the San Antonio Real Estate board last week in which he gave facts and figures to illustrate the extent of the oil industry of this section. Big companies are becoming interested in San Antonio area more than ever before, he said, and today there are from 125 to 150 oil men residing here. South and Southwest Texas offer the best oil production possibilities, mainly because only 15 per cent of the area is classed as impossible for development, he stated.

Lease Building, Plan Business

YOKUM, June 22.—Messrs. W. H. Needlen and H. H. Emerson of Cairo were in Yokum Monday and closed a lease for the Arnold building on Grand avenue and expect to open therein soon a complete poultry and produce business to be conducted under the firm name of Yokum Packing company. These gentlemen are well known business men of this section.



109 Greenlawn Drive

Greenlawn Estates Homes

---Rock and Brick---In Spotlight Today

Large homesites approximating an acre in area give new and added value to these spacious new homes opened to the public today.

**Four to Choose From
Six Rooms---Moderately Priced**

North and south fronts with wide porches to take the full sweep of the cool southeast breeze—new plan, design and architecture to match the spacious sites on which they are built—deeply set on broad paved drive—finely appointed—popularly priced. Here is something entirely different as your inspection will reveal. Open this Sunday and every afternoon this week. Shown in the evening by appointment.

Only a short fifteen minute drive from Houston Street—northwest and high above the city.

**Drive Out
TODAY**

Drive northwest on Fredericksburg Road to Vance-Jackson Road then five blocks north to beautiful Greenlawn Drive where homes are open every day this week.

Miller-Darrough Company

204 Maverick Building

Crockett 8172

Field Office: Woodlawn 1029

3A Light 6/23/1929



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Proposed
Greenlawn Estates Historic District
Survey Report

January 2018

Produced by the ScoutSA Team

For the City of San Antonio Office of Historic Preservation



Acknowledgements

Shanon Miller, Historic Preservation Officer

ScoutSA Team

Kathy Rodriguez, Deputy Historic Preservation Officer

Claudia Guerra, Cultural Historian

jenny hay, PhD, Senior Management Analyst

Lauren Sage, Historic Preservation Specialist

Katie Totman, Historic Preservation Specialist

Historic & Design Review Commission

Mr. Curtis Fish, District 1

Mr. Daniel J. Lazarine, District 2

Mr. Edward A Garza, District 3

Mr. Michael C. Connor, District 4

Mr. John Marcus Bustamante, District 5

Mr. Scott Carpenter, District 6

Mrs. Anne-Marie Grube, District 7

Mr. Jeffrey Fetzer, District 9

Mr. John R. Laffoon, District 10

Mr. Michael S. Guarino, Mayoral

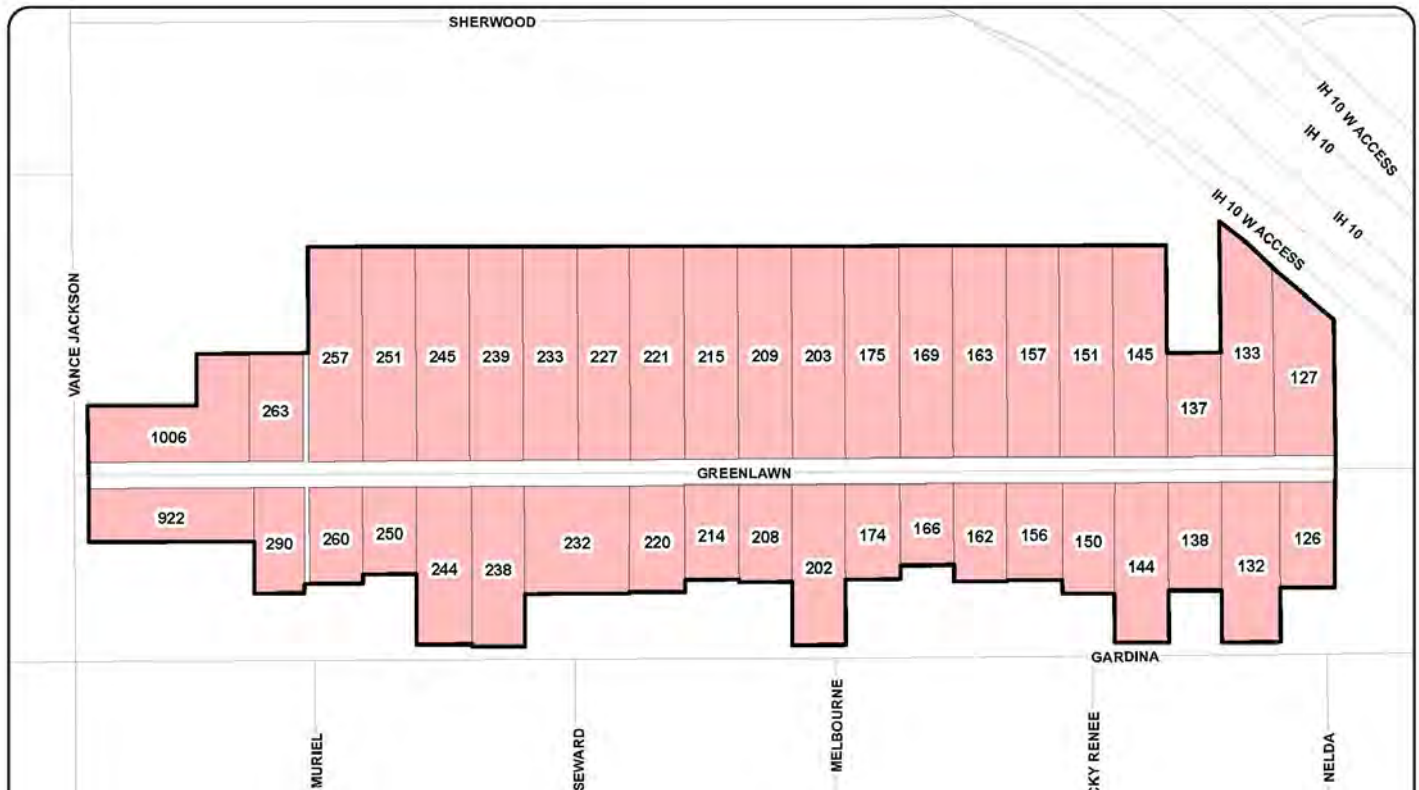
Proposed
Greenlawn Historic District Survey Report
Table of Contents

1. Executive Summary
 - a. Map
 - b. District Description
 - c. Features
 - d. Architectural Types
2. Methodology
 - a. Survey Project Plan
 - b. Metadata for GIS layer (to be added at a later date)
3. Maps
 - a. District map
 - b. Historic maps
4. Historic Narrative
 - a. Statement of Significance
 - b. Related articles and images
5. Properties

Appendix I: Glossary

Executive Summary

Greenlawn Estates



Description

The Greenlawn Estates neighborhood is a small area located in northwest San Antonio in the Los Angeles Heights Neighborhood. The neighborhood was first developed in the 1930s and includes excellent examples of Tudor Revival, Ranch, and Minimal Traditional style homes. The size and scale of the properties in the neighborhood range from modest to grand, and the age of the properties range from 1922 through 2017. The differing age in properties along the street are knitted together by uniform landscape features including very large lots, front lawns with berms, and significant setbacks of over 30 feet. Building materials of the earlier constructed properties include stone, brick, and wood, and the newer properties use wood and synthetic materials.

Development History

Greenlawn Estates was subdivided in 1922 by Don Yates, and included Greenlawn and Sherwood Drives. There were 98 large lots, available in two uniform sizes. Yates built one Tudor Revival home (150 Greenlawn), then sold Greenlawn Estates to developer Otto Klaus in 1927. Klaus built another Tudor Revival home (163 Greenlawn) and advertised heavily in the Express-News. Infill was slow, but by 1950 about 75% of the homes had been built. The eclectic collection of styles in this neighborhood reflects the slow growth of the neighborhood. Many of the later homes built in the Minimal Traditional style have character features that reveal a Tudor Revival influence, such as steep pitched multi-gabled roofs and massive chimneys. With the exception of one lots with new construction (the original home burned in the 1980s), the block is entirely intact.

Features

Natural Features

- Topography: The topography of Greenlawn Estates is generally flat across with each properties sitting on top of a berm.
- Water sources: No water sources are located within the district.

Layout

- Boundary demarcations: The district does not include boundary demarcations.
- Street layout: The district consists of a single east-west street, abutting Vance Jackson on the west and West Avenue on the eastern boundary.
- Thoroughfares: No thoroughfares traverse the district, but IH-1 is located just to the northeast of the district, and Vance Jackson is just to the west.
- Commercial Nodes: The district is exclusively residential and includes no commercial activity.
- Institutional Nodes: The district includes no institutions.
- Industrial Nodes: No industry is present.

Lot Layout

- Lot size: Residential lots are consistently sized, with lots on the south a bit smaller than those on the northern side of the street.
- Lot shape: Lots are generally rectangular.
- Front setbacks: Houses are uniformly set back from the street with a front lawn.
- Side setbacks: Houses are freestanding and uniformly spaced.
- Walkway location: Walkways are not consistent; a few are located at the center of the lot, leading from the street to the front door in a straight path; several connect the driveway to the front door in a curved line, and many do not have front walkways.
- Driveway location: Driveways are located to the west of the house—with a few exceptions—and lead from the street toward the rear yard in a straight path.
- Outbuildings: A few homes have accessory structures located in the rear yard, but most do not.

Landscape and Streetscape Features

- Landscaped common areas: No landscaped common areas are present.
- Yards: All properties include front yards. Most front yards include gentle berm sloping toward the street.
- Walls and Fences: Several yards have front yard fences either chain-link or iron, and most have rear yards that are enclosed with metal or wood fences.
- Sidewalks and walkways: Sidewalks are not present in this district.
- Driveways: Driveways may be concrete or gravel.
- Curbs: There are no curbs along this street.
- Streets: Streets are asphalt.
- Street markers: Street markers noting the historic district are mounted on contemporary metal poles.
- Bridges: No bridges are present.
- Street lights: Contemporary street lights are mounted on wooden poles.

Tudor Revival

Featuring dominant cross-gables on the front facades, steeply pitched roofs, prominent chimneys, arched entries, tall, narrow windows, and half-timber details, Tudor Revival homes were built in the US between 1910 and 1940. Building materials include stone, brick, and wood.

144, 150, 156, 163, 174, 175, 202, 208, 220, 221, 227, 232, 233, 238, 239 Greenlawn

Mission Revival

Especially popular in San Antonio, Mission Revival houses are distinct for their curvilinear parapets. Most often these homes have tile roofs, stucco exteriors, and an arched entry. This style was typically built 1890-1940.

244 Greenlawn

Minimal Traditional

Built between 1935 and 1950, the Minimal Traditional style home is typically single story with a side gable, small entrance stoop with a small porch (if any), a short eave overhang, and very little ornamentation.

133, 137, 145, 151, 162, 203, 209, 215, 250, 263, 290, 257 Greenlawn

922, 1006 Vance Jackson

Ranch

Popular between 1940 and 1975, Ranch style homes feature long, horizontal lines and massing with a small entry stoop (little or no porch), and varying sized windows. They are typically one story and can have attached garages.

138, 157, 166, 169, 214, 245, 260 Greenlawn

156 Greenlawn



244 Greenlawn



209 Greenlawn



138 Greenlawn



Methodology



Greenlawn Estates Proposed Historic District Survey Project Plan

Project Name: Greenlawn Estates Proposed Historic District Survey
Project Owner: Kathy Rodriguez
Project Manager: jenny hay
Team: Lauren Sage, Katie Totman, Claudia Guerra
Date: FY 2018
of Properties: 41

Project Description/Scope:

This is a survey that will consist of documenting the properties included in the Greenlawn Estates Proposed Historic District. The surveys will be conducted individually by OHP staff and information will be collected through the ScoutSA mobile app for evaluation. After review, OHP will upload the survey results to the OHP GIS for public access.

Purpose:

The purpose of the survey is to identify, document, and evaluate properties within the Greenlawn Estates Proposed Historic District. Findings from the survey will be utilized to assess eligibility of the proposed district and will create a baseline snapshot of the current building stock.

Needs/Problems:

OHP received a historic district application for this area on November 2, 2017. Greenlawn Estates is located outside of the original 36 square miles and has not been previously surveyed. This survey will provide a snap-shot inventory (through photo-documentation and survey forms) of the current stock of the properties included in the Greenlawn Estates Proposed Historic District. Identification and documentation is the first step in providing the groundwork for future protection of significant examples through historic district designation.

Methodology:

- All survey information will collected through the ScoutSA mobile app for review by staff
- Information will be reviewed and analyzed for eligibility
- Report will be completed and will be uploaded with survey results to the public portal
- OHP staff will use report to assess the eligibility of the proposed district.

Research:

After completing the field survey, OHP staff researched the history of the proposed district and the properties within the boundaries. Sources referenced included Newspaper Archives, City Directories, historic aerials, and maps. Estimated construction dates of each property were provided by the applicant. Staff's research indicates that these estimates are reasonable; however, discrepancies in addressing between various editions of the City Directories prevented confirmation of exact dates.

Timetable:



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Survey:

- Individual surveys, high-res photos Nov 9-13, 2017
- Surveys complete Nov 13, 2017

Evaluation, Eligibility Determination, and Report:

- Research development history, draft snapshot Nov 29, 2017
- Staff review of eligibility Dec 5, 2017
- Compose report Jan 2018
- Publish results on public portal Jan 2018

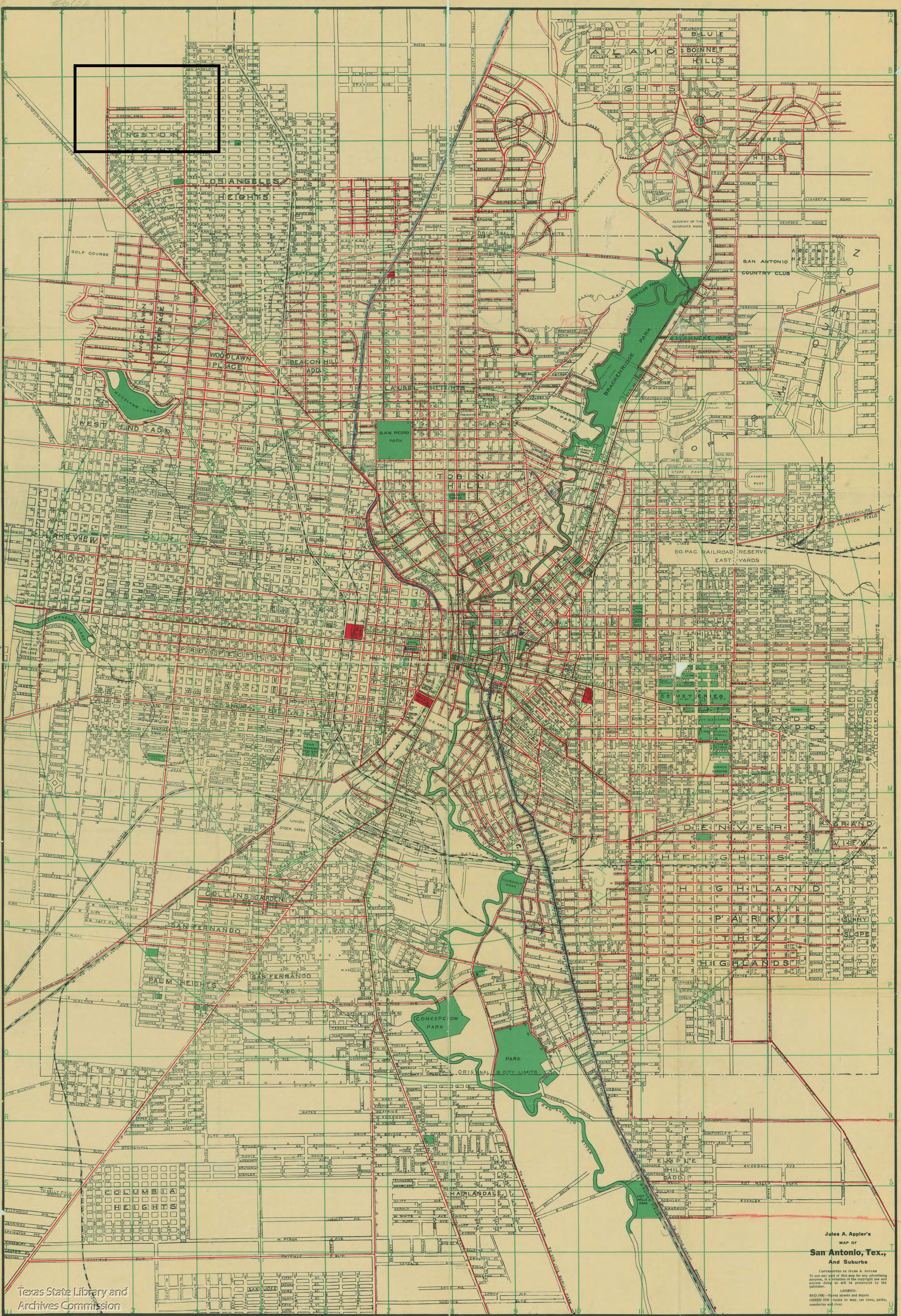
Budget:

Budget should be minimal with the exception of staff time conducting surveys, preparing maps and materials, evaluating eligibility, composing the final report, and meeting with Planning staff.

Survey Progress Updates

11/7/17	12/5/17	1/17/18	1/31/18
Plan document approved	Eligibility review complete	Report drafted	Report complete, uploaded

Maps

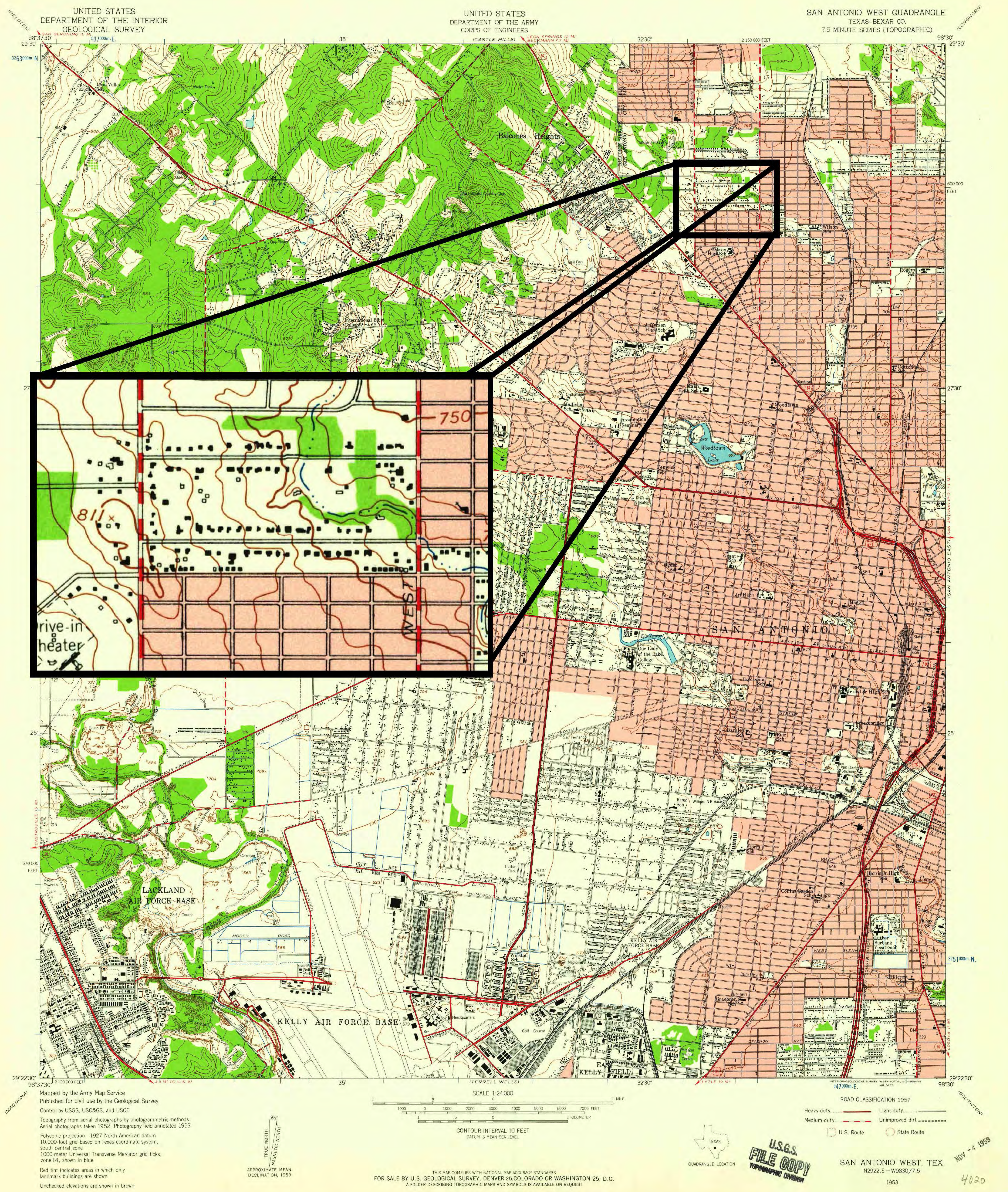


Texas State Library and Archives Commission

Jules A. Appier's
MAP OF
**San Antonio, Tex.,
And Suburbs**

Copyrighted by Jules A. Appier
To use any part of this map for any advertising
purpose, is a violation of the copyright law and
anyone doing so will be prosecuted by the
publisher.

LEGEND:
RED INK—Paved streets and depots
GREEN INK—Index to map, car lines, parks,
creeks and river.



UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

UNITED STATES
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS

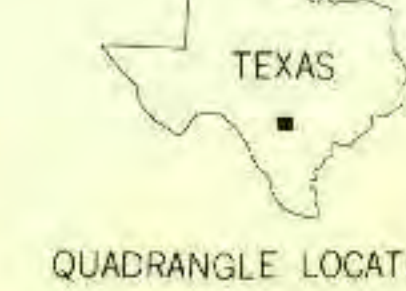
SAN ANTONIO WEST QUADRANGLE
TEXAS-BEXAR CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

Mapped by the Army Map Service
Published for civil use by the Geological Survey
Control by USGS, USC&GS, and USCE
Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1952. Photography field annotated 1953
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system,
south central zone
1000 meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue
Red tint indicates areas in which only
landmark buildings are shown
Unchecked elevations are shown in brown

TRUE NORTH
MAGNETIC NORTH
APPROXIMATE MEAN
DECLINATION, 1953

SCALE 1:24,000
1 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 0 1 2 3 4 5 6 7 8 9 10 KILOMETER
CONTOUR INTERVAL 10 FEET
DATUM: S. MEAN SEA LEVEL

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER 25, COLORADO OR WASHINGTON 25, D. C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

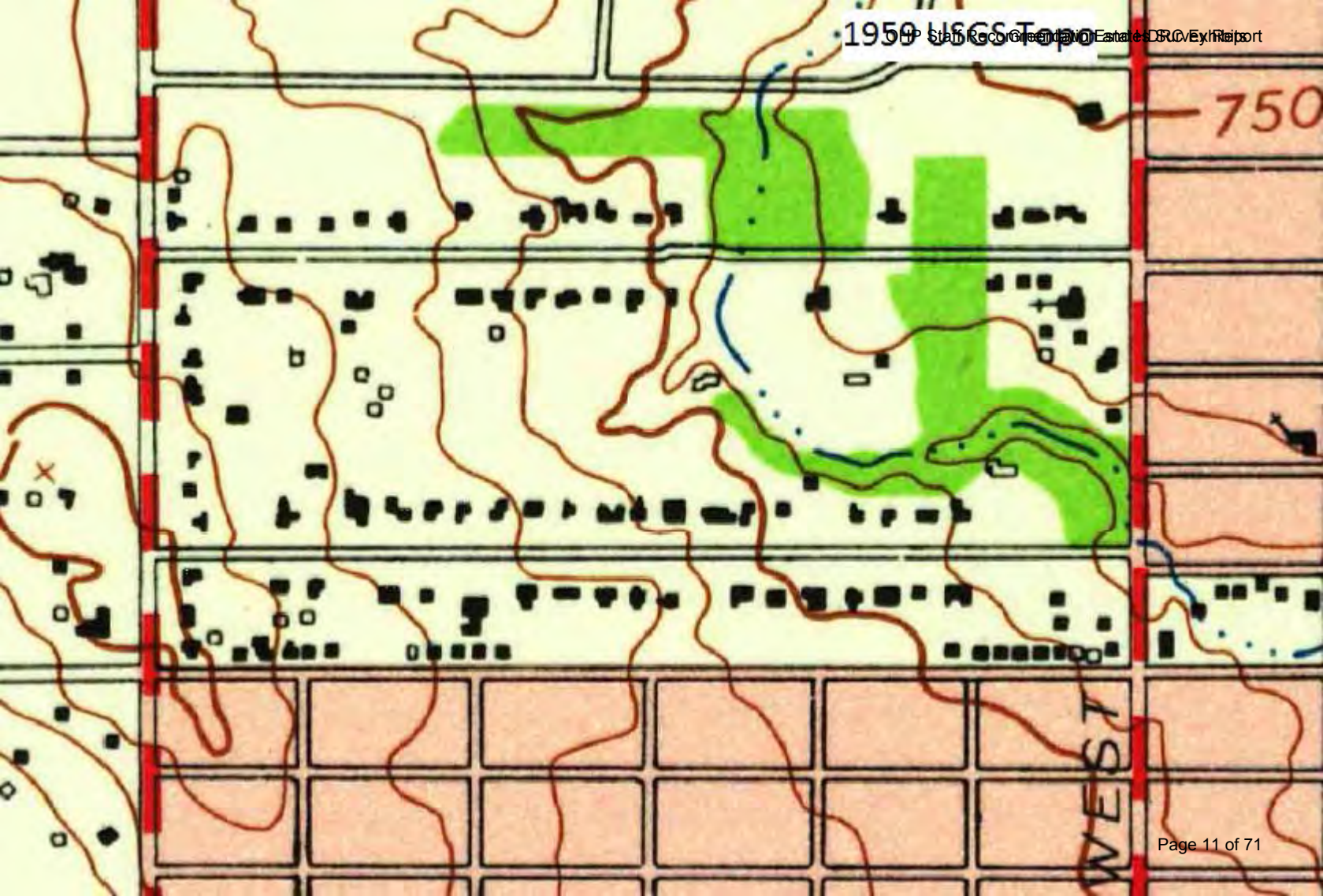
U.S.G.S.
FILE COPY
TOPOGRAPHIC DIVISION

ROAD CLASSIFICATION 1957
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U.S. Route ——— State Route ———

SAN ANTONIO WEST, TEX.
N2922.5—W9830/7.5

1953

NOV -4 1959
4020



Historic Narrative



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Greenlawn Estates Historic District

HDRC September 19, 2018

The proposed Greenlawn Estates Historic District includes the residential structures on Greenlawn Drive. The Greenlawn Estates neighborhood is a small area located in northwest San Antonio in the Los Angeles Heights Neighborhood. The neighborhood was first developed in the 1920s and includes excellent examples of Tudor Revival, Ranch, and Minimal Traditional style homes. The size and scale of the properties in the neighborhood range from modest to grand, and the dates of construction of the properties range from 1922 through 2017. The differing ages in properties along the street are knitted together by uniform landscape features including very large lots, front lawns with berms, and significant setbacks of over 30 feet. Building materials of the earlier constructed properties include stone, brick, and wood, and the newer properties use wood and synthetic materials.

The neighborhood is outside the original 36 square miles of San Antonio. The development pattern represents a departure from the streetcar suburbs that were booming in San Antonio in the 1920s. Greenlawn Estates lots are relatively long and expansive – an ad in the *San Antonio Light* in 1927 boasts that the neighborhood is 15 minutes from Houston Street, and that lots are “four to six times the area of City Lots – beyond and overlooking the city,” enticing folks away from the typical urban lots within city limits and away from public transportation. Greenlawn Estates was heralded as “country estates with city improvements,”¹ pushing the “charm and luxury” of country living.² Advertisements commented that the neighborhood is “just beyond the city limits” and that it features comfortably paved roads.³

“Greenlawn Estates” is the name of the original plat for the block. The plat was subdivided in 1922 by Don Yates and included Greenlawn and Sherwood Drives. There were 98 large lots, available in two uniform sizes. Yates built one Tudor Revival home (150 Greenlawn), then sold Greenlawn Estates to developer Otto Klaus in 1927. Klaus built another Tudor Revival home (163 Greenlawn) and advertised heavily in the *Express-News*. Infill was slow, but by 1950, about 75% of the homes had been built. The eclectic collection of styles in this neighborhood reflects the slow growth of the neighborhood. Many of the later homes built in the Minimal Traditional style have character features that reveal a Tudor Revival influence, such as steep pitched multi-gabled roofs and massive chimneys. With the exception of one lot with new construction (the original home burned in the 1980s), the block is entirely intact.

There are excellent examples of Tudor revival architecture in this neighborhood. Tudor revival architecture was prominent from 1890 to 1940; it was used for large portion of early 20th

¹ Advertisement. *San Antonio Express*. 1 October 1927.

² Advertisement. *San Antonio Light*. 9 October 1927.

³ Advertisement. *San Antonio Express*. 1 October 1927.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

century suburban houses through the country.⁴ The character defining features include a steeply pitched roof, usually side-gabled, a façade dominated by one or more prominent cross gables, decorative half-timbering, tall and narrow windows, and massive chimneys.

Otto Klaus was a builder in San Antonio, honored as the builder for the Greenlawn Estates subdivision. He did both larger subdivisions and individual homes.⁵ In 1925, he had 11 homes under construction. He worked closely with H.C. Thorman, a prominent local builder responsible for several local plats and neighborhoods, such as East French Place and Olmos Park Terrace. Klaus' business slogan was "Homes that satisfy."

The architectural styles represented in the proposed Greenlawn Estates Historic District include Tudor Revival, Minimal Traditional, Mission Revival, and Ranch style homes, with a few newly constructed homes.

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; for its connection with Otto Klaus, a prominent San Antonio builder.

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 properties reflect an eclectic mix of styles and maintain a high level of historical, architectural, and cultural integrity related to their location within the plat; the style of homes, including Tudor Revival, Ranch and minimal traditional houses; and use of stone and wood construction.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; Greenlawn Estates is an architecturally eclectic neighborhood with a mix of styles and types. The eclectic styles reflect the chronology of the neighborhood's development. House styles include Tudor revival, Mission Revival, Minimal Traditional and Ranch. Primary materials found include stone, brick, and wood. There is one vacant lot located at 1006 Vance Jackson, a residential structure zoned for office use, and one property built in 2017.

10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development; the residential properties reflect the established neighborhood and physical plan and development of the subdivision platted by Don Yates in 1922.

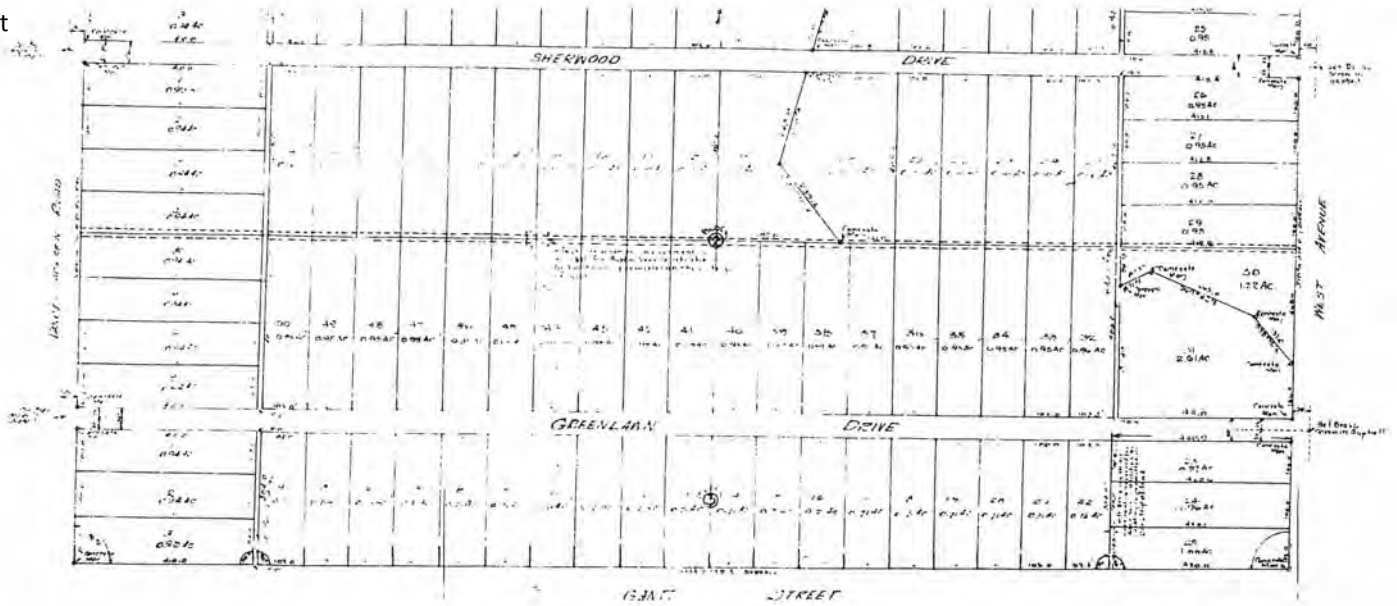
11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; these homes exemplify the economic heritage of the city during the 1920s through 50s as the city grew outside its original city limits.

⁴ McAlester, Virginia, et al. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Revised and expanded edition/second edition. New York: Alfred A. Knopf, 2013. Print.

⁵ Advertisement. *San Antonio Light*. 14 September 1924. 8-6.

Related Articles and Images

Plat



GREENLAWN ESTATE
 BEING A SUBDIVISION OF ORIGINAL CITY LOTS, RANGE
 SAN ANTONIO, TEXAS
DON YATES, OWNER
 SCALE IN FEET
 1" = 100'

GREENLAWN ESTATES

Country Estates with City Improvements

City Water
 City Gas
 City Lights
 Telephones
 and Paved
 Drives

98 Superb Homesites

Open

Saturday, October 1st.

EACH estate faces 100 feet or more on a paved drive — depths range from 300 to 400 feet, giving to each estate four to six times the area of a city lot.

Located in the path of San Antonio's most rapid urban and suburban growth, where values are increasing like magic, GREENLAWN ESTATES are just beyond the city limits and

only 15 minutes' drive from Houston Street.

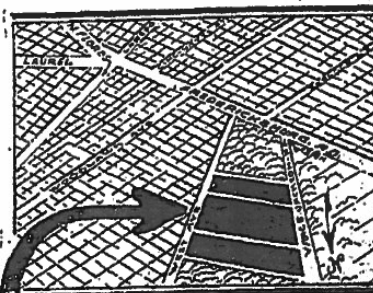
All drives are paved and every city comfort and convenience is available. In keeping with the high character of this ideal suburban vicinity, the building restrictions are such as to definitely protect property owners and assure construction of only better types of homes in this area.

Priced \$1,200 and up to \$5,000 with convenient terms.

MILLER-DARROUGH COMPANY

Office on Property

Phone Woodlawn 1029



DRIVE OUT TODAY or SUNDAY

HOW TO GO

Follow the Fredericksburg Road and turn right at the Vance-Jackson Road. Greenlawn Estates are located just 4-10 of a mile north of the Fredericksburg Road. Large signs will direct you to the property.

A NEW KLAUS CREATION
IN A NEW LOCATION

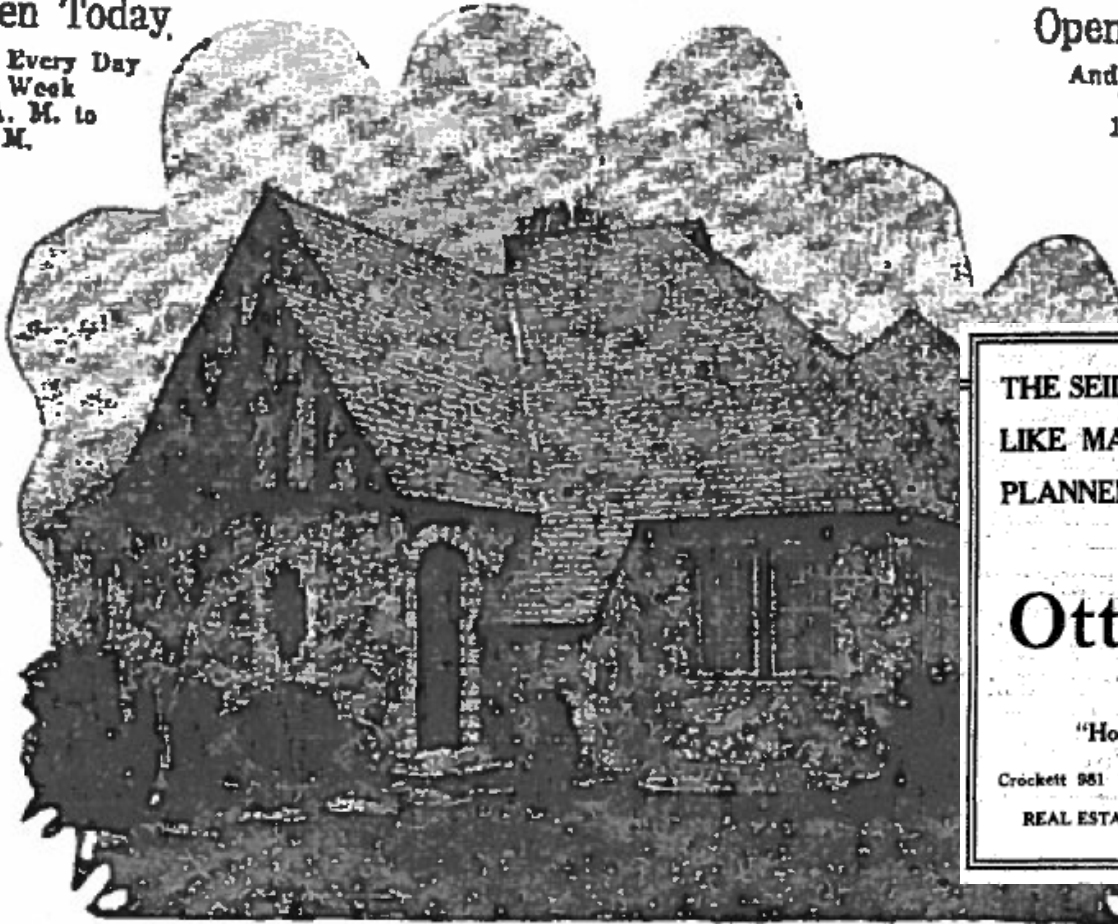
GREENLAWN ESTATES

Open Today

And Every Day
This Week
11 A. M. to
9 P. M.

Open Today

And Every Day
This Week
11 A. M. to
9 P. M.



THE SEIDEMANN BUILDING—
LIKE MANY OTHERS— WAS
PLANNED AND SUPERVISED
BY

Otto Klaus

THE BUILDER OF

"Homes That Satisfy"

Crockett 981

714 Maverick Bldg.

REAL ESTATE—INSURANCE—RENTALS

The First Greenlawn Estates Home!

A permanent rock home of six rooms on solid concrete foundation. Large living room with fireplace, high beamed ceiling and beautifully finished with hard hewn wood electric light fixtures. Large dining room, three bedrooms all with southeast exposures; extra large kitchen; hardwood floors throughout; two baths and many other features so essential to the coziness and comfort of your permanent home. An extra large lot, beautifully landscaped, add to the beauty of the home.

This, the first home in Greenlawn Estates, is typical of the permanent homes built by Klaus in other sections of the city and is the first of a series of homes being planned for Greenlawn Drive by Klaus.

The Klaus policy of offering the public value for their money in a thoroughly constructed, permanent, satisfying home was strictly adhered to in this home, and an inspection of it will quickly show you that these three main details have been strictly carried out. The price of this Klaus home, as usual, is reasonable and convenient terms can be arranged.

