

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

HDRC CASE NO: 2020-128
ADDRESS: 344 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6460 BLK 11 LOT 43 & 44 & W 15 FT OF 42 AT 344 ROSEWOOD AVE W
ZONING: R-5
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Mark Olivares
OWNER: Mark Olivares
TYPE OF WORK: Front driveway installation
APPLICATION RECEIVED: March 12, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a curb cut and install a 12-foot wide concrete driveway on the east side of the property.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

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

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The primary structure located at 344 W Rosewood is a 2-story, single-family structure and was constructed circa 1920. The property first appears on the Sanborn maps in 1924. The house features a side gable composition shingle roof, a front gable porch roof with gable end returns, one-over-one replacement windows, and composition cladding. The property features rear accessory structures and rear parking accessible from alley. The property is contributing to the Monte Vista Historic District.

- b. DRIVEWAY CONFIGURATION – The applicant has proposed to install a fully concrete slab driveway at the east side of the property. The Historic Design Guideline 5.B.i. for Site Elements states that historic driveway configurations should be retained and repaired in place. Additionally, Guideline 5.B.ii for Site elements stipulates that applicants should avoid introducing new curb cuts where not historically found. The property has historically featured rear parking accessible from the alley. Staff finds the proposal is inconsistent with the Guidelines.
- c. TOPOGRAPHIC FEATURES – The applicant has proposed to install a fully concrete slab driveway at the east side of the property. The property features a character-defining sloped front lawn, installing a driveway on the east side of the property will impact this topographic feature. Guideline 1.A.i for Site Elements stipulates that applicants should avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Additionally, Guideline 1.A.iii for Site Elements stipulates that applicants should minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible. Staff finds the proposal inconsistent with the Guidelines.
- d. DRIVEWAY MATERIAL – The applicant has proposed to install a 12-foot, fully concrete driveway at the east side of the property. Guideline 5.B.i for Site Elements stipulates that applicants should retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. The applicant has submitted a photo of an adjacent property with a fully concrete driveway as precedent; however, driveways on this block of W Rosewood historically feature ribbon driveways. Staff finds the proposal inconsistent with the Guidelines.

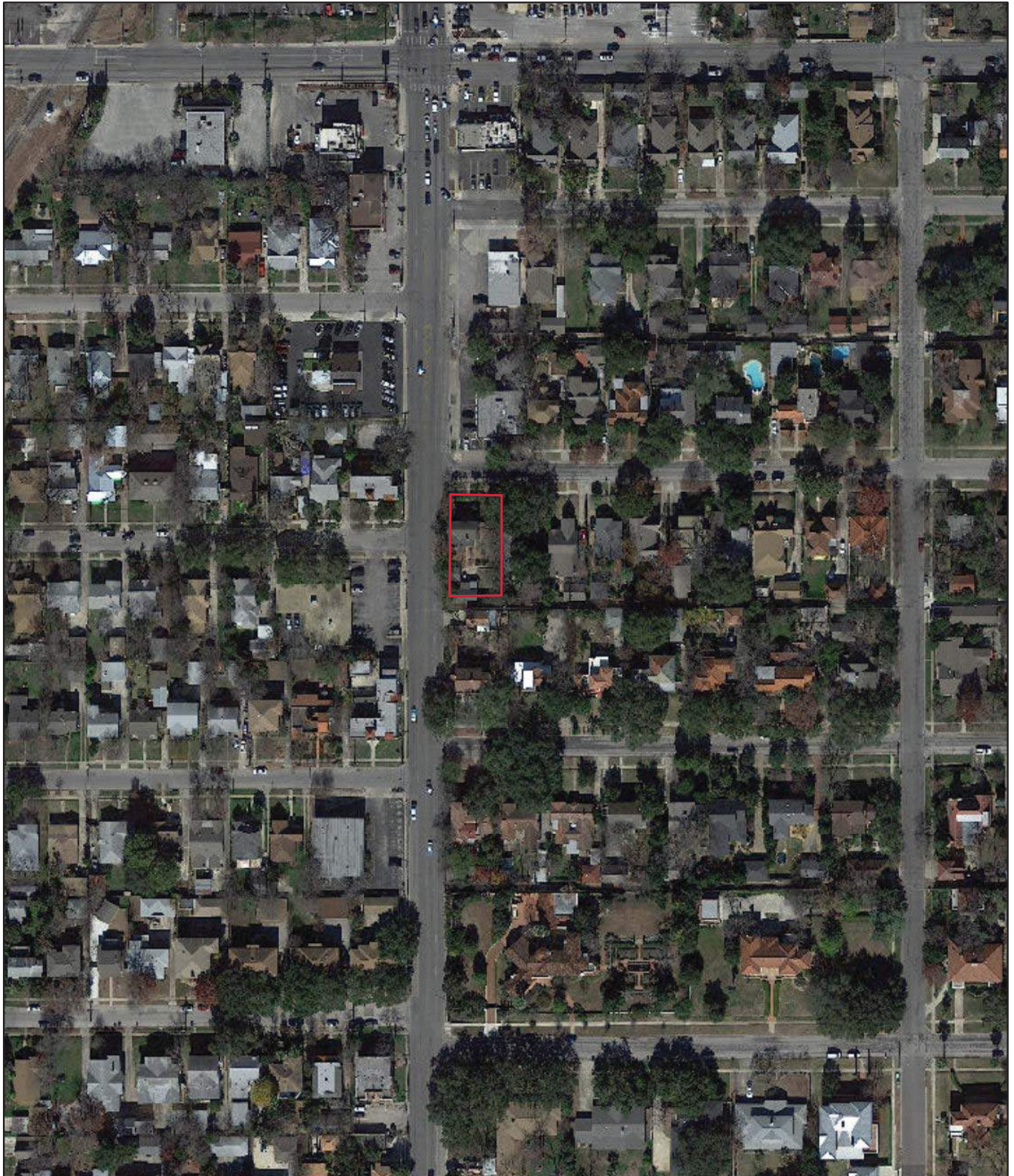
RECOMMENDATION:

Staff does not recommend approval based on findings a through d.