BEAUTIFULLY FURNISHED BY EAGLE FURNITURE CO.
ARTISTICALLY DRAPED BY J. R. MITCHELL
AMFICO FURNISHED BY WATHALL

OTTO KLAUS

"HOMES THAT SATISFY"

Crockett 981

326 Medical Arts Bldg. Page 17 of 71

The following firms assisted in the construction and furnishing of this beautiful home:

EAGLE FURNITURE CO.
Furniture

J. R. MITCHELL, CO.
Draperies and Curtains

WATHALL, MERRICK CO.
Amphibian

KLAUS & BARNHART
LUMBER CO.
Lumber and Materials

KLAUS & BARNHART
Building Shop

A. J. SCHROEDER
Floor Finishes

METTEL ELEVATOR CO.
Elevator Work

R. A. KILMER
Electric

R. L. SAUER
Sheet Metal

The following firms assisted in the construction and furnishing of this beautiful home:

G. E. CHRISTIAN
PLASTER

OWEN & HARTMAN
Painting

R. HEDGECOCK & CO.
THE

FRANKLIN IRON WORKS
Ornamental Iron

DAVE LEHR, INC.
Carpentry

A. BACH & CO.
Plumbing and Heating

NICOLL & CO.
Scaffolding

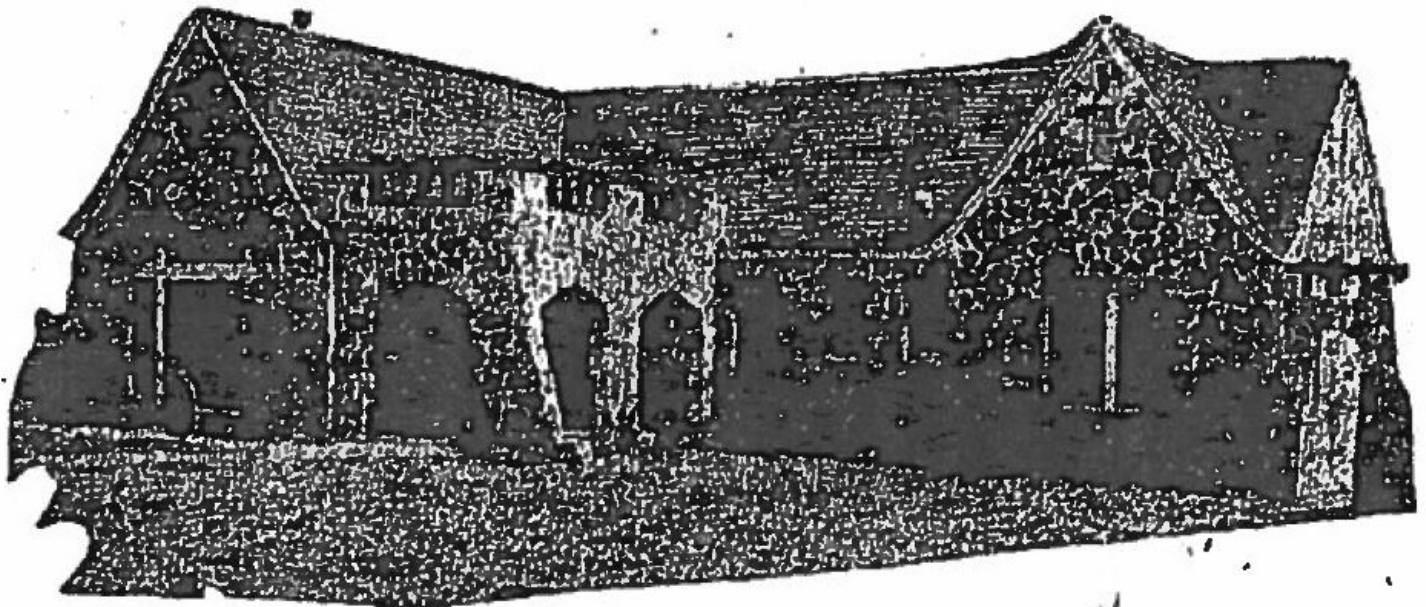
THEO. TUCK
Electrician

R. A. PLATING MFG.
Sheet Metal

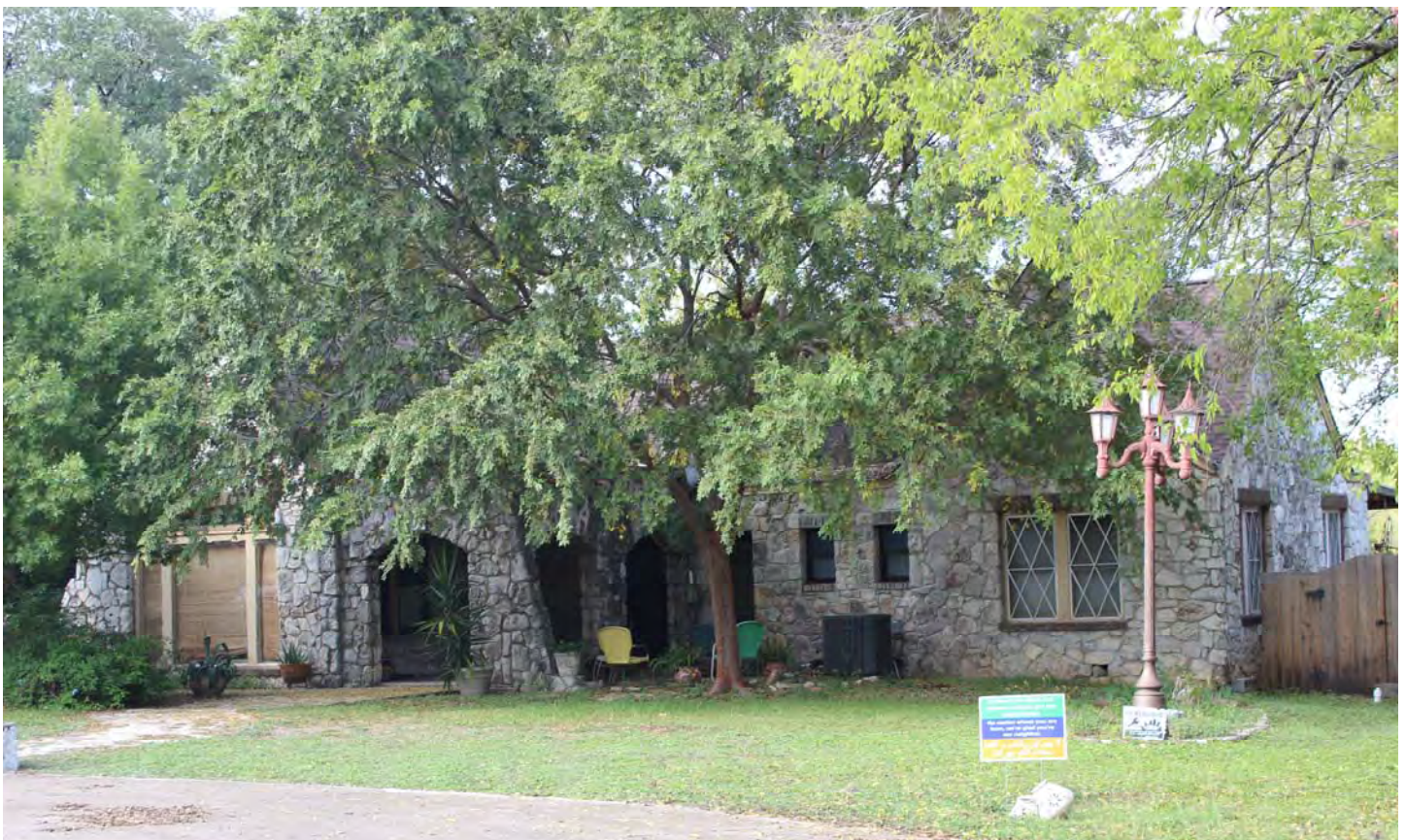
Related Articles and Images

233 Greenlawn Drive

Built c. 1927



109 Greenlawn Drive



Related Articles and Images

232 Greenlawn Drive

Built c. 1927



Individual Properties

126 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT N 200 FT OF 22

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: c. 1948

Contributing: Yes ☐ No ☒

Style: Minimal Ranch

Architect (if known):

Influence:

Builder (if known):

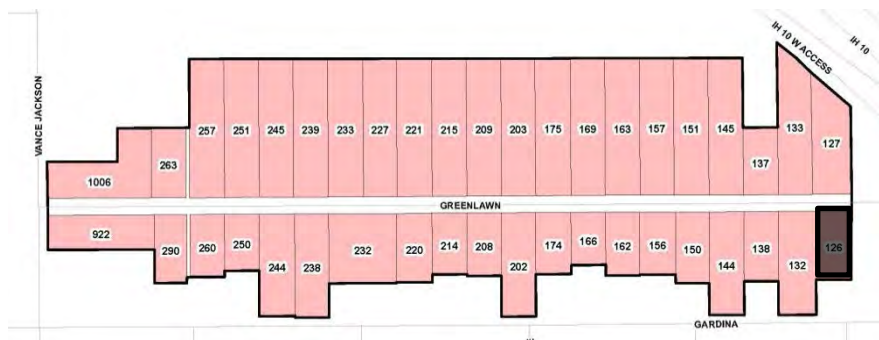
Architectural Description:

The structure is a one-story minimal ranch style home with a side gable roof form with composition shingles on a pier and beam foundation. The home has synthetic windows that appear to be original to the structure, an attached front porch with decorative iron posts and vinyl horizontal siding. The home also features an attached front, two garage bays. The front site elements include a circular, asphalt driveway and trees.

Alterations:

The attached garage appears to be a later addition.

Location:



132 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT 21

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: c.1926

Contributing: Yes ☐ No ☒

Style: Modified

Architect (if known):

Influence: Colonial revival

Builder (if known):

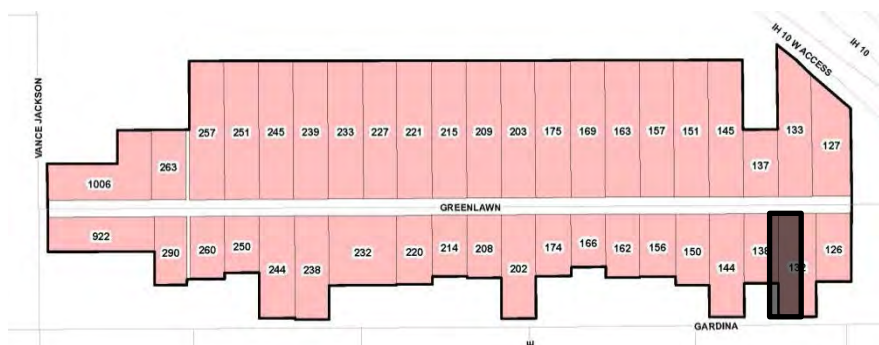
Architectural Description:

The structure is a two-story modified colonial revival home with a hipped roof form with composition shingles on a pier and beam foundation. The home has synthetic sash windows, two stucco chimneys, an attached one-story, full, front porch with square wood posts and wood vertical siding. There is a single car concrete driveway.

Alterations:

The siding material, windows, door, and porch materials have all been replaced with new.

Location:



138 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT N 203 FT OF 20

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: c. 1951

Contributing: Yes ☒ No ☐

Style: Minimal traditional

Architect (if known):

Influence:

Builder (if known):

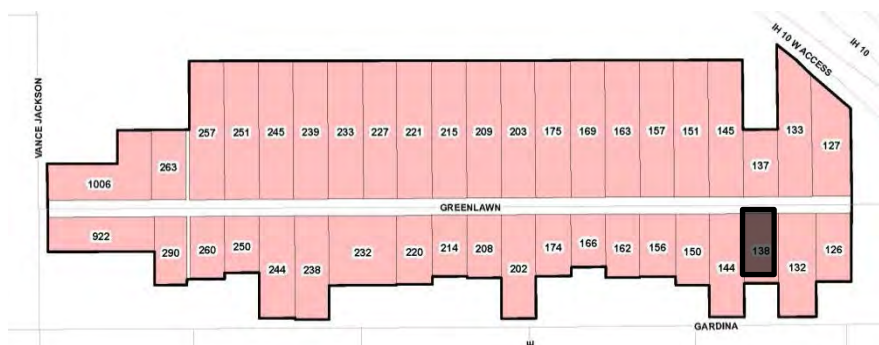
Architectural Description:

The structure is a one-story minimal traditional, L-plan home with stone siding, cross-gabled roof form with composition shingles on a pier and beam foundation. The home has wood one-over-one windows, a stone chimney, and a front stoop. There is a single car concrete driveway that accesses the rear yard.

Alterations:

There are no apparent alterations.

Location:



144 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT 19N

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: c. 1928

Contributing: Yes ☒ No ☐

Style: Tudor revival

Architect (if known):

Influence:

Builder (if known):

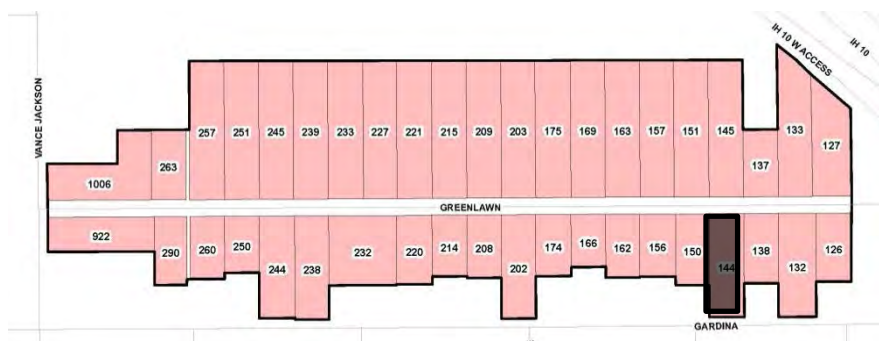
Architectural Description:

The structure is a one-story Tudor revival style home with stone siding, a cross-gabled roof form with composition shingles on a pier and beam foundation. The home has wood one-over-one windows, a stone chimney, and features an opening in a front narrow winged wall screening the front door. There is a double car concrete driveway that accesses a two-story detached carport attached to an outbuilding with two front gables and wood siding.

Alterations:

The rear accessory structure does not appear to be original to the site.

Location:



150 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT N 205.96 FT OF 18

Survey date: 11/7/2017



Photo taken
11/7/17

Year Built: 1922

Contributing: Yes



No: O

Style: Tudor revival

Architect (if known): Don Yates

Influence:

Builder (if known):

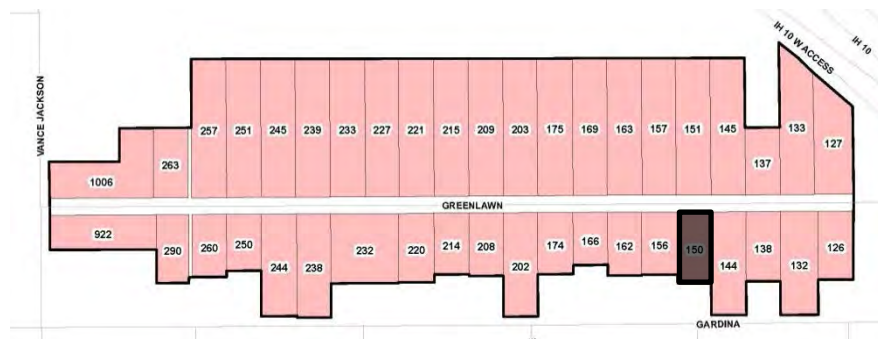
Architectural Description:

The structure is a one-and-a-half-story Tudor revival style home with stone siding, a side-gabled roof form with composition shingles. The home has synthetic windows, a front dormer and a brick chimney. There are symmetrical porches: the front porch is inset with the front door, on the front right corner with stone porch columns, and is mimicked on the front left corner with a screen in porch. There is a single car gravel driveway lined with stone curbs, and the entire lot is lined with a 6' wrought iron fence, with a front perimeter hedge. There is a small rear accessory structure but is not visible from the street.

Alterations:

The rear accessory structure does not appear to be original to the site.

Location:



156 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT N 184 FT OF 17

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: c. 1937

Contributing: Yes ☒ No ☐

Style: Tudor revival

Architect (if known):

Influence:

Builder (if known):

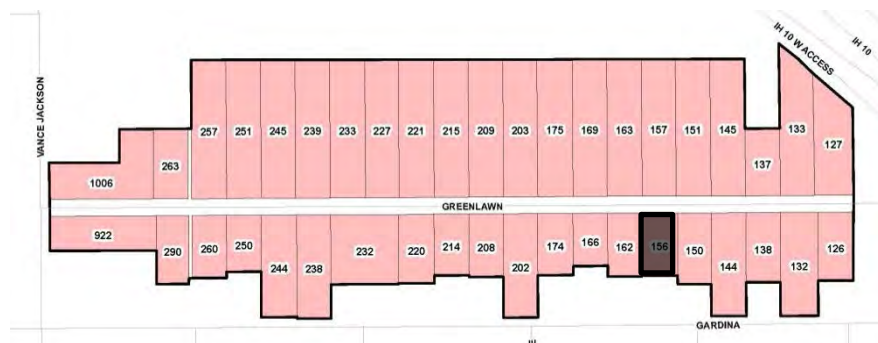
Architectural Description:

The structure is a one-story Tudor revival style home with stucco siding, with a cross-gabled roof form with composition shingles on a pier and beam foundation. The home features wood one-over-one windows, some with wood awnings, a front left Palladian window, a stucco chimney, and an arched front doorway behind a front concrete stoop. There is a single car concrete driveway that accesses a carport in the rear yard.

Alterations:

The rear carport is a later addition to the property.

Location:



162 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT 45

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: c. 1949

Contributing: Yes ☒ No ☐

Style: Minimal traditional

Architect (if known):

Influence:

Builder (if known):

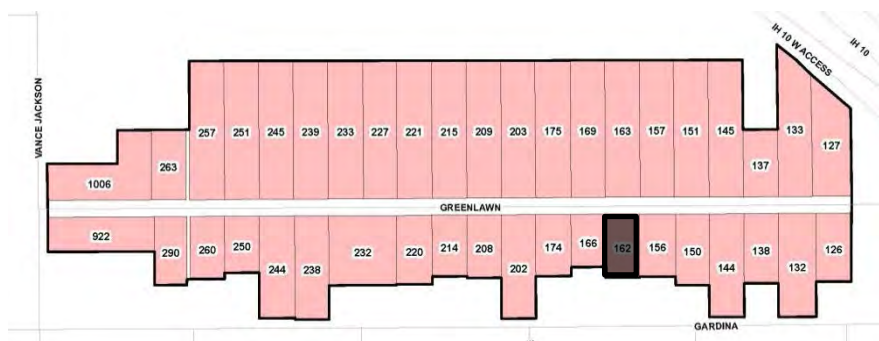
Architectural Description:

The structure is a one-story minimal traditional home with vinyl siding, with a gable-on-hip roof with composition shingles on a pier and beam foundation with a stone skirting. The home features vinyl sash and vinyl picture windows, sand an attached shed roof front porch with iron stair railing. There is a chain link fence along the side property lines up to the right-of-way, and a wide double car concrete driveway to an added attached garage with two car bays.

Alterations:

The siding and skirting materials are replacements, and the attached garage is a later addition.

Location:



166 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT 27 AND 28

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: c. 1961

Contributing: Yes ☒ No ☐

Style: Ranch

Architect (if known):

Influence: Minimal traditional

Builder (if known):

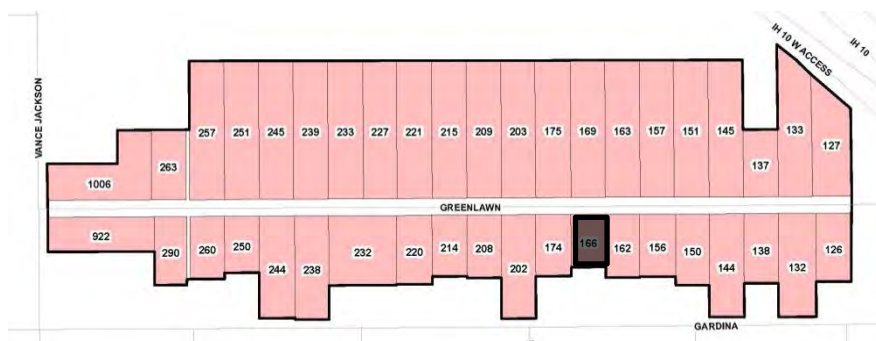
Architectural Description:

The structure is a one-story minimal traditional ranch home with perma-stone and asbestos siding, with a cross-gable roof with composition shingles on a slab foundation. The home has vinyl sash windows, an inset porch with a geometric curtain wall lining the right of the porch. There is a double car driveway leading up to an original attached garage with two car bays featuring geometric garage doors. Additional, there is a single-car parking pad installed to the right of the main driveway.

Alterations:

The vinyl windows are replacements and the additional parking pad is a later addition.

Location:



174 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT N 184 FT OF 14

Survey date: 11/7/2017

Photo taken
11/13/17

Year Built: c. 1954

Contributing: Yes ☒ No ☐

Style: Modified

Architect (if known):

Influence: Tudor revival

Builder (if known):

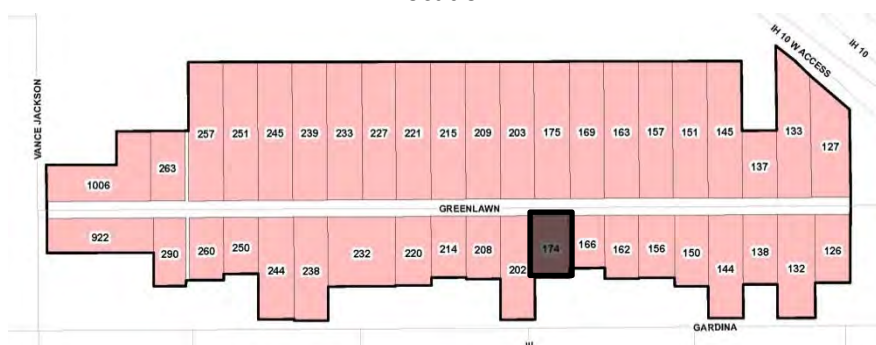
Architectural Description:

The structure is a one-story modified Tudor revival home with brick siding, with a cross-gable roof with composition shingles roofing material, and vinyl siding within the front gables. The windows are covered by a louvered screen, and the front porch has its own front gable and front concrete stoop. There are two gravel driveways; one single car ribbon gravel drive enters the property between two stone pillars along the front property line. The second drive is a double car gravel driveway set to the right. These drives lead up to an added attached single car garage and a side carport.

Alterations:

The vinyl siding is a replacement. It's possible there are alterations to the windows. The attached garage and carport are later additions.

Location:



202 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT 13

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: c. 1948

Contributing: Yes ☒ No ☐

Style: Tudor Revival

Architect (if known):

Influence: Craftsman

Builder (if known):

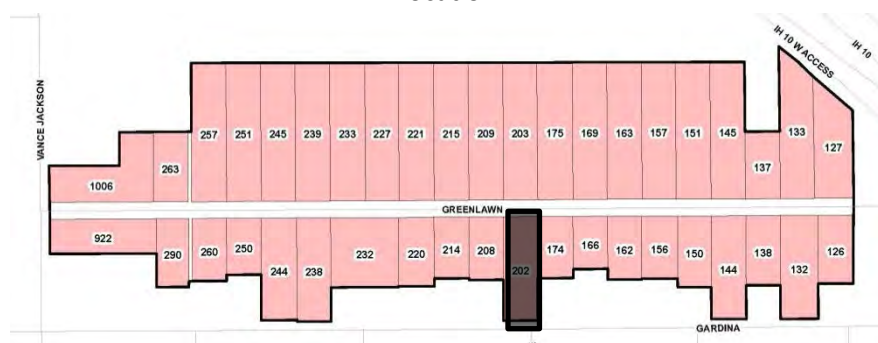
Architectural Description:

The structure is a one-story Tudor revival home with some craftsman influence seen in the gable insets. The structure is an L-shaped home with a cross-gable roof with composition shingles, wood siding within the gables, and there is a front gable porch with a concrete stoop and an inset left side porch, also with a concrete stoop. The windows are one-over-one wood windows with diamond pattern wood window screens, and there is a stone chimney. There is an asphalt driveway with a concrete curb. Along the front property line is a 6' or taller wrought iron fence, with the top spires curved outward. The fence sits along a 1.5' to 2' stone retaining wall. There is a rear outbuilding that has wood lap and plywood siding, window with divided lights, and a side gable roof.

Alterations:

Possible siding replacement to the rear accessory structure

Location:



208 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT 13

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: c. 1928

Contributing: Yes ☒ No ☐

Style: Tudor Revival

Architect (if known):

Influence:

Builder (if known):

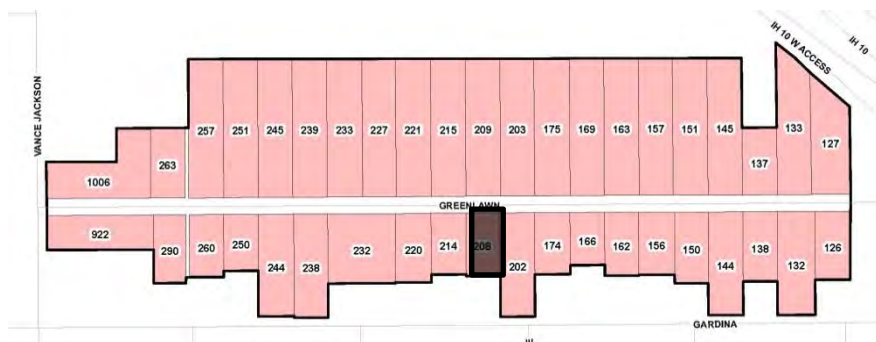
Architectural Description:

The structure is a two-story Tudor revival home with a cross-gable roof with composition shingles, stone and stucco siding and half-timbering within the gables. There is a stone chimney, and the windows are non-original aluminum sash windows. There is an enclosed inset side left porch with the concrete pediments over the two openings, which are filled in with a single-leaf door and two flanking fixed windows with dividing lights on the front opening, and with siding on the side façade opening. There is an asphalt driveway and a 4'-5' front yard wrought iron fence, enclosing a front yard with a berm. There is a non-original metal carport to the right of the main structure.

Alterations:

Windows replaced, front left porch enclosed and added front gable over front entrance

Location:



214 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT N 180 FT OF 11

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: c. 1950

Contributing: Yes ☒ No ☐

Style: Ranch

Architect (if known):

Influence:

Builder (if known):

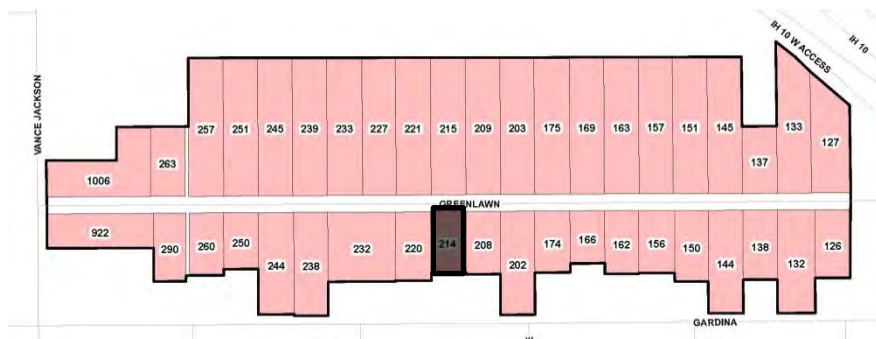
Architectural Description:

The structure is a one-story ranch home with a Tudor revival home with a hipped roof with composition shingles, brick siding along the bottom and wood above the brick. Most windows are aluminum sash windows, some are fixed aluminum picture windows. There is a concrete, single car driveway accessing a carport addition with brick columns and hipped roof. The carport is attached to an enclosed attached garage with permastone siding added. The front lawn is enclosed with a 4'-5' front wrought iron fence and a hinged gate over the driveway.

Alterations:

Windows are possibly not original; attached garage enclosed; carport addition

Location:



220 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT N 201.5 FT OF 10

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: c. 1928

Contributing: Yes ☒ No ☐

Style: Tudor revival

Architect (if known):

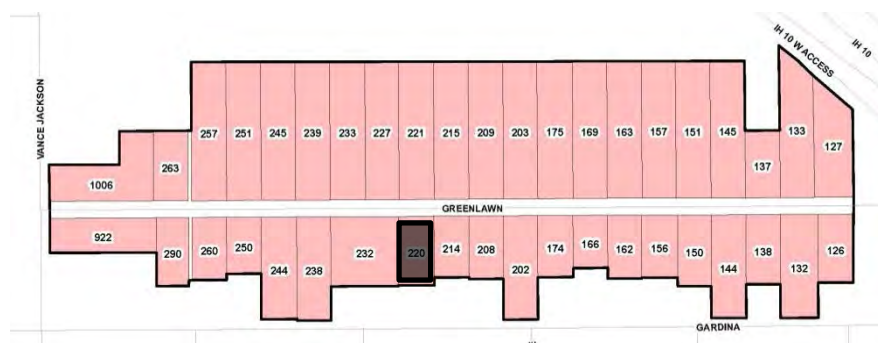
Influence:

Builder (if known):

Architectural Description:

The structure is a one-story Tudor revival home in an L-shape plan, with a gable on curved hip roof with composition shingles. There is a stone chimney next to the gabled front entrance; the entrance is set within a covered front porch with a rounded door opening within the stone façade. The small steps up to the porch have an iron railing on either side that match the railing in front of a walkway along the right front façade. There is a side logia, or inset porch, on the left front corner with rounded concrete and stone columns, arched openings and 4' black iron railing within each opening. The windows are one-over-one wood windows with 9 over 9 wood window screens. There is a concrete ribbon driveway with a concrete curb. There is a rear outbuilding with a hipped roof, sliding barn doors, exposed rafter tails and composition shingle roofing that appears to retain much of its original material. Alterations: It's possible that the railing and its design were a later addition.

Location:



232 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT N 204 FT OF 8 & 9

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: 1927

Contributing: Yes ☒ No ☐

Style: Tudor revival

Architect (if known): Builder

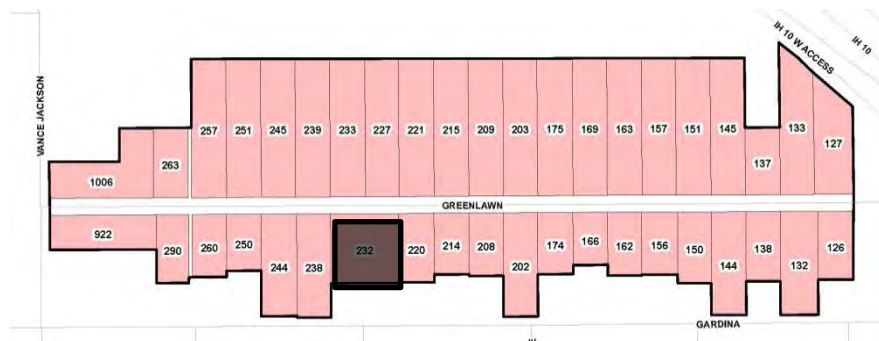
Influence:

(if known): Otto Klaus

Architectural Description:

The structure is a two-story Tudor revival home with a gable on hip roof with composition shingles, that sits on a large square lot, twice the width of the parcels on the north side of Greenlawn. There is a stone chimney next to the gabled front entrance; the front door is below a small attached front shed porch with wrought iron columns. The home has limestone and red stone siding with the red stone trimming the chimney, windows, and corners. The windows are one-over-one aluminum windows from the street. There is a curved concrete driveway and an 8' chain link fence topped with barbed wire. In the aerial, there appears to be a rear outbuilding and two additions to the home on the rear. Alterations: Replacement windows; rear additions; porch roof form and columns;

Location:



238 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT 7

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: c. 1930

Style: Tudor Revival

Contributing: Yes ☒ No ☐

Influence:

Architect (if known):

Architectural Description:

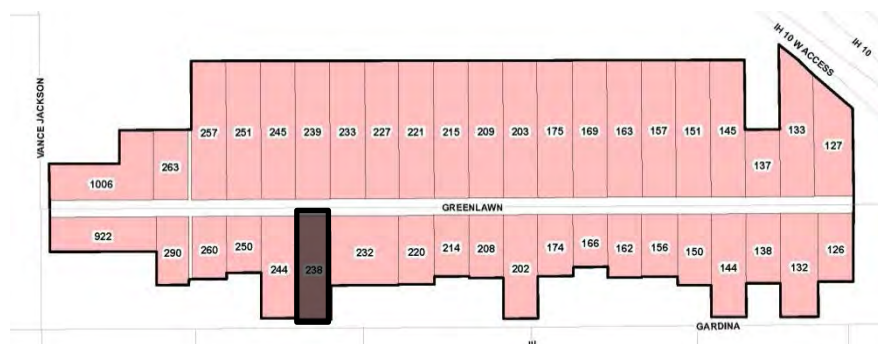
Builder (if known):

The structure is a one-and-a-half story Tudor Revival home, with stone siding, front gabled roof form with composition shingles. There is a front gable roof with wood posts with decorative capitals. The home has arched windows and square leaded stain glass windows. There is a triple leaf French door opening with wood doors on the left of the front façade; also, there is a stone chimney on the front façade. There is a double car asphalt driveway that accesses the rear yard.

Alterations:

Attached front gabled carport; windows; front door

Location:



244 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT 33 THRU 35

Survey date: 11/7/2017



11/13/17

Year Built: c.1930

Contributing: Yes ☒ No ☐

Style: Mission Revival

Architect (if known):

Influence:

Builder (if known):

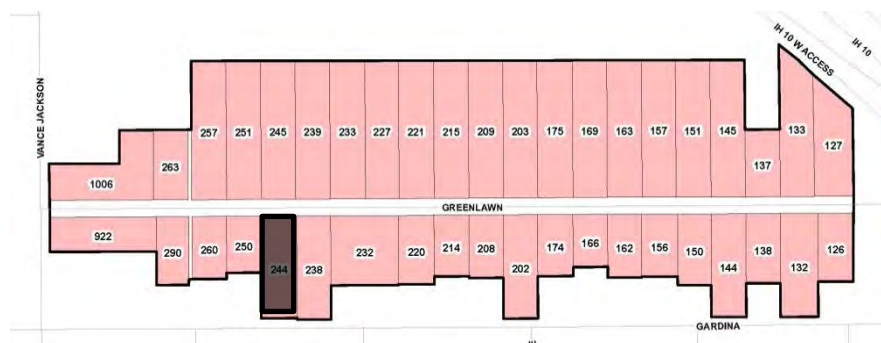
Architectural Description:

The structure is a one-story Mission Revival home with stucco siding, a front exterior stucco chimney, and a Mission style parapet with clay tile roof shingles. The home has synthetic windows with faux muntins; three of the front windows feature an arched. The front porch is inset within the front gable, and is accessed by a front archway; the porch also has an arched opening on the left side. There is a single car gravel driveway that terminates as a concrete parking pad; the parking pad is behind a false stucco winged wall with an arched opening and clay tiles on the top ridge.

Alterations:

The winged wall around the parking pad; the synthetic windows

Location:



250 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT 26

Survey date: 11/7/2017



11/7/17

Year Built: c. 1956

Style: Minimal Traditional

Influence: Ranch

Contributing: Yes ☐ No ☐

Architect (if known):

Builder (if known):

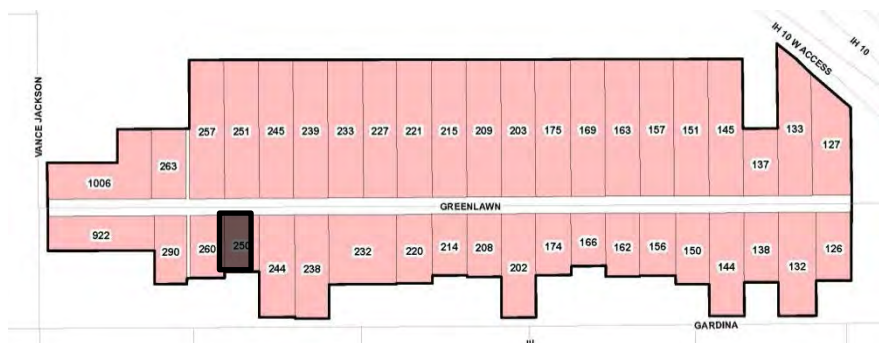
Architectural Description:

The structure is a one story Minimal Traditional style home with ranch influences. The home has a cross-gabled roof, composition shingle roofing, brick siding, an attached garage, and synthetic windows with false muntins. There is aluminum lap siding in the front and side gable pediments. There is an inset porch with a brick planter box about 3' tall and with three wrought iron supports. There is a single car attached garage with an overhead door with three lights; the driveway was doubled in width by adding a concrete slab to the right of the original drive. This second driveway accesses a rear detached garage that does not appear to be original to the site. There is a curved front walkway from the driveway to the front porch and there is a minimal wood picket fence along the left side of the driveway and the front property line.

Alterations:

The rear accessory structure does not appear to be original to the site.

Location:



260 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT N 184 FT OF 4

Survey date: 11/7/2017



11/13/17

Year Built: c. 1956

Contributing: Yes ☒ No ☐

Style: Ranch

Architect (if known):

Influence: Minimal Traditional

Builder (if known):

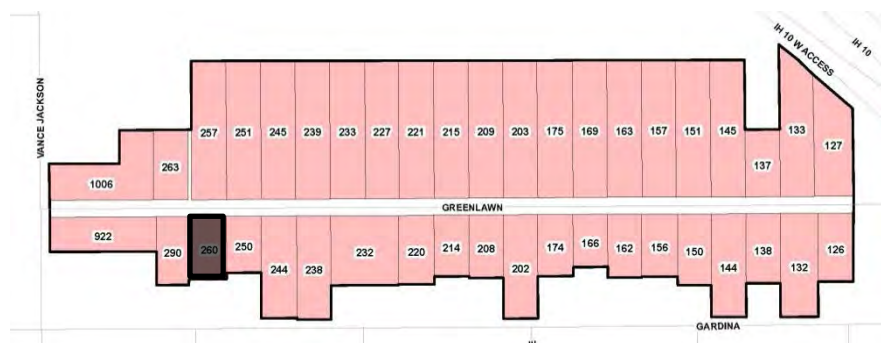
Architectural Description:

The structure is a one-story Ranch style home with minimal traditional influences. It has a rectangular foot print with wood and tan brick siding, a hipped roof form with composition shingles and a wide (about 6' to 8') chimney. The chimney is red with stone cladding on the portion above the roof. The home has wood one-over-one windows. There is an inset front porch with wrought iron porch supports. ,There is a single concrete driveway that terminates at a rear two bay detached garage. There is a straight front concrete walkway.

Alterations:

Burglar bars; brick siding along the bottom of the front fade; stone cladding on the chimney; wrought iron porch brackets;

Location:



290 Greenlawn Drive, San Antonio, TX 78201

NCB 8418 BLK 3 LOT 3A

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: c. 1945

Contributing: Yes ☒ No ☐

Style: Minimal traditional

Architect (if known):

Influence:

Builder (if known):

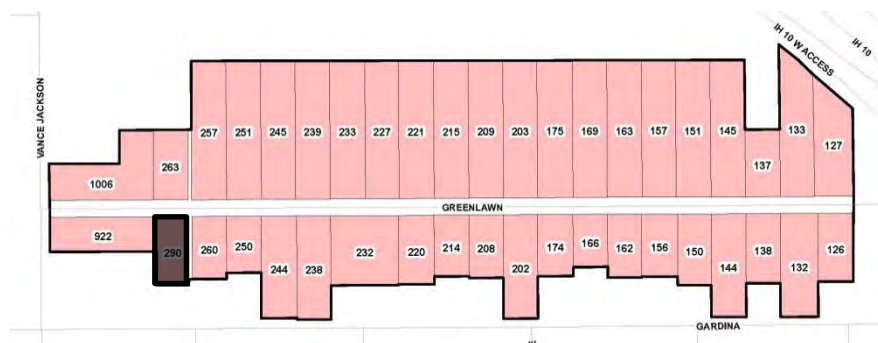
Architectural Description:

The structure is a one-story minimal traditional home with asbestos siding, with a cross-gabled roof with composition shingles and an inset stoop front porch. The stoop has a wrought iron railing and decorative tiles with a few missing. There is a red brick chimney on the front façade. The home has both wood sash windows as well as synthetic windows. Some windows have wood screens with three over three divided lights. There is a front concrete walkway from the front property line to the front porch steps. There is a gravel single car driveway along the left property line that accesses a rear detached carport and dwelling structure.

Alterations:

The siding; the burglar bars; some windows replaced with synthetic windows

Location:



922 Vance Jackson Road, San Antonio, TX 78201

NCB 8418 BLK 3 LOT 1

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: 1951

Contributing: Yes ☐ No ☒

Style: Minimal Traditional

Architect (if known):

Influence:

Builder (if known):

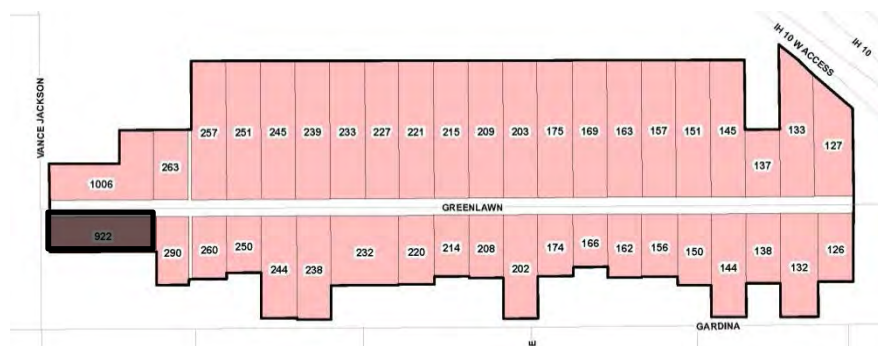
Architectural Description:

The residence is a one-and-a-half story minimal traditional home with 6" or so wide wood lap siding and hipped roof with a low pitched roof; the home faces Vance Jackson. There is an inset wraparound porch on the front left corner, with wood posts. There are steel casement windows either five-by-two divided lights or three-by-two, and a red brick chimney towards the rear of the house. There is a curved single car gravel driveway that accesses an attached carport; the carport is aluminum and does not appear to be original; it is attached at the basement level. There is a front concrete s-shaped walkway from the front stone retaining wall to the front porch; it does not extend to the public right-of-way. The stone retaining wall exists along the front property line and half of the left property line along Greenlawn Drive. There is a concrete walkway from Greenlawn to the side of the front porch; the walkway is deteriorated into smaller pieces.

Alterations:

Carport, front door

Location:



127 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 54

Survey date: 11/7/2017



11/13/17

Year Built: c. 1938

Contributing: Yes ☒ No ☐

Style: Colonial Revival

Architect (if known): Unknown

Influence: Colonial Revival; Federal; Georgian

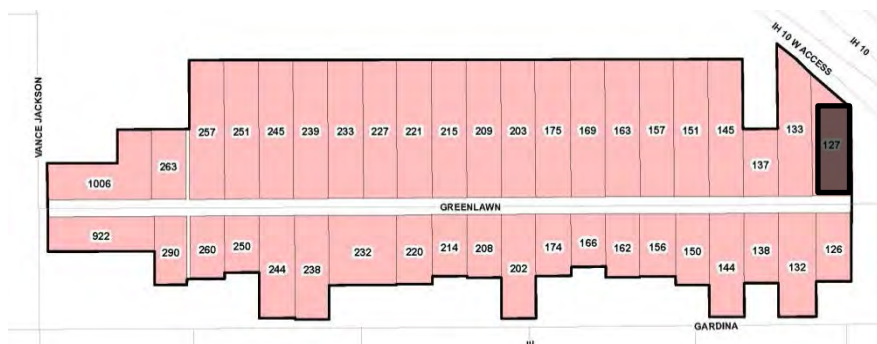
Builder (if known): Unknown

Architectural Description:

This two-story residential structure has a large, rectangular footprint with a hipped roof. The roof has brown composition shingles. The front of the house faces Greenlawn, and the setback from the street is approximately 70 feet. The front façade has nine (9) one-over-one wood windows and a large front door with side lights. The windows are symmetrical with the ninth, smaller window above the front door. The front door is recessed into the front façade beneath an archway. Two lanterns flank the archway. There is a side porch on the east elevation. Site elements include a concrete walkway that leads from the street to the front steps and a wrought iron fence in the front yard. Several mature trees also dot the front and rear yard.

Alterations: None are visible.

Location:



133 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT SW TRI 47 FT OF 24 & S IRR 362 FT OF 33

Survey date: 11/7/2017



11/13/17

Year Built: c. 1942

Contributing: Yes ☒ No ☐

Style: Minimal Traditional

Architect (if known): Unknown

Influence: Ranch

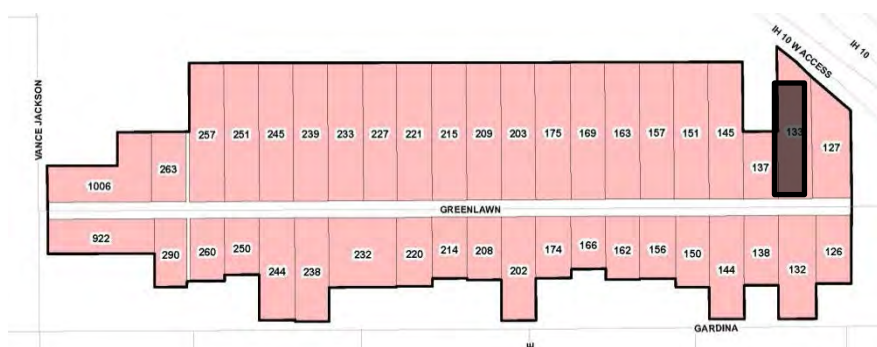
Builder (if known): Unknown

Architectural Description:

This single story residential structure has an irregular footprint, and the front door is oriented toward Greenlawn. The structure is set back approximately 70 feet from the street. It has a side-gabled roof with composition shingles. The front porch is screened, and it is unknown if this was the original design. The house has aluminum windows with metal screens. A detached carport sits in the driveway, which is located on the left side of the house. Site elements include a concrete approach, dirt driveway, and trees and shrubs in the front yard.

Alterations: Unknown.

Location:



135 - 139 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT S 200 FT OF 34

Survey date: 11/7/2017



11/13/17

Year Built: c. 1942

Contributing: Yes ☐ No ☒

Style: Minimal Traditional

Architect (if known): Unknown

Influence: Ranch

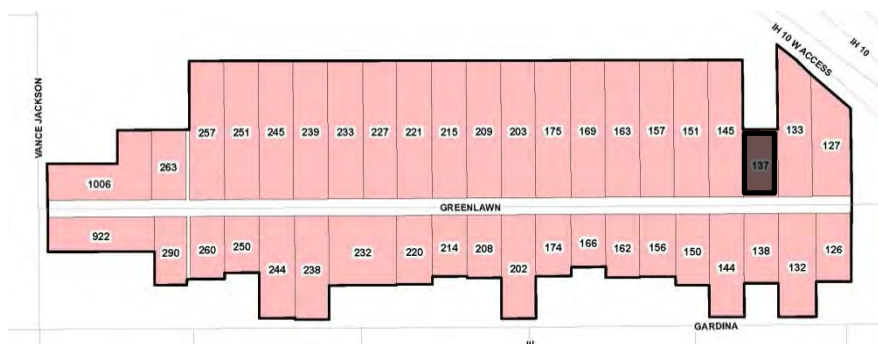
Builder (if known): Unknown

Architectural Description:

This single story residential structure has an irregular footprint, and the front door is oriented toward Greenlawn. The structure is set back approximately 70 feet from the street. It has a side-gabled roof with composition shingles. The front porch is screened, and it is unknown if this was the original design. The house has aluminum windows with metal screens. A detached carport sits in the driveway, which is located on the left side of the house. Site elements include a concrete approach, dirt driveway, and trees and shrubs in the front yard.

Alterations: Unknown.

Location:



145 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 35

Survey date: 11/7/2017



11/13/17

Year Built: c. 1949

Contributing: Yes ☒ No ☐

Style: Minimal Traditional

Architect (if known): Unknown

Influence: N/A

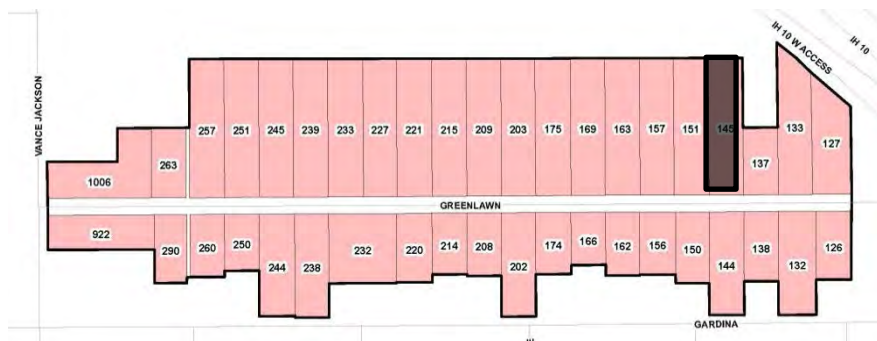
Builder (if known): Unknown

Architectural Description:

This single story residential structure has rectangular, and the front door is oriented toward Greenlawn. The structure is set back approximately 65 feet from the street, sharing a similar deep setback of other homes on the block. It has a side-gabled roof with composition shingles. The full front porch spans the entire front façade of the structure and has a shed roof, square wooden posts, and a wooden balustrade. Site elements include a concrete driveway and a wooden privacy fence in the rear yard.

Alterations: Unknown.

Location:



151 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 36

Survey date: 11/7/2017



11/13/17

Year Built: c. 1946

Contributing: Yes ☒ No ☐

Style: Minimal Traditional

Architect (if known): Unknown

Influence: N/A

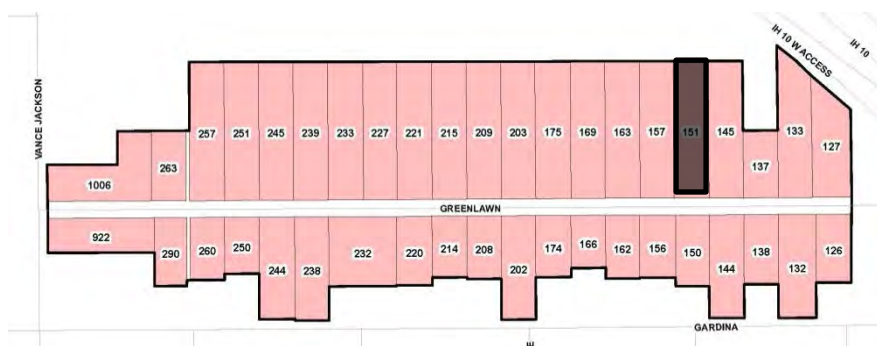
Builder (if known): Unknown

Architectural Description:

This single story residential structure has rectangular footprint, and the front door is oriented toward Greenlawn. The structure is set back approximately 150 feet from the street, sharing a similar deep setback of other homes on the block. It has a side-gabled roof with composition shingles. There is a front gabled overhang that covers a front stoop leading up to the front door.

Alterations: Unknown.

Location:



157 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 37

Survey date: 11/7/2017



11/13/17

Year Built: c. 1953

Contributing: Yes ☒ No ☐

Style: Ranch

Architect (if known): Unknown

Influence: Modern

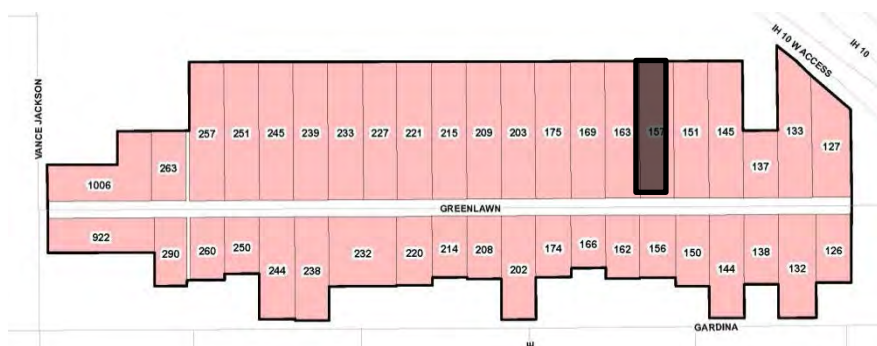
Builder (if known): Unknown

Architectural Description:

This single story residential structure has a long rectangular footprint, and the front door is oriented toward Greenlawn. The structure is set back approximately 80 feet from the street, sharing a similar deep setback of other homes on the block. It has a flat roof and a connected carport to the left of the house. The majority of the windows on the home are metal casement and there are several aluminum windows on the front.

Alterations: Unknown.

Location:



163 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 38

Survey date: 11/7/2017



11/13/17

Year Built: 1927

Contributing: Yes ☒ No ☐

Style: Tudor Revival

Architect (if known): Unknown

Influence: Tudor Revival

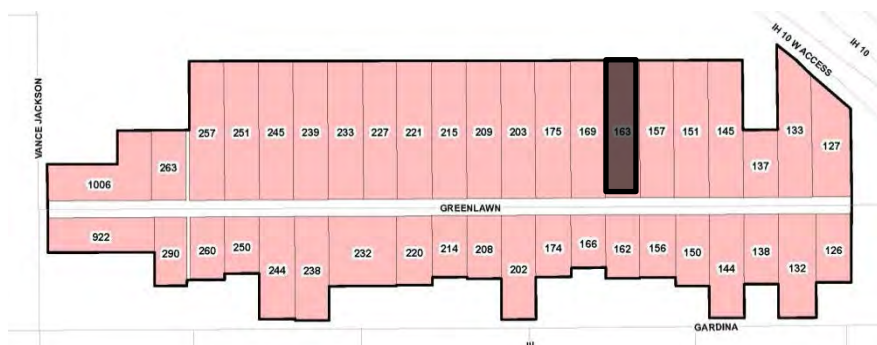
Builder (if known): Otto Klaus

Architectural Description:

This single story structure has a front gable on a hipped roof; the roof has composition shingles. The front façade of the structure is made of stone with red brick detailing around the front Palladian window and the entrance door. There is a stone chimney on the west side of the house. A gravel/dirt driveway is located in the west front yard.

Alterations: Unknown.

Location:



169 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 39

Survey date: 11/7/2017



11/13/17

Year Built: c. 1943

Contributing: Yes ☒ No ☐

Style: Ranch

Architect (if known): Unknown

Influence: Modern

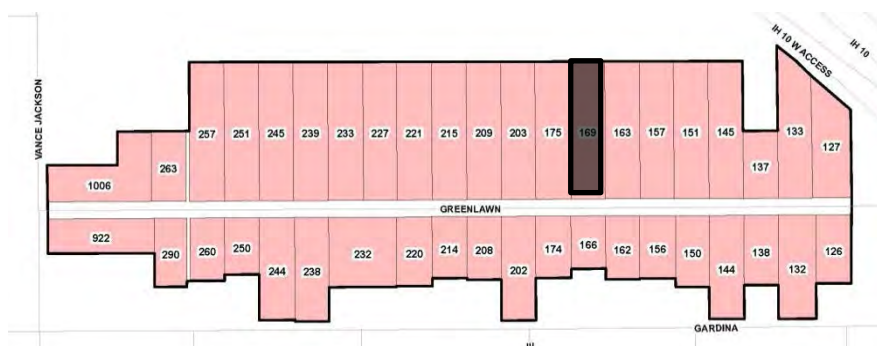
Builder (if known): Unknown

Architectural Description:

This structure has a long, rectangular footprint with a shallow pitched composition shingle roof. There are two individual bay windows on either side of the front entrance, and two outset aluminum windows on the right side of the elevation. There is an attached carport on the left side of the structure. Site elements include several medium sized trees in the front yard, and an asphalt driveway.

Alterations: Unknown.

Location:



175 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 40

Survey date: 11/7/2017



11/13/17

Year Built: c. 1939

Contributing: Yes ☒ No ☐

Style: Minimal Traditional

Architect (if known): Unknown

Influence: Tudor Revival

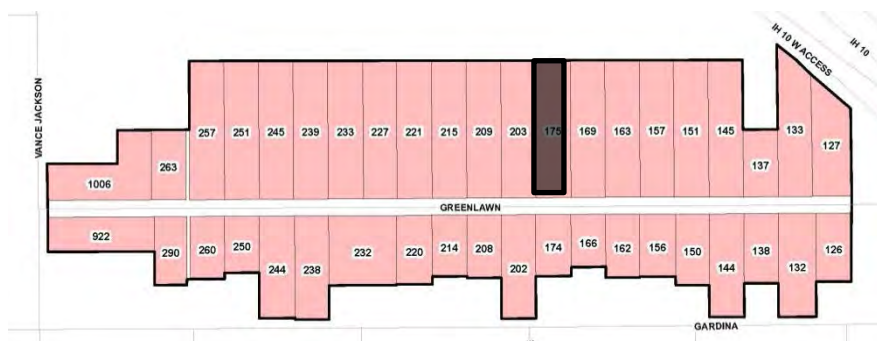
Builder (if known): Unknown

Architectural Description:

This structure has an irregular footprint with a cross-gabled composition shingle roof. The façade material is a combination of white and beige stone. There is an attached front porch entryway with a front gable and three archways; also constructed of stone. A stone chimney is located on the west elevation. The front windows have decorative shutters; not functional as they are smaller than the width of the windows. Site elements include shrubs surrounding the perimeter of the house and an asphalt driveway.

Alterations: Unknown.

Location:



203 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 41

Survey date: 11/7/2017



11/13/17

Year Built: c. 1940

Contributing: Yes ☒ No ☐

Style: Minimal Traditional

Architect (if known): Unknown

Influence: Tudor Revival

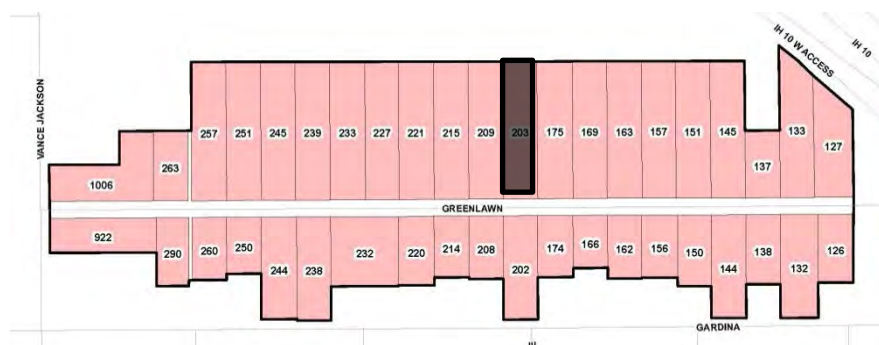
Builder (if known): Unknown

Architectural Description:

This single story residential structure has a long rectangular footprint, and the front door is oriented toward Greenlawn. It has a cross gabled composition shingle roof with existing solar panels on the front slope. The front porch is open and inset, with a flat roof and stone columns. The siding is comprised of multi-colored stone. Two bay windows flank the open porch. Site elements include a front yard wood fence and front landscaped areas with trees and shrubs.

Alterations: Unknown.

Location:



209 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 42

Survey date: 11/7/2017



11/13/17

Year Built: c. 1940

Contributing: Yes ☒ No ☐

Style: Minimal Traditional

Architect (if known): Unknown

Influence: None

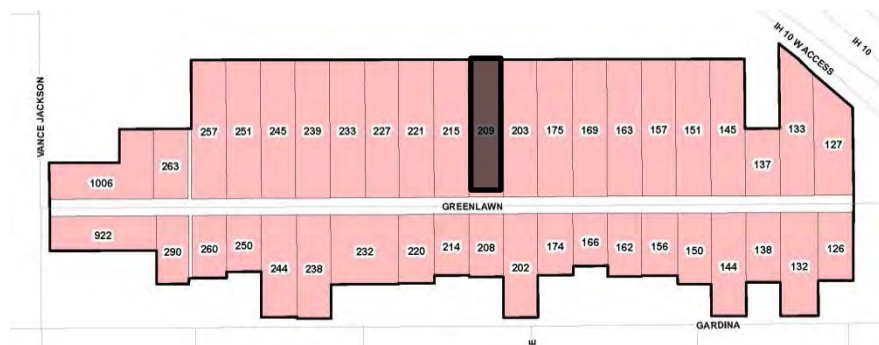
Builder (if known): Unknown

Architectural Description:

This single story residential structure has a long rectangular footprint, and the front door is oriented toward Greenlawn. It has a cross gabled composition shingle roof with an attached single car garage on the west elevation. The siding is comprised of white and neutral colored stone. Site elements include an asphalt driveway, various trees and other shrubs around the perimeter.

Alterations: Unknown.

Location:



215 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 43

Survey date: 11/7/2017



11/13/17

Year Built: c. 1945

Contributing: Yes ☒ No ☐

Style: Minimal Traditional

Architect (if known): Unknown

Influence:

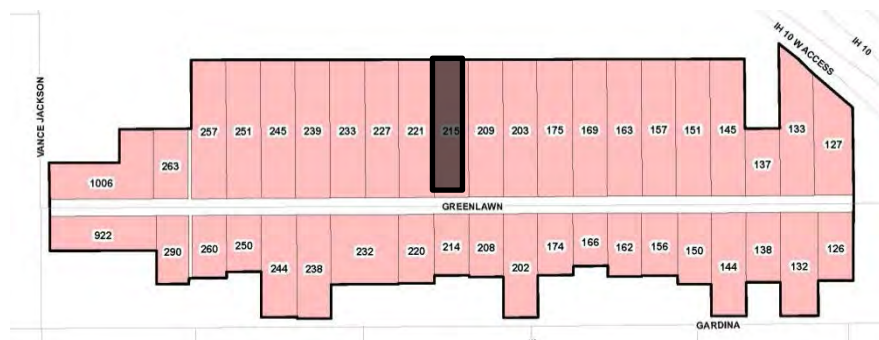
Builder (if known): Unknown

Architectural Description:

This single story residential structure has a rectangular footprint, and the front door is oriented toward Greenlawn. It has a front gabled composition shingle roof with an inset porch. The front porch has a large archway leading to the front entrance. The siding is comprised of neutral colored stone. There is a visible two-car detached garage at the rear of the property with a gravel driveway leading to it from the street.

Alterations: Unknown.

Location:



221 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 44

Survey date: 11/7/2017



11/13/17

Year Built: c. 1934

Contributing: Yes ☒ No ☐

Style: Tudor Revival

Architect (if known): Unknown

Influence:

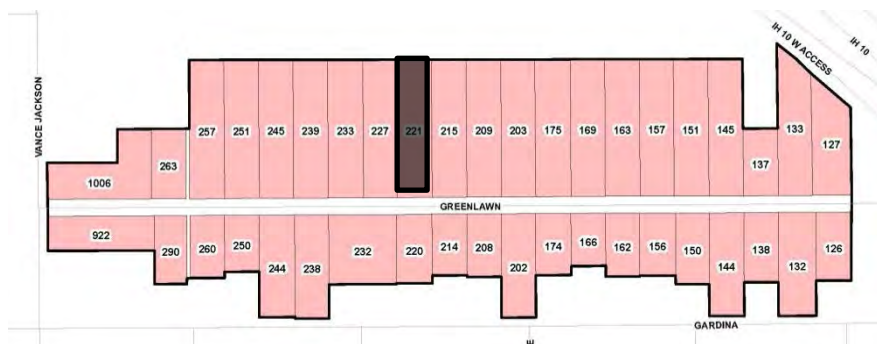
Builder (if known): Unknown

Architectural Description:

This single story residential structure has a rectangular footprint, and the front door is oriented toward Greenlawn. It has a cross gabled composition shingle roof with an attached front porch. The two front gables have half-timbering details. The timber elements are painted red and the stucco is white. The front porch has a steeply sloped roof and brick archways leading to the entrance. The siding is comprised of reddish brown brick. A brick chimney is visible on the west elevation.

Alterations: Unknown.

Location:



227 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 45

Survey date: 11/7/2017



11/13/17

Year Built: c. 1935

Contributing: Yes ☒ No ☐

Style: Minimal Traditional

Architect (if known): Unknown

Influence: Tudor Revival

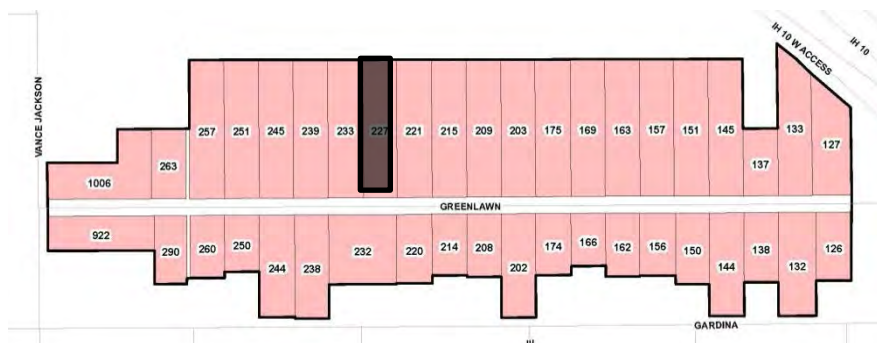
Builder (if known): Unknown

Architectural Description:

This single story residential structure has an irregular footprint, and the front door is oriented toward Greenlawn. It has a cross gabled composition shingle roof with a single front gabled dormer on the front roof elevation. The front porch/entryway is inset. The siding is comprised of neutral colored stone. There is a stone chimney located on the west elevation. There is a concrete driveway that leads to the rear yard.

Alterations: Unknown.

Location:



233 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 46

Survey date: 11/7/2017



11/13/17

Year Built: 1929

Contributing: Yes ☒ No ☐

Style: Ranch

Architect (if known): Unknown

Influence: Modern

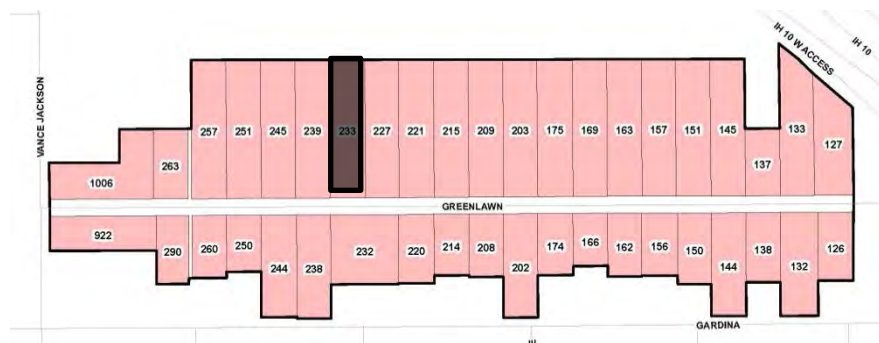
Builder (if known): Unknown

Architectural Description:

This single story residential structure has a long rectangular footprint, and the front door is oriented toward Greenlawn. It has a cross gabled slate roof. The front porch is open and inset, with stone columns and archways. The siding is comprised of gray and white stone. Site elements include a concrete horseshoe driveway, a decorative lamp post and a side yard wooden fence.

Alterations: Unknown.

Location:



239 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 47

Survey date: 11/7/2017



11/13/17

Year Built: c. 1936

Contributing: Yes ☒ No ☐

Style: Minimal Traditional

Architect (if known): Unknown

Influence: Tudor Revival

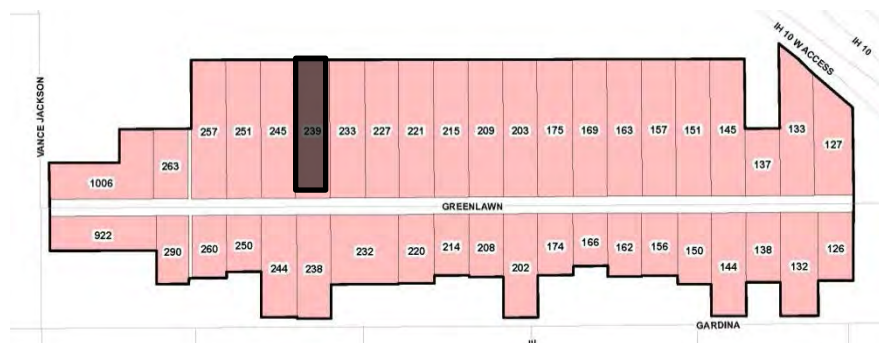
Builder (if known): Unknown

Architectural Description:

This single story residential structure has a square footprint, and the front door is oriented toward Greenlawn. It has a cross-gabled red tile roof and a wraparound brick porch. The porch also has a front gabled tile roof. The siding material of the house is brick. There is a brick chimney on the west elevation.

Alterations: Unknown.

Location:



245 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 48

Survey date: 11/7/2017



11/13/17

Year Built: c. 1950

Contributing: Yes ☒ No ☐

Style: Ranch

Architect (if known): Unknown

Influence: N/A

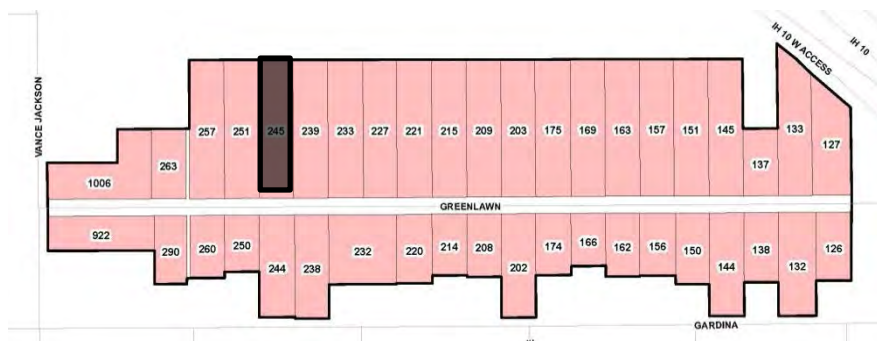
Builder (if known): Unknown

Architectural Description:

This single story residential structure has a rectangular footprint, and the front door is oriented toward Greenlawn. It has a flat roof with a brick chimney located at the rear of the structure. The siding is asbestos with wood as a secondary material. There is an attached garage to the west elevation. A wood fence encloses that front patio. Site elements include a front yard wood fence, metal gate and a concrete driveway.

Alterations: Unknown.

Location:



251 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT

Survey date: 11/7/2017



11/13/17

Year Built: 2017

Contributing: Yes ☐ No ☒

Style: Modern/Contemporary

Architect (if known): Unknown

Influence: N/A

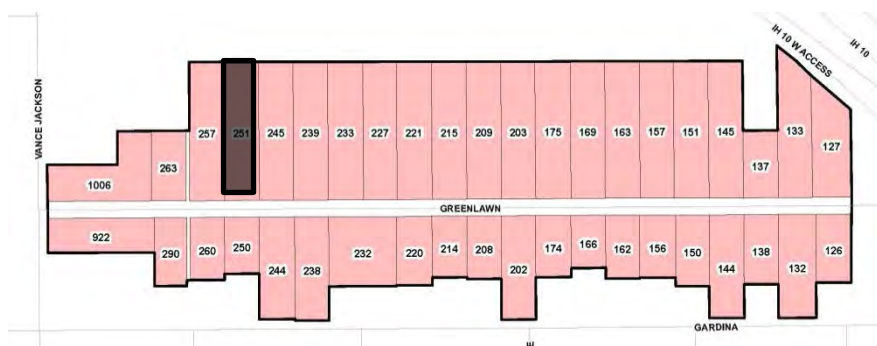
Builder (if known): Unknown

Architectural Description:

This single story residential structure has an irregular footprint, and the front door is oriented toward Greenlawn. It has two front gables on a hipped roof with composition shingles. The front entrance is covered by a hipped entryway made of stone. There is a two-car garage in the middle of the façade and a single car garage on the east end of the front elevation.

Alterations: None.

Location:



257 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 50

Survey date: 11/7/2017



11/13/17

Year Built: c. 1926

Contributing: Yes ☒ No ☐

Style: Minimal Traditional

Architect (if known): Unknown

Influence: N/A

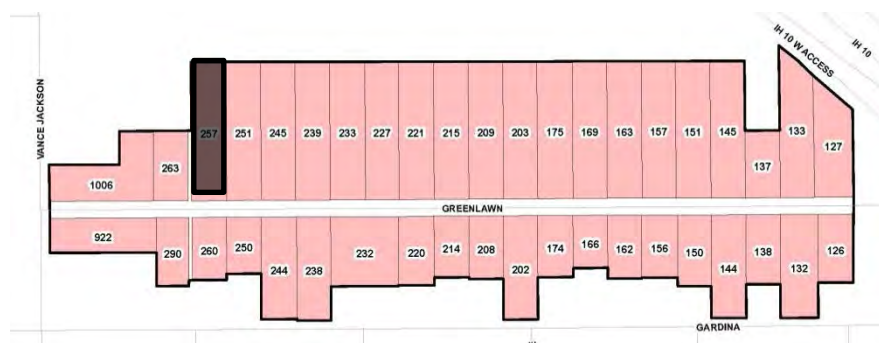
Builder (if known): Unknown

Architectural Description:

This single story residential structure has an irregular footprint, and the front door is oriented toward Greenlawn. It has a cross-gabled standing seam metal roof and wood siding. Five wood windows are prominently installed on the front façade beneath a gable. A front addition is on the west side of the front elevation, and it has vinyl windows throughout. A detached shed structure is located in the front yard toward the east property line. Site elements include a front yard wrought iron fence and a concrete driveway.

Alterations: Unknown.

Location:



263 Greenlawn Drive, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 8A

Survey date: 11/7/2017



11/13/17

Year Built: c. 1960

Contributing: Yes ☒ No ☐

Style: Minimal Traditional

Architect (if known): Unknown

Influence:

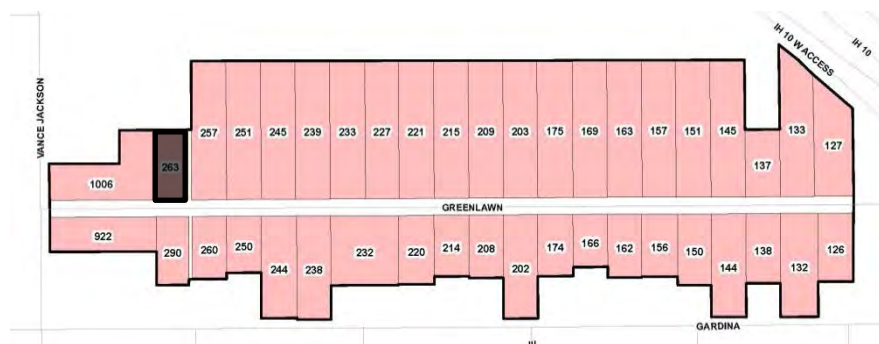
Builder (if known): Unknown

Architectural Description:

This single story residential structure has rectangular footprint, and the front door is oriented toward Greenlawn. There is asbestos siding and stone cladding along the bottom portion of the front facade, below the windows. It has a gable on hipped roof with composition shingles. The inset porch has wrought iron porch columns. There is a driveway to the left of the home that accesses the rear yard. The windows are vinyl one over one; there is a triple ribbon window on the porch, a double under the front gable and a double on the front right facade.

Alterations: Stone siding and vinyl windows are not original.

Location:



1006 Vance Jackson Road, San Antonio, TX 78201

NCB 8417 BLK 2 LOT 8 & E 100 FT OF 7

Survey date: 11/7/2017



Photo taken
11/13/17

Year Built: 1946

Style: Minimal Traditional

Influence: Colonial

Contributing: Yes ☒ No ☐

Architect (if known):

Builder (if known):

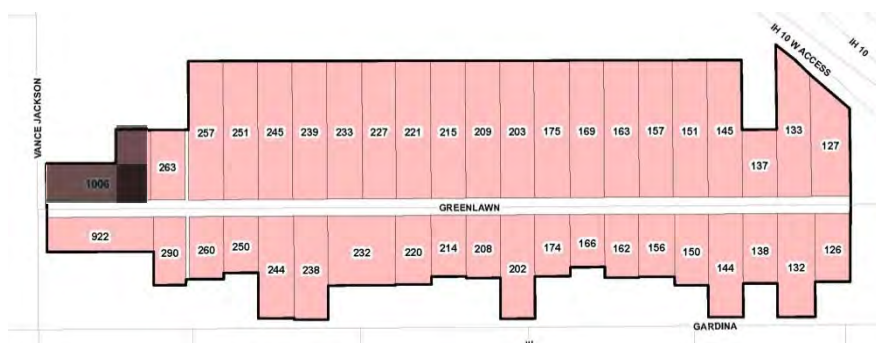
Architectural Description:

The structure is a one-story minimal traditional style residence with colonial influences; it has an H-building plan, creating a middle section with two side wings. The residence faces Greenlawn Drive. It has a hip on gable roof with composition shingles, board and batten wood siding on the middle section, and wood lap siding on the left and right wings. The windows are mostly wood with six-over-six divided lights with the exception of two three-over-three on the left façade. There are two bay windows: one on the front façade and one on the left façade; end windows of both have a four-over-four configuration. There is no front porch, but a non-original concrete walkway around the perimeter of the foundation skirting. There is a non-original parking lot in the side yard along Vance Jackson and a concrete double driveway accessing a detached garage with an aluminum overhead door. The garage roof extends over the driveway creating an attached carport in front of the garage access. The front site elements include a front walkway with an added retaining wall.

Alterations:

The shutters on the windows, the parking lot, and retaining wall

Location:



Appendix I:

Glossary

8. Glossary

City of San Antonio Historic Design Guidelines
Office of Historic Preservation



CONTENTS

Terms Defined 3

Using the Historic Design Guidelines

The City of San Antonio Historic Design Guidelines (“Historic Design Guidelines”) establish baseline guidelines for historic preservation and design. The Historic Design Guidelines apply to all **exterior** modifications for properties that are individually designated landmarks or within a locally designated historic district. All applicants are encouraged to review the Historic Design Guidelines early in their project to facilitate an efficient review process. In addition to compliance with the Unified Development Code (“UDC”), applicants must obtain a Certificate of Appropriateness (“COA”) from the Office of Historic Preservation (“OHP”) for all proposed exterior modifications as described in the Using the Historic Design Guidelines section of the Historic Design Guidelines. The Historic Design Guidelines are comprised of eight sections as follows:

- 1. Using the Historic Design Guidelines
- 2. Guidelines for Exterior Maintenance and Alterations
- 3. Guidelines for Additions
- 4. Guidelines for New Construction
- 5. Guidelines for Site Elements
- 6. Guidelines for Signage
- 7. A Guide to San Antonio’s Historic Resources
- **8. Glossary**

The Historic Design Guidelines as a whole are intended to work congruently with other sections, divisions and articles of the Unified Development Code but have been separated into individual sections for ease of use. In the event of a conflict between other sections or articles of the Unified Development Code and these Historic District Guidelines, the Historic District Guidelines shall control except in the case of signage where the more strict regulation or guideline shall control. Additionally, if an exception from the application of Chapter 28 of the city code of San Antonio has been approved for signage in historic districts, such exception shall remain unless removed by official action of the city council. The meaning of any and all words, terms or phrases in the Historic District Guidelines shall be construed in accordance with the definitions provided in Appendix A of the Unified Development Code. In the case of a conflict regarding a definition as provided in these guidelines and Appendix A of the Unified Development Code, the Historic District Guidelines definition shall control. All images courtesy of the City of San Antonio, Clarion Associates, and Hardy, Heck, Moore, Inc. unless otherwise noted.

For questions and guidance please contact the Office of Historic Preservation: Email: ohp@sanantonio.gov | Phone: 210.215.9274

Copyright © 2012 City of San Antonio

Glossary

Terms Defined

The meaning of any and all words, terms or phrases in this document shall be construed in accordance with the definitions provided in Appendix A of the Unified Development Code, which is incorporated into this document by reference as if set forth in its entirety herein. In the case of a conflict regarding a definition, the Historic Design Guidelines definition shall control.

Abut

To adjoin at an end; to be contiguous.

ADA

The Americans with Disabilities Act of 1990.

Adjacent

To physically touch or border upon, or to share a common property line or border. Includes properties or uses that are separated by a drive, street, or other public-dedicated right-of-way.

Arch

A curved and sometimes pointed structural member used to span an opening.

Architectural Style

Useful tools for analyzing general types of historic resources that tend to be related to the building's era of construction and popular regional trends. See the Architectural Styles section of A Guide to San Antonio's Historic Resources.

Awning

A projecting roof-like structure sheltering a door or window, often canvas.

Balcony

A railed projecting platform found above ground level on a building.

Baluster

Any of a number of closely spaced supports for a railing.

Battered Foundation

A foundation that is inclined, so that it appears to slope inward as it rises upward.

Bead Board

Wood paneling with grooves.

Block

The properties abutting both sides of a street and lying between the two nearest intersecting or intercepting streets.

A molding or projecting course running horizontally along the face of a building, such as a continuous row or layer of stones or brick in a wall.

BOA

Board of Adjustment

Bracket

A projecting support used under cornices, eaves, balconies, or windows to provide structural or visual support.

Brick

A building or paving unit made of fired clay, usually rectangular in shape.

Building Plans

See Simple Building Plan and Compound Building Plan.

Bulkhead

A structure covering a stairwell or other opening, to provide adequate headroom.

Canopy

A projection over a niche or doorway; often decorative or decorated.

Capital

The uppermost part, or head, of a column or pilaster.

Casement Window

A window sash that swings open along its entire length; usually on hinges fixed to the sides of the opening into which it is fitted.

Channel Letters

Channel letters are custom-made metal or plastic letters mounted to the face of a building for exterior signage.

Character

The attributes, qualities, and features that make up and distinguish a development project and give such project a sense of purpose, function, definition, and uniqueness.

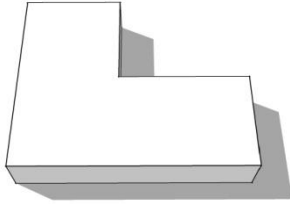
Glossary | Terms Defined

Column

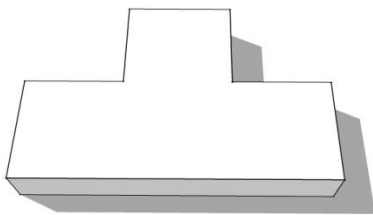
A round, vertical support; in classical architecture, the column has three parts, base, shaft, and capital.

Compound Building Plans

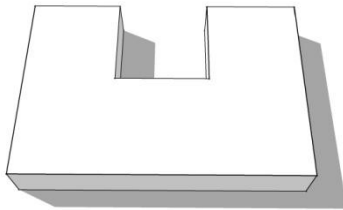
L Plan



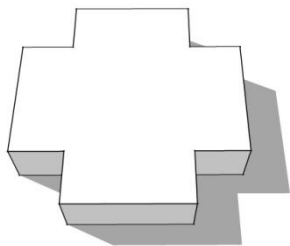
T Plan



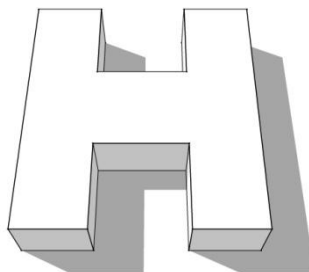
U Plan



Cross Plan



H Plan



Concrete Block

A hollow or solid concrete masonry unit consisting of cement and suitable aggregates combined with water.

Concrete Slab

A flat, rectangular, reinforced concrete structural member; especially used for floors and roofs.

Concrete

Made by mixing cement or mortar with water and various aggregates such as sand, gravel, or pebbles.

Contributing

A building, site, structure, or object within a historic district that adds to the values or qualities of that district because it was present during the period of significance and possesses historical integrity, or it independently meets National Register of Historic Places criteria.

Coping

The protective uppermost course of a wall or parapet.

Corbelling

Pattern in a masonry wall formed by projecting or overhanging masonry units.

Cornice

A projecting, ornamental molding along the top of a building, wall, etc., finishing or crowning it.

Crenelation

A parapet with alternating solid and void spaces, originally used for defense; also known as battlement.

Dentils

A series of closely spaced, small, rectangular blocks, used especially in classical architecture.

Deteriorated Beyond Repair

More than 50 percent of the element or material is damaged.

Display Window

A window of a store facing onto the public right-of-way used to display merchandise for sale in the store.

Dormer

A vertically set window on a sloping roof; also the roofed structure housing such a window.

Glossary | Terms Defined**Double-Hung Window**

A window of two (or more) sash, or glazed frames, set in vertically grooved frames and capable of being raised or lowered independently of each other.

DRC

Design Review Committee; a sub-committee of the Historic and Design Review Commission (HDRC).

Eaves

The lower edges of a roof that project beyond the building wall.

Exterior Insulated Finish Systems (EIFS)

A type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system intended to simulate the texture and appearance of actual stucco.

Entablature

A horizontal, continuous lintel on a classical building supported by columns or a wall, comprised of the architrave, frieze, and cornice.

Façade

An exterior wall.

Fanlight

An arched window with muntins that radiate like a fan; typically used as a transom.

Fascia

A horizontal member or board that covers the rafter ends along the edge of the roof.

Fenestration

An opening in a surface.

Flat Roof

A roof that has only enough pitch so that water can drain.

Form

The shape and structure of a building as distinguished from its substance or material.

Gabled Roof

A roof having a single slope on each side of a central ridge; usually with a gable at one or at both ends of the roof.

Gambrel Roof

A roof having a double slope on two sides of a building; the most common example is a barn roof.

Half-Timbered

Heavy timber framing with the spaces filled in with plaster or masonry.

HDRC

Historic Design and Review Commission

Hipped Roof

A roof having adjacent flat surfaces that slope upward from all sides of the perimeter of the building.

Historic District

An area, urban or rural, defined as an historic district by city council, state, or federal authority and which may contain within definable geographic boundaries one or more buildings, objects, sites or structures designated as exceptional or significant historic landmarks or clusters, as defined herein, including their accessory buildings, fences and other appurtenances, and natural resources having historical, architectural, archaeological, and cultural significance, and which may have within its boundaries other buildings, objects, sites, or structures, that, while not of such historical, architectural, archaeological or cultural significance as to be designated landmarks, nevertheless contribute to the overall visual setting of or characteristics of the landmark or landmarks located within the district.

Hood

A protective and sometimes decorative cover over doors, windows, or chimneys.

HPO

Historic Preservation Officer

Impervious

Roads, parking areas, buildings, pools, patios, sheds, driveways, private sidewalks, and other impermeable construction covering the natural land surface; this shall include, but not [be] limited to, all streets and pavement within the subdivision. "Percent impervious cover" is calculated as the area of impervious cover within a lot, tract, or parcel or within the total site being developed, divided by the total area within the perimeter of such lot, tract, parcel or development. Vegetated water quality basins, vegetated swales, other vegetated conveyances for overland drainage, and public sidewalks shall not be calculated as impervious cover.

Glossary | Terms Defined

In-Kind Replacement

To replace a feature of a building with materials of the same characteristics, such as material, texture, color, etc.

Integrity

Condition or description of a property that is physically unaltered or one that retains enough of its historic character, appearance, or ambiance to be recognizable to the period when the property achieved significance.

Jalousie Window

A window composed of angled, overlapping slats of glass, arranged horizontally like a shutter in order to tilt open for ventilation.

Kickplate

The horizontal element or assembly at the base of a storefront parallel to a public walkway. The kickplate provides a transition between the ground and storefront glazing area.

Leaded Glass Window

A window composed of pieces of glass that are held in place with lead strips; the glass can be clear, colored, or stained.

Lintel

The piece of timber, stone, or metal that spans above an opening and supports the weight of the wall above it.

Lites

Window panes.

Mansard Roof

A roof having two slopes on all four sides; the lower slope is much steeper than the upper.

Massing

The three-dimensional bulk of a building height, width, and depth.

Mortar

A mixture of cement, lime, sand, or other aggregates with water; used in plastering and bricklaying.

Masonry

A construction method that stacks masonry units, such as stones or bricks, and binds them with mortar to form a wall.

Muntin

One of the thin strips of wood used to separate panes of glass within a window.

Non-Contributing

A building, site, structure, or object within an historic district that does not add to the values or qualities of that district because it was not present during the period of significance or because it no longer retains integrity.

OHP

Office of Historic Preservation

Orientation

Set in relation to, or adjusted to, the surroundings, situation, or environment; placed with the most important parts facing in certain directions; set or arranged in a determinate position.

Parapet

A low wall or protective railing, usually used around the edge of a roof or around a balcony.

Pedestrian-Oriented

Development that is designed with a primary emphasis on the street, sidewalk and/or connecting walkway access to the site and building, rather than on auto access and parking lots.

Pediment

A triangular section framed by a horizontal moulding on its base and two sloping mouldings on each side, usually supported by columns or pilasters.

Pier and Beam Foundation

Foundation consisting of vertical piers spaced at appropriate intervals that support horizontal beams.

Pilaster

A rectangular column or shallow pier attached to a wall.

Planting Strip

The landscaped area between the street and the sidewalk.

Porch

A covered entrance or semi-enclosed space projecting from the façade of a building; may be open sided, screened, or glass enclosed.

Glossary | Terms Defined**Porte-Cochere**

A roofed structure attached to a building and extending over a driveway, allowing vehicles to pass through.

Preservation

The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Primary or principal building

The building or structure on a lot used to accommodate the primary permitted use, such use possibly occurring in more than one building or structure.