If the HDRC finds the installation of a front driveway appropriate, staff recommends the following stipulation:

- i. That the applicant install a driveway no wider than 10 feet and submit a revised landscaping plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop

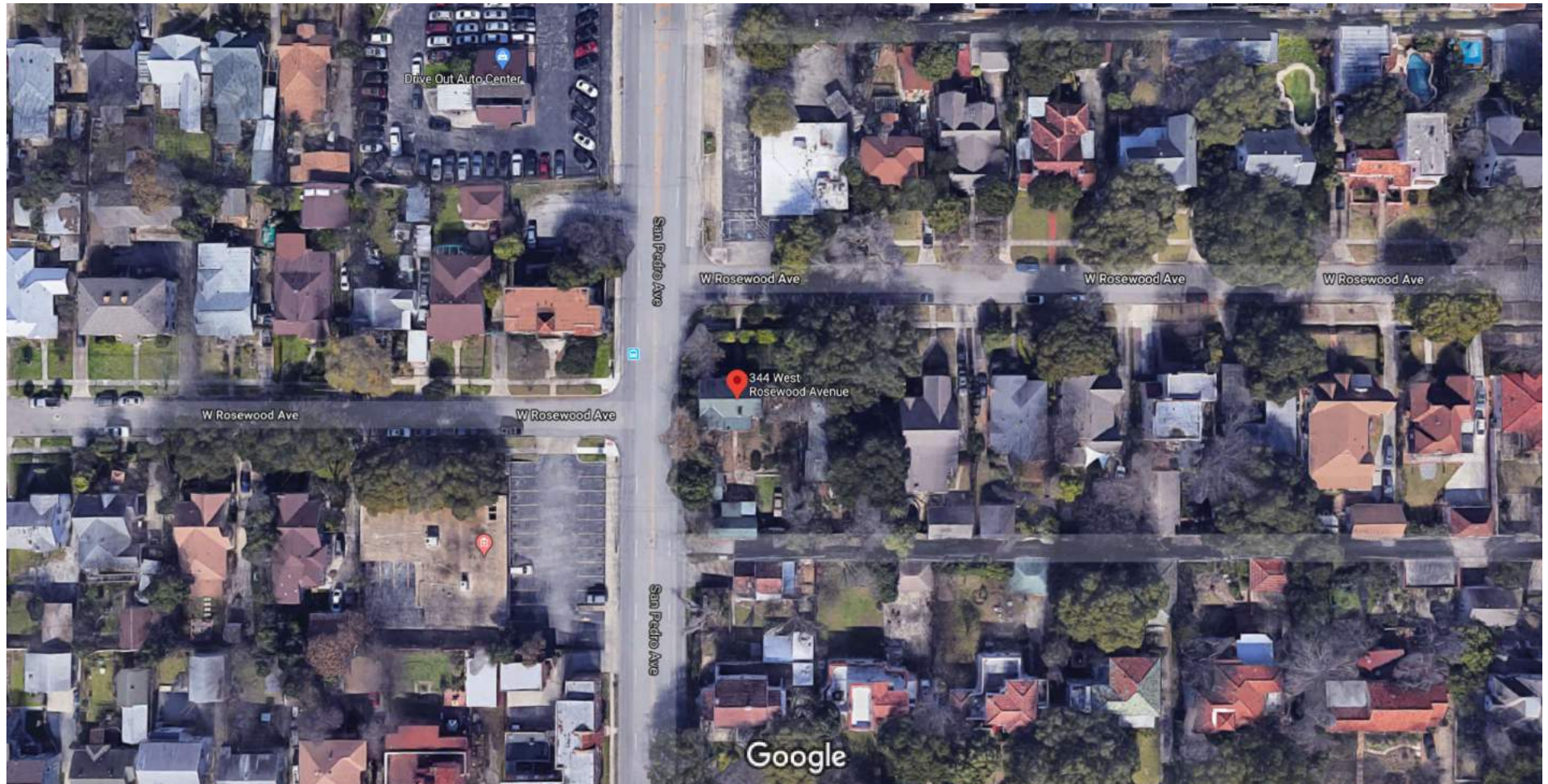


March 18, 2020

 User drawn lines

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Google Maps 344 W Rosewood Ave



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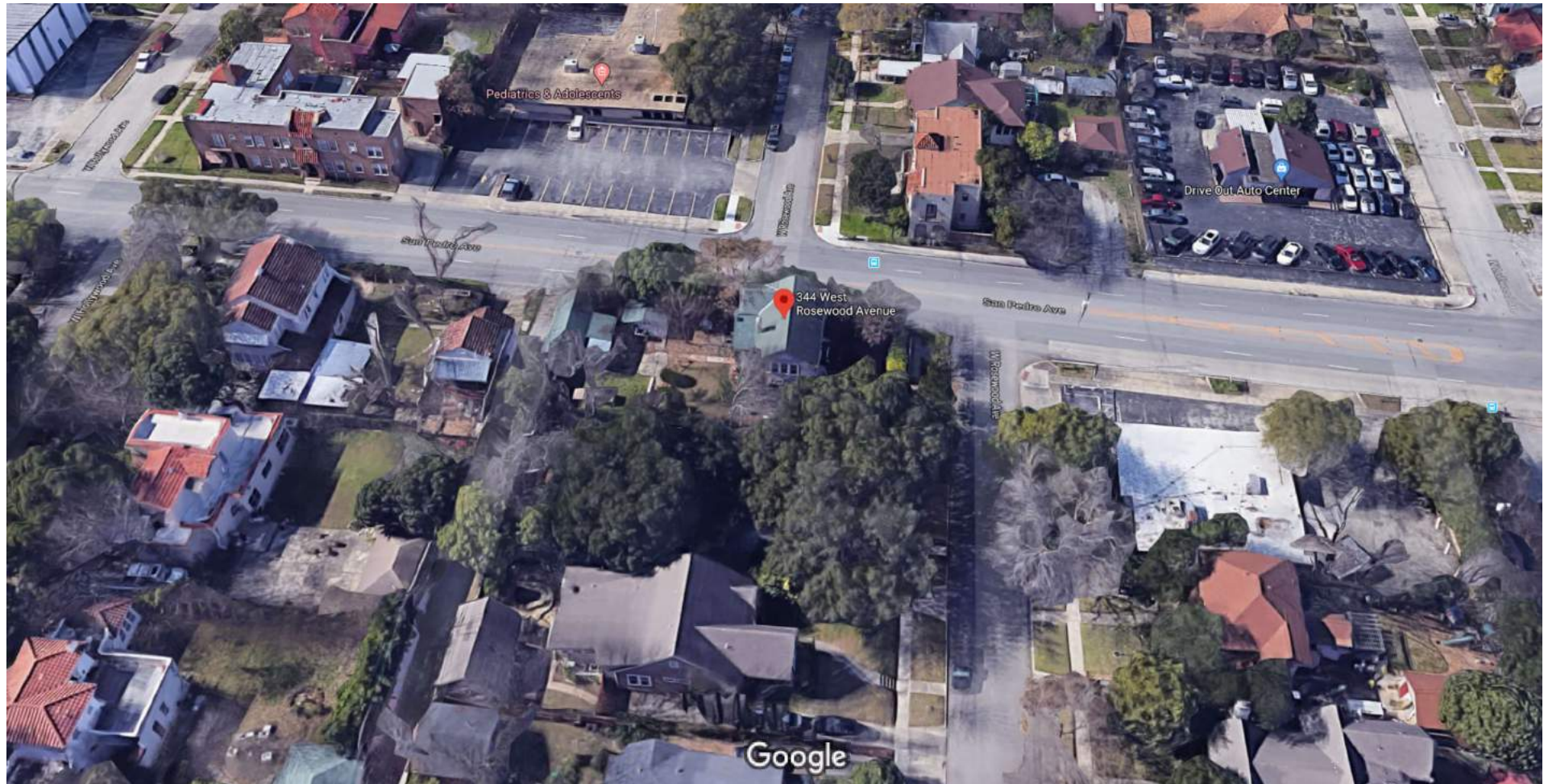
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Google Maps 344 W Rosewood Ave