Primary Façade

That portion or portions of a wall of any permanent structure that is visible from and oriented parallel to a dedicated public right-of-way. For a structure that is not oriented parallel to the right-of-way, the street wall facade shall include all of the facades visible from the right-of-way and oriented at an angle greater than zero degrees but less than 60 degrees to the right-of-way. Also referred to as Street Wall Façade.

Public Right-of-Way

An area or strip of land, either public or private, occupied or intended to be occupied by a street, walkway, railroad, utility line, drainage channel, or other similar uses.

Pyramidal Roof

A pyramid-shaped roof with four sides of equal slope and shape.

Quoins

Large or rusticated stone blocks at the corners of a masonry building.

Rafter

One of a series of structural members spanning from the ridge of the roof to the eaves, providing support for the covering of a roof.

Reconstruction

The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Repointing

The act of repairing the joints of brickwork, masonry, etc., with mortar or cement.

Rusticated

Masonry left with a rough outer surface and wide joints that emphasize the edges of each block.

Sash

A window made of one or more movable panels or "sashes" that form a frame to hold panes of glass, which are often separated from other panes (or "lites") by narrow muntins.

Scale

The size and proportion of a building as distinguished from its substance or material.

Screening

Open spaces, landscaped areas, fences, walls, or any combination thereof, used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

Secondary Façade

That portion or portions of a wall of any permanent structure that is not considered a primary façade.

Glossary | Terms Defined

Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties are intended to promote responsible preservation practices that help protect historic and cultural resources. The Standards are neither technical nor prescriptive, but once a treatment is selected, they provide philosophical consistency to the work. The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction.

Setback

The open space between the property line of the lot and the nearest projection of a structure.

Shed Roof

A roof containing only one sloping plane.

Shoring

A general term used in construction to describe the process of supporting a structure in order to prevent collapse so that construction can proceed.

Side Light

A vertical window flanking a door.

Side-Gabled Roof

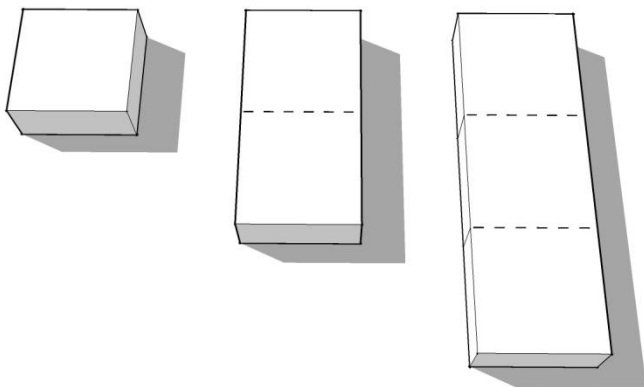
A gable whose face is on one side (or part of one side) of a house, perpendicular to the façade.

Sill

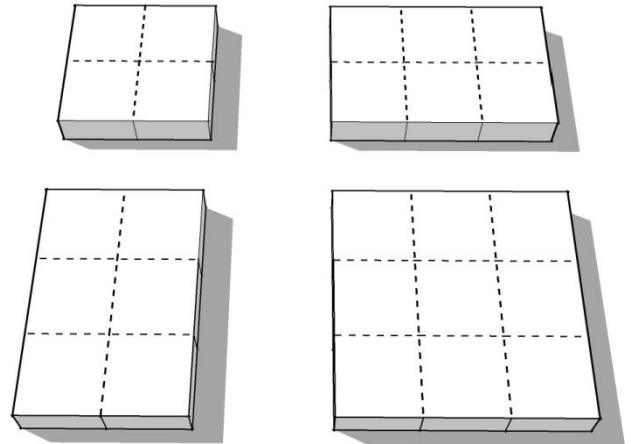
Horizontal member at the bottom of a window or door opening.

Simple Building Plans

Linear Plans: One, Two, and Three Unit Plans



Massed Plans: Two by Two, Three by Two, Two by Three, and Three by Three Unit Plans



Sign, Awning or Canopy

A sign painted on or attached to an awning or canopy. Awning signs are typically applied to the valance portion of the awning. Mounting new signs or letters on historic metal canopies is not recommended.

Sign, Building-Mounted

A sign attached to, painted on, inscribed upon or deriving its major support from a building, including a wall sign, a projecting sign, or an awning sign.

Sign, Freestanding

A sign, supported by one or more columns, uprights or braces, in or upon the ground, but not attached to any building. A sign attached to a flat surface not a part of the building, such as a fence or wall, shall be considered a freestanding sign. A monument sign, as defined below, shall also be considered a freestanding sign.

Sign, Ghost

A hand-painted advertising sign that has been preserved on an exterior building wall for an extended period of time.

Sign, Historic

A historic sign is one that dates to the building or historic district's period of significance or a sign that has gained historic significance in its own right.

Glossary | Terms Defined

Sign, Monument

A ground mounted sign mounted on a contiguous base having at least 90 percent of the sign width and its supporting structure, and not attached to any building. A monument sign listing two or more businesses located on a property or in a shopping center, and which is designed as one sign, shall be considered one monument sign.

Sign, Window

Any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window. A window sign does not include merchandise or models of products or services incorporated in window display.

Soffit

The underside of an overhanging element, such as the eaves of a roof.

Storm Window

A secondary window installed to protect and/or reinforce the main window.

Stucco

Exterior finish material composed of either Portland cement or lime and sand mixed with water.

Subordinate

Of less or secondary importance.

Transom

A horizontal window over a door or window.

Veneer

A thin layer of material, such as wood, brick, or stone, applied to a different material or to a type of construction not ordinarily associated with it, e.g. a facing of brick applied to a frame house.

Vernacular

A category of architecture based on localized needs and construction materials, and reflecting local traditions. Vernacular architecture tends to evolve over time to reflect the environmental, cultural, technological, and historical context in which it exists.

Window Header

A support found on the upper portion of the window casing that is generally at least twice as thick as the

framing component of the window and found around the opening. The header will span horizontally across the top of the window casing, offering added support that prevents the full weight of the wall from resting on the window casing itself.

Wing Wall

A portion of the front façade extending past the side façade, often sloping down from the eaves to the ground at an angle; a subordinate wall, one end of which is built against an abutment.

Xeric Landscaping (Xeriscape)

A type of landscaping that conserves water and protects the environment by using site appropriate plants, an efficient watering system, proper planning and design, soil analysis, practical use of turf, the use of mulches and proper maintenance. Xeric landscaping does not refer to the use of cactus and/or rock gardens in a landscape design.

Applicant's Submission for
Proposed Greenlawn Historic District
November 2, 2017

Greenlawn Estates

Greenlawn Estates was originally platted in 1922 by Don Yates. Greenlawn Estates consists of two streets, Greenlawn, and Sherwood. This is an area of large parcels, having been platted with two lot sizes, 102' x 405' (.95 acres), and 102' x 304' (.71 acres). In 1927, Mr. Yates sold the development, along with the first home built in 1922, to Mr. Otto Klaus, a homebuilder of German decent who had built homes in other areas of San Antonio.

Mr. Klaus enlisted the marketing services of the Miller-Darrough Company, a very exclusive real estate firm, and in 1927, with the establishment of an onsite sales office, the marketing campaign for Greenlawn Estates was officially launched and opened to the public.

Greenlawn Estates was a unique development for its time, billed as "Country Estates with City Improvements". Advertised as, "98 Superb Country Homesites – Fifteen Minutes from Houston St. – High on the Sloping Hillside Overlooking the City and Magnificent Distances to the North and East". The lots were described as, "Four to Six Times the Area of City Lots", with "City Water & Gas, City Electricity, Telephones, and Paved Drives". The ads read, "Combining the charm and luxury of living in the country with all the advantages and conveniences a city dweller enjoys".

Later that year, in 1927, Otto Klaus completed construction of his first home in Greenlawn Estates. It debuted as a "New Klaus Creation in a New Location". Otto Klaus's moto was "Homes That Satisfy", and this new home was one advertised to do just that. The ad read, "A permanent rock home of six rooms on a solid concrete foundation".

Since the construction of that first Klaus home on Greenlawn Dr., currently located at 163 Greenlawn, along with the original homestead home built in 1922, located at 150 Greenlawn, thirty-seven other homes have been constructed. In total, seven homes were built in the 1920's, nine in the 1930's, fifteen in the 1940's, six in the 1950's, two in the 1960's, and one new custom home, built of stone and brick, and much in keeping with the older homes, nearing completion.

Greenlawn Estates is truly one of San Antonio's first Estate Suburban Neighborhoods. Greenlawn is a wonderful display of vintage homes and architectural styles built over several decades. The original developers vision of country-like living still pervades today. Although no longer a suburb, Greenlawn, with its large parcels, old growth pecan and oak trees, rich vegetation, and abundant wildlife species, is a place of country living smack in the city center. It is one of San Antonio's hidden inner-city gems.

City of San Antonio Unified Development Code, Article VI, Division 2**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.**

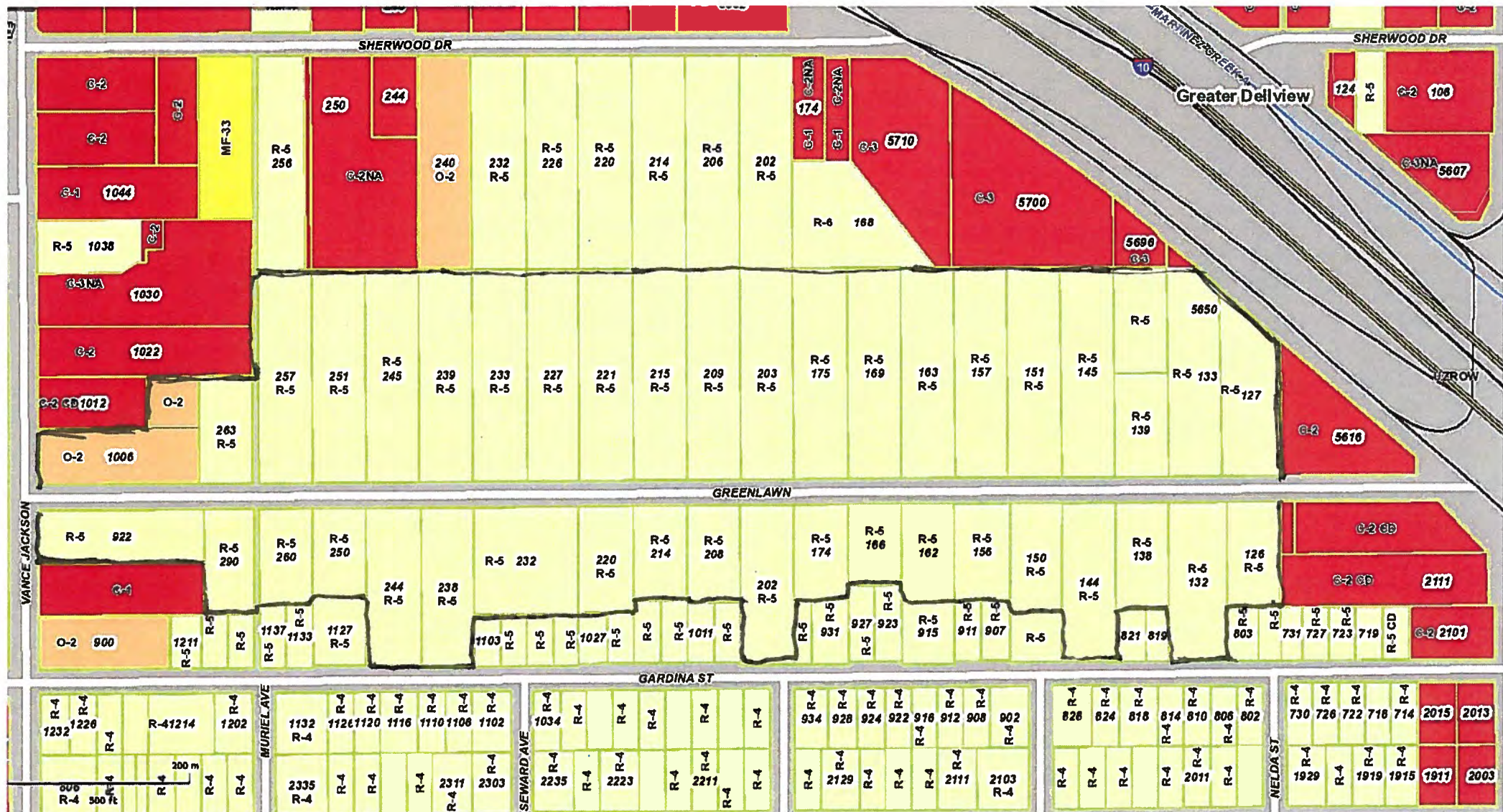
1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;
2. Its location as a site of a significant local, county, state, or national event;
- ✓ 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;
- ✓ 4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced 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;
6. Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures;
7. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- ✓ 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
9. Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;
- ✓ 10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development; *plan*
11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;
12. It is an important example of a particular architectural type or specimen;
13. It 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;

14. It possesses significant archeological value that has produced or is likely to produce data affecting theories of historic or prehistoric interest;
15. It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area; or
16. It is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.

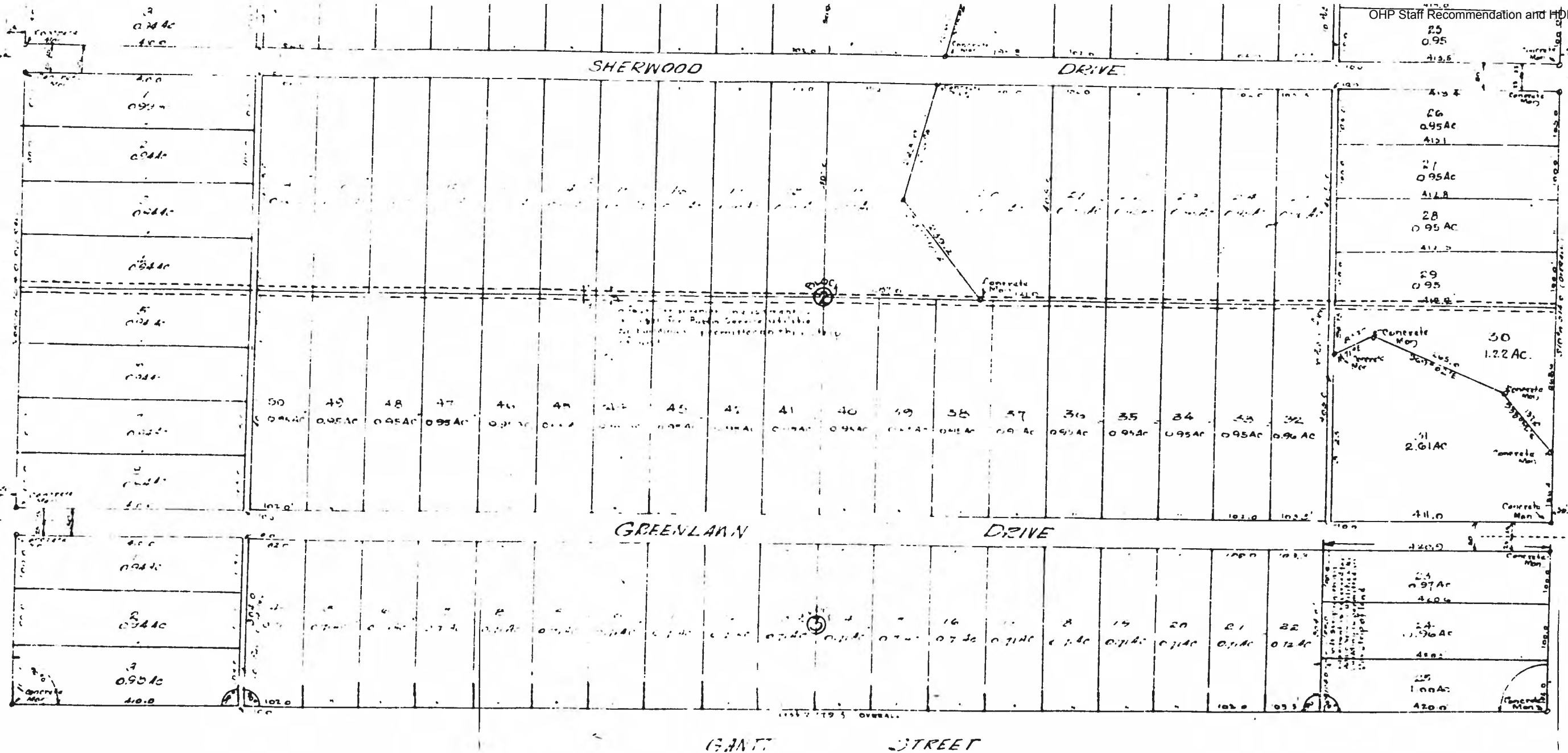
Properties eligible for designation include those listed below:

1. Buildings or places which have come to represent a part of San Antonio's cultural heritage for at least twenty-five (25) years;
2. Architectural curiosities, one-of-a-kind buildings and notable examples of architectural styles and periods or methods of construction, particularly local or regional types and buildings by internationally known architects or master builders and important works by minor ones;
3. Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event;
4. Parks, plazas, bridges, streets, walkways, acequias, vistas and objects that have special cultural, historic or architectural significance, including studios of artists, writers or musicians during years of significant activity;
5. Institutions that provide evidence of the cultural history of San Antonio (churches, universities, art centers, theaters and entertainment halls) as well as stores, businesses and other properties that provide a physical record of the experience of particular ethnic groups;
6. Markets and commercial structures or blocks which are important to the cultural life of San Antonio and groups of buildings, structures and/or sites representative of, or associated with particular social, ethnic or economic groups during a particular period;
7. Archaeological sites of cultural importance to local people or social or ethnic groups, such as locations of important events in their history, historic or prehistoric cemeteries, battlefields or shrines;
8. Buildings that physically and spatially comprise a specific historical or architectural environment or clusters of historically, architecturally, or culturally related buildings that represent the standards and tastes of a specific segment of a community or neighborhood;
9. Unrelated structures that represent a historical or cultural progression or various styles and functions, or cohesive townscapes or streetscapes that possess an identity of place;
10. Objects such as fountains, clocks, markers, sculpture, bridges, and acequias which are important to the historical and cultural life of the city and related to a specific location; or
11. Walkways, setbacks, open grass or landscaped areas along the San Antonio River, including special vistas associated throughout city development patterns in and near plazas, parks and riverbanks.

(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10)



DAVIS-DUNSTON ROAD



See Drawing
at photo

See Drawing
at photo

State of Texas

I, **DON YATES**, of the County of **Brewster**, State of **Texas**, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears in my office, and that the same is a true and correct copy of the original of the same as the same appears in my office, and that the same is a true and correct copy of the original of the same as the same appears in my office.

Witness my hand and seal this 20th day of May, 1927.

Don Yates

Subscribed and sworn to before me this 20th day of May, 1927, at **Greenlawn**, Texas.

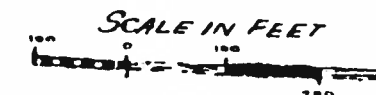
Notary Public

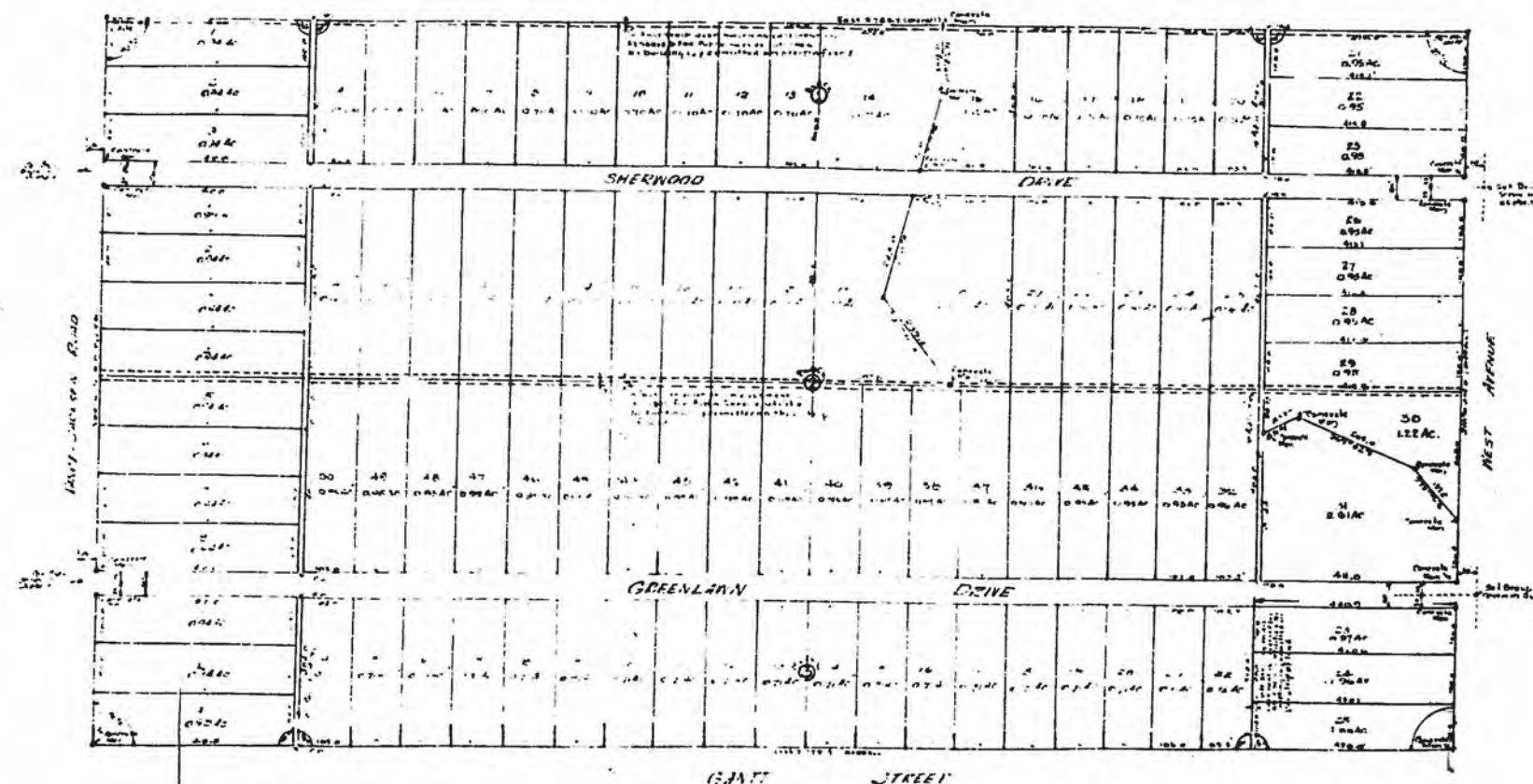
Henry G. Brown
Notary Public - Greenlawn, Texas

GREENLAWN ESTAT

BEING A SUBDIVISION OF ORIGINAL CITY LOT 3, RANGE
SAN ANTONIO, TEXAS

DON YATES, OWNER



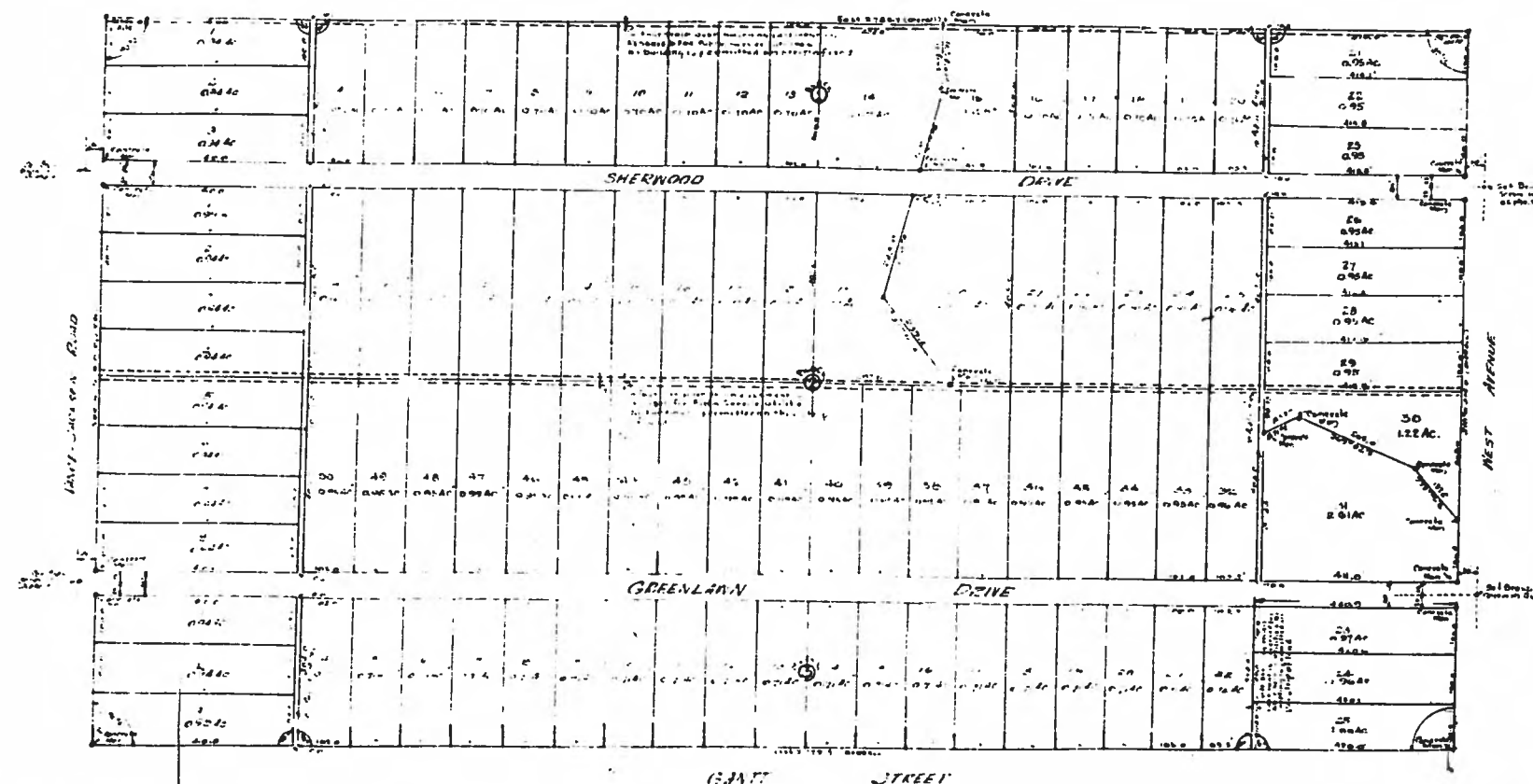


Notes:
 1. The area shown on this plat is the same as the area shown on the plat of the Greenlawn Estates, San Antonio, Texas, recorded in the Public Records of San Antonio, Texas, Book 10, Page 100.
 2. The area shown on this plat is the same as the area shown on the plat of the Greenlawn Estates, San Antonio, Texas, recorded in the Public Records of San Antonio, Texas, Book 10, Page 100.
 3. The area shown on this plat is the same as the area shown on the plat of the Greenlawn Estates, San Antonio, Texas, recorded in the Public Records of San Antonio, Texas, Book 10, Page 100.

State of Texas
 County of Bexar
 I, the undersigned, being a duly qualified surveyor of land and a resident of the State of Texas, do hereby certify that the foregoing is a true and correct copy of the plat of the Greenlawn Estates, San Antonio, Texas, as the same appears from the records of the County Clerk of Bexar County, Texas.
 Witness my hand and seal of office this 10th day of May, 1927.
 J. M. Allen
 Surveyor General

GREENLAWN ESTATES
 BEING A SUBDIVISION OF ORIGINAL CITY LOTS, RANGES, DISTRICTS
 SAN ANTONIO, TEXAS
DON YATES, OWNER
 SCALE IN FEET
 1" = 100'

Filed for record at 10:11 A.M. May 10, 1927, in the Public Records of San Antonio, Texas, Book 10, Page 100.
 County Clerk Bexar County, Texas
 By Clifford Lee, Clerk



Don Yates, Owner
 Greenlawn Estates
 San Antonio, Texas

Don Yates, Owner
 Greenlawn Estates
 San Antonio, Texas

GREENLAWN ESTATES
 BEING A SUBDIVISION OF ORIGINAL CITY LOTS, RANGES, DISTRICT 5
 SAN ANTONIO, TEXAS
DON YATES, OWNER
 SCALE IN FEET

Filed for record at 10:11 A.M. 1927 of 10:11 A.M. 1927
 Recorded at 10:11 A.M. 1927 of 10:11 A.M. 1927
 Just Court
 County Clerk, San Antonio, Texas
 By [Signature]

No. 235420

Southwestern Development Company,

Warranty Deed

R.M. Chambers,

The State of Texas:
County of Bexar:

Know All Men By These Presents: That the Southwestern Development

Company, a private Corporation duly incorporated under and by virtue of the laws of the State of Texas, and having its principal office in San Antonio, of the County of Bexar State of Texas, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to it in hand paid by R.M. Chambers, the receipt of which is hereby acknowledged and confessed. Have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the said R.M. Chambers, of the County of Ottawa, State of Oklahoma, all that certain real estate described as follows, to-wit: Lot Number eight (8) Block 69 New City Block 2764, Lot Number Eighteen (18) Block 77, New City Block 2772 Lot Number Nine (9) Block Number 71, New City Block 2765, and lots eleven and twelve (11; & (12) in Block 71 New City Block 2766, all in the City of San Antonio, Bexar County, Texas, in what is known as Keystone Park Subdivision. 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 R.M. Chambers, his heirs and assigns forever, and the Southwestern Development Company does hereby warrant and forever defend all and singular the said premises unto the said R.M. Chambers, his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof. In witness whereof, the Southwestern Development Company aforesaid have caused these presents to be signed by T.E. Martin its, president, thereunto duly authorized and its common seal hereunto affixed: this 28th day of March A.D. 1928.

Seal

Southwestern Development Company, Inc.
By T.E. Martin, its President.

Attest: W.H. Gaines, Sec. & Treas.

State of Texas:
County of Nueces:

Before me the undersigned authority in and for Nueces County, Texas, on this day personally appeared T.E. Martin known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of the Southwestern Development Company of San Antonio, Bexar County, Texas, and as the president thereof, and for the purposes and consideration therein expressed. Given under my hand and seal of office, this 28th day of March A.D. 1928.

Seal

Gullen W. Briggs, Notary Public
Nueces County, Texas.

Filed for record Apr. 3, 1928, at 12:19 o'clock P.M.
Recorded April 13, 1928, at 11:30 o'clock A.M.
Jack R. Burke Co. Jk. Bex. Co. Tex.
By Chas. J. Rosenmann, Deputy.

No. 235423

Don Yates,

Don Yates

State of Texas:
County of Bexar:Warranty Deed V/L
Trans of V/LOtto Klaus
Wimer Richardson & Co.

Know all Men By These Presents: That I, Don Yates of Bexar

County, Texas, for Ten (\$10.00) Dollars cash and other good and valuable considerations to me paid by Otto Klaus receipt of which is hereby acknowledged and the execution and delivery by the said Otto Klaus of his eleven certain promissory notes of even date herewith, payable to Wimer-Richardson and Company or order, at its office in San Antonio, Texas, Notes Nos. 1 to 9 inclusive being in the sum of One Thousand (\$1000.00) Dollars each and Note No. 10 being in the sum of Five Thousand (\$5000.00) Dollars maturing respectively on or before 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 years after their date and bearing interest at the rate of seven per cent per annum from date until maturity, payable semi-annually evidenced by such notes thereto attached and hereinafter described said eleven notes providing for interest

288

on past due principal and interest at the rate of ten per cent per annum, for the usual collection fees of ten per cent and for acceleration of maturity in the contingencies therein specified and reciting that their payment is originally secured by the vendor's lien retained in this warranty deed and additionally secured by the terms of a deed of trust of even date herewith from Otto Klaus to Graham Dowdell Trustee for benefit of payee also one hundred and ten interest coupon notes all dated March 29, 1928, payable to Wizer-Richardson and Company or order at its office in San Antonio, Texas, bearing interest from maturity at the rate of ten per cent per annum and providing for the usual collection fees of ten per cent, ninety of which are in the sum of Thirty-five (\$35.00) Dollars each and twenty in the sum of One hundred Seventy-five (\$175.00) Dollars each attached to said principal notes numbered 1 to 10 as follows:

2 \$35.00 coupons to Note #1

4 \$35.00 coupons to Note #2

6 \$35.00 coupons to Note #3

8 \$35.00 coupons to Note #4

10 \$35.00 coupons to Note #5

12 \$35.00 coupons to Note #6

14 \$35.00 coupons to Note #7

16 \$35.00 coupons to Note #8

18 \$35.00 coupons to Note #9 and

20 \$175.00 coupons to Note #10, one interest coupon attached

to each of said principal notes Nos. 1 to 10 falling due six months after its date and one attached to each of said principal notes Nos. 1 to 10 falling due every six months thereafter until all are matured Note #11 in the sum of Nine Hundred Fifty (\$950.00) Dollars being a semiannual installment note bearing interest on each installment thereof from date of its maturity until paid at the rate of ten per cent per annum, said installments being payable as follows:

\$70.00 on September 29, 1928, and \$70.00 on March 29, 1929.

\$65.00 on September 29, 1929, and \$65.00 on March 29, 1930.

\$60.00 on September 29, 1930, and \$60.00 on March 29, 1931.

\$55.00 on September 29, 1931, and \$55.00 on March 29, 1932.

\$50.00 on September 29, 1932, and \$50.00 on March 29, 1933.

\$45.00 on September 29, 1933, and \$45.00 on March 29, 1934.

\$40.00 on September 29, 1934, and \$40.00 on March 29, 1935.

\$35.00 on September 29, 1935, and \$35.00 on March 29, 1936.

\$30.00 on September 29, 1936, and \$30.00 on March 29, 1937.

\$25.00 on September 29, 1937, and \$25.00 on March 29, 1938.

all of said principal and interest notes being signed by Otto Klaus have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the said Otto Klaus of Bexar County, Texas, all that real property described as follows, to-wit:

Lying and being situated in Bexar County, Texas, and being Lot Eighteen (18) in Block Three (3) in Greenlawn Estates, facing North Greenlawn Drive, according to map or plat of said Greenlawn Estates recorded in Vol. 642 page 345 of Map and Plat Records of Bexar County, Texas, here referred to. 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 Otto Klaus and unto his heirs and assigns forever Subject however, to the following building and occupancy restrictions:

That the above described property shall not be sold, rented or occupied by any other person, or members of the Caucasian race, except that such other person may occupy

289

290

the/ as the employee of the owner.

2. That the above lot or lots shall not be used for keeping or treating for profit, persons afflicted with tuberculosis or contagious or infectious diseases.

3. That no residence shall be erected on said lots costing less than \$4,500.00.

4. That any residence erected on the site hereby conveyed shall face Greenlawn Drive, and shall be erected not less than seventy-five feet back of front property line.

5. That no business structure shall be erected on the above described property.

6. That this and all other sites are restricted to one dwelling on each site.

That the above covenants shall be binding upon the Grantee herein, his heirs and assigns, for a term of fifteen years and upon failure to keep and abide by any of the above covenants, the above described property shall revert to the Grantor or his heirs subject however to any mortgage or liens held by any party or parties not a party to the violation of said covenants and I, the said Don Yates do hereby bind myself my heirs executors and administrators to warrant and forever defend the above described premises unto the said Otto Klens and unto his heirs and assigns against any and all persons whatsoever 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 real property, premises and improvements until the above described notes and all interest thereon are fully paid according to their face and tenor effect and reading when this deed shall become absolute. The purchaser of the above described real property agrees to pay all 1923 taxes and all subsequent taxes as they become due and payable and before delinquency and likewise binds and obligates himself to keep the improvements on said real estate insured in a sum not less than Thirteen Thousand (\$13,000.00) Dollars as provided for in the deed of trust given as additional security for the payment of the above described notes. For and in consideration of the advancement in cash by Wimer-Richardson, and Company, a corporation domiciled in San Antonio Bexar County, Texas, of that portion of the purchase price of the hereinabove described real property as is evidenced by the eleven principal notes hereinabove described, I, Don Yates do hereby bargain, sell, transfer and assign unto the said Wimer-Richardson and Company the vendor's lien hereinabove retained to secure the payment of the principal and interest notes above described, together with the superior rights, titles, liens remedies and equities remaining in me by reason of being the vendor' in this deed of conveyance.

Witness my signature in San Antonio, Texas, on this 29th day of March A.D. 1923.

Don Yates,

State of Texas:
County of Bexar:

Before me the undersigned authority on this day personally appeared Don Yates, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office, this 29th day of March A.D. 1923.

Seal

Hollis H. Hunter, Notary Public in and for Bexar
County, Texas.

Filed for record Apr. 3, 1923, at 12:59 o'clock P.M.
Recorded Apr. 13, 1923, at 1:20 o'clock P.M.
Jack R. Burke Co. Clk. Bex. Co. Tex.
By Chas. Grossmann, Deputy.

Copy of Resolution

No. 235443
Fox Investment Co.,

Charles Eidelberg,

Resolution passed at a meeting of the Board of Directors of the Fox Investment Company, duly called, and held at the company's office in San Antonio, Texas, March 20th, 1923.

Upon motion, duly seconded the following resolution was unanimously adopted:

Whereas, the president of this corporation has consummated a deal with Charles Eidelberg,

by
Blk
Ind
In
19t
19t
192
not
Ant
fi
Mar
Hid
of I
by t
of t
as t
Atto
I.S.J
true
Inves

See
Filed
Record
Jack
By Ch

No. 23
Alfre
State
County
Texas,

wards
grant,
or per
Lots 1
Block
City

of
dition
ditame
to hav
as a P
assign
Lot 17
amount
(\$1700.

HOMES



READ LIGHT

Classified Ads

nesses of this section of the country. The new offices, which are modern, roomy and comfortable, and have equipment of the latest type, add greatly to efficiency.

Officers re-elected include John R.

OUTDOOR ADS TO BE TOPIC

A special conference on the problem presented by certain types of outdoor advertising will be held as a part of the twenty-first annual convention of the National Association of Real Estate Boards, to meet in Boston, Mass., June 25 to 29. Ward C. Clift, Kansas City, Mo., who will preside at the conference, states that the purpose of calling such a meeting is not to promote any particular plan for controlling outdoor advertising but to pool information on the situation, with a view eventually to eliminating the objectionable type of outdoor advertising which detracts from the attractiveness of residential areas and mars rural scenic beauty. The discussions are to be informal and any realtors interested in the subject are invited to attend the meeting.

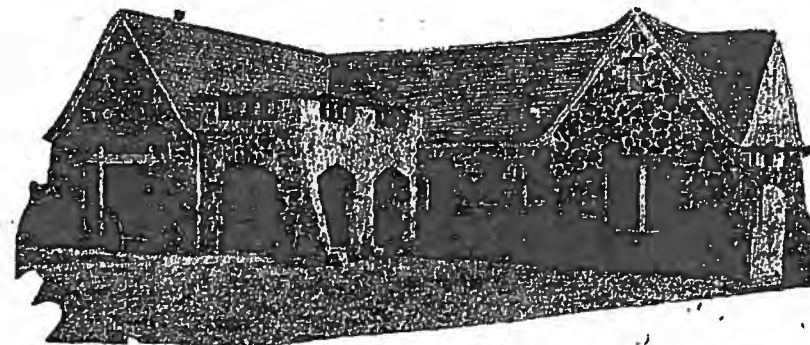
Organizations sending representatives to the conference include: The American Nature association, the General Federation of Women's clubs, the Maine Committee for Restriction of Outdoor Advertising, the American Civic association and the bureau of public roads, of the United States department of agriculture.

S.A. GAINS AS OIL CENTER

A total of 80,000,000 barrels of oil have been shipped out of the San Antonio oil area during the last 10 years, said H. D. Stinson, editor of the Petroleum Reporter, in a speech before the San Antonio Real Estate board last week in which he gave facts and figures to illustrate the extent of the oil industry of this section. Big companies are becoming interested in San Antonio area more than ever before, he said, and today there are from 125 to 150 oil men residing here. South and Southwest Texas offer the best oil production possibilities, mainly because only 15 per cent of the area is classed as impossible for development, he stated.

Lease Building, Plan Business

YOKUM, June 22.—Messrs. W. H. Needlen and H. H. Emerson of Cairo were in Yokum Monday and closed a lease for the Arnold building on Grand avenue and expect to open therein soon a complete poultry and produce business to be conducted under the firm name of Yokum Packing company. These gentlemen are well known business men of this section.



109 Greenlawn Drive

Greenlawn Estates Homes

---Rock and Brick---In Spotlight Today

Large homesites approximating an acre in area give new and added value to these spacious new homes opened to the public today.

Four to Choose From
Six Rooms---Moderately Priced

North and south fronts with wide porches to take the full sweep of the cool southeast breeze—new plan, design and architecture to match the spacious sites on which they are built—deeply set on broad paved drive—finely appointed—popularly priced. Here is something entirely different as your inspection will reveal. Open this Sunday and every afternoon this week. Shown in the evening by appointment.

Only a short fifteen minute drive from Houston Street—northwest and high above the city.

**Drive Out
TODAY**

Drive northwest on Fredericksburg Road to Vance-Jackson Road then five blocks north to beautiful Greenlawn Drive where homes are open every day this week.

Miller-Darrough Company

204 Maverick Building

Crockett 8172

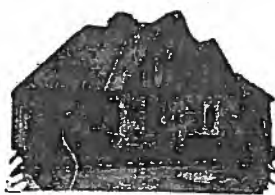
Field Office: Woodlawn 1029

3A Light 6/23/1929

REAL ESTATE REAL ESTATE REAL ESTATE REAL ESTATE REAL ESTATE REAL ESTATE REAL ESTATE REAL ESTATE
REAL ESTATE—FOR SALE— REAL ESTATE—FOR SALE— REAL ESTATE—FOR SALE— REAL ESTATE—FOR SALE— REAL ESTATE—FOR SALE— REAL ESTATE—FOR SALE— REAL ESTATE—FOR SALE— REAL ESTATE—FOR SALE—

See the First Klaus Home on Greenlawn Drive in Greenlawn Estates

DRIVE OUT FREDERICKSBURG ROAD TO VANCE-JACKSON ROAD, THEN FOLLOW THE SIGNS



This Latest
Klaus Creation
IN
Greenlawn
Estates

Completely
Furnished

By

Eagle Furniture Co.

Just One Price

127 Soledad St.—118 Main Ave.

AMPICO

furnished by

WALTHALL MUSIC CO.

Landscaping

Around
This
Permanent
Home
BY



SAN ANTONIO NURSERY

Fredericksburg Road

Woodlawn 3633



Millwork
Used
In
This Klaus
Home
Furnished by

SAN ANTONIO PLANING MILL

624 Austin St.

Crockett 770



All
Paint Work
On
This Klaus
Home

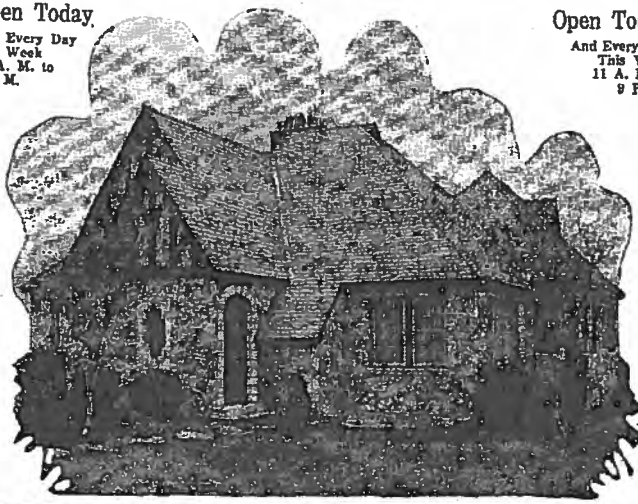
DONE BY

CHARLES HARTMAN

A NEW KLAUS CREATION
IN A NEW LOCATION

GREENLAWN ESTATES

Open Today
And Every Day
This Week
11 A. M. to
9 P. M.



Open Today
And Every Day
This Week
11 A. M. to
9 P. M.

The First Greenlawn Estates Home!

A permanent rock home of six rooms on solid concrete foundation. Large living room with fireplace, high beamed ceiling and beautifully finished with hard paneled electric light fixtures. Large dining room, three bedrooms all with excellent storage, extra large kitchen; hardwood floors throughout; two baths, and many other features so essential to the comfort and comfort of your permanent home. An extra large lot, beautifully landscaped, add to the beauty of the home.

This, the first home in Greenlawn Estates, is typical of the permanent homes built by Klaus to other sections of the city and is the first of a series of homes being planned for Greenlawn Drive by Klaus.

The Klaus policy of offering the public more for their money in a thoroughly constructed, permanent, satisfying home was strictly adhered to in this home, and an inspection of it will quickly show you that these three main details have been strictly carried out. The price of this Klaus home, as usual, is reasonable and can be arranged.

BEAUTIFULLY FURNISHED BY EAGLE FURNITURE CO.
ANTHROPICALLY DRAFTED BY J. R. MITCHELL
AMPICO FURNISHED BY WALTHALL

OTTO KLAUS

"HOMES THAT SATISFY"

Crockett 981

326 Medical Arts Bldg.

THE MILLER-DARROUGH COMPANY

Joins Otto Klaus in Inviting You to Visit the New Klaus Home in



Greenlawn Estates

Always a builder of fine homes, this one even excels the other fine ones he has built, a splendid tribute to Greenlawn Estates which furnishes ideal surroundings and environment for a home of this type.

Drive out and see it today and while inspecting the home, consider the opportunity you have to establish yourself in a choice location where surroundings and environment are ideal.

Office on Vance-Jackson Road, four tenths of a mile North from the Fredericksburg Road. Phone Woodlawn 1029.



Tile
Work
On All
Klaus
Permanent
Homes
BY

F. REDONDO & CO.

TILE-MARBLE

1135 North Flores Street

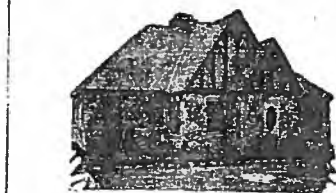


The
Plaster
Work
In this
Permanent
Home
BY

CHRIS B. CHRISTIANS

Travis 1200 318 Blum Street

Travis 5885



GOOD HOMES

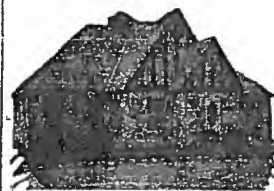
Naturally Require
Good Materials

We furnished all lumber in this
and other Klaus Homes

Karren-Tobias Lumber Co.

1919 S. Flores St.

Cr. 1869



Beautiful
Plumbing
Fixtures
In
This Beautiful
Home
Furnished
By

A. SACKS & CO.

624 Main Avenue

Travis 5146

Electrical
Fixtures

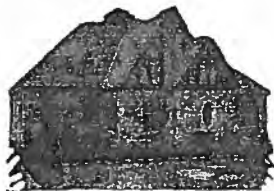
—of the
Latest Design
Furnished in
This Home
By



THEO. VOSS

101 Columbus Street

Cr. 1463



The
Stone
Work
On All
Klaus
Homes
BY

—DONE BY—

NIC VILLAREAL



Concrete
Work
ON
All Klaus
Homes
Done by

DAVE LEHR, INC.

301 Grando Street

Woodlawn 501

very active in civic affairs and is now president of the San Antonio Real Estate Board and a director of the Chamber of Commerce.

Buchek has been associated with Fite for the last four years. Prior to that time he served as examiner for the State Banking Department. In traveling over the State he was particularly impressed with the development in San Antonio and trade territory and decided to cast his lot in the Alamo City. His first connection here was with the Commercial Loan and Trust Company as secretary-treasurer, where he gained a very valuable knowledge of home financing. He left the Commercial Loan and Trust Company to accept a position with the Fite Company, taking charge of their home financing and constructions, which built an average of 200 homes each year.

Parkmoor Chief Project.

Parkmoor Place, which will be the site of the greatest activity of the new corporation, is already well known to San Antonians, development of this property having been started approximately one year ago. The first unit on Lynwood Avenue was opened with 28 complete homes, and sold out in the record time of approximately 60 days.

Buchek spent much time in designing a very distinctive type of moderate-priced homes of five rooms, breakfast nook and bath for this first unit. There are no two homes alike in any of the units of Parkmoor Place.

In surveying the building needs of the city in 1926 Fite and Buchek decided that there was a demand for a high-class, medium-sized home in the Woodlawn district that could be sold for between \$5,000 and \$6,000. In seeking a suitable site for this type of development they were attracted by the possibilities of a wonderful ridge just east of the Fredericksburg

many homes have been built in the third unit. The 1928 program for the development of Parkmoor Place calls for the erection of 75 homes.

Retired Doctor To Build Home In Greenlawn

Dr. J. B. Kilgore, retired physician and surgeon, who formerly practiced in Mexico, this week purchased a home site in Greenlawn Estates from the Miller-Darrough Company, and has contracted with the American Building Company for a 10-room home, construction of which is to begin immediately. The home-site selected has a 102-foot frontage on Sherwood Drive and is 400 feet deep, approximately an acre of ground on a southeast slope.

The new home will be a two-story stucco of a modified French type. The dwelling, set back 75 feet from the drive, will be 60 feet in width and 53 feet deep, providing ample space for eight rooms, two baths and a patio downstairs and two rooms and a hall-way upstairs. To enter the home from the front it will be necessary to pass through the large patio, 10x24 feet, to gain the living room, which is separated from a glazed and enclosed porch by a fireplace.

All bedrooms and the kitchen have three exposures to insure coolness in summer and unusual ventilation.

The home will cost approximately \$18,000. Drinkard B. Milner is the architect.

TUBERCULOSIS CLINIC

Officers of New Building Firm



activities heretofore handled by the construction department of L. E. Fite & Co. The Fite company will now engage exclusively in the development of subdivision properties. Offices of the new corporation are with the Fite company, at Travis and North Flores streets, in the Robert E. Lee Hotel. Buchek has been with the Fite company for four years.

STORES FOR EDINBURG.

A one-story store building, costing approximately \$12,000, is to be built in Edinburg for Mrs. Bertha Lawrence of that city. Robert I. Vogler of Edinburg, is the architect.

SCHOOL BOND ELECTION.

An election is to be held in San Angelo on February 27 to vote on a \$350,000 school bond issue. Phelps & Deween of San Antonio have been named as architects.

SAN SABA, Tex., Feb. 4.—Mrs. John H. Martin has in course of construction a brick business building which will be occupied by a local cafe. J. W. McConnell & Sons have let the contract for a two-story brick building, 37x82 feet. This building adjoins the San Saba Hotel. The lower story will be occupied by a Chrysler agency with Robert Timberland as manager. The upper story will be occupied as offices.

It pays to consult a REALTOR

a member of the
SAN ANTONIO REAL ESTATE BOARD



SECURE Your Home Through the SECURITY PLAN

IF HOME, SWEET HOME appeals to you, then you can make those beautiful words a reality!

You CAN have a home, sweet home of your own, if you so desire!

The Security will lend you the money with

Telephone
Woodlawn 3939

Office Open on G

Winter

I am
buying fu-
rnnities of
poses. In
buy entire
After
acres, off-
ing which
Locati
rizo Sprin
Winterhav
opment in
Four
producing
Soil
the very b
If int
For refere
ble who h

SA Express 215/1928

Medina County Irrigation District No. 1 was formed under the irrigation district laws of Texas, and all of the company's lands are included in this district. The irrigation district has issued \$2500 of 6 per cent bonds, in order to acquire ownership of the irrigation system. The bond indebtedness will be completely paid off in 40 years, at which time the irrigation district controlled by the Medina valley land owners, will own the system clear of debt.

There is no unproductive period in the Medina valley. Every month is a harvest month for some field crop, fruit or vegetable in this sunny southland climate—and a good many of these products are grown and marketed at a time when much of the country is covered with ice and snow. Two, three and four crops can be taken from the same land under irrigation, and soil fertility retained by proper diversification.

BEST OF SOILS.

E. J. Kyle, dean of school of agriculture and professor of horticulture at Texas and J. O. Morgan, professor of agronomy, agricultural and mechanical college of Texas, carefully went over the entire 40,000 acres of San Antonio Suburban Irrigated Farms and report that the soils belong, in the main, to two soil series, the Houston and the Webb. Included in the Houston series, they found Houston clay, Houston clay loam and Houston fine sandy loam. The Webb series is characterized by brown to reddish brown soils resting on somewhat redder sub-soils of heavier texture.

In their report these gentlemen say: "These soils are admirably adapted to the production of a great variety of crops, including cotton, corn, alfalfa, sweet clover, cowpeas, soybeans, sweet sorghum, grain sorghum, sugar cane, broom corn, oats, barley, sudan grass, rhodes grass, sweet potatoes, peppers, asparagus, tomatoes, egg plants, beans, onions, lettuce, spinach, carrots, beets, radishes, okra, cabbage, and turnips." They also found that certain varieties of peaches, pears and grapes will do well on these soils, and that the plum is particularly well adapted to the Medina farms.

Southwest Texas is the native home of the pecan. There are certain kinds which when planted on the deep, fertile, well drained land in the valley,

by Etheridge Brothers, realtors, Broadway, according to Tom H. Etheridge Jr. The new department will do a general real estate loan business.

Mr. Massey is back in San Antonio after a year in Houston with the Stewart Title Guaranty company. He has been in the real estate or allied industries for several years. Mr. Massey attended Brackenridge high school and the Texas university.

NEW ESTATES ARE OPENED

(Continued From Page One.)

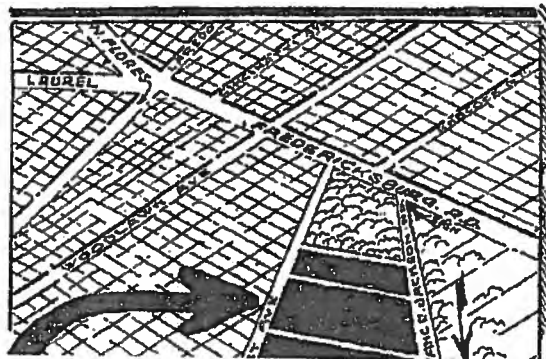
West avenue also has been made, the developers of this addition state.

The subdivision is one of the first in San Antonio offering large sites with improvements outside of the city limits. Each site has a paved highway, lights, gas, telephone and water, in addition to water plugs on the streets for fire protection.

Otto Klaus, well known San Antonio home builder, has started the first house in a large campaign to be conducted on Greenlawn drive in this addition. The home is of stone, concrete and frame construction and is costing \$15,000. A number of other structures of similar size and design are planned for the future, he states. Mr. Klaus entered this subdivision with his campaign about fifteen days before its formal opening and hopes to have the first home completed and open for inspection within a few weeks.

Vance-Jackson road property is commanding high prices with some sites selling as high as \$5000 an acre. A deal recently closed by Don Yates for five acres brought this figure. The Yates property is located three-fourths of a mile farther from the city than Greenlawn Estates. A number of other deals have been reported in this section of the city.

98 Superb Country Homesites—Fifteen Minutes From Houston St.—High on the Sloping Hillside Overlooking the City and Magnificent Distances to the North and East.



How to Go:

Follow the Fredericksburg Road and turn right at the Vance-Jackson Road. Greenlawn Estates are located just 4-10 of a mile north of the Fredericksburg Road. Large signs

burg Road way. GR mile north gracefully posite bou

IMPF
LAWN E
from large
tricity an
In fact, th
comforts

ELEV
point in C
higher th
the Frede
Vance-Ja
on the we
offering i
the city a
North an

RES'
are amon
tonio's n
Vance-Ja
in keepin
urban vi
as to def



**MAXIMUM
EARNING**
—
AVAILABILITY



HON. A. W. MELLON

Secretary A. W. Mellon Endorses
Building and Loan
Secretary of the Treasury A. W. Mellon, an acknowledged authority on economics and finance, pays a great tribute to BUILDING AND LOAN in a message to the people of the United States, from which is excerpted the following:

"Building and Loan Associations, in countless instances, have made ownership of homes possible, and in so doing, have rendered invaluable aid in the campaign which the government is conducting to promote thrift and encourage the sound investment of funds."
The two-fold purpose of this Association is to inculcate habits of THRIFT, and to lend money to worthy people to acquire HOMES.

Obey That Good Impulse and Start Now

16 2-3c per day, \$1.25 per week or \$5.00 per month buys \$1,000
28 1-2c per day, \$2.50 per week or \$10.00 per month buys \$2,000
36 2-3c per day, \$5.00 per week or \$20.00 per month buys \$4,000
38 1-2c per day, \$7.50 per week or \$30.00 per month buys \$6,000
\$1.00 28 per day, \$12.50 per week or \$50.00 per month buys \$10,000
5% Dividends, Compounded Semi-Annually

UNDER STATE
SUPERVISION
RESOURCES
\$3,795,000
LARGEST IN
SAN ANTONIO

San Antonio Building & Loan Ass'n,
Builders Exchange Bldg.,
San Antonio.
Without obligation on my part please
send complete information on your plans
of investment.
To

**SAN ANTONIO
BUILDING & LOAN ASSN**
BUILDERS EXCHANGE BLDG.

WHERE DOLLARS GROW



Joske's
54th Anniversary
Sale
GREATER THAN
EVER

BEGINS WEDNESDAY!

**Celebrating the Founding
of Our Business in 1873**

—and showing with savings our appreciation of the public's support during our 54 years in San Antonio.

advertising service, which is known as "Store Analysis," is being offered to San Antonio merchants by Mrs. Marie A. Wathen. She has opened offices at 413 Astor building.

Mrs. Wathen announces that this work includes everything from buying stocks, merchandising, advertising, mailing, training the sales force.

Mrs. Wathen has returned from the east where she spent two years carrying on the same work in New York and New York stores. She also did this work in the large and small stores of other cities in that section.

NEW SERVICE.

She now counsels with Apex Traffic & Co. New York City, recognized as one of the leaders in store service. Store analysts in the North and West are watching with interest the launching of the newer form of service in the Southwest because it has never been tried here before.

The stylist, she explained, is one of the most important tie-ups in a modern store between buying and advertising. Many of the larger stores here use or have such experts on their staff regularly, who work with the style features of the merchandise offered for sale and present them to the public, either through advertising or through the sales people.

EMPLOY STYLIST.

In illustration of this point, Mrs. Wathen cited the fact that J. H. Kemmerer & Co. of Newark, N. J., recently added Grace Correll of the Metropolitan Art Museum to their force. Macy's, also of New York, has recently created the position of stylist for the housefurnishings department and have secured an artist of almost equal renown.

She quoted from the proceedings of the convention of the National Retail Dry Goods Men's Association in Washington recently wherein the statement was made that style is responsible for the sale of three-fourths of the merchandise sold by retail merchants of the United States today. In recognition of this fact, she declared, merchants today are beginning to pay more and more attention to the style value of their merchandise. The tremendous value of style features, in turn, demands proper merchandising and reasonable sale of merchandise. It demands further that the person selling the merchandise must be acquainted with its style value.

In her work, Mrs. Wathen explained further, she will offer not only the service of a stylist, but merchandising and advertising, store publicity, and store promotion as well. She has direct contact with the East, and is in constant touch with markets and style tendencies in centers there.

LEADER IN INDUSTRY.

Mrs. Wathen for a number of years has been in executive merchandising positions in San Antonio. As far as is known, she was the first woman to be a department store advertising manager in the Southwest, this being when she merchandised the merchandising of the Wolff & Marx Co. She was also store manager for J. J. Stern, Inc., when that store was opened. She has always favored one-price advertising and truthful advertising, and has supported the policy of fashion at a price. Mrs. Wathen also a past president of the San Antonio Advertising Club, and is on the speakers' bureau of the Associated Advertising Clubs of the World. She has appeared as a speaker at a number of conventions of National importance. Lou Holland, past president of the Association Advertising Clubs of the World, asked her to publish a book on her merchandising and advertising views. She says, however, that "It is just one of the things I have never got to yet."

**NEW BUSINESS
IS OPENED**

Gay Cado, formerly secretary-treasurer and on the board of directors of Grattan and Collins Electric company for fifteen years, has entered the electrical business for himself. He invites inspection of the Altman-Cado Electric company's new place of business at 113 South Flores. The company is agent for Apex vacuum cleaners and washing machines. Repair, wiring, fixtures and supplies and appliances of all kinds are featured.

Northwest of the City

**GREENLAWN
ESTATES**

Country Estates with City Improvements

FIFTEEN MINUTES FROM HOUSTON ST.

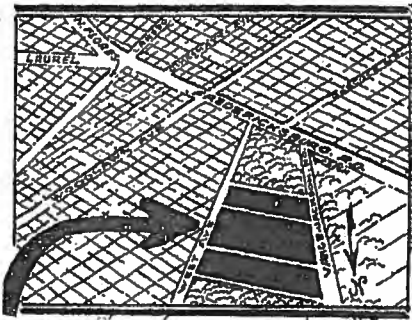
COMBINING the charm and luxury of living in the country with all the advantages and conveniences a city dweller enjoys—GREENLAWN ESTATES are much more than city lots, they are estates in every sense the word implies. Spacious front lawns facing 100 feet or more along paved drives... depths from 300 to 400 feet allowing space for the erection of distinctive, dignified homes amply set apart from one's nearest neighbor... and sufficient area in the rear for the placing of a large orchard or vineyard.

Located on the gentle slope of the hill, each estate enjoys a beautiful vista of the city as well as the charming hills to the North and East.

You'll enjoy driving out through this beautiful home section where many San Antonians are now selecting the sites for their new and interesting homes.

**Four to Six Times
the Area of City
Lots—Beyond and
Overlooking the City**

**With
City Water & Gas
City Electricity
Telephones and
Paved Drives**



Come Out Today

Follow the Fredericksburg Road and turn right at the Vance-Jackson Road. Greenlawn Estates are located just 4-10 of a mile north of the Fredericksburg Road. Large signs will direct you to the property.

Miller-Darrrough Co.

Office on Proderity Woodlawn 1029

San Antonio Light. Oct 9, 1927

new to be constructed in the second unit of Oakmont will be a residence for Robert M. Michael, according to Adams & Brothers, exclusive selling agents for the subdivision. Michael recently bought 100 feet of frontage on the south side of East Stonewood Avenue. Construction on the new home, which will cost approximately \$15,000, probably will be started within the next few months.

Plans are being considered for other new homes to be erected on Oakmont sites recently sold to several prominent San Antonians.

"The new homes that will appear in the second unit of Oakmont will be of the same high character as those already built in the first unit," explained Sterling D. Freeman, "The first unit, owned by Thomas W. MacLennan, was opened for development several years ago. It has been improved with more than \$500,000 worth of attractive dwellings. Among the owners of these homes are H. M. Herndon, P. L. Mann, T. W. MacLennan, J. Neumann, H. A. Thompson and Mrs. A. F. Gilliam. Ray Campbell is building a new residence on Oakmont Court. Others who own sites in the first unit are Glenn C. Alvey, Lytle Gosling and Fred Morris.

"The active development of Oakmont is accounted for by the fact that it has all the qualities of a residence community of the best class—an attractive environment, high elevation, rock foundation, abundant trees, well and strict building and ownership restrictions."

"The second unit, immediately north of the first unit, consists of 17.75 acres, bounded on the west by Bush Avenue and on the north by Hildebrand Avenue. The tract was purchased by Robert M. Smith last January. It has all modern conveniences.

TAPT FIRM EXPANSION

TAPT, Tex., Oct. 15.—Work is progressing on the new building of the Cagle Hardware & Furniture Company. The building has a frontage of 25 feet on Green Avenue and extends a depth of 125 feet to the present store building facing Kirkpatrick Street.

The above is an illustration of the new community center to be built on the entire block facing San Pedro Avenue, Maricopa, Poplar and Warren streets. The building is to be erected by Mrs. Catalina A. McFarland and T. M. Lawrence. This improvement will be a very decided step in the progress of business towards the residential section and the location is considered one of the best in

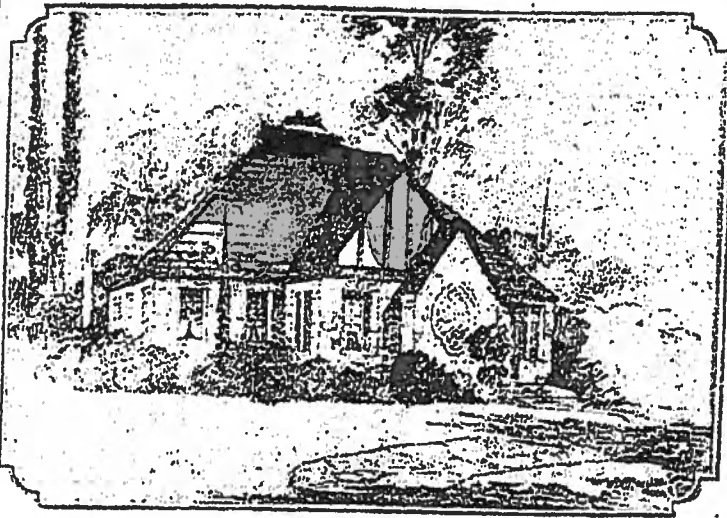
San Antonio for this purpose for which it is intended.

The design and character of the building will be modernized Spanish with some of the detail of Italian character. The materials will be light buff brick and cast stone of a color to harmonize. It will be noticed that the straight canopy had been omitted and in its place each individual display window will be provided with the newer type of lateral rolling can-

vas awning. This type of awning is being very extensively used, after having been thoroughly tested over a period of years under various conditions and serves the double purpose of providing shelter and protection as well as not detracting from the beauty of the building. It is intended to lease the building to various merchants whose business is to form a complete community center with the drug store location at the

corner of San Pedro Avenue, Warren and Maricopa streets. The balance of the frontage, facing San Pedro Avenue and Poplar Street, will be taken up by a grocery, dairy, meat market and a vegetable store, and possibly smaller spaces allotted to dry cleaning and barber shops. The building was designed by Adams and Adams, architects, and construction is expected to start within the next three weeks.

Greenlawn Estates Home



A seven-room rock home of English development, which is located on the marketing this property, announced design is being built in Greenlawn Estates by Otto Klaus. This is the first home in the new residential development, which is located on the corner of West King's Highway.

1,590,000 Bricks in New Office Building Here

Facts concerning the Millam Building, a two-story office structure, which is being built at Travis and Salinas Company, reveal the vast amount of material which goes into a modern building of the kind.

Some of these figures are:

One million five hundred and ninety thousand bricks.

Eight thousand nine hundred and twenty linear feet of air ducts for the operation of the air-conditioning plant.

Three hundred and forty-five thousand linear feet of electrical conduit.

Twenty-one thousand feet of water pipe to supply water throughout the building.

The Millam Building is the first office structure in the world into which has been built a complete air-conditioning plant, supplying fresh, properly tempered air at all times. This system, commonly known as manufacturing weather, will eliminate all necessity of opening windows in the building at any season of the year. The many magnificence created when it is necessary to open windows, such as street noise and passing motorists from the tops of desks, will not exist in the latest addition to San Antonio's office accommodation.

FIRE LOSS DECLINES

America's annual fire loss will probably take a drop for 1927. Records for the first six months show losses 20 per cent lower than for the same period in 1926. If the ratio holds good for the entire year the fire damage, which in 1927 will be out by \$11,000,000. Investment in fire construction, increased use of concrete and similar fireproof materials, improved fire-fighting facilities and greater carelessness. A decrease in 1927 will be the first since 1910, according to National Fire Protection Association figures, which indicate an increasing annual loss from \$220,000,000 during that year to \$500,548,000 in 1926.

plans has eye for inspection. This is a house of particularly luxurious finish and appointment. A notable feature in the center of an attractive patio and a true barrel ceiling in the living room are prominent in this

BUILDING FOR HARLINGEN.

HARLINGEN, Tex., Oct. 15.—In addition to constructing the new Great Theater, owners of the property who are to construct a store or warehouse building in the rear of the theater. It was announced by Chris Damante, owner of the Damante Hotel, and Joe Dault, owners of the property. This will be a brick building 35x75 feet. It will cost \$12,000.

Excavating for a large \$25,000 two-story stucco home is being carried out on Huachuca Avenue, on the brow of the hill in Woodlawn Place, by the Busby company. It will face south and will offer a commanding view of the city.

The Busby company also is com-

ments on the interior finish and drapery treatment of our home in the east, but the home at 1220 Donaldson Avenue will reveal new accomplishments of one organization along these lines," Busby said. "In addition to the craftsmen regularly in our employ, an artist was called in for some special color work in the new blanch-



LEADING BANKER'S DEFINITION OF BUILDING and LOAN

Mr. Frank C. Gross, president of the Gross National Bank, whose business it is to analyze and pass upon all forms of security and who, as a banker, is constantly called upon to advise clients with reference to desirable forms of investment, says:

"The money of many people, as it is accumulated by them, is paid into a Building and Loan Association and in turn loaned to such of these thrifty people as desire to build homes.

"What better example of SELF HELP can there be than the cooperative effort which such an association brings about?"

The two-fold purpose of this association is to inculcate habits of THRIFT; and to lend money to worthy people to acquire HOMES.

Obey That Good Impulse and Start Now!

\$ 3.00 per month (162.3c per day, or \$ 1.25 per week), buys \$ 1,000
\$10.00 per month (331.3c per day, or \$ 2.50 per week), buys \$ 2,000
\$20.00 per month (662.3c per day, or \$ 5.00 per week), buys \$ 4,000
\$30.00 per month (993.3c per day, or \$ 7.50 per week), buys \$ 6,000
\$50.00 per month (1,655.3c per day, or \$12.50 per week), buys \$10,000

5% DIVIDENDS COMPOUNDED SEMI-ANNUALLY

Under State Supervision
Reserves
\$3,795,000
LAURET IN SAN ANTONIO

SAN ANTONIO BUILDING & LOAN ASSN.,
Builders' Exchange Bldg.,
San Antonio.

Without obligation on my part, please send complete information on your plans of investment.

NAME _____
ADDRESS _____
CITY _____

SAN ANTONIO
BUILDING & LOAN ASSN.
BUILDERS EXCHANGE BLDG.

WHERE DOLLARS GROW

7-Room Spanish Type Stucco Home Outstanding Residence in Group on Donaldson Avenue Open Sunday

Busby Building Corporation Has Selection From Which Fall Buyers May Choose.

San Antonio Express 10/16/27

See the First Klaus Home on Greenlawn Drive in Greenlawn Estates
DRIVE OUT FREDERICKSBURG ROAD TO VANCE-JACKSON ROAD, THEN FOLLOW THE SIGNS



This Latest
Klaus Creation

IN

Greenlawn
Estates

Completely
Furnished

By

Eagle Furniture Co.

Just One Price

127 Soledad St.—118 Main Ave.

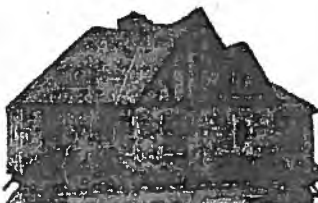
AMPICO

furnished by

WALTHALL MUSIC CO.

Landscaping

Around
This
Permanent
Home

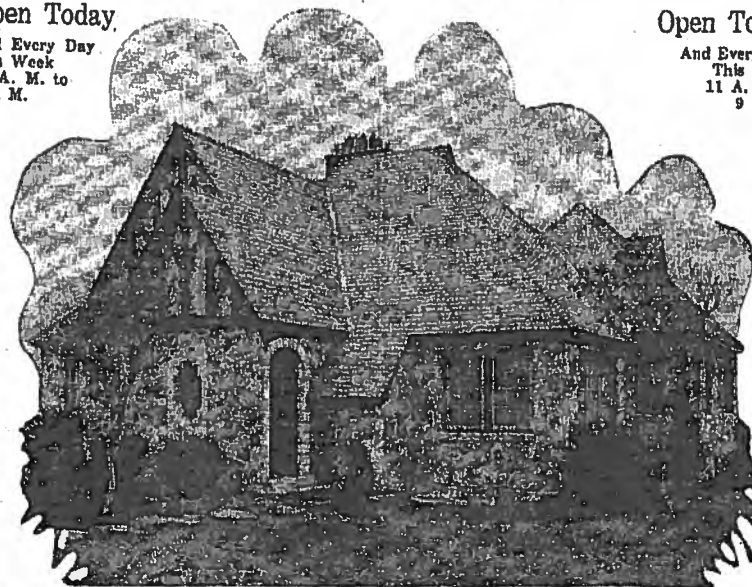


A NEW KLAUS CREATION
IN A NEW LOCATION

GREENLAWN ESTATES

Open Today

And Every Day
This Week
11 A. M. to
9 P. M.



Open Today

And Every Day
This Week
11 A. M. to
9 P. M.

The following firms as-
sisted in the construction
and furnishing of this
beautiful home:

EAGLE FURNITURE CO.

F. S. MITCHELL CO.

Draperies and Gifts

WALTHALL MUSIC CO.

Amplifiers

KARREN-TOBIAS

LUMBER CO.

Lumber and Materials

MYLLER & CATHARTON

Burning Site

A. J. SCHODMAN

Floor Finishing

MINTEL ELECTRIC CO.

Radio Wiring

A. A. NUTTER

Shower

S. E. RADLER

Sheet Metal

The First Greenlawn Estates Home!

A permanent brick home of six rooms on solid concrete foundation. Large living room with fireplace, high beamed ceiling and beautifully finished with hand hammered electric light fixtures. Large dining room, three bedrooms all with southeast exposure; extra large kitchen; hardwood floors throughout; two baths, and many other features so essential to the comfort and comfort of your permanent home. An extra large lot, beautifully landscaped, adds to the beauty of the home. This, the first home in Greenlawn Estates, is typical of the permanent homes built by Klaus in other sections of the city and is the first of a series of homes being planned for Greenlawn Drive by Klaus.

The Klaus policy of offering the public more for their money is a thoroughly constructed, permanent, satisfying home was strictly adhered to in this home, and an inspection of it will quickly show you that these three main details have been strictly carried out. The price of this Klaus home, as usual, is reasonable and convenient terms can be arranged.

BEAUTIFULLY FURNISHED BY EAGLE FURNITURE CO.
ARTISTICALLY DRAPED BY J. S. MITCHELL
AMPICO FURNISHED BY WALTHALL

OTTO KLAUS

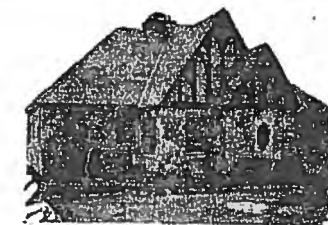
"HOMES THAT SATISFY"

Crockett 981

326 Medical Arts Bldg.

THE MILLER-DARROUGH COMPANY

Joins Otto Klaus in Inviting You to Visit the New Klaus Home in



GOOD HOMES

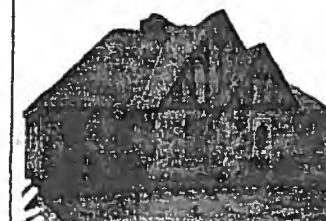
Naturally Require
Good Materials

We furnished all lumber in this
and other Klaus Homes

Karren-Tobias Lumber Co.

1919 S. Flores St.

Cr. 1863



Beautiful
Plumbing
Fixtures
in
This Beautiful
Home
Furnished
By

A. SACKS & CO.

624 Main Avenue

Travis 5145

Electrical
Fixtures

—of the
Latest Design
Furnished in
This Home



THEO. VOSS

101 Columbus Street

Cr. 2445

San Antonio Light 12/11/37

bricks and tangled power wires and uprooted trees.

Path is irregular.

The stricken area, irregular in shape and of varying width, showed plainly that the tornado, in cutting a crescent-shaped swath which embraced the exclusive residential section, lumber houses and business streets, had hopped, skipped and jumped. From Lindell Boulevard, a street of tall apartment houses and fine homes, it hopped down slight blocks to Vandeventer Place formerly the most exclusive residence center of St. Louis, and thence three blocks to Cook, the center of a large district devoted to homes for negroes.

In the central West End, the area of chaos extended between Sarah and Newstead Avenue, north from Forest Park Avenue across Laclede Avenue, West Pine and Lindell Boulevards, widening north of Olive Street and reaching Grand Boulevard near Vandeventer. Sarah Street continued to be a street of heavy damage as far north as Easton Avenue, near Fairground Park the trend toward the Mississippi River became more direct. Between Fairground Park and Merchants Bridge and toward McKinley Bridge, a dense path of wreckage extended along north Ninth and adjoining streets, with marked damage in Herbert, Montgomery and other streets.

Great Homes Torn Up.

Of all the damage done by far the greater seemed to have occurred not by the unmeasured twisting and lifting power of the tornado itself, but by the explosion of air inside buildings themselves as the twister passed.

COMING



The Airman Tomorrow

funds for relief met a ready response Friday and \$25,000 was available in contributions. Hundreds of homeless again Friday night were cared for in National Guard Armories and fed from field kitchens placed in service by the Red Cross disaster force. Down-town hotels were filled to capacity. No demand was made for tents and apparently all the homeless had found temporary roofs.

With St. Louis police force of 1,745 men fatigued by 24 and 36 hours of constant duty, relief for them came when 550 soldiers of the Sixth U. S. Infantry were ordered into the district from Jefferson Barracks. Maj. Gen. W. N. Lasater, commander of the Sixth Corps Area, came from Chicago to direct the army's relief work. American Legionnaires, Boy Scouts and civilian volunteers directed traffic and mounted guard in the devastated area along with the St. Louis members of the State militia.

President Nease of the Board of Aldermen, announced he would call a special meeting to appropriate emergency funds. E. E. Christopher, building commissioner, whose estimate of the property damage ran from \$10,000,000 to \$100,000,000, after a hasty survey, said \$50,000 was needed immediately to pay for raising walls threatening to fall.

WILEY CAFETERIA

Quality Food
Eats—not just as good as the rest—but better.
Downtown, Moore Bldg.—(Adv.)



Paying the Doctor on the Morris Plan

The doctor did his duty promptly—do yours the same way. If you are temporarily embarrassed and are in need of the money for this purpose or any other good reason, the Morris Plan Company will advance the required amount and will give you a full year in which to liquidate the obligation. Two co-makers are required on your note. It is not necessary to own property to be a co-maker.

SAN ANTONIO
MORRIS PLAN COMPANY
227 West Commerce St.



HEADACHES

60% Eliminated

by

Proper Glasses

H.C. Rees
Optical Company
407 E. Houston St.

Service Since 1897.

Funeral services will be held Saturday morning for Mrs. Elizabeth Rebecca Jackson, 63, who died at the residence, 233 Kampmann Avenue, Alton Heights, Friday, Elder I. P. Livingston will officiate. She was a native of Ohio and had lived in San Antonio three years. Surviving are her husband, T. Jackson of Mexico; two daughters, Mrs. Fred Barahouse of Mexico City, and Mrs. John D. Thornhill of San Antonio; two sons, J. A. Jackson of Mexico and W. C. Jackson of El Paso. Pallbearers will be Elder William Robin, Elder George R. Lorton, Elder Homer H. Williams, H. E. Turby, John J. Wagner and K. G. Wickwer.

TRUCK AND AUTO COLLIDE.

(Social Citypost-Examiner)
TAYLOR, Tex., Sept. 25.—The delivery truck of V. A. Southern, in which Southern and John Haven were driving at the east end of the viaduct under the M.K.T. Railroad east of Taylor, Thursday afternoon with a car driven by Tom Williams, negro, and the latter car was a complete wreck. The negro women and the one negro man in the car were all scratched and bruised, but no one was seriously injured.

GREENLAWN ESTATES

City Water
City Gas
City Lights
Telephones
and Paved
Drives

Country Estates with City Improvements

98 Superb Homesites

Open

Saturday, October 1st.

EACH estate faces 100 feet or more on a paved drive — depths range from 300 to 400 feet, giving to each estate four to six times the area of a city lot.

Located in the path of San Antonio's most rapid urban and suburban growth, where values are increasing like magic, GREENLAWN ESTATES are just beyond the city limits and

only 15 minutes' drive from Houston Street.

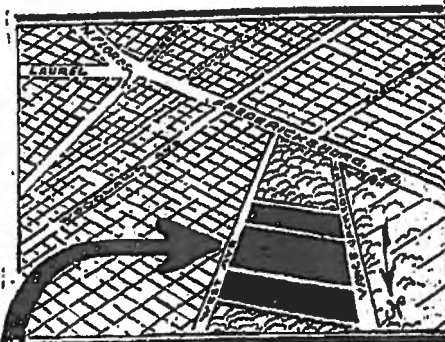
All drives are paved and every city comfort and convenience is available. In keeping with the high character of this ideal suburban vicinity, the building restrictions are such as to definitely protect property owners and assure construction of only better types of homes in this area.

Priced \$1,200 and up to \$5,000 with convenient terms.

MILLER-DARROUGH COMPANY

Office on Property

Phone Woodlawn 1029



DRIVE OUT TODAY or SUNDAY

**HOW
TO
GO**

Follow the Fredericksburg Road and turn right at the Vance-Jackson Road. Greenlawn Estates are located just 4-10 of a mile north of the Fredericksburg Road. Large signs will direct you to the property.

SA Express - 10/1/1927

Phone Woodlawn 1028

10/02/1927

patronage of thousands of new and prosperous customers.

SELLS SOUTH TEXAS.

Colonization and development of Medina Valley farms will be carried on by Charles F. C. Ladd, and his sales organization, which already comprises over 2000 general and sub-agents, scattered throughout the U. S. Some idea as to the thoroughness and rapidity with which this development work will go forward under the direction of Mr. Ladd may be gained from his past record. He and his sales organization sold \$28,000,000 worth of land in the lower Rio Grande Valley. Since Mr. Ladd took over the colonization of the Catarina project, in the Winter Garden District, about two years ago, over 100,000 acres of land have been sold, and a modern city of around 1000 inhabitants now stands near the center of what was formerly raw grazing land.

Medina Lake, one of the most beautiful fresh water lakes in the country, has long been a favorite recreation resort for San Antonians. They have found it an ideal place for camping, boating, horseback riding, fishing and hunting, but the history of this lake, and the great dam which impounds the waters, has received but scant attention.

The mighty mass of concrete down in the Bandera hills, thirty-two miles northwest of San Antonio, stands as an everlasting monument to the memory of Dr. F. S. Pearson, a man who dreamed a dream of a sun-kissed valley bursting into bloom under the magic touch of water.

LARGE PROJECTS.

He strove mightily to make that dream come true and wrought exceedingly well, but never lived to see its complete fulfillment. He went down on the Louisiana, while on his way to England to seek new capital, but the good he did lives after him. It is interesting to know that O. H. Kearny, one of the new owners, was chief engineer and manager of construction for Dr. Pearson, and the efficiency of this great irrigation system is due to his engineering skill.

(Continued on Page 2, Col. 1.)

throughout.

A new gasoline dispensing system will be installed. Other features will include a circular ramp, a part of newest equipment to facilitate rapid parking and quick service for patrons.

Allen B. Ayres, returning recently from the North and East, brought new ideas for garage construction to San Antonio and some of them will be carried out in the new Bowen's Island structure.

The new garage building will accommodate 100 cars. It will have a basement in addition to its four stories.

FILLS A NEED.

Construction of a garage on Bowen's Island fills a need which will be felt even more in the near future. The island is getting many new buildings, drawing hundreds of automobiles to the new section of the business district. The Plaza hotel's fourteen-story annex will be completed in the near future, frame work having been practically completed last week. The annex doubles the size of the present 250-room Plaza hotel, according to Jack White, manager. Tentative plans are being made for a 30-story office building directly across St. Mary's street from the hotel. One block south on Villita and on the corner of Navarro, the Federal Reserve bank building will be erected. Plans for this building have been prepared by Allen B. and Robert M. Ayres.

\$75,000 Packing Plant Planned

A new one-story brick and concrete packing plant to cost about \$75,000 is planned at Brownsville by the Texas Citrus Fruit Growers exchange. John Shary of Mission is president of the exchange.

New Residence in San Benito Planned

George A. Tonlin contemplates the construction of a new residence in San Benito.

Rieden Community Store Plans Bids to Be Received

Harvey P. Smith, San Antonio architect, will complete plans and start taking bids Monday for construction of the service station and community center building to be built on West Commerce street by William O. Rieden and Brothers. The building will have one story of brick, stone and concrete and will cost about \$15,000.

REALTOR MEET IS POSTPONED

Due to the fact that so many San Antonio realtors will attend the funeral of the governor of Nueva Leon, in Monterey this week, the board of directors of the San Antonio Real Estate Board have decided to postpone the membership meeting scheduled for Oct. 4 to Oct. 11.

Bond Issue for 2 Grade Schools Scheduled Oct. 2

An election will be held on Oct. 2 in Harlingen. A bond issue for \$120,000 for construction of two grade schools, is sought by the board of education. The structures will be of brick and stucco, will have ten classrooms each and cost about \$60,000 each.

GREENLAWN IS W. O. W. PLAN OPENED TO PUBLIC BUILDINGS IN S. A.

Greenlawn Estates, newest North Side suburban home addition, has been formally opened to the public by the Miller-Darrrough company, new San Antonio real estate concern. A number of sales already have been announced and work on several new homes is expected to be started shortly. Harold T. Miller and D. M. Darrrough, of the concern, announced.

The addition comprises nearly 100 acres and contains 48 lots, ranging from about three-fourths to two acres in size. The building restriction for homes is seventy-five feet from the front property line, which assures uniform placing of homes and allows a large space for landscaping. The sites average about 10 feet by 300 to 400 feet with a few varying from these sizes, they state.

The new subdivision is located in the edge of the Womilawn district just four-tenths of a mile north of the Fredericksburg road on the Vance-Jackson road. It is on the side of one of the most beautiful hills overlooking the city. It is ideally situated in the vicinity of some of the most extensive homes in the city.

Greenlawn Estates is crissed by two paved highways, Greenlawn and Sherwood drives, which connect the Vance-Jackson road and West avenue, both of which are paved. Improvements to the Vance-Jackson road, which includes widening and extending of the paving is under way and announcement of the improvement of

(Continued on Page 2, Col. 2.)

The establishment of a health and old aged center eventually in San Antonio for its 600,000 members throughout the country, is planned by the Woodmen of the World organization. This announcement is made following the purchase of 30 additional acres of land near the hospital on North New Braunfels avenue.