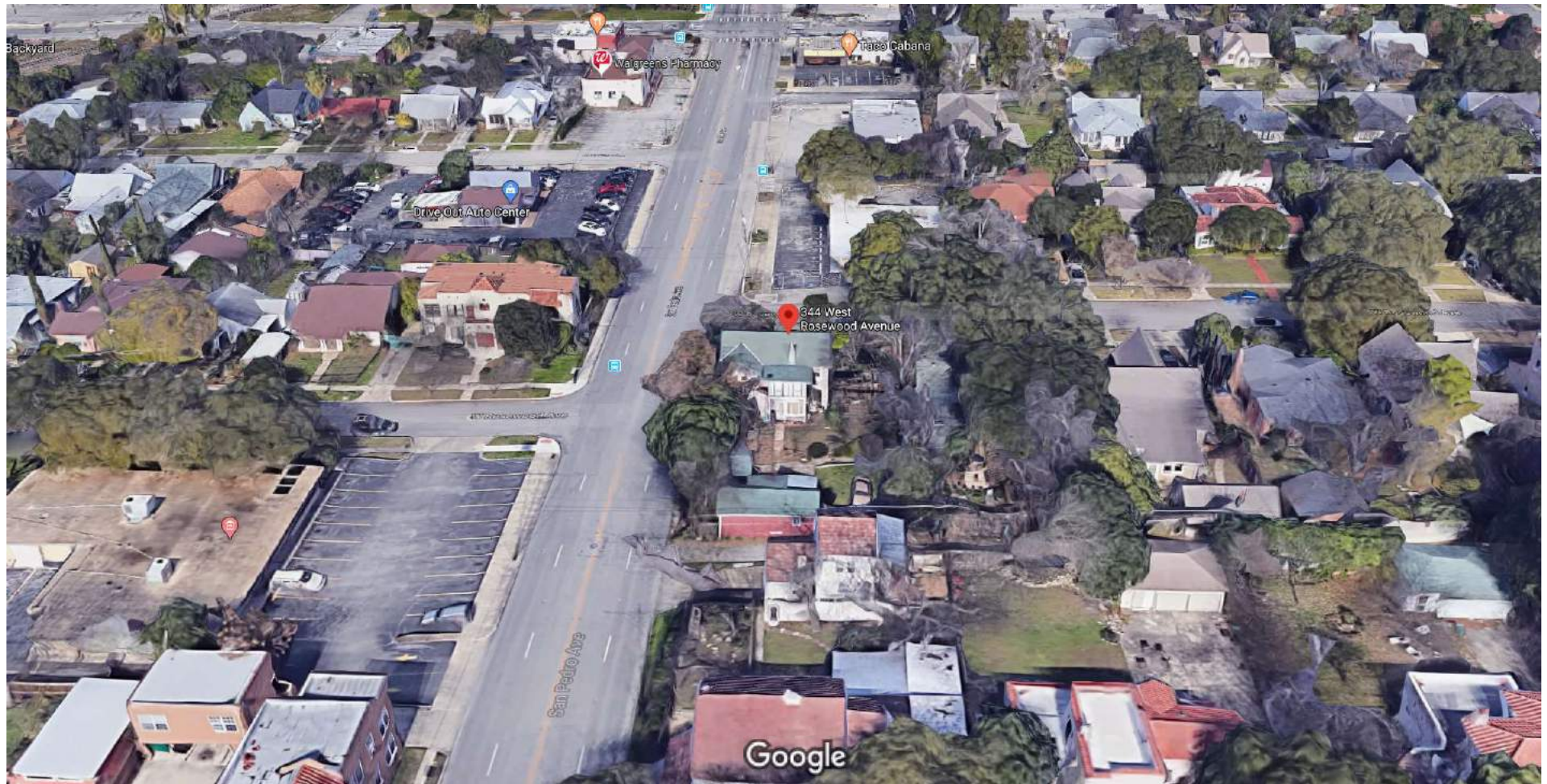
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Google Maps 344 W Rosewood Ave