The new purchase gives this organization a single tract of about 230 acres.

The organization maintains a large hospital just north of the city limits on North New Braunfels avenue, which it plans to enlarge. The other projects on this tract include an old members' home, an old ladies' home, a crippled children's home and possibly other structures. It is announced by E. D. Henry, attorney, who handled the deal for the additional property here.

A wire to the Real Estate Editor of The Light from W. A. Fraser, commander of the Woodmen of the World, headquarters at Omaha, Neb., stated that the order has "no matured plans for building at present."

Mr. Henry stated that "although it has not been decided upon definitely, the organization is purchasing the property at this time to establish a center in San Antonio later with facilities to care for the needs of the Woodmen. The four projects have been tentatively planned, although the exact size of the structures and the

(Continued on Page 2, Col. 2.)

SA L. 947, 10/02/1927, p 1

Medina County Irrigation District No. 1 was formed under the irrigation district laws of Texas, and all of the company's lands are included in this district. The irrigation district has issued \$2500 of 6 per cent bonds, in order to acquire ownership of the irrigation system. The bond indebtedness will be completely paid off in 40 years, at which time the irrigation district controlled by the Medina valley land owners, will own the system clear of debt.

There is no unproductive period in the Medina valley. Every month is a harvest month for some field crop, fruit or vegetable in this sunny south-land climate—and a good many of these products are grown and marketed at a time when much of the country is covered with ice and snow. Two, three and four crops can be taken from the same land under irrigation, and soil fertility retained by proper diversification.

BEST OF SOILS.

E. J. Kyle, dean of school of agriculture and professor of horticulture at Texas and J. O. Morgan, professor of agronomy, agricultural and mechanical college of Texas, carefully went over the entire 40,000 acres of San Antonio Suburban Irrigated Farms and report that the soils belong, in the main, to two soil series, the Houston and the Webb. Included in the Houston series, they found Houston clay, Houston clay loam and Houston fine sandy loam. The Webb series is characterized by brown to reddish brown soils resting on somewhat redder sub-soils of heavier texture.

In their report these gentlemen say: "These soils are admirably adapted to the production of a great variety of crops, including cotton, corn, alfalfa, sweet clover, cowpeas, soybeans, sweet sorghum, grain sorghum, sugar cane, broom corn, oats, barley, sudan grass, rhodes grass, sweet potatoes, peppers, asparagus, tomatoes, egg plants, beans, onions, lettuce, spinach, carrots, beets, radishes, okra, cabbage, and turnips." They also found that certain varieties of peaches, pears and grapes will do well on these soils, and that the plum is particularly well adapted to the Medina farms.

Southwest Texas is the native home of the pecan. There are certain kinds which when planted on the deep, fertile, well drained land in the valley,

by Etheridge Brothers, realtors, Broadway, according to Tom H. Etheridge Jr. The new department will do a general real estate loan business.

Mr. Massey is back in San Antonio after a year in Houston with the Stewart Title Guaranty company. He has been in the real estate or allied industries for several years.

Mr. Massey attended Brackenridge high school and the Texas university.

NEW ESTATES ARE OPENED

(Continued From Page One.)

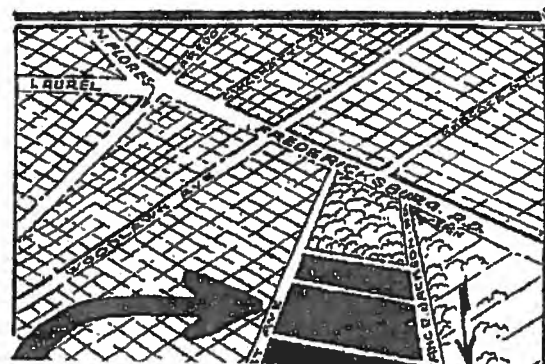
West avenue also has been made, the developers of this addition state.

The subdivision is one of the first in San Antonio offering large sites with improvements outside of the city limits. Each site has a paved highway, lights, gas, telephone and water, in addition to water plugs on the streets for fire protection.

Otto Klaus, well known San Antonio home builder, has started the first house in a large campaign to be conducted on Greenlawn drive in this addition. The home is of stone, concrete and frame construction and is costing \$15,000. A number of other structures of similar size and design are planned for the future, he states. Mr. Klaus entered this subdivision with his campaign about fifteen days before its formal opening and hopes to have the first home completed and open for inspection within a few weeks.

Vance-Jackson road property is commanding high prices with some sites selling as high as \$5000 an acre. A deal recently closed by Don Yates for five acres brought this figure. The Yates property is located three-fourths of a mile farther from the city than Greenlawn Estates. A number of other deals have been reported in this section of the city.

98 Superb Country Homesites—Fifteen Minutes From Houston St.—High on the Sloping Hillside Overlooking the City and Magnificent Distances to the North and East.



How to Go:

Follow the Fredericksburg Road and turn right at the Vance-Jackson Road. Greenlawn Estates are located just 4-10 of a mile north of the Fredericksburg Road. Large signs will direct you to the

So
m
G
by

burg Road way. GR mile north gracefully posite bou

IMPE
LAWN E
from large
tricity and
In fact, th
comforts

ELEV
point in C
higher tha
the Frede
Vance-Ja
on the we
offering i
the city a
North an

RES'
are among
tonio's n
Vance-Ja
in keepin
urban vi
as to def

bricks and tangled power wires and uprooted trees.

Path is irregular.

The stricken area, irregular in shape and of varying width, showed plainly that the tornado, in cutting a crescent-shaped swath which embraced the exclusive residential section, humbler homes and business streets, had hopped, skipped and jumped. From Lindell Boulevard, a street of tall apartment houses and fine homes, it hopped across blocks in Vanderweiser Place formerly the most exclusive residence center of St. Louis, and thence three blocks to Cook, the center of a large district devoted to homes for negroes.

In the central West End, the area of chaos extended between Sarah and Newstead Avenue, north from Forest Park Avenue across Laclede Avenue, West Man and Lindell Boulevards, widening north of Olive Street and reaching Grand Boulevard near Vanderweiser. Sarah Street continued to be a street of heavy damage as far north as Easton Avenue, near Fairground Park the trend toward the Mississippi River became more direct. Between Fairground Park and Merchants Bridge and toward McKinley Bridge, a dense path of wreckage extended along north Ninth and adjoining streets, with marked damage in Hebert, Montgomerie and other streets.

Great Homes Torn Up.

Of all the damage done by the greater seemed to have occurred not by the unmeasured twisting and lifting power of the tornado itself, but by the explosion of air inside buildings themselves as the twister passed.

funds for relief met a ready response Friday and \$25,000 was available in contributions. Hundreds of homeless again Friday night were cared for in National Guard Armories and fed from field kitchens placed in service by the Red Cross disaster force. Down-town hotels were filled to capacity. No demand was made for tents and apparently all the homeless had found temporary roofs.

With St. Louis police force of 1,700 men fatigued by 24 and 36 hours of constant duty, relief for them came when 200 soldiers of the Sixth U. S. Infantry were ordered into the district from Jefferson Barracks. Maj. Gen. W. N. Lavalier, commander of the Ninth Corps Area, came from Chicago to direct the army's relief work.

American Legionnaires, Boy Scouts and civilian volunteers directed traffic and mounted guard in the devastated area along with the St. Louis members of the State militia. President Nease of the Board of Aldermen, announced he would call a special meeting to appropriate emergency funds. E. E. Christopher, building commissioner, whose estimate of the property damage ran from \$10,000,000 to \$170,000,000, after a hasty survey, said \$50,000 was needed immediately to pay for raising walls threatening to fall.

WILEY CAFETERIA

Quality Food

Eats—not just as good as the rest—but better.
Downtown, Moore Bldg.—(Adv.)



Paying the Doctor on the Morris Plan

The doctor did his duty promptly—do yours the same way. If you are temporarily embarrassed and are in need of the money for this purpose or any other good reason, the Morris Plan Company will advance the required amount and will give you a full year in which to liquidate the obligation. Two co-makers are required on your note. It is not necessary to own property to be a co-maker.

SAN ANTONIO
MORRIS PLAN COMPANY
227 West Commerce St.



HEADACHES

60% Eliminated

by

Proper Glasses

H.C. Rees
Optical Company
407 E. Houston St.

Service Since 1897.

Funeral services will be held Saturday morning for Mrs. Elizabeth Rebecca Jackson, 63, who died at the residence, 203 Kampmann Avenue, Alamo Heights, Friday. Elder T. F. Livingston will officiate. She was a native of Ohio and had lived in San Antonio three years. Surviving are her husband, T. Jackson of Mexico; two daughters, Mrs. Fred Barnhouse of Mexico City, and Mrs. John D. Thornhill of San Antonio; two sons, J. A. Jackson of Mexico and W. C. Jackson of El Paso. Pallbearers will be Elder William Doblar, Elder George R. Layton, Elder Homer H. Williams, H. E. Turby, John J. Wagner and K. G. Wickwer.

TRUCK AND AUTO COLLIDE

(Special Correspondent)
TAYLOR, Tex., Sept. 29.—The delivery truck of V. A. Southern, in which Southern and John Raven were driving at the east end of the viaduct under the M.K.T. Railroad east of Taylor Thursday afternoon with a car driven by Tom Williams, negro, and the latter car was a complete wreck. The negro women and the one negro man in the car were all scratched and bruised, but no one was seriously injured.

GREENLAWN ESTATES

City Water
City Gas
City Lights
Telephones
and Paved
Drives

Country Estates with City Improvements

98 Superb Homesites

Open

Saturday, October 1st.

EACH estate faces 100 feet or more on a paved drive — depths range from 300 to 400 feet, giving to each estate four to six times the area of a city lot.

Located in the path of San Antonio's most rapid urban and suburban growth, where values are increasing like magic, GREENLAWN ESTATES are just beyond the city limits and

only 15 minutes' drive from Houston Street.

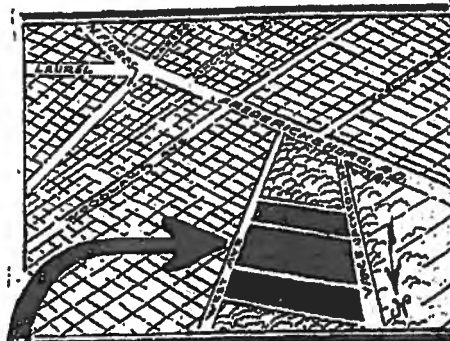
All drives are paved and every city comfort and convenience is available. In keeping with the high character of this ideal suburban vicinity, the building restrictions are such as to definitely protect property owners and assure construction of only better types of homes in this area.

Priced \$1,200 and up to \$5,000 with convenient terms.

MILLER-DARROUGH COMPANY

Office on Property

Phone Woodlawn 1029



DRIVE OUT TODAY or SUNDAY

HOW
TO
GO

Follow the Fredericksburg Road and turn right at the Vance-Jackson Road. Greenlawn Estates are located just 4-10 of a mile north of the Fredericksburg Road. Large signs will direct you to the property.

COMING



The
**Airman
Tomorrow**

SA Express - 10/1/1927

patronage of thousands of new and prosperous customers.

BELLS SOUTH TEXAS.

Colonization and development of Medina Valley farms will be carried on by Charles F. C. Ladd, and his sales organization, which already comprises over 2000 general and sub-agents, scattered throughout the U. S. Some idea as to the thoroughness and rapidly with which this development work will go forward under the direction of Mr. Ladd may be gained from his past record. He and his sales organization sold \$28,000,000 worth of land in the lower Rio Grande Valley. Since Mr. Ladd took over the colonization of the Catarina project, in the Winter Garden District, about two years ago, over 100,000 acres of land have been sold, and a modern city of around 1000 inhabitants now stands near the center of what was formerly raw grazing land.

Medina Lake, one of the most beautiful fresh water lakes in the country, has long been a favorite recreation resort for San Antonians. They have found it an ideal place for camping, boating, horseback riding, fishing and hunting, but the history of this lake, and the great dam which impounds the waters, has received but scant attention.

The mighty mass of concrete down in the Pinedera hills, thirty-two miles northwest of San Antonio, stands as an everlasting monument to the memory of Dr. P. S. Pearson, a man who dreamed a dream of a sun-kissed valley bursting into bloom under the magic touch of water.

LARGE PROJECTS.

He strove mightily to make that dream come true and wrought exceedingly well, but never lived to see its complete fulfillment. He went down on the Louisiana, while on his way to England to seek new capital, but the good he did lives after him. It is interesting to know that C. H. Kearny, one of the new owners, was chief engineer and manager of construction for Dr. Pearson, and the efficiency of this great irrigation system is due to his engineering skill.

(Continued on Page 2, Col. 1.)

throughout.

A new gasoline dispensing system will be installed. Other features will include a circular ramp, a part of newest equipment to facilitate rapid parking and quick service for patrons.

Atlas B. Ayres, returning recently from the North and East, brought new ideas for garage construction to San Antonio and some of them will be carried out in the new Bowen's Island structure.

The new garage building will accommodate 100 cars. It will have a basement in addition to its four stories.

FILLS A NEED.

Construction of a garage on Bowen's Island fills a need which will be felt even more in the near future. The island is getting many new buildings, drawing hundreds of automobiles to the new section of the business district. The Plaza hotel's fourteen-story annex will be completed in the near future, frame work having been practically completed last week. The annex doubles the size of the present 250-room Plaza hotel, according to Jack White, manager. Tentative plans are being made for a 30-story office building directly across St. Mary's street from the hotel. One block south on Villita and on the corner of Navarro, the Federal Reserve bank building will be erected. Plans for this building have been prepared by Atlas B. and Robert M. Ayres.

\$75,000 Packing Plant Planned

A new one-story brick and concrete packing plant to cost about \$75,000 is planned at Brownsville by the Texas Citrus Fruit Growers exchange. John Sherry of Mission is president of the exchange.

New Residence in San Benito Planned

George A. Tammann contemplates the construction of a new residence in San Benito.

Rieden Community Store Plans Bids to Be Received

Harvey P. Smith, San Antonio architect, will complete plans and start taking bids Monday for construction of the service station and community center building to be built on West Commerce street by William O. Rieden and Brothers. The building will have one story of brick, stone and concrete and will cost about \$15,000.

REALTOR MEET IS POSTPONED

Due to the fact that so many San Antonio realtors will attend the inaugural of the governor of Nueva Leon in Monterey this week, the board of directors of the San Antonio Real Estate Board have decided to postpone the membership meeting scheduled for Oct. 4 to Oct. 14.

Bond Issue for 2 Grade Schools Scheduled Oct. 2

An election will be held on Oct. 2 in Harlingen. A bond issue for \$120,000 for construction of two grade schools, is sought by the board of education. The structures will be of brick and stucco, will have ten classrooms each and cost about \$60,000 each.

GREENLAWN IS W. O. W. PLAN OPENED TO BUILDINGS PUBLIC IN S. A.

Greenlawn Estates, newest North Side suburban home addition, has been formally opened to the public by the Miller-Darrough company, new San Antonio real estate concern. A number of sales already have been announced and work on several new homes is expected to be started shortly. Harold P. Miller and D. L. Darrough, of the concern, announced.

The addition comprises nearly 100 acres and contains 48 lots, ranging from about three-fourths to two acres in size. The building restriction for homes is seventy-five feet from the front property line, which assures uniform placing of homes and allows a large space for landscaping. The sites average about 10 feet by 300 to 400 feet with a few varying from these sizes, they state.

The new subdivision is located in the edge of the Woodlawn district just four-tenths of a mile north of the Fredericksburg road on the Vance-Jackson road. It is on the side of one of the most beautiful hills overlooking the city. It is ideally situated in the vicinity of some of the most expensive homes in the city.

Greenlawn Estates is crossed by two paved highways, Greenlawn and Sherwood drives, which connect the Vance-Jackson road and West avenue, both of which are paved. Improvements to the Vance-Jackson road, which includes widening and extending of the paving is under way and announcement of the improvement of

(Continued on Page 2, Col. 2.)

The establishment of a health and old aged center eventually in San Antonio for its 600,000 members throughout the country, is planned by the Woodmen of the World organization. This announcement is made following the purchase of 30 additional acres of land near its hospital on North New Braunfels avenue.

The new purchase gives this organization a single tract of about 250 acres.

The organization maintains a large hospital just north of the city limits on North New Braunfels avenue, which it plans to enlarge. The other projects on this tract include an old members' home, an old ladies' home, a crippled children's home and possibly other structures, it is announced by E. D. Henry, attorney, who handled the deal for the additional property here.

A wire to the Real Estate Editor of The Light from W. A. Fraser, commander of the Woodmen of the World, headquarters at Omaha, Neb., stated that the order has "no matured plans for building at present."

Mr. Henry stated that "although it has not been decided upon definitely, the organization is purchasing the property at this time to establish a center in San Antonio later with facilities to care for the needs of the Woodmen. The four projects have been tentatively planned, although the exact size of the structures and the

(Continued on Page 2, Col. 2.)

SA L. gnt. 10/02/1927, p 1

**EARNING
—
AVAILABILITY**

IRON, A. W. MELLON

Secretary A. W. Mellon Endorses
Building and Loan
Secretary of the Treasury A. W. Mellon, an acknowledged authority on economics and finance, pays a great tribute to BUILDING AND LOAN in a message to the people of the United States, from which is excerpted the following:

"Building and Loan Associations, in countless instances, have made ownership of homes possible, and in so doing, have rendered invaluable aid in the campaign which the government is conducting to promote thrift and encourage the sound investment of funds."

The two-fold purpose of this Association is to inculcate habits of THRIFT, and to lend money to worthy people to acquire HOMES.

Obey That Good Impulse and Start Now

18 2-3c per day,	\$1.75 per week or	\$5.00 per month buys	\$1,000
88 1-3c per day,	\$2.50 per week or	\$10.00 per month buys	\$2,000
68 2-3c per day,	\$5.00 per week or	\$20.00 per month buys	\$4,000
88 1-3c per day,	\$7.50 per week or	\$30.00 per month buys	\$6,000
160 2-3c per day,	\$12.50 per week or	\$50.00 per month buys	\$10,000

5% Dividends, Compounded Semi-Annually

UNDER STATE
SUPERVISION
RESOURCES
\$3,795,000
LARGEST IN
SAN ANTONIO

San Antonio Building & Loan Ass'n,
Builders Exchange Bldg.,
San Antonio.

Without obligation on my part please
send complete information on your plans
of investment.

SAN ANTONIO
BUILDING & LOAN ASSN
BUILDERS' EXCHANGE BLDG

WHERE DOLLARS GROW



BEGINS WEDNESDAY!

*Celebrating the Founding
of Our Business in 1873*

—and showing with savings our appreciation of the public's support during our 84 years in San Antonio.

which is known
as "Store Analysis," is being offered to
San Antonio merchants by Mrs.
Marie A. Watken. She has opened of
fices at 413 Astor building.

Mrs. Watken announces that this
work includes everything from buying
stocks, merchandising, advertising,
selling, training the sales force.

Mrs. Watken has returned from the
east where she spent two years carrying
on the same work in New York
and Brooklyn stores. She also did
this work in the large and small stores
of other cities in that section.

NEW SERVICE

She now counsels with Ames Par-
rick & Co. New York City, recognized
as one of the leaders in store service.
Store analysts in the North and West
are watching with interest the launching
of the newer form of service in
the Southwest because it has never
been tried here before.

The analyst, she explained, is one of
the most important set-ups in a modern
store between buying and advertising.
Many of the larger stores have one or
more such experts on their staff regu-
larly, who work with the style fea-
tures of the merchandise offered for
sale and present them to the public,
either through advertising or through
the sales people.

EMPLOYEES

In illustration of this point, Mrs.
Watken cited the fact that J. H. Ham-
berger & Co. of New York City, recently
added Grace Cornell of the Metro-
politan Art Museum to their force.
Macy's, also of New York, has recently
created the position of stylist for
the housefurnishings department and
have secured an artist of almost equal
renown.

She quoted from the proceedings of
the convention of the National Retail
Dry Goods Men's association in Wash-
ington recently, wherein the state-
ment was made that the style ex-
pert for the sale of three-fourths of
the merchandise sold by retail mer-
chants of the United States today. In
recognition of this fact, she declared,
merchants today are beginning to pay
more and more attention to the style
value of their merchandise. The tre-
mendous value of style features, in
turn, demands proper merchandising
and accessible sale of merchandise. It
demands further that the person sell-
ing the merchandise must be acquaint-
ed with its style value.

In her work, Mrs. Watken explained
further, she will offer not only the
service of a stylist, but merchandising
and advertising, store publicity, and
store promotion as well. She has
direct contact with the East, and is
in constant touch with markets and
style tendencies in eastern cities.

LEADER IN INDUSTRY

Mrs. Watken for a number of years
has been in executive merchandising
positions in San Antonio. So far as
is known, she was the first woman to
be a department store advertising man-
ager in the Southwest, this being when
she merchandised the advertising of
the Wolff & Marx Co. She was also
store manager for J. J. Kearns, Inc.,
when that store was opened. She has
always favored one-price advertising
and truthful advertising, and has sup-
ported the policy of fairness at a price.

Mrs. Watken is also a past presi-
dent of the San Antonio Advertising
club, and is on the speaker's bureau of
of the Associated Advertising Clubs of
the World. She has appeared as a
speaker at a number of conventions of
National Insurance, Low Italian, and
past president of the Association Ad-
vertising Clubs of the World, asked
her to publish a book on her merchan-
dising and advertising views. She
says, however, that "it is just one of
the things I have never got to yet."

**NEW BUSINESS
IS OPENED**

Gay Cado, formerly secretary-
treasurer and on the board of direc-
tors of Graham and Collins Electric
company for fifteen years, has enter-
ed the electrical business for himself.
He has been in the employ of the
Graham-Collins Electric company's new
place of business at 113 South
Fourth. The company is agent for
Apco vacuum cleaners and washing
machines. Repairs, wiring, fixtures
and supplies and maintenance of all

Northwest of the City

OHP Staff Recommendation and DRC Exhibits

GREENLAWN ESTATES

Country Estates with City Improvements

FIFTEEN MINUTES FROM HOUSTON ST.

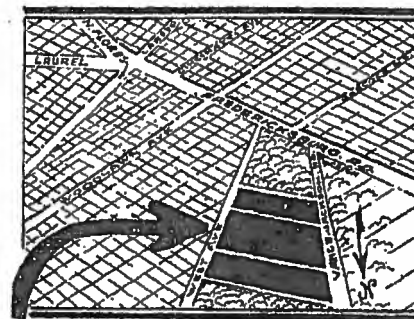
COMBINING the
charm and luxury
of living in the
country with all the ad-
vantages and conveni-
ences a city dweller en-
joys — GREENLAWN
ESTATES are much
more than city lots, they
are estates in every sense
the word implies. Spa-
cious front lawns facing
100 feet or more along
paved drives . . . depths
from 300 to 400 feet al-
lowing space for the
erection of distinctive,
dignified homes amply
set apart from one's near-
est neighbor . . . and suf-
ficient area in the rear
for the placing of a large
orchard or vineyard.

Located on the gentle
slope of the hill, each
estate enjoys a beautiful
vista of the city as well
as the charming hills to
the North and East.

You'll enjoy driving
out through this beautiful
home section where
many San Antonians are
now selecting the sites
for their new and inter-
esting Homes.

Four to Six Times
the Area of City
Lots—Beyond and
Overlooking the City

With
City Water & Gas
City Electricity
Telephones and
Paved Drives



Come Out Today

Follow the Fredericksburg Road
and turn right at the Vance-Jack-
son Road. Greenlawn Estates are
located just 4-10 of a mile north
of the Fredericksburg Road. Large
signs will direct you to the
property.

Miller-Darrough Co.

Office on Proderity

Woodlawn 1029

San Antonio Light. Oct 9, 1927

new home to be constructed in the second unit of Oakmont will be a residence for Robert H. Michael, according to Adams & Freeman, exclusive selling agents for the subdivision. Michael recently bought 100 feet of frontage on the south side of East Broadway Avenue. Construction on the new home, which will cost approximately \$12,000, probably will be started within the next few months.

Plans are being considered for other new homes to be erected on Oakmont after recently sold to several prominent San Antonians.

"The new homes that will appear in the second unit of Oakmont will be of the same high character as those already built in the first unit," explained Sterling D. Freeborn. "The first unit, owned by Thurman W. MacIntosh, was opened for development several years ago. It has been improved with more than \$500,000 worth of attractive dwellings. Among the owners of these houses are H. M. Harrison, P. L. Maun, W. W. MacIntosh, J. Schumann, H. A. Thompson and Mrs. A. P. Gilliam. Hoy Campbell is building a new residence on Oakmont Court. Others who own sites in the first unit are Glenn C. Alvey, Lytle Gosling and Fred Morris.

"The active development of Oakmont is accounted for by the fact that it has all the attributes of a residence community of the best class—an attractive environment, high elevation, rock foundation, abundant trees, wide and quiet building and ownership restrictions."

"The second unit, immediately north of the first unit, consists of 11.75 acres, bounded on the west by Shook Avenue and on the north by Highland Avenue. The tract was purchased by Robert H. Yantis from Mrs. Eva M. Vanderhoeven last January. It has all modern conveniences.

TAPT FIRM EXPANDS

TAPT, Tex., Oct. 15.—Work is progressing on the new building of the Cane Hardware & Furniture Company. The building has a frontage of 25 feet on Green Avenue and extends a depth of 125 feet to the present store building facing Kirkpatrick Street.

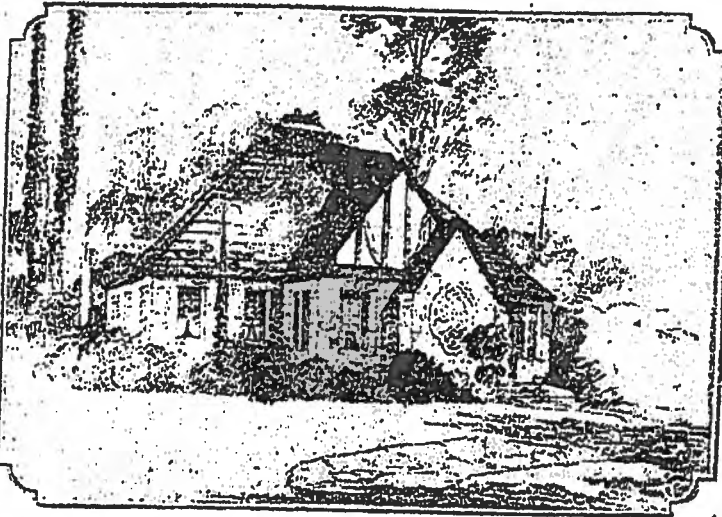
The above is an illustration of the new community center to be built on the entire block facing San Pedro Avenue, Marwick, Poplar and Warren streets. The building is to be erected by Blas Catalina, A. McFarland and T. M. Lawrence. This improvement will be a very decided step in the progress of building towards the residential section and the location is considered one of the best in

San Antonio for the purpose for which it is intended. The design and character of the building will be modernized Spanish with some of the details of Italian character. The materials will be light buff brick and cast stone of a color to harmonize. It will be noticed that the straight canopy has been omitted and in its place each individual display window will be provided with the newer type of lateral rolling can-

vas awning. This type of awning is being very extensively used, after having been thoroughly tested over a period of years under various conditions and serves the double purpose of providing shelter and protection as well as not detracting from the beauty of the building. It is intended to lease the building to various merchants whose business on form a complete community center with the drug store location at the

corner of San Pedro Avenue, Warren and Marwick streets. The balance of the frontage, facing San Pedro Avenue and Poplar Street, will be taken up by a grocery, dairy, meat market and a vegetable store, and possibly smaller spaces allotted to dry cleaning and barber shops. The building was designed by Adams and Adams, architects, and construction is expected to start within the next three weeks.

Greenlawn Estates Home



A seven-room rock home of English character, which is located on the Vaner-Jackson Road, a short distance from the Fredericksburg Road. The new development here has been sold to Miller-Darrough Company, which is in the last few days.

7-Room Spanish Type Stucco Home Outstanding Residence in Group on Donaldson Avenue Open Sunday

Busby Building Corporation Has Selection From Which Fall Buyers May Choose.

Plans for the interior finish and drapery treatment of our home in the first unit, located at 222 Donaldson Avenue, will reveal new accomplishments of our organization along these lines," Busby said. "In addition to the craftsmen regularly in our employ, an artist was called in for some special color work in the new Spanish

style. This is a house of particularly luxurious finish and appointments. A mosaic tile fountain in the center of an attractive patio and a tree barrel ceiling in the living room are prominent in this

excavating for a large \$25,000 two-story stucco home is being carried out on Mainville Avenue, on the brow of the hill in Woodlawn Place, by the Busby company. It will face south and will offer a commanding view of the city.

The Busby company also is com-

pleting a two-story home in the 400 block of West King's Highway.

BUILDING FOR HANLINGS.

HANLINGS, Tex., Oct. 15.—In addition to constructing the new Dent Theater, owners of the property who are to construct a store or warehouse building in the rear of the theater, it was announced by Chris Damant, owner of the Damant Hotel, and Joe Haupt, owners of the property. This will be a brick building 35x75 feet. It will cost \$12,000.

1,590,000 Bricks in New Office Building Here

Facts concerning the Millam Building, a two-story office structure, which is being built at Travis and Holstad Company, reveal the vast amount of material which goes into a modern building of the kind.

Some of these figures are:

One million five hundred and ninety thousand bricks.

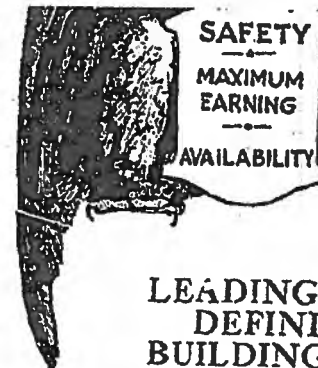
Eight thousand nine hundred and twenty linear feet of air ducts for the operation of the air-conditioning plant.

Three hundred and forty-five thousand linear feet of electrical conduit.

Twenty-one thousand feet of water pipe to supply water throughout the building. The Millam Building is the first office structure in the world into which has been built a complete air-conditioning plant, supplying fresh, properly tempered air at all times. This system, commonly known as manufacturing weather, will eliminate all necessity of opening windows in the building at any season of the year. The many annoyances created when it is necessary to open windows, such as street noise and papers blowing from the tops of stacks, will not exist in the latest addition to San Antonio's office accommodation.

FIRE LOSS DECLINES.

America's annual fire loss will probably take a drop for 1927. Records for the first six months show losses 20 per cent lower than for the same period in 1926. If the ratio holds good for the entire year, the fire damage's toll in 1927 will be cut by \$110,000,000. Investigators attribute the decrease to better building construction, increased use of concrete and steel, fireproof materials, improved fire-fighting facilities and greater carelessness. A decrease in 1927 will be the first since 1919, according to National Fire Protection Association figures, which indicate an increasing annual loss from \$320,240,293 during that year to \$260,545,621 in 1926.



MR. FRANZ C. GROOS

LEADING BANKER'S DEFINITION OF BUILDING and LOAN

Mr. Franz C. Groos, president of the Groos National Bank, whose business it is to analyze and pass upon all forms of security and who, as a banker, is constantly called upon to advise clients with reference to desirable forms of investment, says:

"The money of many people, as it is accumulated by them, is paid into a Building and Loan Association and in turn loaned to such of these thrifty people as desire to build homes.

"What better example of SELF HELP can there be than the co-operative effort which such an association brings about?"

The two-fold purpose of this association is to inculcate habits of THRIFT; and to lend money to worthy people to acquire HOMES.

Obey That Good Impulse and Start Now!

\$ 3.00 per month (16.2-3c per day, or \$ 1.25 per week), buys \$ 1,000
\$10.00 per month (33.1-3c per day, or \$ 2.50 per week), buys \$ 2,000
\$20.00 per month (66.2-3c per day, or \$ 5.00 per week), buys \$ 4,000
\$30.00 per month (99.1-3c per day, or \$ 7.50 per week), buys \$ 6,000
\$50.00 per month (166.2-3c per day, or \$12.50 per week), buys \$10,000

8% DIVIDENDS COMPOUNDED SEMI-ANNUALLY

Under State
Supervision
Resources
\$3,795,000
LAUNCHED IN
SAN ANTONIO

SAN ANTONIO BUILDING & LOAN ASSN.,
Building's Exchange Bldg.,
San Antonio.
Without obligation on any part, please send complete
information on 3x5 piece of instrument.
(15)

SAN ANTONIO
BUILDING & LOAN ASSN
BUILDERS EXCHANGE BLDG.



WHERE DOLLARS GROW



San Antonio Express 10/16/27

REAL ESTATE REAL ESTATE REAL ESTATE REAL ESTATE REAL ESTATE REAL ESTATE REAL ESTATE REAL ESTATE
REAL ESTATE—FOR SALE \$1 REAL ESTATE—FOR SALE \$1 REAL ESTATE—FOR SALE \$1 REAL ESTATE—FOR SALE \$1 REAL ESTATE—FOR SALE \$1 REAL ESTATE—FOR SALE \$1 REAL ESTATE—FOR SALE \$1 REAL ESTATE—FOR SALE \$1

See the First Klaus Home on Greenlawn Drive in Greenlawn Estates

DRIVE OUT FREDERICKSBURG ROAD TO VANCE-JACKSON ROAD, THEN FOLLOW THE SIGNS



This Latest
Klaus Creation

IN

Greenlawn
Estates

Completely
Furnished

By

Eagle Furniture Co.

Just One Price

127 Soledad St.—118 Main Ave.

AMPICO

furnished by

WALTHALL MUSIC CO.

Landscaping

Around
This
Permanent
Home

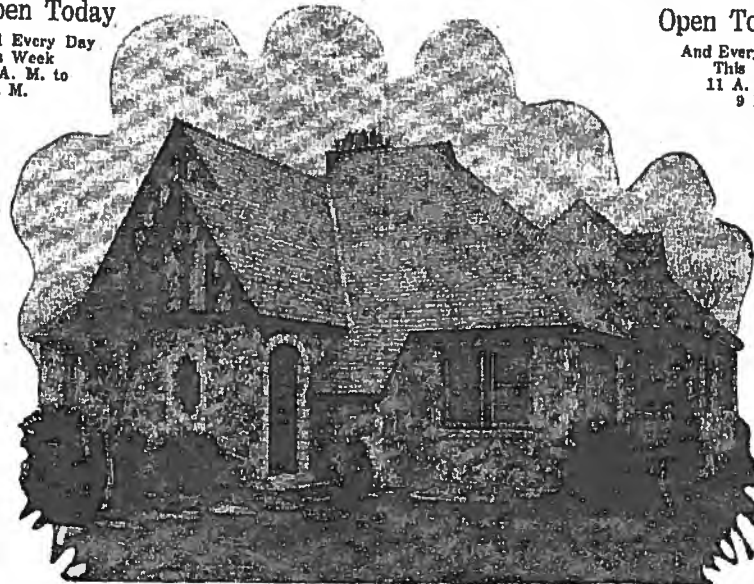


A NEW KLAUS CREATION
IN A NEW LOCATION

GREENLAWN ESTATES

Open Today

And Every Day
This Week
11 A. M. to
9 P. M.



Open Today

And Every Day
This Week
11 A. M. to
9 P. M.

The First Greenlawn Estates Home!

The following firms as-
sisted in the construction
and furnishing of this beau-
tiful home:

EAGLE FURNITURE CO.
Furniture

J. A. MITCHELL, CO.
Draperies and Curtains

WALTHALL MUSIC CO.
Amplifier

KARREN-TOBIAS
LUMBER CO.
Lumber and Materials

MILLER & DARROUGH
Building Site

A. J. SCHODMAN
Floor Finishing

MINTAL ELECTRIC CO.
Electric Wiring

R. A. MILLER
Shower

S. L. BADLER
Sheet Metal

A permanent rock home of six rooms on solid concrete foundation. Large living room with fireplace, high beamed ceiling and beautifully finished with hand hammered electric light fixtures. Large dining room, three bedrooms all with southeast exposures; extra large kitchen; hardwood floors throughout; two baths, and many other features so essential to the cosiness and comfort of your permanent home. An extra large lot, beautifully landscaped, adds to the beauty of the home. This, the first home in Greenlawn Estates, is typical of the permanent homes built by Klaus in other sections of the city and is the first of a series of homes being planned for Greenlawn Drive by Klaus.

The Klaus policy of offering the public more for their money is a thoroughly constructed, permanent, satisfying home was strictly adhered to in this home, and an inspection of it will quickly show you that these three main details have been strictly carried out. The price of this Klaus home, as usual, is reasonable and convenient terms can be arranged.

BEAUTIFULLY FURNISHED BY EAGLE FURNITURE CO.
ARTISTICALLY DRAINED BY J. A. MITCHELL
AMPICO FURNISHED BY WALTHALL

OTTO KLAUS

"HOMES THAT SATISFY"

Crockett 981

326 Medical Arts Bldg.

THE MILLER-DARROUGH COMPANY



GOOD HOMES

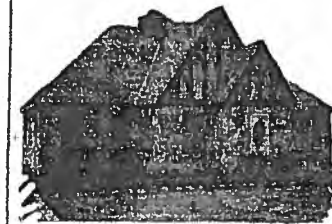
Naturally Require
Good Materials

We furnished all lumber in this
and other Klaus Homes

Karren-Tobias Lumber Co.

1919 S. Flores St.

Cr. 1865



Beautiful
Plumbing
Fixtures

This Beautiful
Home
Furnished

By

A. SACKS & CO.

624 Main Avenue

Travis 5145

Electrical
Fixtures

—of the
Latest Design

Furnished in
This Home

By



THEO. VOSS

101 Columbus Street

Cr. 7405

San Antonio Light 12/11/27

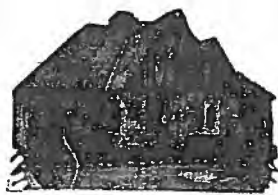
SUNDAY, DECEMBER 11, 1927.

THE SAN ANTONIO LIGHT

PART SEVEN

9

See the First Klaus Home on Greenlawn Drive in Greenlawn Estates
 DRIVE OUT FREDERICKSBURG ROAD TO VANCE-JACKSON ROAD, THEN FOLLOW THE SIGNS



This Latest
Klaus Creation
IN
Greenlawn
Estates

Completely
Furnished

By

Eagle Furniture Co.

Just One Price

127 Soledad St.—118 Main Ave.

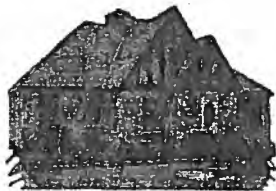
AMPICO

furnished by

WALTHALL MUSIC CO.

Landscaping

Around
This
Permanent
Home



SAN ANTONIO NURSERY

Fredericksburg Road

Woodlawn 3683



Millwork
Used
In
This Klaus
Home
Furnished by

SAN ANTONIO PLANING MILL

624 Austin St.

Crockett 770



All
Paint Work
On
This Klaus
Home

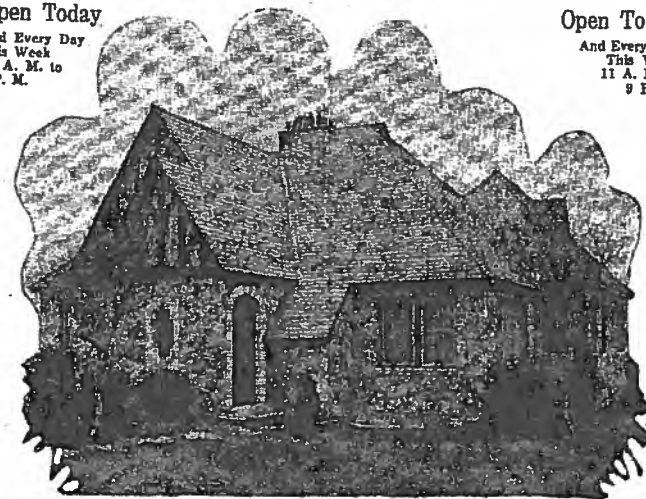
DONE BY
CHARLES HARTMAN

A NEW KLAUS CREATION
IN A NEW LOCATION

GREENLAWN ESTATES

Open Today

And Every Day
This Week
11 A. M. to
9 P. M.



Open Today

And Every Day
This Week
11 A. M. to
9 P. M.

The First Greenlawn Estates Home!

The following firms as-
signed to the construction
and furnishing of this
Klaus Home:

EAGLE FURNITURE CO.

J. A. MITCHELL CO.

WALTHALL MUSIC CO.

KARREN-TOBIAS LUMBER CO.

MILLER & DARROUGH

J. F. SCHOFMAN

MUTUAL ELECTRIC CO.

R. A. KURZKE

R. L. SAGLER

SAGLER BROS.

A permanent work home of six rooms on solid concrete foundation. Large living room with fireplace, high beamed ceiling and beautifully finished with hand hewnwood electric light fixtures. Large dining room, three bedrooms all with excellent cupboards; extra large kitchen; hardwood floors throughout; two baths and many other features so essential to the comfort and convenience of your permanent home. As extra large lot, beautifully landscaped, add to the beauty of the home.

This, the first home in Greenlawn Estates, is typical of the permanent homes built by Klaus in other sections of the city and is the first of a series of homes being planned for Greenlawn Drive by Klaus.

The Klaus policy of offering the public more for their money in a thoroughly constructed, permanent, satisfying home was strictly adhered to in this home, and as a consequence it will quickly show you that these three main details have been ably carried out. The price of this Klaus home, as usual, is reasonable and can be carried out.

BEAUTIFULLY FURNISHED BY EAGLE FURNITURE CO.
 ARTIFICIALLY DRAINED BY J. F. SCHOFMAN.
 AMPICO FURNISHED BY WALTHALL.

OTTO KLAUS

'HOMES THAT SATISFY'

Crockett 981

326 Medical Arts Bldg.

THE MILLER-DARROUGH COMPANY

Joins Otto Klaus in Inviting You to Visit the New Klaus Home in

Greenlawn
Estates

Always a builder of fine homes, this one even excels the other fine ones he has built, a splendid tribute to Greenlawn Estates which furnishes ideal surroundings and environment for a home of this type.

Drive out and see it today and while inspecting the home, consider the opportunity you have to establish yourself in a choice location where surroundings and environment are ideal.

Office on Vance-Jackson Road, four tenths of a mile North from the Fredericksburg Road. Phone Woodlawn 1029.



Tile
Work

On All
Klaus
Permanent
Homes
BY

F. REDONDO & CO.

TILE-MARBLE

1135 North Flores Street

Travis 1200



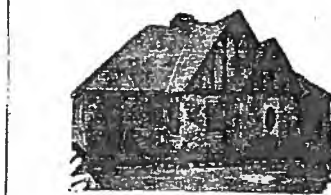
The
Plaster
Work

In this
Permanent
Home
BY

CHRIS B. CHRISTIANS

318 Blum Street

Travis 5585



GOOD HOMES

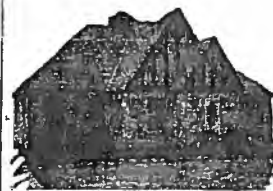
Naturally Require
Good Materials

We furnished all lumber in this
and other Klaus Homes

Karren-Tobias Lumber Co.