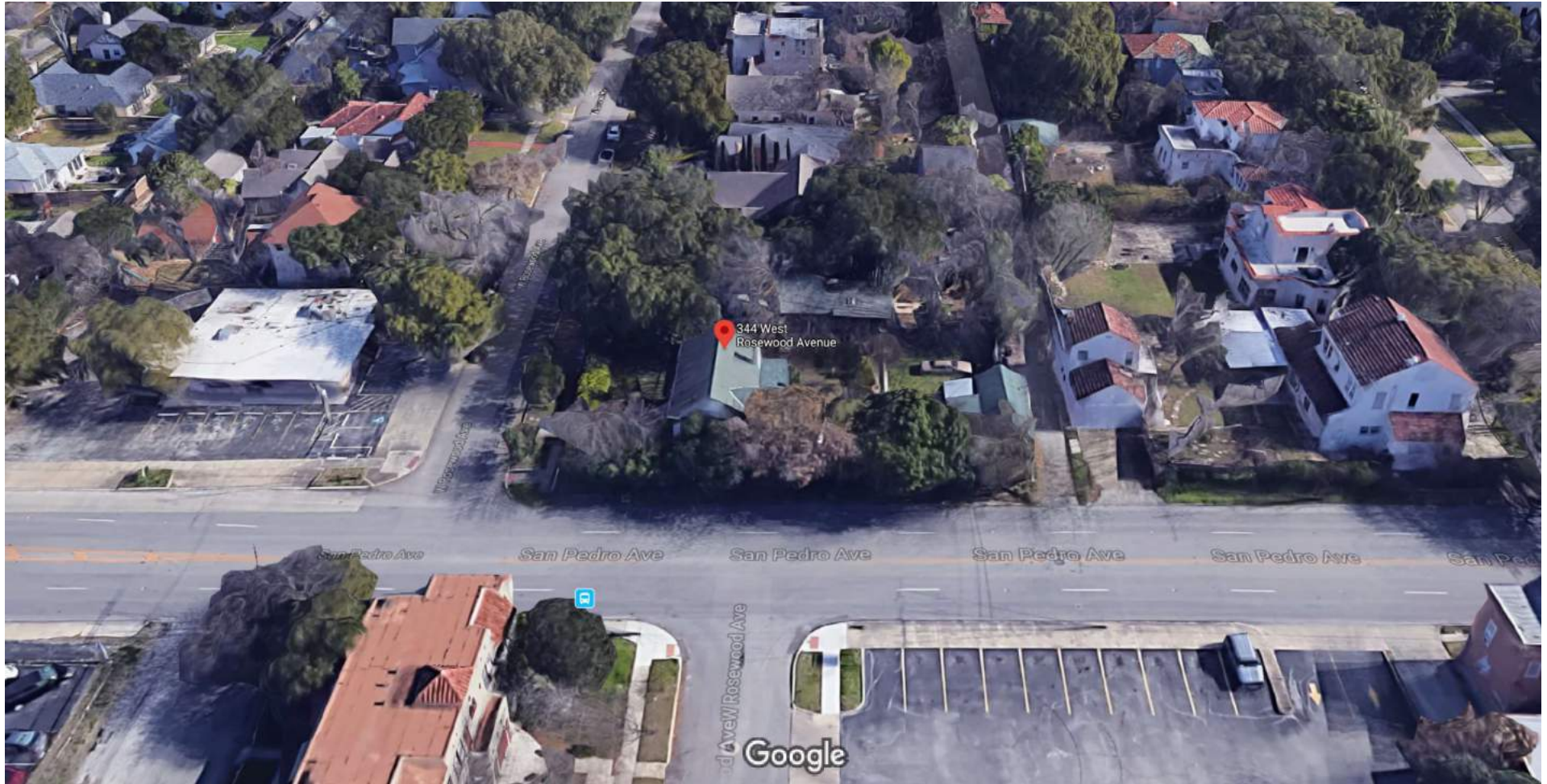
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Google Maps 344 W Rosewood Ave



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See Volume Two



REAL ESTATE AND CLASSIFIED

SAN ANTONIO, TEXAS, SUNDAY MORNING, FEBRUARY 28, 1932.

45 San Antonio Yards Entered In Competition

Each Day's Mail Brings Additional Entries For Event

Forty-five entries in the San Antonio Real Estate Board's Beautiful Yards Contest were received during the first 10 days of the contest, Chairman Joe Lucchese of the Entries Committee reported last week. Each day's mail brings in additional entries, the realtor reported. Yards entered in the contest represent all three classes. Many persons have made inquiries about the contest and have signified their intention of entering. In some instances entry blanks have been mailed out but not returned as yet to the board.

The committee chairman urged all persons to enter the contest immediately, clipping entry blanks from the real estate sections of the last two weeks and mailing them to "Beautiful Yards Contest, San Antonio Real Estate Board, 616 Western National Building, City."

Those who failed to clip the coupons may secure entry blanks and a score card by which the lots will be judged by phoning Crockett 3435.

The contest runs until May 15. List of entries received during the first 10 days follows:

Mrs. Alex L. Adams, 146 East Aguirre Avenue.

Fred Busenberg, 709 East Ashby Place.

R. L. Benham, 314 West Elmwood Avenue.

C. A. Collier, 732 North Palmetto Street.

John E. Cox, 802 Canton Street.

H. E. Elley, 1023 South New Braunfels Avenue.

Mrs. Curtis P. Fritsch, 176 Harrison Place.

L. J. Flume, 228 Peck Avenue.

F. E. Gerth, 411 Broadway Drive.

Frank C. Gittinger, 420 East Courtland Place.

P. T. Goetting, 250 East Lullwood Avenue.

Mrs. A. A. Greenwood, 637 West Mulberry Avenue.

Paul Hamrick, 817 West Magnolia Avenue.

J. F. Hair, 309 West Summit Place.

Louis W. Hartung, 124 West Woodlawn Avenue.

Mrs. Roscoe C. Houser, 1133 W. Woodlawn Avenue.

A. W. Harbet, 1611 West Mulberry Avenue.

George Herding, 813 Carson Street.

J. E. Hickey, 302 Mason Street.

H. Horner, 705 Camden Street.

Mrs. Nettie Kolodzie, 234 Rossborough Avenue.

Mrs. A. W. Kuntz, 212 Harlan Avenue.

E. T. Laubscher, 1119 Camden Street.

Mrs. Sam Lucchese, 102 Armour Place.

L. L. Mannen, 323 Bushnell Place.

Miss Mollie Miller, 515 West Elmira Avenue.

Mrs. Joe Murphy, 1503 Highland Boulevard.

Mrs. Henry L. Murray, 207 West Summit Place.

John M. Newton, 1603 Monterey Street.

Arthur Pfeil, 307 Farr Drive.

A. E. Reeter, 2017 West Mulberry Avenue.

Alfred W. Rohde, 302 Carnahan Avenue.

Mrs. E. R. Rum, 503 Harrison Place.

R. V. Rust, 522 East Mulberry Avenue.

Charles J. Schneider, 1630 West Mistletoe Avenue.

H. C. Schilleper, 326 Hammond Avenue.

Mrs. Sam Stack, 326 Avenue B.

Mrs. Lillian Stuart, 201 Uvalde Street.

Mrs. J. C. Talcott Jr., 217 East Huff Avenue.

Mrs. E. B. Thompson, 335 Army Boulevard.

Harry E. Trail, 634 Patterson Street.

E. L. Wehe, 2833 East Houston Avenue.

A. C. Wilkinson, 927 Cottonwood Avenue.

L. C. Woody, 310 Carnahan Avenue.

Mrs. Will Zoercher, 525 Highland Boulevard.

DICKINSON OPENS NEW DEPARTMENT

New Offices of Concern on Fredericksburg Road

Opening new offices and launching a new department, N. S. Dickinson & Co., Realtors, plan to make the spring of 1932 one of their most aggressive sales periods, with special attention given the lease and sale of business property along Fredericksburg Road.

New offices of the concern are now located in their own building on Fredericksburg Road, on the corner immediately south of the new Sommers Drug Store. Offices were formerly maintained at the corner of West Summit Avenue and Fredericksburg Road.

A house sale and rental department will be operated by N. S. Dickinson & Co., under the management of Edwin E. Parrish, associated with Dickinson for many years and widely known in real estate circles. Parrish announces a specialty of "Woodlawn District" properties with which he has been familiar since the development of the district first began.

Dickinson, who has specialized in subdivisions and Fredericksburg Road business property, believes the ensuing months will see many changes wrought in the appearance of this thoroughfare. Present inquiries indicate that leasing for business purposes along the road will be unusually active, he declares, and that many new buildings will, in all probability, be constructed either for lessors or owners.

PEAK TO OFFER LECTURE SERIES

Course in Philosophy and Salesmanship Free to Public

H. C. Thorman, developed of Olmos Park Terrace, announces that he has arranged with his director of sales, Howard Peak, to give a course of public lectures in philosophy and salesmanship. This course will be free to those who enroll, and there will be no obligation whatsoever to the students.

The first lecture will be given Wednesday evening at 7:45 o'clock. Location for classes will not be selected until Monday, as this will depend on the number of people to be accommodated.

Peak states, however, he or his office will advise each interested party in ample time. The location will probably be either at the Little Theater in San Pedro Park or the auditorium of the Main Avenue High School.

Mr. Peak's course will be in two parts, the "Science of Life" and "Practical Thought Control and Salesmanship." The first is a practical philosophy of abundant life, divided into three introductory lectures Wednesday, Thursday and Friday, followed by seven evenings of regular instruction. The second part of the course, on Salesmanship will be a logical outgrowth of the philosophy course.

Thorman anticipates this class will be city-wide, as a great number of people have followed Peak's radio addresses over WOAI, and have wished to enroll in a private course. Fearful that sales director for Olmos Park Terrace has prevented his giving any private work, and it was only in according to a demand that Thorman and Peak worked out arrangements to give the course without cost and to as many people as wished to enroll.

In commenting on this course, Thorman stated:

"I simply wish to state that this course will be given without any obligation or fee to those who enroll. I am firmly convinced that such a course will be of distinct benefit to the people of San Antonio, and am happy to have arranged with Peak to give this course without expense to the students who wish to take it. The people of San Antonio have been very kind to me in the 25 years I have lived and worked here; they have accepted and supported every home building and real estate subdivision development I have offered them, and this course of lectures is in a small way an expression of my appreciation."

Enrollments are now being accepted at 113 Main Avenue, or by telephoning Peak at Crockett 6242.

BEEVILLE TO GET FOUR NEW HOUSES

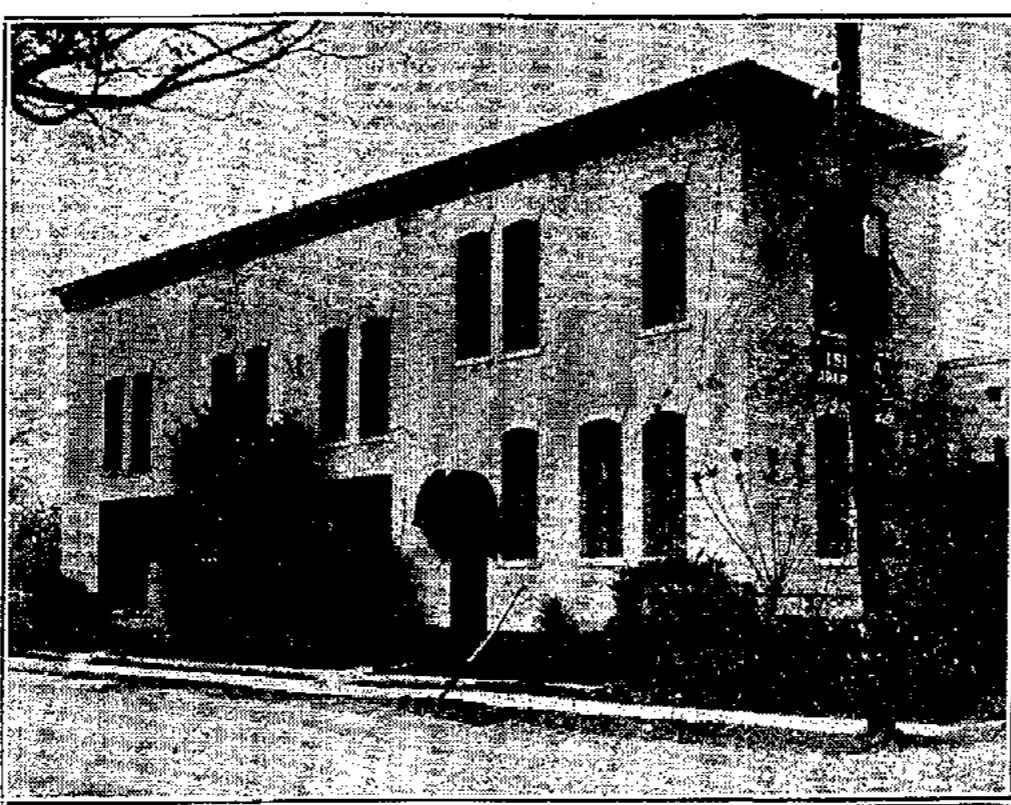
BEEVILLE, Tex., Feb. 27.—Four residences are being erected in Beeville, three of them for home owners and one a rent cottage. It is the first real building of the new year. There are rumors of a number of other residences to be erected soon.

SEPTIC TANK. Southern Company was low at \$19.40 for septic tank not less than 200-gallon capacity, for the United States Airways Radio Station nine miles from the city on the South Flores Street Road. Contract will be awarded the lowest bidder, it was announced.

WARD BUILDING. Plans will be completed about August for a \$125,000 ward building at the Wichita Falls State Hospital.

MISTLETOE CREAMERIES PLANS NEW STRUCTURE. A new creamery building, to be erected on Jones Avenue near Broadway, is contemplated by the Mistletoe Creameries. It was revealed last week. Type of construction, etc., has not been determined. Definite announcement concerning the structure will be made within the next few months.