1919 S. Flores St.

Or. 186



Beautiful
Plumbing
Fixtures
in
This Beautiful
Home
Furnished
By

A. SACKS & CO.

624 Main Avenue

Travis 5140

Electrical
Fixtures

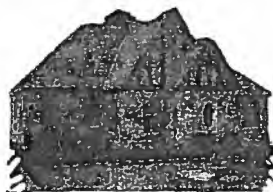
—of the
Latest Design
Furnished in
This Home
By



THEO. VOSS

101 Columbus Street

Or. 7463



The
Stone
Work
—On All
Klaus
Homes
By

—DONE BY—

NIC VILLAREAL



Concrete
Work
ON

All Klaus
Homes
Done by

DAVE LEHR, INC.

301 Granada Street

Woodlawn 501

Chicago, and W. A. Thomas, manager, president of the State realtors' association, were guests of the local board at luncheon Saturday noon.

\$170,000 in New Homes For Estates on Vance-Jackson

A \$170,000 home building program for the spring months was started last week in Greentown Estates, on the Vance-Jackson road, when J. P. Morris, contractor, began construction on three two-story dwellings that will comprise the first unit in this development. Morris' holdings consist of nine choice sites, six of them fronting the Vance-Jackson road and three fronting Greentown drive. All sites are 102 feet in width and 400 feet deep, approximating an acre of ground. The property has all city conveniences including city water, gas, electricity and paving.

"Miller-Parrish" company announces that building for spring will total about \$25,000.

Even of the homes started by Morris will be on the Vance-Jackson road. Spanish architecture will predominate, it being the plan of the builder to allow ample room for spacious patios, porches and gardens, with special landscaping effects. The homes will be of utmost construction, and set well back on the large sites. The sites are large enough to provide ample room for outbuildings, servants quarters and gardens.

The third home will be built on Greentown drive across the street from the newly completed Klaus home. It will be a one and two-story structure of seven rooms and two baths.

HEAT-COLD BARRIER.

Insulation establishes a barrier between heat and cold, keeping each in its proper place. The refrigerator in its principle of construction is no different from the insulated house, except that it is designed to perform one function only, that of maintaining a cold interior against a heated exterior. The insulated house, on the other hand, performs two functions. In winter its walls form a barrier against the escape of interior heat and the penetration of exterior cold. In the summer time it reverses the operation and prevents the outdoor heat from penetrating to the inside.

IRISH TO OPEN BONNIE BRAE SOON

"Bonnie Brae," a new unit of the Highlands, will be put on the market early in February. This announcement is made by the J. G. Irish Company, realtors, owners and developers of the Highlands.

The tract, embracing more than 200 50-foot homesites, is bounded on the north by Highland boulevard and on the west by South Hackberry street, and is in a slight "D" shape, with N. Palmisto as its eastern boundary.

All lots are at least 150 feet deep, with many larger. Streets are 60 feet wide and there are 20-foot alleys (both nearly double the ordinary size, in most sections of the city) which gives an airy openness decidedly advantageous in this climate.

STEP FORWARD.

The ample space and general "openness" given an effect of small country places in the heart of the city.

Opening of "Bonnie Brae" marks another step forward in the swift development of the South Side as a section of charming homes. West and south lies an older development, along the South Prema artery. East lies the new development of the Highlands, which was merely five years old, and is now a small city of approximately fifteen hundred inhabitants, an independent district, served by community centers, the Highland Park public school, and now the new South Side Junior High school.

THE IMPROVEMENTS.

Following a long established policy, J. G. Irish, president of the company will not market the new addition until streets are paved, sidewalks and curbs in, gas, water, sewer, electric and telephone are available. Groups of workmen have practically completed this work now.

"We will make the most important announcement as to terms of sale on

Pumping Plant Bonds Issue for \$140,000 Planned

A bond issue of \$140,000 is to be voted on in the Progress district on February 20 for the purpose of furnishing funds for erecting a pumping plant and building canals for an irrigation system.

This is a new tract, and is just being developed.

HOME AT LYFORD.

Cole L. Mercer is building a home at Lyford, the building being of tile and stucco. It will cost \$6000.

Bonnie Brae ever made, regarding improved property, we believe," said J. B. Mikewell, new sales director of the J. G. Irish Company, in discussing the new property, Saturday. "I have been in the realty business for eighteen years, in other sections of the country. But never before in my knowledge, were such terms ever offered for improved city property."

While "Bonnie Brae" has not as yet been opened to public sale, one builder has already bought a group of lots, and has started eight homes. The first unit of twenty to be built in the 1100-block of McKinley avenue.

M'CRODY WILL ENTER M'ALLEN

The McCrory Stores, Inc., of New York City, has leased the Cardwell building at McAllen and will completely remodel it. W. M. Simpson of New York City is the architect and A. H. Wondridge of McAllen, the associate architect. Plans are in progress and will be finished soon. Construction of this building will cost about \$10,000.

PROPER HEAT.

When the heatless man figures a house he guarantees to maintain a temperature of approximately 72 degrees in all winter weather. We may wonder why 72 degrees is established as the standard of proper temperature. It is because this temperature, slightly below blood heat in the human body, has been found to be the temperature at which humans bring function with the greatest comfort, maintain the best standard of health and work with the greatest efficiency. Their bodies are not stiffened with cold nor weakened with excess perspiring.

a food that was common to all these pests that could be purchased and distributed cheaply in the garden. To this food, or meal, they added certain poisonous chemicals that were not affected by rain or sprinkling and also were non-injurious to plants or vegetation.

DESTROY PESTS

The result was a ready prepared meal, now sold under the brand name of Sanrol, that you simply broadcast about your garden, under the plants and shrubs. It is claimed, the pests eat this meal as food and are quickly destroyed. Unlike old time contact poisons, too, it is a bait that attracts pests to it. Thus greater numbers of them are killed.

Most garden pests work at night. It is at that time they feed on tender shoots of plants and shrubs, just as they are emerging from the ground. It is claimed that Sanrol does its best work at this time. The pests eat the meal instead of the vegetation and thus are exterminated.

The successful control of garden pests means the saving of millions of dollars to garden lovers annually. Government figures indicate that three are responsible for untold damage to not only gardens but commercial crops as well.

With the advent of such scientific methods as Sanrol for the control of these destructive pests, it is hoped that rapid strides will be made in cutting down these annual losses.



Would Have Gone Farth

The story is told that George Washington when youth hurled a gold coin across the Potomac river on a wager. In his later life he must have looked back with regret upon his prank.

Get the Saving Habit

There may be many a dollar left upon the bank of careless expense to be swept away heeded, that, deposited in this Building and Association, would multiply itself for you.

Become Independent in the Next Ten Years

\$ 5.00 per month, (16 2-3c per day, or \$1.25 per week) buys \$ 1.00
\$10.00 per month, (33 1-3c per day, or \$2.20 per week) buys \$ 2.00
\$20.00 per month, (66 2-3c per day, or \$3.00 per week) buys \$ 4.00
\$35.00 per month, (89 1-4c per day, or \$6.25 per week) buys \$ 5.00
\$50.00 per month, (\$1.05 2-3 per day, or \$12.50 per week) buys \$10.00

UNDER STATE
SUPERVISION
RESOURCES
\$4,765,000
LARGEST IN
SOUTH TEXAS

San Antonio Building and Loan Association, Builders Exchange Building, S. Antonio.

Without obligation on my part please send me complete information on your plans of investment.

SAN ANTONIO
BUILDING & LOAN ASSN



WHERE DOLLARS GROW



Announcing...

I have opened a real estate loan and investment business, with offices at 924 Milam Building. Strong financial connections enable me to make all kinds of desirable real estate loans at reasonable rates. In other words, I am prepared to serve every class of borrower.

TERM LOANS

On improved city property at rates as low as consistent with types of improvements, locality and amount of loan required.

MONTHLY PAYMENT LOANS

414 22 - South Main 21000 22

Free Free

San Antonio Light 1/29/28.

very active in civic affairs and is now president of the San Antonio Real Estate Board and a director of the Chamber of Commerce.

Buchek has been associated with Fite for the last four years. Prior to that time he served as examiner for the State Banking Department. In traveling over the State he was particularly impressed with the development in San Antonio and trade territory and decided to cast his lot in the Alamo City. His first connection here was with the Commercial Loan and Trust Company as secretary-treasurer, where he gained a very valuable knowledge of home financing. He left the Commercial Loan and Trust Company to accept a position with the Fite Company, taking charge of their home financing and constructions, which built an average of 200 homes each year.

Parkmoor Chief Project.

Parkmoor Place, which will be the site of the greatest activity of the new corporation, is already well known to San Antonians, development of this property having been started approximately one year ago. The first unit on Lynwood Avenue was opened with 28 complete homes, and sold out in the record time of approximately 60 days.

Buchek spent much time in designing a very distinctive type of moderate-priced homes of five rooms, breakfast nook and bath for this first unit. There are no two homes alike in any of the units of Parkmoor Place.

In surveying the building needs of the city in 1926 Fite and Buchek decided that there was a demand for a high-class, medium-sized home in the Woodlawn district that could be sold for between \$5,000 and \$8,000. In seeking a suitable site for this type of development they were attracted by the possibilities of a wonderful ridge just east of the Fredericksburg

many homes have been built in the third unit. The 1929 program for the development of Parkmoor Place calls for the erection of 75 homes.

Retired Doctor To Build Home In Greenlawn

Dr. J. B. Kilgore, retired physician and surgeon, who formerly practiced in Mexico, this week purchased a home site in Greenlawn Estates from the Miller-Darrough Company, and has contracted with the American Building Company for a 10-room home, construction of which is to begin immediately. The homestead selected has a 102-foot frontage on Sherwood Drive and is 400 feet deep, approximately an acre of ground on a southeast slope.

The new home will be a two-story stucco of a modified French type. The dwelling, set back 75 feet from the drive, will be 20 feet in width and 33 feet deep, providing ample space for eight rooms, two baths and a patio downstairs and two rooms and a hallway upstairs. To enter the home from the front it will be necessary to pass through the large patio, 10x24 feet, to gain the living room, which is separated from a glazed and inclosed porch by a fireplace.

All bedrooms and the kitchen have three exposures to insure coolness in summer and unusual ventilation.

The home will cost approximately \$18,000. Drinkard B. Milner is the architect.

TUBERCULOSIS CLINIC

Officers of New Building Firm



activities heretofore handled by the construction department of L. E. Fite & Co. The Fite company will now engage exclusively in the development of subdivision properties. Offices of the new corporation are with the Fite company, at Travis and North Flores streets, in the Robert E. Lee Hotel. Buchek has been with the Fite company for four years.

STORES FOR EDINBURG.

A one-story store building, costing approximately \$12,000, is to be built in Edinburg for Mrs. Bertha Lawrence of that city. Robert I. Vogler of Edinburg, is the architect.

SCHOOL BOND ELECTION.

An election is to be held in San Angelo on February 27 to vote on a \$350,000 school bond issue. Phelps & Deween of San Antonio have been named as architects.

SAN SABA, Tex., Feb. 4.—Mrs. John H. Martin has in course of construction a brick business building which will be occupied by a local cafe. J. W. McConnell & Sons have let the contract for a two-story brick building, 57x82 feet. This building adjoins the San Saba Hotel. The lower story will be occupied by a Chrysler agency with Robert Timberland as manager. The upper story will be occupied as offices.

It pays to consult a
REALTOR
—a member of the
SAN ANTONIO REAL ESTATE BOARD

**SECURITY
BUILDING & LOAN
ASSOCIATION**
SAN ANTONIO
THURST BUILDERS FOR TOMORROW
Secretary

**SECURE
Your Home
Through the
SECURITY
PLAN**

IF HOME, SWEET HOME appeals to you, then you can make those beautiful words a reality!

You CAN have a home, sweet home of your own, if you so desire!

The Security will lend you the money with

Telephone
Woodlawn 3939

Office Open on G

Winter

I am
buying fa-
cilities of
posse. In
buy entire

After
acres, off-
ing which

Locati-
rize Sprin-
Winterhav-
opment in

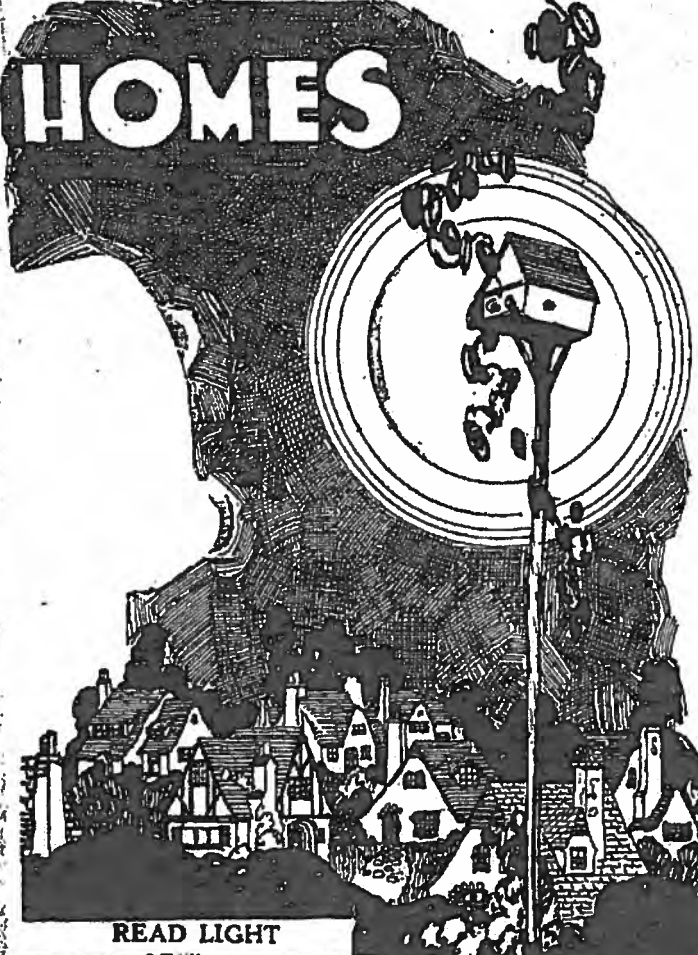
Four
producing

Soil
the very b

If int
For refer-
ole who h

SA Express 215/1928

HOMES



READ LIGHT

Classified Ads

peers of this section of the country. The new offices, which are modern, roomy and comfortable, and have equipment of the latest type, add greatly to efficiency.

Officers re-elected include John H.

OUTDOOR ADS TO BE TOPIC

A special conference on the problem presented by certain types of outdoor advertising will be held as a part of the twenty-first annual convention of the National Association of Real Estate Boards, to meet in Boston, Mass., June 25 to 28.

Ward G. Gilford, Kansas City, Mo., who will preside at the conference, states that the purpose of calling such a meeting is not to promote any particular plan for controlling outdoor advertising but to pool information on the situation, with a view eventually to eliminating the objectionable type of outdoor advertising which detracts from the sightliness of residential areas and mars rural scenic beauty. The discussions are to be informal and any visitors interested in the subject are invited to attend the meeting.

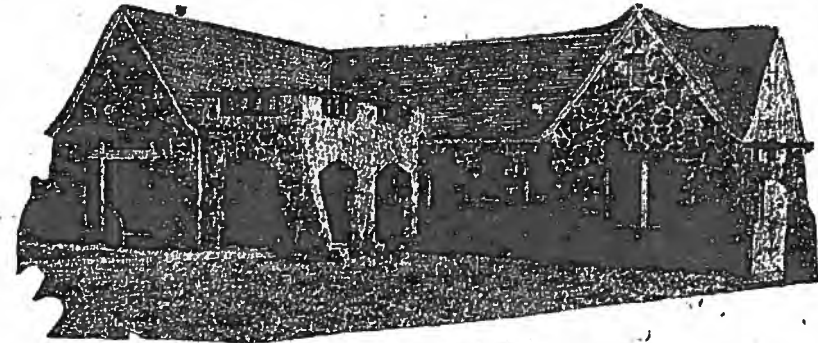
Organizations sending representatives to the conference include: The American Nature Association, the General Federation of Women's clubs, the Maine Committee for Restriction of Outdoor Advertising, the American Civic association and the bureau of public roads, of the United States department of agriculture.

S.A. GAINS AS OIL CENTER

A total of 80,000,000 barrels of oil have been shipped out of the San Antonio oil area during the last 10 years, said H. D. Stevenson, editor of the Petroleum Reporter, in a speech before the San Antonio Real Estate board last week in which he gave facts and figures to illustrate the extent of the oil industry of this section. Big companies are becoming interested in the Antonio area more than ever before, he said, and today there are from 125 to 150 oil men residing here. North and Southwest Texas offer the best oil production possibilities, mainly because only 15 per cent of the area is classed as impossible for development, he stated.

Lease Building, Plan Business

YOKUM, June 22.—Messrs. W. R. Neeson and H. H. Emerson of Cypress were in Yokum Monday and closed a lease for the Arnold building on Grand avenue and expect to open therein soon a complete poultry and produce business to be conducted under the firm name of Yokum Packing company. These gentlemen are well known business men of this section.



109 Greenlawn Drive

Greenlawn Estates Homes

--- Rock and Brick --- In Spotlight Today

Large homesites approximating an acre in area give new and added value to these spacious new homes opened to the public today.

Four to Choose From
Six Rooms --- Moderately Priced

North and south fronts with wide porches to take the full sweep of the cool southeast breeze—new plan, design and architecture to match the spacious sites on which they are built—deeply set on broad paved drive—finely appointed—popularly priced. Here is something entirely different as your inspection will reveal. Open this Sunday and every afternoon this week. Shown in the evening by appointment.

Only a short fifteen minute drive from Houston Street—northwest and high above the city.

Drive Out
TODAY

Drive northwest on Fredrickburg Road to Vance-Jackson Road then five blocks north to beautiful Greenlawn Drive where homes are open every day this week.

Miller-Darrough Company

204 Maverick Building

Crockett 8172

Field Office: Woodlawn 1029

SA Light 6/23/1929

bricks and tangled power wires and uprooted trees.

Path is irregular.

The stricken area, irregular in shape and of varying width, showed plainly that the tornado, in cutting a crescent-shaped swath which embraced the exclusive residential section, lumber homes and business streets, had hopped, skipped and jumped. From Lindell Boulevard, a street of tall apartment houses and fine homes, it hopped some eight blocks to Vandewater Place (formerly the most exclusive residence center of St. Louis, and thence three blocks to Cook, the center of a large district devoted to homes for widows.

In the central West End, the area of chaos extended between Sarah and Newstead Avenue, north from Forest Park Avenue across Leide Avenue, West Pine and Lindell Boulevards, widening north of Olive Street and reaching Grand Boulevard near Vandewater. Sarah Street continued to be a street of heavy damage as far north as Easton Avenue, near Fairground Park the trend toward the Mississippi River became more direct. Between Fairground Park and Merchants Bridge and toward McKinley Bridge, a dense path of wreckage extended along north Ninth and adjoining streets, with marked damage in Hebert, Montgomerie and other streets.

Great Homes Torn Up.
Of all the damage done by far the greater seemed to have occurred not by the unmeasured twisting and lifting power of the tornado itself, but by the explosion of air inside buildings themselves as the twister passed.

COMING



The Airman Tomorrow

funds for relief met a ready response Friday and \$25,000 was available in contributions. Hundreds of homeless again Friday night were cared for in National Guard Armories and 200 field kitchens placed in service by the Red Cross disaster force. Downtown hotels were filled in capacity. No demand was made for tents and apparently all the homeless had found temporary roofs.

With St. Louis police force of 1,700 men fatigued by 24 and 36 hours of constant duty, relief for them came when 330 soldiers of the Sixth U. S. Infantry were ordered into the district from Jefferson Barracks. Maj. Gen. W. N. Lassiter, commander of the Sixth Corps Area, came from Chicago to direct the army's relief work.

American Legionnaires, Boy Scouts and civilian volunteers directed traffic and mounted guard in the devastated area along with the St. Louis members of the State militia. President Nease of the Board of Aldermen, announced he would call a special meeting to appropriate emergency funds. H. E. Christopher, building commissioner, whose estimate of the property damage ran from \$10,000,000 to \$100,000,000, after a hasty survey, said \$50,000 was needed immediately to pay for raising walls threatening in fall.

WILEY CAFETERIA
Quality Food

Fish—not just as good as the rest—but better.
Hornshuizen, Moore Bldg.—(Adv.)



Paying the Doctor on the Morris Plan

The doctor did his duty promptly—do yours the same way. If you are temporarily embarrassed and are in need of the money for this purpose or any other good reason, the Morris Plan Company will advance the required amount and will give you a full year in which to liquidate the obligation. Two co-makers are required on your note. It is not necessary to own property to be a co-maker.

SAN ANTONIO MORRIS PLAN COMPANY
227 West Commerce St.

Funeral services will be held Saturday morning for Mrs. Elizabeth Heberlein Jackson, 63, who died at the residence, 230 Kempsmann Avenue, Alamo Heights, Friday. Elder L. H. Livingston will officiate. She was a native of Ohio and had lived in San Antonio three years. Surviving are her husband, T. Jackson of Mexico; two daughters, Mrs. Fred Barnhouse of Mexico City, and Mrs. John D. Thornhill of San Antonio; two sons, J. A. Jackson of Mexico and W. C. Jackson of El Paso. Pallbearers will be Elder William Robins, Elder George R. Layton, Elder Homer H. Williams, H. E. Turby, John J. Wagner and K. G. Wickwer.

TRUCK AND AUTO COLLIDE.
(Special Correspondent)

TAYLOR, Tex., Sept. 26.—The delivery truck of V. A. Southern, in which Southern and John Haven were driving at the east end of the viaduct under the M. & T. Railroad east of Taylor Thursday afternoon with a car driven by Tom Williams, negro, and the latter car was a complete wreck. The negro woman and the negro man in the car were all scratched and bruised, but no one was seriously injured.



HEADACHES

60% Eliminated

by

Proper Glasses

H.C. Rees
Optical Company
401 E. Houston St.

Service Since 1897.

GREENLAWN ESTATES

City Water
City Gas
City Lights
Telephones
and Paved
Drives

Country Estates with City Improvements

98 Superb Homesites

Open

Saturday, October 1st.

EACH estate faces 100 feet or more on a paved drive — depths range from 300 to 400 feet, giving to each estate four to six times the area of a city lot.

Located in the path of San Antonio's most rapid urban and suburban growth, where values are increasing like magic, GREENLAWN ESTATES are just beyond the city limits and

only 15 minutes' drive from Houston Street.

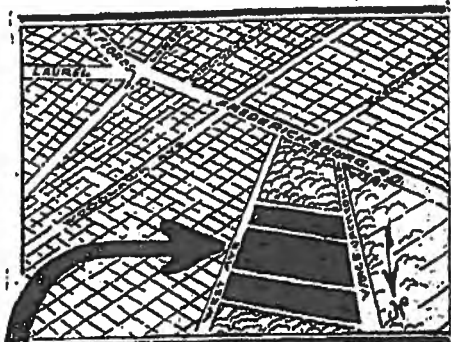
All drives are paved and every city comfort and convenience is available. In keeping with the high character of this ideal suburban vicinity, the building restrictions are such as to definitely protect property owners and assure construction of only better types of homes in this area.

Priced \$1,200 and up to \$5,000 with convenient terms.

MILLER-DARROUGH COMPANY

Office on Property

Phone Woodlawn 1029



DRIVE OUT TODAY or SUNDAY

HOW TO GO

Follow the Fredericksburg Road and turn right at the Vance-Jackson Road. Greenlawn Estates are located just 4-10 of a mile north of the Fredericksburg Road. Large signs will direct you to the property.

SA Express - 10/1/1927

patronage of thousands of new and prosperous customers.

SELLS SOUTH TEXAS

Colonization and development of Medina Valley farms will be carried on by Charles F. C. Ladd, and his sales organization, which already comprises over 2000 general and sub-agents, scattered throughout the U. S. Some idea as to the thoroughness and rapidity with which this development work will go forward under the direction of Mr. Ladd may be gained from his past record. He and his sales organization sold \$28,000,000 worth of land in the lower Rio Grande Valley. Since Mr. Ladd took over the colonization of the Catarina project, in the Winter Garden District, about two years ago, over 100,000 acres of land have been sold, and a modern city of around 1000 inhabitants now stands near the center of what was formerly raw grazing land.

Medina Lake, one of the most beautiful fresh water lakes in the country, has long been a favorite recreation resort for San Antonians. They have found it an ideal place for camping, boating, horseback riding, fishing and hunting, but the history of this lake, and the great dam which impounds the waters, has received but scant attention.

The mighty mass of concrete down in the Banderas hills, thirty-two miles northwest of San Antonio, stands as an everlasting monument to the memory of Dr. P. S. Penman, a man who dreamed a dream of a sun-kissed valley bursting into bloom under the magic touch of water.

LARGE PROJECTS.

He strove mightily to make that dream come true and wrought exceedingly well, but never lived to see its complete fulfillment. He went down on the Louisiana, while on his way to England to seek new capital, but the good he did lives after him. It is interesting to know that C. H. Kearny, one of the new owners, was chief engineer and manager of construction for Dr. Penman, and the efficiency of this great irrigation system is due to his engineering skill.

(Continued on Page 2, Col. 1.)

throughout.

A new gasoline dispensing system will be installed. Other features will include a circular ramp, a part of newest equipment to facilitate rapid parking and quick service for patrons.

Atlee B. Ayres, returning recently from the North and East, brought new ideas for garage construction to San Antonio and some of them will be carried out in the new Bowen's Island structure.

The new garage building will accommodate 100 cars. It will have a basement in addition to its four stories.

FILLS A NEED.

Construction of a garage on Bowen's Island fills a need which will be felt even more in the near future. The island is getting many new buildings, drawing hundreds of automobiles to the new section of the business district. The Plaza hotel's fourteen-story annex will be completed in the near future, frame work having been practically completed last week. The annex doubles the size of the present 250-room Plaza hotel, according to Jack White, manager. Tentative plans are being made for a 30-story office building directly across St. Mary's street from the hotel. One block south on Villita and on the corner of Navarro, the Federal Reserve bank building will be erected. Plans for this building have been prepared by Atlee B. and Robert M. Ayres.

\$75,000 Packing Plant Planned

A new one-story brick and concrete packing plant to cost about \$75,000 is planned at Brownsville by the Texas Citrus Fruit Growers exchange. John Shary of Mission is president of the exchange.

New Residence in San Benito Planned

George A. Thonin contemplates the construction of a new residence in San Benito.

Rieden Community Store Plans Bids to Be Received

Harvey P. Smith, San Antonio architect, will complete plans and start taking bids Monday for construction of the service station and community center building to be built on West Commerce street by William O. Rieden and Brothers. The building will have one story of brick, stone and concrete and will cost about \$15,000.

REALTOR MEET IS POSTPONED

Due to the fact that so many San Antonio realtors will attend the funeral of the governor of Nueva Leon, in Monterey this week, the board of directors of the San Antonio Real Estate Board have decided to postpone the membership meeting scheduled for Oct. 4 to Oct. 11.

Bond Issue for 2 Grade Schools Scheduled Oct. 2

A election will be held on Oct. 2 in Harlingen. A bond issue for \$120,000 for construction of two grade schools, is sought by the board of education. The structures will be of brick and stucco, will have ten classrooms each and cost about \$60,000 each.

GREENLAWN IS W. O. W. PLAN OPENED TO PUBLIC BUILDINGS IN S. A.

Greenlawn Estates, newest North Side suburban home addition, has been formally opened to the public by the Miller Darrough company, new San Antonio real estate concern. A number of sales already have been announced and work on several new homes is expected to be started shortly. Harold T. Miller and D. M. Darrough, of the concern, announced.

The addition comprises nearly 100 acres and contains 18 homesites, ranging from about three-fourths to two acres in size. The building restriction for homes is seventy-five feet from the front property line, which assures uniform placing of homes and allows a large space for landscaping. The sites average about 18 feet by 300 to 400 feet with a few varying from these sizes, they state.

The new subdivision is located in the edge of the Woodlawn district just four-tenths of a mile north of the Fredericksburg road on the Vance-Jackson road. It is on the side of one of the most beautiful hills overlooking the city. It is ideally situated in the vicinity of some of the most expensive homes in the city.

Greenlawn Estates is crossed by two paved highways, Greenlawn and Sherwood drives, which connect the Vance-Jackson road and West avenue, both of which are paved. Improvements to the Vance-Jackson road, which includes widening and extending of the paving is under way and announcement of the improvement of

(Continued on Page 2, Col. 2.)

The establishment of a health and old aged center eventually in San Antonio for its 600,000 members throughout the country, is planned by the Woodmen of the World organization. This announcement is made following the purchase of 30 additional acres of land near its hospital on North New Braunfels avenue.

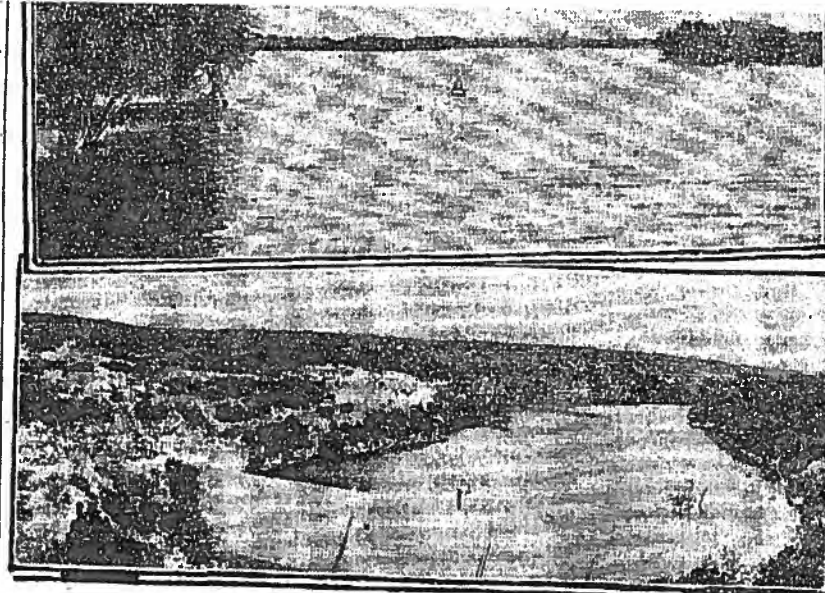
The new purchase gives this organization a single tract of about 250 acres.

The organization maintains a large hospital just north of the city limits on North New Braunfels avenue, which it plans to enlarge. The other projects on this tract include an old members' home, an old ladies' home, a crippled children's home and possibly other structures, it is announced by E. D. Henry, attorney, who handled the deal for the additional property here.

A wire to the Real Estate Editor of The Light from W. A. Fraser, commander of the Woodmen of the World, headquarters at Omaha, Neb., stated that the order has "no matured plans for building at present."

Mr. Henry stated that "although it has not been decided upon definitely, the organization is purchasing the property at this time to establish a center in San Antonio later with facilities to care for the needs of the Woodmen. The four projects have been tentatively planned, although the exact size of the structures and the

(Continued on Page 2, Col. 2.)



SA L. qnt. 10/02/1927, P 1

Secretary A. W. Mellon Endorses
Building and Loan
Secretary of the Treasury A. W. Mellon, an acknowledged authority on economics and finance, pays a great tribute to BUILDING AND LOAN in a message to the people of the United States, from which is excerpted the following:

"Building and Loan Associations, in countless instances, have made ownership of homes possible, and in so doing, have rendered invaluable aid in the campaign which the government is conducting to promote thrift and encourage the sound investment of funds."

The two-fold purpose of this Association is to inculcate habits of THRIFT, and to lend money to worthy people to acquire HOMES.

Obey That Good Impulse and Start Now

16 2-3c	per day,	\$1.25	per week	or	\$3.00	per month	buys	\$1,000
83 1-3c	per day,	\$2.50	per week	or	\$10.00	per month	buys	\$2,000
66 2-3c	per day,	\$4.00	per week	or	\$20.00	per month	buys	\$4,000
83 1-3c	per day,	\$7.50	per week	or	\$30.00	per month	buys	\$6,000
\$1.50 2-3	per day,	\$12.50	per week	or	\$50.00	per month	buys	\$10,000

8% Dividends, Compounded Semi-Annually

San Antonio Building & Loan Ass'n,
Builders Exchange Bldg.,
San Antonio.
Without obligation on my part please
send complete information on your plans
of investment.

**SAN ANTONIO
BUILDING & LOAN ASSN
BUILDERS' EXCHANGE BLDG**

WHERE DOLLARS GROW

**Joske's
54th Anniversary
Sale**

**GREATER THAN
EVER**

BEGINS WEDNESDAY!

***Celebrating the Founding
of Our Business in 1873***

—and showing with savings our appreciation of the public's support during our 54 years in San Antonio.

A new type of advertising service, which is known as "Store Analysis," is being offered to San Antonio merchants by Mrs. Marie A. Wathen. She has opened offices at 413 Anteo building.

Mrs. Wulken announces that this work includes everything from buying stocks, merchandising, advertising, selling, training the sales force.

Mrs. Wathen has returned from the east where she spent two years carrying on the same work in New York and Brooklyn stores. She also did this work in the large and small stores of other cities in that section.

NEW SERVICE

The new counsels with Ames Par-
rick & Co., New York City, recognized
as one of the leaders in store service.
Store analysts in the North and East
are watching with interest the launch-
ing of the newer form of service in
the Southwest because it has never
been tried here before.

The stylist, she explained, is one of the most important tie-ups in a modern store between buying and advertising. Many of the larger stores have one or more such experts on their staff regularly, who work with the style features of the merchandise offered for sale and present them to the public, either through advertising or through the sales people.

EMPLOY STYLIST.

In illustration of this point, Mrs. Wallen cited the fact that I. Hamberger & Co. of Newark, N. J., recently added Grace Cornell of the Metropolitan Art Museum to their force. She, also of New York, has recently created the position of stylist for the housefurnishings department and has secured an artist of almost equal

She quoted from the proceedings of the convention of the National Retail Dry Goods Association, which she led in London recently, wherein the statement was made that style is responsible for the sale of three-fourths of the merchandise sold by retail merchants of the United States today. In support of this fact, she declared, merchants must make their goods more and more attention to the style value of their merchandise. The tremendous value of style features, in turn, demands proper merchandising and economic sale of merchandise. It is her further belief that the person selling the merchandise must be acquainted with its style value.

In her work, Mrs. Wathen explained further, she will offer not only the services of a stylist, but merchandising and advertising, store publicity, and store promotion as well. She has direct contact with the East, and is in constant touch with markets and style tendencies in centers there.

LEADER IN INDUSTRY.

Mrs. Wallen for a number of years has been in executive merchandising position in San Antonio. So far as is known, she was the first woman to open a retail store in the Southwest, this being when she merchandised the advertising of the Wolff & Marx Co. She was also the first woman to open a department store when that store was opened. She has always favored nice-appearance and beautiful merchandise, and has supervised the buying of her store for many years.

Mrs. Wallen is also a past president of the San Antonio Advertising Club and is on the advisory bureau of the American Association of Advertising Women. She has appeared as a speaker at a number of conventions of importance. One of her latest projects is to publish a book on advertising; "Clubs of the World, asked her to publish a book on her merchandising and advertising views. She says, however, that she has never got to the things I have never got to yet."

NEW BUSINESS IS OPENED

Guy Cude, formerly secretary-treasurer and on the board of directors of Graham and Collins Electric company for fifteen years, has entered the electrical business for himself. He invites inspection of the Allenman-Cude Electric company's new place of business at 113 South Vieta. The company is agent for Apex vacuum cleaners and washing machines. Repair, wiring, fixtures and supplies and appliances of all kinds are featured.

OHP Staff Recommendation and HDRC Exhibits

Northwest of the City

GREENLAWN ESTATES

Country Estates with City Improvements

FIFTEEN MINUTES FROM HOUSTON ST.

COMBINING the charm and luxury of living in the country with all the advantages and conveniences a city dweller enjoys — GREENLAWN ESTATES are much more than city lots, they are estates in every sense the word implies. Spacious front lawns facing 100 feet or more along paved drives . . . depths from 300 to 400 feet allowing space for the erection of distinctive, dignified homes amply set apart from one's nearest neighbor . . . and sufficient area in the rear for the placing of a large orchard or vineyard.

Located on the gentle slope of the hill, each estate enjoys a beautiful vista of the city as well as the charming hills to the North and East.

You'll enjoy driving out through this beautiful home section where many San Antonians are now selecting the sites for their new and interesting Homes.

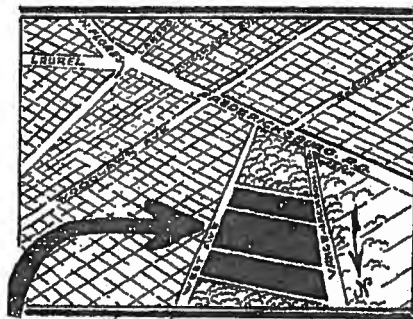
Come Out Today

Follow the Fredericksburg Road and turn right at the Vance-Jackson Road. Greendale Estates are located just 4-10 of a mile north of the Fredericksburg Road. Large signs will direct you to the property.

Four to Six Times the Area of City Lots—Beyond and Overlooking *the* City

With

City Water & Gas
City Electricity
Telephones and
Paved Drives



Miller-Darrough Co.

Office on Property

Woodlawn 1029

San Antonio Light. Oct 9, 1927 p.

new home to be constructed in the second unit of Oakmont will be a residence for Robert H. Michael, according to Adams & Brothers, exclusive selling agents for the subdivision. Michael recently bought 100 feet of frontage on the south side of East Woodward Avenue. Construction on the new home, which will cost approximately \$12,000, probably will be started within the next few months.

Plans are being considered for other new homes to be erected on Oakmont since recently sold to several prominent San Antonians.

"The new homes that will appear in the second unit of Oakmont will be of the same high character as those already built in the first unit," explained Sterling D. Greenborn. "The first unit, owned by Thomas W. Masterson, was opened for development several years ago. It has been improved with more than \$500,000 worth of attractive dwellings. Among the owners of these homes are H. M. Harrison, P. L. Maanen, T. W. Masterson, J. Seligmann, H. A. Thomas and Mrs. A. P. Gilliam. Roy Campbell is building a new residence on Oakmont Court. Others who own sites in the first unit are Glenn C. Alvey, Lytle Gosling and Fred Morris."

"The active development of Oakmont is accounted for by the fact that it has all the qualities of a residence community of the best class—an attractive environment, high elevation, rock foundation, abundant trees, view and strict building and ownership restrictions."

"The second unit, situated directly north of the first unit, consists of 11.75 acres, bounded on the west by Blank Avenue and on the north by Millican Avenue. The tract was purchased by Robert H. Yantis from Mrs. Eva S. Vanderhoeven last January. It has all modern conveniences."

TAPT FIRM EXPANDS

TAPT, Tex., Oct. 15.—Work is progressing on the new building of the Cape Hardware & Furniture Company. The building has a frontage of 25 feet on Green Avenue and extends a depth of 125 feet to the present store building facing Rickpatrick street.

The above is an illustration of the new community center to be built on the entire block facing San Pedro Avenue, Maverick, Poplar and Warren streets. The building is to be erected by Mrs. Catalina A. McFarland and T. M. Lawrence. This improvement will be a very decided step in the progress of business towards the residential section and the location is considered one of the best in

San Antonio for this purpose for which it is intended.

The design and character of the building will be modernized Spanish with some of the detail of Italian character. The materials will be light buff brick and cast stone of a color to harmonize. It will be noted that the straight canopy had been omitted and in its place each individual display window will be provided with the newer type of lateral rolling canopy.

was awning. This type of awning is being very extensively used, after having been thoroughly tested over a period of years under various conditions and serves the double purpose of providing shelter and protection as well as not detracting from the beauty of the building. It is intended to lease the building to various merchants whose business or form a complete community center with the drug store location at the

corner of San Pedro Avenue, Warren and Maverick streets. The balance of the frontage, facing San Pedro Avenue and Poplar Street, will be taken up by a grocery, dairy, meat market and a vegetable store, and possibly smaller spaces allotted to dry cleaning and barber shops. The building was designed by Adams and Adams, architects, and construction is expected to start within the next three weeks.

Greenlawn Estates Home



A seven-room rock home of English relopment, which is located on the design is being built in Greenlawn, Vance-Jackson Road, a short distance from the Fredericksburg Road. The Estates by Otto Klaus. This is the first home in the new residential development. The new development here been sold in Miller-Darrough Company, which is this last few days.

1,590,000 Bricks in New Office Building Here

Facts concerning the Milam Building, 21-story office structure, which is being built at Travis and Salado Company, reveal the vast amount of material which goes into a modern building of the kind.

Some of these figures are:

One million five hundred and ninety thousand bricks.

Eight thousand nine hundred and twenty linear feet of air ducts for the operation of the air-conditioning plant.

Three hundred and forty-five thousand linear feet of electrical conduit.

Twenty-one thousand feet of water pipe to supply water throughout the building.

The Milam Building is the first office structure in the world into which has been built a complete air-conditioning plant, supplying fresh, properly tempered air at all times. This system, commonly known as manufacturing weather, will eliminate all necessity of opening windows in the building at any season of the year. The many annoyances created when it is necessary to open windows, such as street noise and papers blowing from the tops of desks, will not exist in the latest addition to San Antonio's office accommodation.

FIRE LOSS DECLINES

America's annual fire loss will probably take a drop for 1927. Records for the first six months show losses 29 per cent lower than for the same period in 1926. If the ratio holds good for the entire year, the fire losses will in 1927 will be cut by \$110,000,000. Investigations attribute the decrease to better building construction, increased use of concrete and similar fire-safe materials, improved fire-fighting facilities and greater carelessness. A decrease in 1927 will be the first since 1919, according to National Fire Protection Association figures, which indicate an increasing annual loss from \$220,000,000 during that year to \$260,000,000 in 1926.

company has one for inspection. This is a home of particularly luxurious finish and appointment. A walled fountain in the center of an artificial pond and a tree-lined walk in the living room are prominent in this

BUILDING FOR HURLINGEN

HURLINGEN, Tex., Oct. 15.—In addition to constructing the new Dent Theater, owners of the property also are to construct a store or warehouse building in the rear of the theater. It was announced by Chris Damant, owner of the Dentons Hotel, and Joe Haupt, owners of the property. This will be a brick building 35x75 feet. It will cost \$12,000.

Excavating for a large \$25,000 two-story stone home is being carried out on the hill in Woodlawn Place, by the Busby company. It will face south and will offer a commanding view of the city.

The Busby company also is com-

ments on the interior finish and on the hill in Woodlawn Place, by the Busby company. It will face south and will offer a commanding view of the city.

SAFETY
MAXIMUM EARNING
AVAILABILITY

LEADING BANKER'S DEFINITION OF BUILDING and LOAN

Mr. Franz C. Groos, president of the Groos National Bank, whose business it is to analyze and pass upon all forms of security and who, as a banker, is constantly called upon to advise clients with reference to desirable forms of investment, says:

"The money of many people, as it is accumulated by them, is paid into a Building and Loan Association and in turn loaned to such of these thrifty people as desire to build homes."

"What better example of SELF HELP can there be than the cooperative effort which such an association brings about?"

The two-fold purpose of this association is to inculcate habits of THRIFT; and to lend money to worthy people to acquire HOMES.

Obey That Good Impulse and Start Now!