PROPERTIES involved in two recent deals are pictured below. At the top is shown the Isleta Apartments at Isleta and Grayson Streets, acquired by El Jardin Investment Company in a deal handled by R. L. Dickerson of the C. W. Fenstermaker Company. The Cattle Raisers Loan Company of Fort Worth sold the two-story frame residence at 846-881 West Roswood Avenue, shown at the bottom, to Creston King. Frank Hicks of Adams and Freeborn was agent.



\$131,217 SCHOOL AWARDS PENDING

Bids Opened on Vocational Training School Building Job

Bids have been received and awards are pending on school construction work totaling \$131,217, it was revealed last week.

Joseph E. Morgan & Sons were low at \$55,568 for general contract in converting the Main Avenue Senior High School into a vocational school.

Martin Wright Electric Company was low on electrical with a base bid of \$24,587, and A. J. Monier low on plumbing and heating combined at \$11,938.

Bids were opened Wednesday. Plans call for remodeling of three present buildings and construction of two new structures, as follows: Remodeling of Building No. 1 into an administration building with all facilities for commercial training; No. 2, vocational training building for girls and women; No. 3, industrial training building for boys and men, and construction of a shops building and acetylene general building.

Harvey P. Smith is architect and W. B. Simpson & Co., engineers.

Martin Wright Company was low at \$23,664 on electric fixtures and installation in various schools. Plans will be completed this week for the Phyllis Wheatley Negro Senior High School building, to be erected on a site bounded by Harrison, Burleson, Gevers and Hudson Streets. Emmett T. Jackson and Harvey P. Smith are associate architects. W. E. Simpson & Co. are engineers.

AUSTIN LIBRARY. Plans are in progress, to be completed after April 1, for a municipal library building at Austin. It will cost approximately \$156,000.

ALAMO RESIDENCE. Plans have been completed by R. Newell Waters of Westlaco for a residence for Carl Bressett at Alamo. It will be nine rooms, of structural clay tile faced with brick.

JAIL BUILDING. Bids will be opened March 15 in Longview for construction of a two-story and basement court-house and jail building for Gregg County.

CONTRACT LET. National Construction Co. of Washington, D. C., was awarded contract at \$1,042,000 for construction of the superstructure for the Army and Navy Hospital Building at Hot Springs, Ark.

MATERIALS. Bids will be opened at Fort Clark Monday morning for furnishing of miscellaneous materials.

Local and Out-of-City Contestants Split Prizes in \$500 Cash Contest

Announcement of prize winners in the \$500 cash prize contest conducted by W. A. Crawley, who conducted an auction of homes here last week for the Reserve Realty Company of Fort Worth, was made Saturday.

D. M. McGavin, 321 Patterson Avenue, won the first prize of \$250.

Second prize—\$100—went to Helen B. Vance, 17-year-old girl living at 133 King Roger Street.

Mrs. D. Van Felt of Truscott, Texas, netted the third prize of \$75. Fourth prize of \$50 went to Gertrude A. Brownlie, 1126 West Robinson Street, Oklahoma City, Okla.

Edmund T. Williams, 921 Main Avenue, won the fifth prize of \$25.

The contest was for best letters of 200 words describing the advantages of San Antonio as a residential city, the prospects for future enhancement of values and advantages of buying houses in the Crawley auction.

Judges were Robert Coulter, advertising man; Harry Martyn of the Southwestern Bell Telephone Company, and H. W. Connell, classified advertising manager of the San Antonio Express.

OLMOS TERRACE BUYERS NAMED

Visitors to Property Gaining, Says Thorman

H. C. Thorman announces the following recent purchasers of homesites in Olmos Park Terrace under his "investment sale":

H. B. Anderson, Mrs. R. G. Feigensbaum, I. Fanarou, Mrs. Marguerite W. Harvey, L. B. Horn, Philip Shoop, R. M. Jackson, Elizabeth Jakerst, Mrs. Elizabeth Pyne, Albert Steves III, Annette B. Specht, Mrs. John M. Steinfield, Nina L. Hamilton and Louis Witt.

Thorman states that each Sunday more and more people are visiting the property, and that Wednesday they had more people come out than on any previous day, Sunday or otherwise. This followed the circulation of 15,000 copies of a facsimile newspaper which Thorman published, and so deflute were the results of giving out this complete story of the property that 15,000 additional papers were ordered to make a total circulation of 30,000.

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REALTORS PLAN MEMBERS' MEET

Directors of Board Hold Session Tuesday

Final plans for the March general membership meeting of the San Antonio Real Estate Board will be made Tuesday at a session of the board of directors in the board office, 616-17 Western National Building.

Other business will be attended to by the directors. The membership affair will be "An Evening of Fun," to be held in the auditorium of the Mayfield Park Hatchery, 3500 Pleasanton Road, Tuesday evening, March 8. Realtor Thurman Barrett will be the host.

Fried chicken and rabbit will head the bill of fare. Following the eats there will be a short program of fun and entertainment, followed by dancing through the courtesy of Bob Skiles and his "Haywire Orchestra."

Realtors, their sales and office organizations, associate members of the Real Estate Board and families of all are to be invited.

BALL PARK GRANDSTAND WILL GET NEW ROOF

Bids are being received informally for roofing of the grandstand at the San Antonio Baseball Park on Josephine Street. No definite date has been set for opening bids.

\$33,789 Total Sales Reported By Biard Firm

Rock-Bottom Prices Aiding Market, Owner of Concern Says

Rock-bottom prices are encouraging San Antonio's real estate market as indicated by increased sales of the past few weeks, according to Arthur E. Biard. Biard reported that sales made during the last few weeks by his sales organization include houses, acre tracts, homesites and farm lands, and the considerations reach \$33,789. Twenty-five different deals were included.

Nogalitos Heights, new South Side addition, in which Biard is offering homesites with all improvements at prices which barely exceed the actual cost of the improvements, contributed a large portion of the deals in the last Biard reported.

"Nogalitos Heights, Biard said, 'presents home lover and thrifty persons with an opportunity to make their homesites their 'savings account.'"

Improvements include city sewers, paved streets, cement sidewalks and curbs as well as all utilities.

The 25 sales totaling \$33,789 are reported by Biard as follows: M. A. Salazar, acre tract, \$800; E. T. Street and H. J. Douglas, two lots, \$310; J. Ferre, two lots, \$298; Joe G. and Ramos S. Ramos, one lot, \$240; F. G. Valdez, one lot, \$240; Mrs. Anna R. H. Casagari, three lots, \$247; J. E. Ridgway, one lot, \$490; Oscar and Alberta Ferrer, one lot, \$240; J. A. Kelley, one lot, \$240; Jennie E. Krandal, house, \$2,550.

W. C. Cassin, one lot, \$290; R. L. Doser, one lot, \$380; J. E. Tiner, two lots, \$1,040; John W. Pennington, house, \$3,000; Augustus S. de Desreets, lot, \$395; M. E. Spears, lot, \$395; W. H. Hashert, lot, \$395; A. J. Sanders, lot, \$395; N. Fulling, lot, \$395; Herman C. Stolle, lot, \$595; E. J. Davis, house, \$2,550; Henry J. Small, 58-acre farm, \$14,400; Walter L. Walker, lot, \$550; F. M. Davis, acre tract, \$750; Roy C. Cannon, lot, \$350.

\$21,000 ARMY CONTRACTS LET

Awards on Four Miscellaneous Jobs Announced

Four contracts for army furnishings and supplies aggregating more than \$21,000, have been awarded.

Barker Brothers of Houston were awarded contract for furnishing the Bachelor Officers' Mess building and Officers' Club at Randolph Field at \$13,000.

Contract for surfacing roadways at Fort Sam Houston was awarded Rodgers & Stewart at \$396.75.

Contracts for cement, sand, gravel and reinforced bars for use at Fort Sam Houston have been let as follows: 400 sacks cement, to Turner Gravel Company, at \$262; 60 cubic yards coarse sand, Turner Gravel Company, \$96; 10,000 pounds concrete reinforcement bars, Feden Company, \$231; 92 cubic yards washed gravel, Mission Wood and Coal Company, \$138.

A. H. Hatfield was awarded contract at \$700 for loading and hauling approximately 2,000 one and one-half yards loads of pulverized Bermuda sod from nearby veterinary stables at Fort Sam Houston to yards around officers' quarters.

Bids to be opened within the next two weeks are:

Wednesday, for repairs to steam shovel at Fort Sam Houston.

Thursday, construction of electric underground distribution and street lighting system, Fort Sam Houston.

March 15, construction and completion of insulation and cooling system in photographic department, Administration Building, Randolph Field.

RANCH INTEREST BRINGS \$71,000

Robert Real Buys Half in 9,000-Acre Tract

KERRVILLE, Tex., Feb. 27.—One of the biggest ranch deals recorded here in the past year was transacted when a half interest in over 9,000 acres was transferred for a consideration of more than \$71,000. S. A. Orout and wife sold the half interest to Robert Real.

The land is in 27 tracts and is out of the Live Oak ranch, northwest of Kerrville. Part of the land lies in Kerr County and part in Kimble County. The exact acreage was 9,256.67, and the stated consideration was \$71,700.61.

\$5,000 SUNDAY SCHOOL BUILDING JOB LET

Contract has been awarded John Westerhoff at approximately \$5,000 for a Sunday school building at the Highland Park Presbyterian Church.

Frame construction, and contain assembly and class rooms. R. H. H. Huggan prepared sketches for the building. Rev. B. D. Greer is pastor.

SIX CARLOADS SPUDS BEING PLANTED BY ONE TRUCK FARMER HERE

Potatoes promise to be a major crop in the "gardens" adjacent to the city limits on the southwest.

With the truck farmers in that section busily engaged in planting "spuds" at the present time, it appears that between 1,500 and 1,600 acres will be planted within the next few weeks.

One farmer is planting six carloads of potatoes on his truck farm and has employed a large number of persons to cut them up and drop them in the rows.

William F. Schutz, realtor, who reported this incident, pointed out that the labor attached to cutting up and dropping the potatoes in the rows was resulting in the employment of many persons at the present time, thus aiding the unemployment situation here. The potatoes that are being planted are being shipped into San Antonio from North Dakota and Maine.

Closing of 12 Deals Reported By Rogers-Son

Business, Residential Properties and Farm Lands Are Included

Twelve deals involving residential properties, building lots, business properties and farm lands have been closed by B. B. Rogers and Son in recent weeks, the Rogers company reported last week.

A list of the deals follows: 640 acres farmland in Dimmit County, to Charles Williams.

One-acre tract with store and residence, 1009 Pleasanton Road, to Roger Stokes.

Building lots on Olmos Drive and on Cavalier Street, to E. C. Pichl.

80-acre tract in Alameda County to J. L. Irvin.

Property at 1128-32 South San Marcos Street, to M. G. Strayer.

House at 100 Peck Avenue, to Lewis Lacey.

House and five lots at 2615 South Zarzamora Street, to Nathalie Schroeder Scheffel.

Store building at corner San Jacinto and Oriental Streets, to J. M. Kimmons.

House and one-acre tract on El Paso Street, to A. E. Pierce.

Brick residence at 1011 Kayton Avenue, to B. A. Herving.

House at 119 Mayor Street, to R. C. Hankins.

"Not only have we had increased activity in our sales department, as is evidenced by these deals, but rentals also are much better than they have been," the firm announced.

EXCHANGE HEAD HERE HONORED

Turner Elected to National Board of Control

The National Builders Exchange has honored President William A. Turner of the San Antonio Builders Exchange, by electing him a member of the board of control of the association.

This election occurred at the joint conference of the Board of Control and Secretaries' Conference in Reading Pa., this month, according to word received in San Antonio.

The election of Turner to the board of control was the only change made in the lineup of National officers and board of control members.

J. T. Haile Jr. of San Antonio is second vice-president of the association; W. A. Sharp of Reading is president; C. C. Coffing of Youngstown, Ohio, first vice president; John H. Dahman, Milwaukee, third vice president; Allison Honer, Santa Ana, Calif., fourth vice president; A. J. Rhodes of New York City, treasurer, and Earl F. Stokes of Washington, D. C., executive secretary.

\$10,000 TOURIST HOTEL UNDER WAY AT LAREDO

LAREDO, Tex., Feb. 27.—A 16-room tourist hotel, with each room equipped with private bath, radio and refrigerator, is under construction on San Bernardo Avenue near Calton Gardens by Joe C. Palmer, local geologist. The hotel will cost \$10,000 or more.

The building will be of stucco exterior with plaster walls and all rooms will adjoin. Each room occupant will have access to grange facilities in the rear. The building and granges will cover three lots, and being that all modern facilities will be provided, the new tourist hotel is expecting a big business.

It is located on the San Bernardo highway between Laredo and San Antonio, and will be along the route of heavy travel in and out of Laredo. The tourist structure is to be rushed to completion by Hall & Co., the building contractors, in the shortest possible time.