\$ 3.00 per month (16.2-c per day, or \$ 1.25 per week), buys \$ 1,000
\$10.00 per month (33.1-c per day, or \$ 2.50 per week), buys \$ 2,000
\$20.00 per month (66.2-c per day, or \$ 5.00 per week), buys \$ 4,000
\$30.00 per month (\$3.1-c per day, or \$ 7.50 per week), buys \$ 6,000
\$50.00 per month (1.66 2-3c per day, or \$12.50 per week), buys \$10,000

8% DIVIDENDS COMPOUNDED SEMI-ANNUALLY

SAN ANTONIO BUILDING & LOAN ASSN.
Builders' Exchange Bldg.,
San Antonio.

Without obligation on my part, please send complete information on your plans of investment.

NAME _____

ADDRESS _____

CITY _____

Under State Supervision

Resources \$3,793,000

LOCATED IN SAN ANTONIO

SAN ANTONIO BUILDING & LOAN ASSN.

BUILDERS EXCHANGE BLDG.

WHERE DOLLARS GROW

7-Room Spanish Type Stucco Home Outstanding Residence in Group on Donaldson Avenue Open Sunday

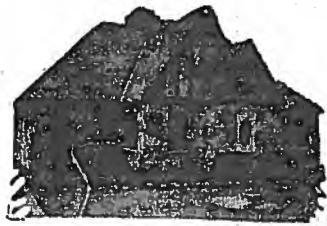
Busby Building Corporation Has Selection From Which Fall Buyers May Choose.

San Antonio Express 10/16/27

REAL ESTATE REAL ESTATE REAL ESTATE REAL ESTATE REAL ESTATE REAL ESTATE REAL ESTATE REAL ESTATE
REAL ESTATE—FOR SALE \$1 REAL ESTATE—FOR SALE \$1 REAL ESTATE—FOR SALE \$1 REAL ESTATE—FOR SALE \$1 REAL ESTATE—FOR SALE \$1 REAL ESTATE—FOR SALE \$1 REAL ESTATE—FOR SALE \$1 REAL ESTATE—FOR SALE \$1

See the First Klaus Home on Greenlawn Drive in Greenlawn Estates

DRIVE OUT FREDERICKSBURG ROAD TO VANCE-JACKSON ROAD, THEN FOLLOW THE SIGNS



This Latest
Klaus Creation

IN

Greenlawn
Estates

Completely
Furnished

By

Eagle Furniture Co.

Just One Price

127 Soledad St.—118 Main Ave.

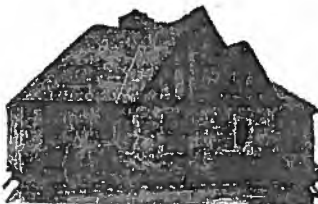
AMPICO

furnished by

WALTHALL MUSIC CO.

Landscaping

Around
This
Permanent
Home

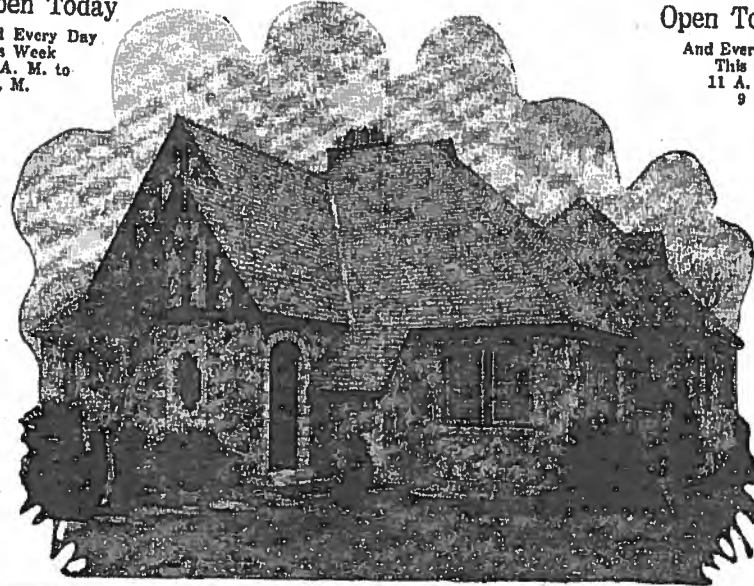


A NEW KLAUS CREATION
IN A NEW LOCATION

GREENLAWN ESTATES

Open Today

And Every Day
This Week
11 A. M. to
9 P. M.



Open Today

And Every Day
This Week
11 A. M. to
9 P. M.

The First Greenlawn Estates Home!

The following firms as-
sisted in the construction
and furnishing of this
beautiful home:

EAGLE FURNITURE CO.

Furniture

J. B. MITCHELL CO.

Draperies and Curtains

WALTHALL MUSIC CO.

Amplifiers

KARREN-TOBIAS

Lumber and Materials

MYLER & DARROUGH

Building Site

A. J. SCHODMAN

View Finishing

MYERS BROS. CO.

Electric Wiring

A. A. NICHOLS

Plumbing

S. L. SAEGER

Sheet Metal

A permanent rock home of six rooms on solid concrete foundation. Large living room with fireplace, high beamed ceiling and beautifully finished with hand hammered electric light fixtures. Large dining room, three bedrooms all with southeast exposure; extra large kitchen; hardwood floors throughout; two baths, and many other features so essential to the coziness and comfort of your permanent home. An extra large lot, beautifully landscaped, add to the beauty of the home.

This, the first home in Greenlawn Estates, is typical of the permanent homes built by Klaus in other sections of the city and is the first of a series of homes being planned for Greenlawn Drive by Klaus.

The Klaus policy of offering the public money for their money in a thoroughly constructed, permanent, satisfying home was strictly adhered to in this home, and an inspection of it will quickly show you that these three main details have been strictly carried out. The price of this Klaus home, as usual, is reasonable and convenient terms can be arranged.

BEAUTIFULLY FURNISHED BY EAGLE FURNITURE CO.
ARTISTICALLY DRAINED BY J. B. MITCHELL
AMPICO FURNISHED BY WALTHALL

OTTO KLAUS

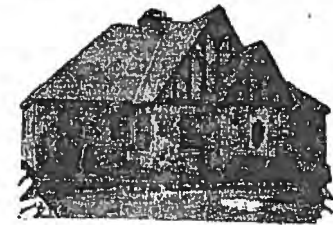
"HOMES THAT SATISFY"

Crockett 981

326 Medical Arts Bldg.

THE MILLER-DARROUGH COMPANY

Joins Otto Klaus in Inviting You to Visit the New Klaus Home in



GOOD HOMES

Naturally Require
Good Materials

We furnished all lumber in this
and other Klaus Homes

Karren-Tobias Lumber Co.

1910 S. Flores St.

Cr. 1869



Beautiful
Plumbing
Fixtures
in
This Beautiful
Home
Furnished
by

A. SACKS & CO.

624 Main Avenue

Travis 5145

Electrical
Fixtures

—of the
Latest Design
Furnished in
This Home



THEO. VOSS

101 Columbus Street

Cr. 2469

San Antonio Light 12/11/27

See the First Klaus Home on Greenlawn Drive in Greenlawn Estate
DRIVE OUT FREDERICKSBURG ROAD TO VANCE-JACKSON ROAD, THEN FOLLOW THE SIGNS



This Latest
Klaus Creation
IN
Greenlawn
Estates

Completely
Furnished

By

Eagle Furniture Co.

Just One Price

127 Soledad St.—118 Main Ave.

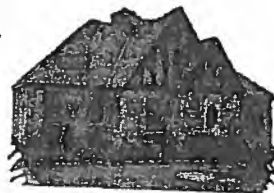
AMPICO

furnished by

WALTHALL MUSIC CO.

Landscaping

Around
This
Permanent
Home
BY



SAN ANTONIO NURSERY

Fredericksburg Road

Woodlawn 3688



SAN ANTONIO PLANING MILL

624 Austin St.

Crockett 770

All
Paint Work
On
This Klaus
Home



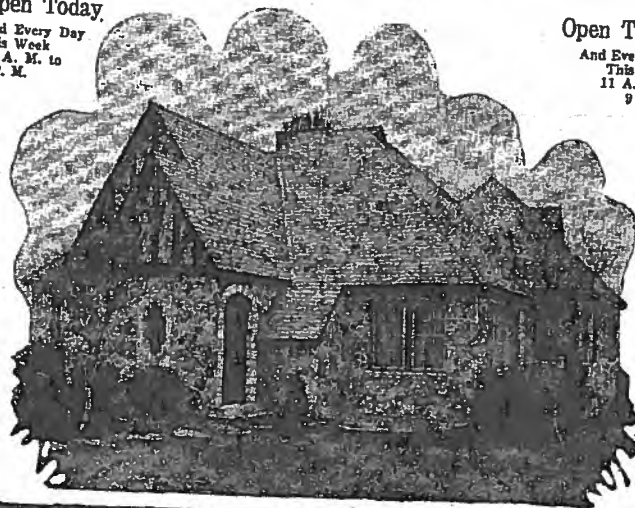
DONE BY
CHARLES HARTMAN

A NEW KLAUS CREATION
IN A NEW LOCATION

GREENLAWN ESTATES

Open Today

And Every Day
This Week
11 A. M. to
9 P. M.



Open Today

And Every Day
This Week
11 A. M. to
9 P. M.

The following Klaus ad-
vised in the construction
and completion of this
beautiful home:
EAGLE FURNITURE CO.
Furnishers
J. & MITCHELL CO.
Draperies and Curtains
WALTHALL MUSIC CO.
Landscape
KARLSON-TOMLIN
Lumber and Hardware
HILLMAN & DARROUGH
Electric Work
A. J. SCHROEDER
Plumbers and Gas Fitters
MINTZ ELECTRIC CO.
Electric Wiring
R. A. FURNESS
Shriner
S. & S. BARBER
Paint Work

The First Greenlawn Estates Home!

A permanent rock home of six rooms on solid concrete foundation. Large living
room with fireplace, high beamed ceiling and beautifully finished with hand-hammered
electric light fixtures. Large dining room, three bedrooms all with excellent ex-
terior features on essential to the comfort and coziness of your permanent home. An
extra large lot, beautifully landscaped, and to the beauty of the home.
This, the first home in Greenlawn Estates, is typical of the permanent homes
being planned for Greenlawn Drive by Klaus.

The Klaus policy of offering the public more for their money in a thoroughly
constructed, permanent, satisfying home was strictly adhered to in this home, and
an inspection of it will quickly show you that these three main details have been
strictly carried out. The price of this Klaus home, as usual, is reasonable and can
easily be arranged.

BEAUTIFULLY FURNISHED BY EAGLE FURNITURE CO.
ARTISTICALLY DRAPED BY J. & MITCHELL
AMPICO FURNISHED BY WALTHALL

OTTO KLAUS

"HOMES THAT SATISFY"

Crockett 981

326 Medical Arts Bldg.

THE MILLER-DARROUGH COMPANY

Joins Otto Klaus in Inviting You to Visit the New Klaus Home in



Greenlawn
Estates

Always a builder of fine homes, this one
even excels the other fine ones he has built,
a splendid tribute to Greenlawn Estates
which furnishes ideal surroundings and en-
vironment for a home of this type.

Drive out and see it today and while inspecting the home, consider the opportunity
you have to establish yourself in a choice location where surroundings and environment
are ideal.

Office on Vance-Jackson Road, four tenths of a mile North from the Fredericks-
burg Road. Phone Woodlawn 1029.



F. REDONDO & CO.
TITLE-MARKER

1138 North Flores Street

The
Work

On All
Klaus
Permanent
Homes
BY



CHRIS B. CHRISTIANS

Travis 1200 318 Blum Street

The
Plaster
Work

In this
Permanent
Home
BY

Concrete
Work
ON

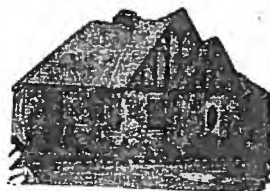
All Klaus
Homes
Done by



DAVE LEHR, INC.

Travis 5885 301 Granada Street

Woodlawn 561



GOOD HOMES

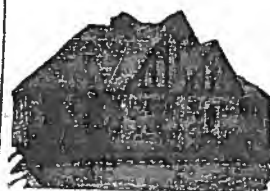
Naturally Require
Good Materials

We furnished all lumber in this
and other Klaus Homes

Karren-Tobias Lumber Co.

1919 S. Flores St.

Or. 126



A. SACKS & CO.

624 Main Avenue

Travis 5145

Beautiful
Plumbing
Fixtures
in
This Beautiful
Home
Furnished
By

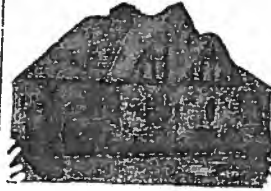
Electrical
Fixtures
—of the
Latest Design
Furnished in
This Home
BY



THEO. VOSS

101 Columbus Street

Or. 7463



—DONE BY—
NIC VILLAREAL

The
Stone
Work
—On All
Klaus
Homes
Furnished
By

Chicago, and W. A. Thomas, 1915, president of the State realtors' association, were guests of the local board at luncheon Saturday noon.

\$170,000 in New Homes For Estates on Vance-Jackson

A \$170,000 home building program for the spring months was started last week in Greenlawn Estates, on the Vance-Jackson road, when J. P. Morris, contractor, began construction on three two-story dwellings that will comprise the first unit in this development. Morris' holdings consist of fine choice sites, six of them fronting the Vance-Jackson road and three fronting Greenlawn drive. All sites are 102 feet in width and 400 feet deep, approximating an acre of ground. The property has all city conveniences including city water, gas, electricity and parking.

Miller-Darragh contracting announces that building for spring will total about \$25,000.

Two of the homes started by Morris will be on the Vance-Jackson road. Spanish architecture will predominate, it being the plan of the builder to allow ample room for spacious patios, porches and gardens, with special landscaping effects. The homes will be of stucco construction, and set well back on the large sites. The sites are large enough to provide ample room for outbuildings, servants quarters and gardens.

The third home will be built on Greenlawn drive across the street from the newly completed Klaus home. It will be a one and two-story stucco of seven rooms and two baths.

HEAT-COLD BARRIER.

Insulation establishes a barrier between heat and cold, keeping each in its proper place. The refrigerator in its principle of construction is no different from the insulated house, except that it is designed to perform one function only, that of maintaining a cold interior against a heated exterior. The insulated house, on the other hand, performs two functions. In winter its walls form a barrier against the escape of interior heat and the penetration of exterior cold. In the summer (that it reverses the operation and prevents the outdoor heat from penetrating to the inside).

IRISH TO OPEN BONNIE BRAE SOON

"Bonnie Brae," a new unit of the Highlands, will be put on the market early in February. This announcement is made by the D. G. Irish Company, realtors, owners and developers of the Highlands.

The tract, embracing more than 300 50-foot homedus, is bounded on the north by Highland boulevard and on the west by South Haulberry street, and is in a squat "E" shape, with N. Palmetto as its eastern boundary.

All lots are at least 150 feet deep, with many larger. Streets are 60 feet wide and there are 20-foot alleys (both nearly double the ordinary size, in most sections of the city) which gives an airy openness decidedly advantageous in this climate.

STEP FORWARD.

The ample space and general "openness" given an effect of small country places in the heart of the city.

Opening of "Bonnie Brae" marks another step forward in the swift development of the South Side as a section of charming homes. West and south lies an older development, along the South Pecos artery. East lies the new development of the Highlands, which was merely a gentle slope of pasture land barely five years old, and is now a small city of approximately fifteen hundred inhabitants, an independent district, served by community centers, the Highland Park public school, and now the new South Side Junior high school.

THE IMPROVEMENTS.

Following a long established policy, D. G. Irish, president of the company will not market the new addition until streets are paved, sidewalks and curbs in, gas, water, sewers, electricity and telephones are available. Crews of workmen have practically completed this work now.

"We will make the most important announcement as to terms of sale on

Pumping Plant Bonds Issue for \$140,000 Planned

A bond issue of \$140,000 is to be voted on in the Progresso district on February 20 for the purpose of furnishing funds for erecting a pumping plant, and building canals for an irrigation system.

This is a new tract, and is just being developed.

HOME AT LYFORD.

Cole L. Mercer is building a home at Lyford, the building being of tile and stucco. It will cost \$3000.

Bonnie Brae ever made, regarding improved property, we believe," said J. B. Mikusell, new sales director of the D. G. Irish Company, in discussing the new property, Saturday. "I have been in the realty business for eighteen years, in other sections of the country. Not never before in my knowledge, were such terms ever offered for improved city property."

While "Bonnie Brae" has not as yet been opened in public sale, one builder has already bought a group of lots, and has started eight homes, the first unit of twenty to be built in the 1100-block of McKinley avenue.

M'CRODY WILL ENTER M'ALLEN

The McCrory Stores, Inc., of New York City, has leased the Cardwell building at McAllen and will completely remodel it. W. M. Simpson of New York City is the architect and A. H. Woolridge of McAllen, the associated architect. Plans are in progress and will be finished soon. Construction of this building will cost about \$10,000.

PROPER HEAT.

When the heating man figures a house he guarantees to maintain a temperature of approximately 72 degrees in all winter weather. We may wonder why 72 degrees is established as the standard of proper temperature. It is because this temperature, slightly below blood heat in the human body, has been found to be the temperature at which humans beings maintain the best standard of health and work with the greatest efficiency. Their bodies are not stiffened with cold nor weakened with excess perspiring.

a food that was common to all these pests that could be purchased and distributed cheaply in the garden. To this food, or meal, they added certain poisonous chemicals that were not affected by rain or sprinkling and also were non-injurious to plants or vegetation.

DESTROY PESTS

The result was a ready prepared meal, now sold under the brand name of Snurol, that you simply broadcast about your garden, under the plants and shrubs. It is claimed, this pest eat this meal as food and are quickly destroyed. Unlike old time contact poisons, too, it is a bait that attracts pests to it. Thus greater numbers of them are killed.

Most garden pests work at night. It is at that time they feed on tender shoots of plants and shrubs, just as they are emerging from the ground. It is claimed that Snurol does its best work at the time. The pests eat the meal instead of the vegetation and thus are exterminated.

The successful control of garden pests means the saving of millions of dollars to garden lovers annually. Government figures indicate that three are responsible for untold damage to not only gardens but commercial crops as well.

With the advent of such scientific methods as Snurol for the control of these destructive pests, it is hoped that rapid strides will be made in cutting down these annual losses.

Would Have Gone Fart!

The story is told that George Washington youth hurled a gold coin across the Pot river on a wager. In his later life he must have looked back with regret upon his prank.

Get the Saving Habit

There may be many a dollar left upon the bank of careless expense to be swept away heeded, that, deposited in this Building and Association, would multiply itself for you.

Become Independent in the Next Ten Years

\$ 5.00 per month, (16 2-3c per day, or \$1.25 per week) buys \$ 1.00
\$10.00 per month, (33 1-3c per day, or \$2.50 per week) buys \$ 2.00
\$20.00 per month, (66 2-3c per day, or \$5.00 per week) buys \$ 4.00
\$25.00 per month, (83 1-4c per day, or \$6.25 per week) buys \$ 5.00
\$50.00 per month, (\$1.05 2-3 per day, or \$12.50 per week) buys \$10.00

UNDER STATE SUPERVISION
RESOURCES
\$4,765,000
LARGEST IN SOUTH TEXAS

San Antonio Building and Loan Association, Builders Exchange Building, St. Antonio.

Without obligation on my part please send me complete information on your plans of investment.

SAN ANTONIO BUILDING & LOAN ASSN

WHERE DOLLARS GROW

Announcing...

I have opened a real estate loan and investment business, with offices at 924 Milam Building. Strong financial connections enable me to make all kinds of desirable real estate loans at reasonable rates. In other words, I am prepared to serve every class of borrower.

TERM LOANS

On improved city property at rates as low as consistent with types of improvements, locality and amount of loan required.

MONTHLY PAYMENT LOANS

2400 - 2500 - 3000 - 4000 - 5000 - 6000 - 7000 - 8000 - 9000 - 10000

Free Free

San Antonio Light. 1/29/28.

very active in civic affairs and is now president of the San Antonio Real Estate Board and a director of the Chamber of Commerce.

Buchek has been associated with Fite for the last four years. Prior to that time he served as examiner for the State Banking Department. In traveling over the State he was particularly impressed with the development in San Antonio and trade territory and decided to cast his lot in the Alamo City. His first connection here was with the Commercial Loan and Trust Company as secretary-treasurer, where he gained a very valuable knowledge of home financing. He left the Commercial Loan and Trust Company to accept a position with the Fite Company, taking charge of their home financing and constructions, which built an average of 200 homes each year.

Parkmoor Chief Project.

Parkmoor Place, which will be the site of the greatest activity of the new corporation, is already well known to San Antonians, development of this property having been started approximately one year ago. The first unit on Lynwood Avenue was opened with 28 complete homes, and sold out in the record time of approximately 60 days.

Buchek spent much time in designing a very distinctive type of moderate-priced homes of five rooms, breakfast nook and bath for this first unit. There are no two homes alike in any of the units of Parkmoor Place.

In surveying the building needs of the city in 1926 Fite and Buchek decided that there was a demand for a high-class, medium-sized home in the Woodlawn district that could be sold for between \$5,000 and \$6,000. In seeking a suitable site for this type of development they were attracted by the possibilities of a wonderful ridge just east of the Fredericksburg

many homes have been built in the third unit. The 1928 program for the development of Parkmoor Place calls for the erection of 76 homes.

Retired Doctor To Build Home In Greenlawn

Dr. J. B. Kilgore, retired physician and surgeon, who formerly practiced in Mexico, this week purchased a home site in Greenlawn Estates from the Miller-Darrough Company, and has contracted with the American Building Company for a 10-room home, construction of which is to begin immediately. The home-site selected has a 102-foot frontage on Sherwood Drive and is 400 feet deep, approximately an acre of ground on a southeast slope.

The new home will be a two-story stucco of a modified French type. The dwelling, set back 75 feet from the drive, will be 60 feet in width and 53 feet deep, providing ample space for eight rooms, two baths and a patio downstairs and two rooms and a half-way upstairs. To enter the home from the front it will be necessary to pass through the large patio, 10x24 feet, to gain the living room, which is separated from a glazed and inclosed porch by a fireplace.

All bedrooms and the kitchen have three exposures to insure coolness in summer and unusual ventilation.

The home will cost approximately \$18,000. Drinkard B. Milner is the architect.

TUBERCULOSIS CLINIC

Officers of New Building Firm



activities heretofore handled by the construction department of L. E. Fite & Co. The Fite company will now engage exclusively in the development of subdivision properties. Offices of the new corporation are with the Fite company, at Travis and North Flores streets, in the Robert E. Lee Hotel. Buchek has been with the Fite company for four years.

STORES FOR EDINBURG.

A one-story store building, costing approximately \$12,000, is to be built in Edinburg for Mrs. Bertha Lawrence of that city. Robert I. Vogler of Edinburg, is the architect.

SCHOOL BOND ELECTION.

An election is to be held in San Angelo on February 27 to vote on a \$150,000 school bond issue. Phelps & Dewees of San Antonio have been named as architects.

SAN SABA, Tex., Feb. 4.—Mrs. John H. Martin has in course of construction a brick business building which will be occupied by a local cafe. J. W. McConnell & Sons have let the contract for a two-story brick building, 57x82 feet. This building adjoins the Sun Saba Hotel. The lower story will be occupied by a Chrysler agency with Robert Timberland as manager. The upper story will be occupied as offices.

It pays to consult a
REALTOR

—a member of the
SAN ANTONIO REAL ESTATE BOARD

**SECURITY
BUILDING & LOAN
ASSOCIATION**
SAN ANTONIO, TEXAS
HERBERT LEADY
Secretary

**SECURE
Your Home
Through the
SECURITY
PLAN**

IF HOME, SWEET HOME appeals to you, then you can make those beautiful words a reality!

You CAN have a home, sweet home of your own, if you so desire!

The Security will lend you the money with

Telephone
Woodlawn 3939

Office Open on

Winter

I am
buying
furnitures
& poses. I
buy entire
After
acres, of
ing which
Local
rize Spr
Winterha
opment is
Four
producing
Soil
the very
If in
For refer
ble who I

SA Express 215/1928

HOMES



Classified Ads

nesses of this section of the country. The new offices, which are modern, roomy and comfortable, and have equipment of the latest type, add greatly to efficiency.

Officers re-elected include John H.

OUTDOOR ADS TO BE TOPIC

A special conference on the problem presented by certain types of outdoor advertising will be held as a part of the twenty-first annual convention of the National Association of Real Estate Boards, to meet in Denton, Texas, June 25 to 27.

Ward C. Gifford, Kansas City, Mo., who will preside at the conference, states that the purpose of calling such a meeting is not to promote any particular plan for controlling outdoor advertising but to pool information on the situation, with a view eventually to eliminating the objectionable type of outdoor advertising which detracts from the sightliness of residential areas and mars rural scenic beauty. The discussions are to be informal and any realtors interested in the subject are invited to attend the meeting.

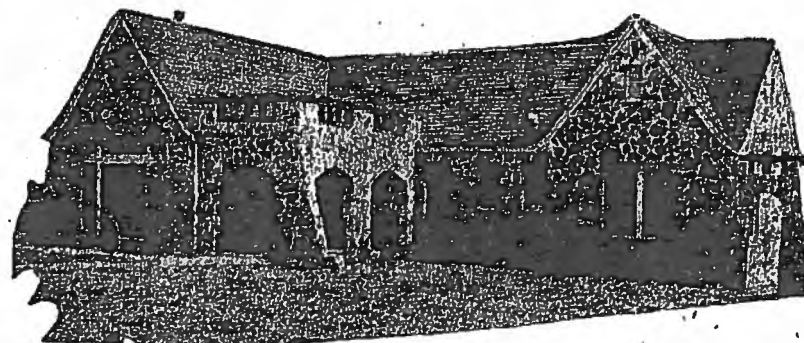
Organizations sending representatives to the conference include: The American Nature Association, the General Federation of Women's clubs, the Maine Committee for Restriction of Outdoor Advertising, the American Civic Association, the Bureau of public roads, of the United States department of agriculture.

S.A. GAINS AS OIL CENTER

A total of 80,000,000 barrels of oil have been shipped out of the San Antonio oil area during the last 10 years, said H. D. Stevenson, editor of the Petroleum Reporter, in a speech before the San Antonio Real Estate board last week in which he gave facts and figures to illustrate the extent of the oil industry of this section. Big companies are becoming interested in San Antonio area more than ever before, he said, and today there are from 125 to 150 oil men residing here. South and Southwest Texas offer the best oil production possibilities, mainly because only 18 per cent of the area is classed as impossible for development, he stated.

Lease Building, Plan Business

YOAKUM, June 22.—Messrs. W. K. Breeden and H. H. Emerson of Cuero were in Yoakum Monday and closed a lease for the Arnold building on Grand avenue and expect to open therein soon a complete poultry and produce business to be conducted under the firm name of Yoakum Packing company. These gentlemen are well known business men of this section.



109 Greenlawn Drive

Greenlawn Estates Homes

---Rock and Brick---In Spotlight Today

Large homesites approximating an acre in area give new and added value to these spacious new homes opened to the public today.

Only a short fifteen minute drive from Houston Street—northwest and high above the city.

Four to Choose From Six Rooms---Moderately Priced

North and south fronts with wide porches to take the full sweep of the cool southeast breeze—new plan, design and architecture to match the spacious sites on which they are built—deeply set on broad paved drive—finely appointed—popularly priced. Here is something entirely different as your inspection will reveal. Open this Sunday and every afternoon this week. Shown in the evening by appointment.

Drive Out TODAY

Drive northwest on Fredericksburg Road to Vance-Jackson Road then five blocks north to beautiful Greenlawn Drive where homes are open every day this week.

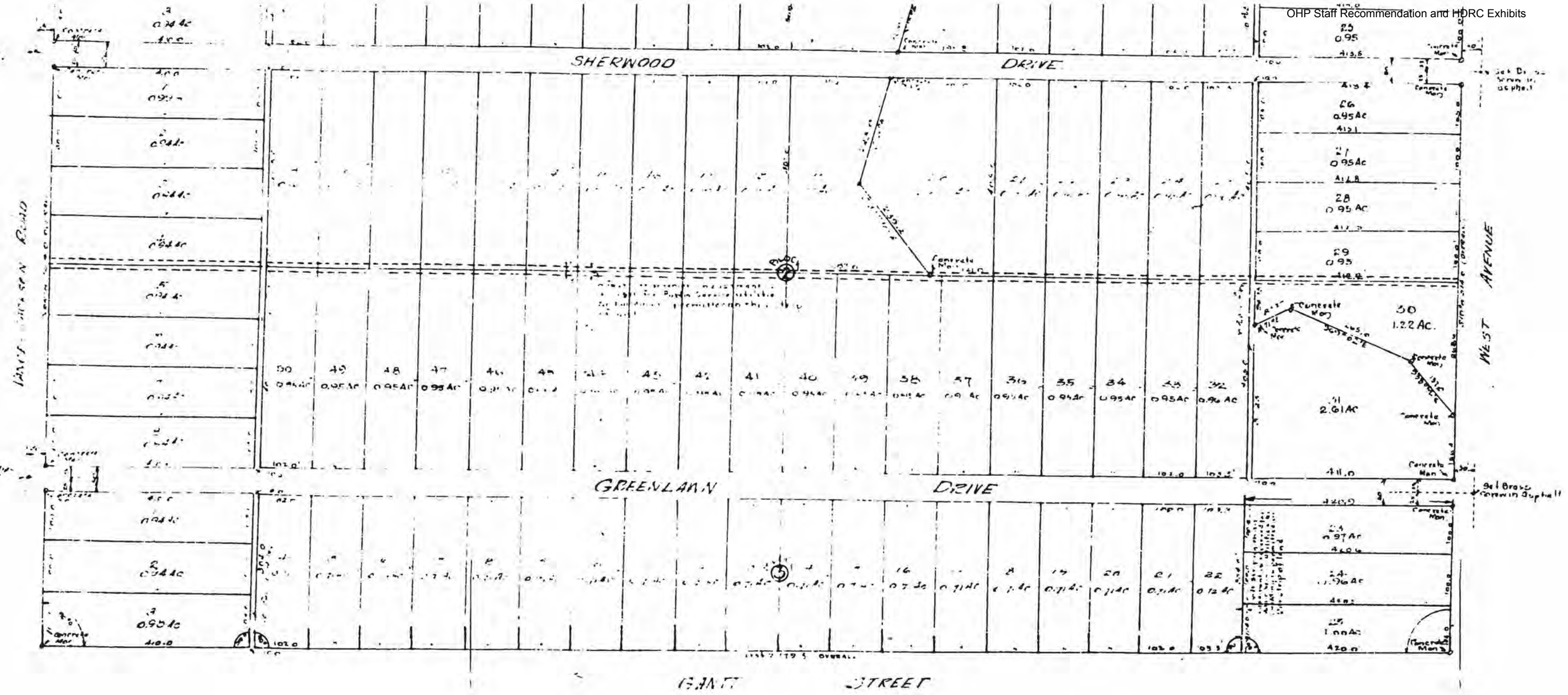
Miller-Darrough Company

204 Maverick Building

Crockett 8172

Field Office: Woodlawn 1029

SA Light 6/23/1929



State of Texas

I, Don Yates, the undersigned, County Clerk of Bexar County, Texas, do hereby certify that the foregoing is a true and correct copy of the original record of the same as the same appears in the public records of said County, Texas, and that the same is a true and correct copy of the original record of the same as the same appears in the public records of said County, Texas, and that the same is a true and correct copy of the original record of the same as the same appears in the public records of said County, Texas.

Witness my hand and seal this 20th day of May, 1924.

Don Yates.

I, Don Yates, do hereby certify that the foregoing is a true and correct copy of the original record of the same as the same appears in the public records of said County, Texas, and that the same is a true and correct copy of the original record of the same as the same appears in the public records of said County, Texas.

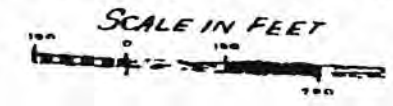
Fig. 2.

Don Yates, County Clerk, Bexar County, Texas.

GREENLAWN ESTAT

BEING A SUBDIVISION OF ORIGINAL CITY LOT 3, RANGE
SAN ANTONIO, TEXAS

DON YATES, OWNER

































Proposed Historic District Informational Meeting



6:30 PM – 7:30 PM
WEDNESDAY, JANUARY 31, 2018
WESTFALL LIBRARY

Laure Sage
Historic Preservation Specialist
lauren@sapreservation.com
(210) 207-3327

Initiate Designation Process – UDC 35-605



1

- Receive application
- Verify eligibility

2

- Notify property owners
- **Informational Meeting**

3

- Collect written support to initiate
- Verify written support to initiate

4

- 51% support to initiate
- HPO makes recommendation to HDRC

Postcards



Proposed Designation of Local Historic District

We the undersigned are owners of property
located within the area proposed for local
historic district designation.

Please check yes or no, include your signature,
and print your phone number.

YES	I support the initiation of the designation process.	NO	I do <u>not</u> support the initiation of the designation process.
<input type="checkbox"/>		<input type="checkbox"/>	

Signature (at least 1 owner)

[Prepopulated]

Name of property owner(s)

[Prepopulated]

Property address (located in proposed district)

[Prepopulated]

Owner address (if different from above)

Telephone number (**required**)

Designation Process – UDC 35-605



5

- **Historic & Design Review Commission**
 - Within 30 days of receipt of HPO recommendation

6

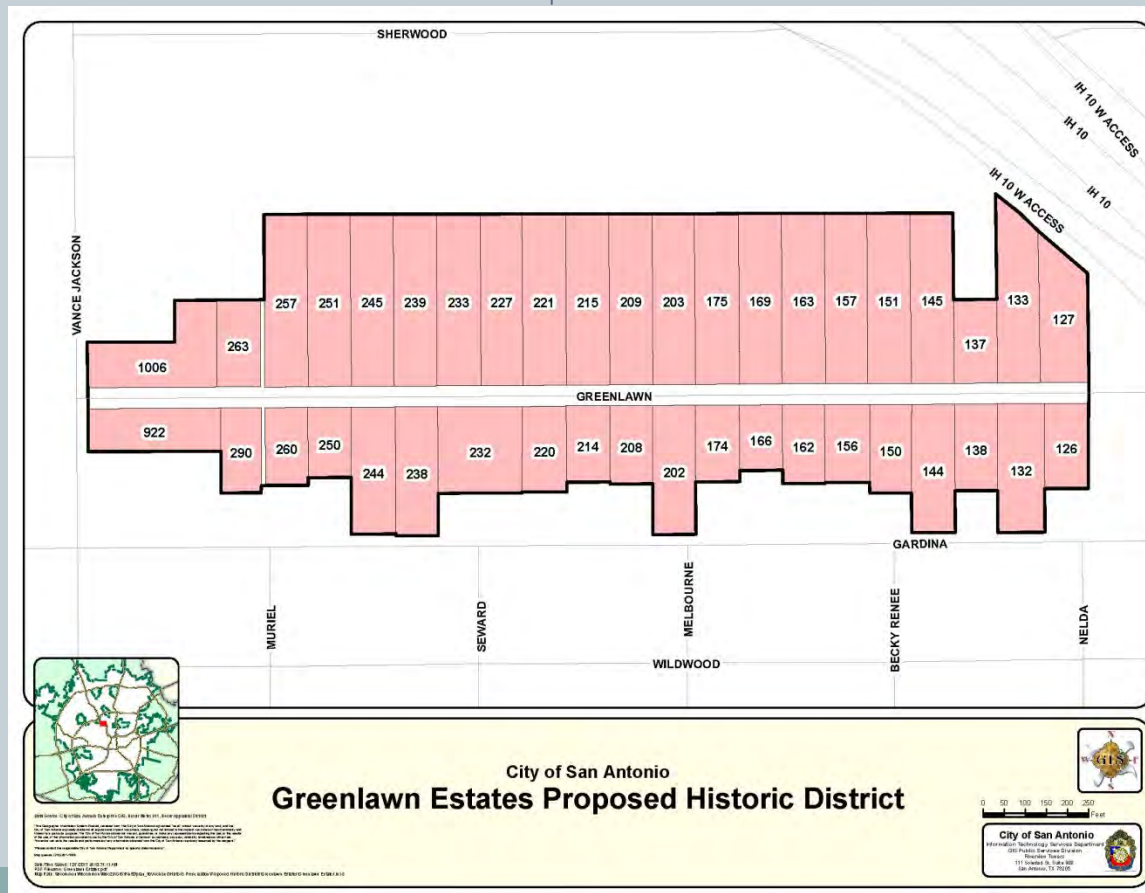
- **Zoning Commission**
 - Within 45 days of receipt of HDRC recommendation

7

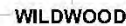
- **City Council**
 - Within 45 days of receipt of Zoning recommendation

Proposed Historic District: Greenlawn Estates

- Mostly properties on Greenlawn Drive between Vance Jackson and West.



IH 10 W ACCESS
IH 10
IH 10



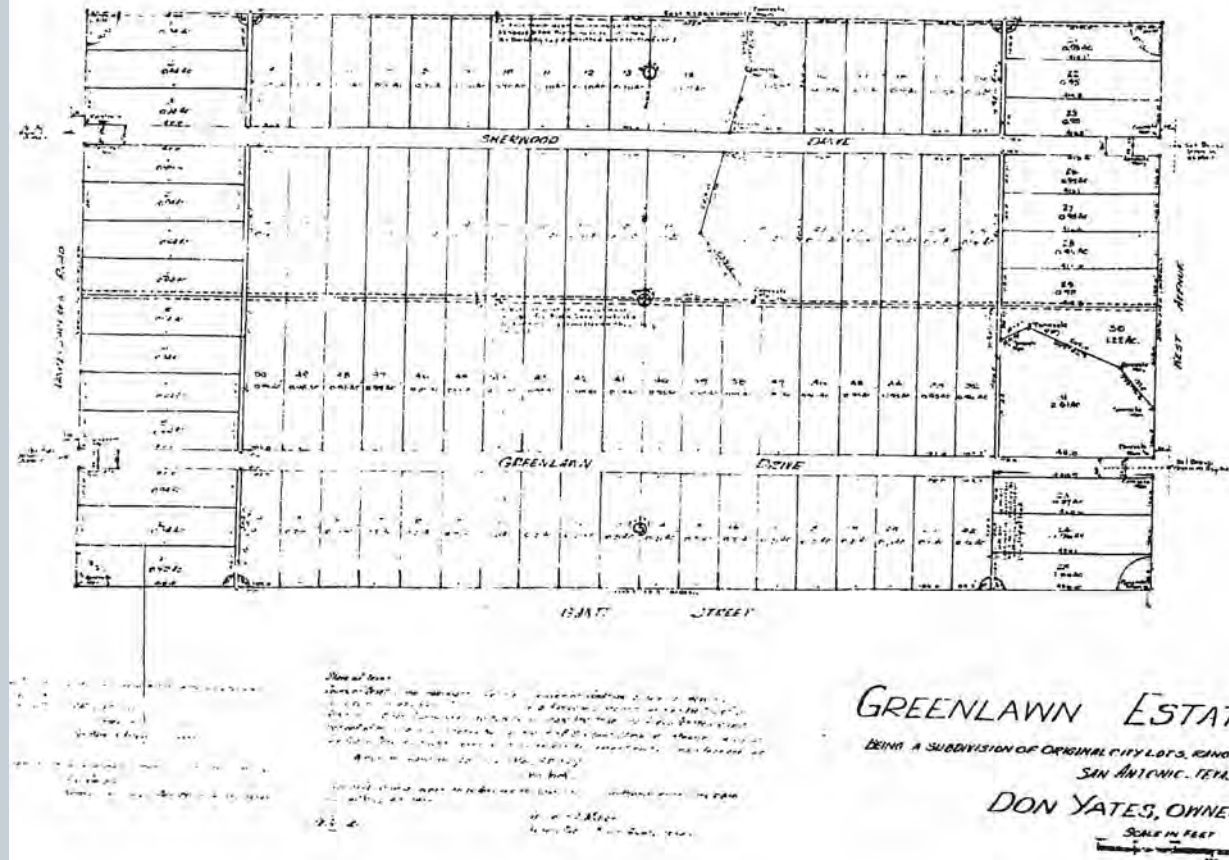
City of San Antonio
Information Technology Services Department
GIS Public Services Division
Riverview Towers
111 Soledad St., Suite 900
San Antonio, TX 78205

Proposed Historic District: Greenlawn Estates



- Many homes built by master builder
 - Otto Klaus, built his own home and acted as developer after purchasing in 1927.
- Eclectic mix of architectural styles as the area developed
 - Tudor Revival
 - Midcentury Modern
 - Minimal Traditional
 - Spanish Eclectic
- Platted in 1922 by Don Yates

Proposed Historic District: Greenlawn Drive



Subdivided in 1922 by Don yates

Proposed Historic District: Greenlawn



- **150 Greenlawn**
 - Built by Yates
 - Tudor Revival
- **163 Greenlawn**
 - Built by Otto Klaus
 - Tudor Revival
- **209 Greenlawn**
 - Minimal Traditional
 - Stone façade
 - Attached garage
 - Built c. 1955

Tax Incentives

- Substantial Rehabilitation -



- Value of rehabilitation must be 30% of building's assessed value

- Residential

- Option 1:

- ✦ 10 year freeze at pre-improvement value

- Option 2:

- ✦ 5 year freeze at pre-improvement value, 5 year 50% of post-rehab value

- Commercial

- Option 2 only

Tax Incentives

- New Historic District -



- All owner-occupied residential properties in new historic districts receive a 20% tax exemption on City taxes for 10 years.
- A five year extension is available as long as the same property owner remains in the house

Certificate of Appropriateness



- **2016 by the numbers:**
 - **2,191 applications received**
 - ✦ **1,610 administrative approvals**
 - ✦ **581 applications were heard by HDRC**

A green banner graphic with a central rectangular box and two pointed ends, resembling a ribbon or a stylized flag. The banner is outlined with a dashed line and has a slight 3D effect with a shadow.

**98% are
approved!**

Certificate of Appropriateness

— Administrative —

OHP Staff Recommendation and HDRC Exhibits



- **Basic maintenance**
- **Repairs**
- **Replacement with same materials & design**
- **Re-roofing with same type and color material**
- **Repainting with same or similar colors**

Certificate of Appropriateness – HDRC –

OHP Staff Recommendation and HDRC Exhibits



- Exterior changes in materials or design
- New construction
 - Additions
 - Garages and driveways
 - Other accessory structures
- New signage
- New landscaping, lighting, fencing
- Demolition

Initiate Designation Process – UDC 35-605



1

- Receive application
- Verify eligibility

2

- Notify property owners
- **Informational Meeting**

3

- Collect written support to initiate
- Verify written support to initiate

4

- 51% support to initiate
- HPO makes recommendation to HDRC

Designation Process – UDC 35-605



5

- **Historic & Design Review Commission**
 - Within 30 days of receipt of HPO recommendation

6

- **Zoning Commission**
 - Within 45 days of receipt of HDRC recommendation

7

- **City Council**
 - Within 45 days of receipt of Zoning recommendation

Proposed Historic District Informational Meeting



6:30 PM – 7:30 PM
WEDNESDAY, JANUARY 31, 2018
WESTFALL LIBRARY

Laure Sage
Historic Preservation Specialist
lauren@sapreservation.com
(210) 207-3327