WARD BUILDING. Architect will be selected about July for a ward building at the Rusk State Hospital, to cost approximately \$85,000.

Apartments on Goliad Street in Transaction

Former California Couple Purchase 16-Unit Structure

Apartment property on Goliad Street valued at more than \$50,000 changed hands in a deal revealed last week.

The property involved is what has been known as the Ogburn Apartments, located at 141 Goliad Street.

The property was purchased by Samuel D. and Lou Key Miller, with Mattie and H. E. Holdrege the sellers, according to the deed.

The apartment structure is a two-story hollow-tile and stucco building, with 16 apartments. It occupies a site with a frontage of 99.7 feet on Goliad Street. The side is 133 feet deep on the west line, while the irregular shaped east line is 150.3 feet long.

The Millers came here from Long Beach, Cal., upon their acquisition of the property. Some property owned by them in Long Beach was transferred as a part of the consideration.

Mrs. Miller said that she and her husband were both native Texans and purchased the apartment property in order to satisfy their desire to again live in this state.

They expect to improve and modernize the apartment house in every respect and contemplate additional construction at a future date. The apartment house will be given a new name in the near future, she said.

SPACE LEASED FOR MEN'S STORE

Dodge Brothers Get Houston Street Location

A new business concern has come to San Antonio with the leasing of a store room on East Houston Street by Dodge Brothers, national men's clothing store chain.

The concern has leased the store room at 315 East Houston Street, three doors from the intersection of East Houston and North Presa streets.

The building is controlled by the Empire Realty Company.

Lengthy consideration in the lease was not revealed.

The lease was handled by McNony and McNony, according to Ray Coates of the firm.

Fixtures are being installed in the store and plans made for opening it within the next week or 10 days.

FUNERAL PARLOR RENTS BUILDING AT GONZALES

GONZALES, Tex., Feb. 27.—Robertson and Seydler, furniture dealers and funeral directors, have leased the S. E. Answorth home in the southern part of town and are remodeling it for the establishment of a modern funeral home and chapel. The house, facing on two streets, is arranged so that it will make an up-to-date funeral home after some changes are made.

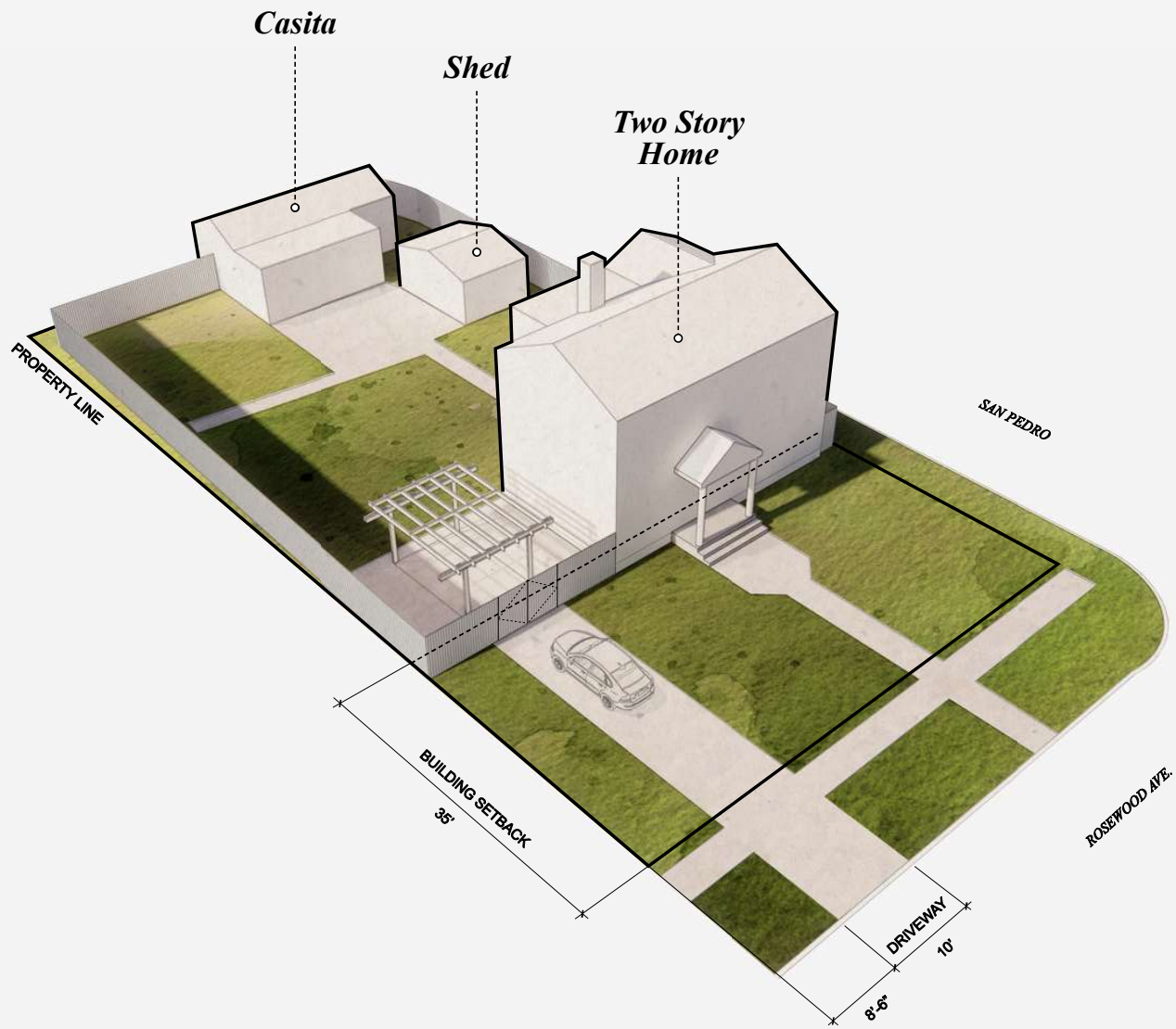
J. H. Compton and H. L. Cone have purchased the William Boethe farm of 130 acres near the Santa Anna mound just south of Gonzales. Both families have moved their families from here to take change of the place.

FIRE STATION

H. W. Hill Construction Co. of Dallas received contract at \$46,486 for construction of a fire station and guard house at Barksdale Field, La.

UVALDE HOUSE

Plans are under



















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San Pedro Ave













Home

Pergola

Home

12ft

Driveway

20ft

sidewalk

Materials needed:

- 3500 Concrete
- rebar #3
- Crushed stone base
-