

# HISTORIC AND DESIGN REVIEW COMMISSION

May 29, 2020

**HDRC CASE NO:** 2020-191  
**ADDRESS:** 320 N HACKBERRY ST  
**LEGAL DESCRIPTION:** NCB 584 BLK W 1/2 7 LOT 5 ARB A5  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Johnrudy Balderrama/JRM CONSTRUCTION LLC  
**OWNER:** Johnrudy Balderrama/JRM CONSTRUCTION LLC  
**TYPE OF WORK:** Window and siding replacement  
**APPLICATION RECEIVED:** April 24, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

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

1. Remove original wood siding and install Hardie siding with faux wood grain.
2. Remove the original wood windows and trim and install vinyl windows and Hardie trim.

## APPLICABLE CITATIONS:

### 2. Guidelines for Exterior Maintenance and Alterations

#### 1. Materials: Woodwork

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

#### 6. Architectural Features: Doors, Windows, and Screens

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

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

#### *Standard Specifications for Original Wood Window Replacement*

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

#### **FINDINGS:**

- a. The structure at 320 N Hackberry was constructed circa 1925, first appears on the 1951 Sanborn map, and contributes to the Dignowity Hill Historic District. Prior to recent work without approval, the one-story, single-family structure featured a primary front-facing gabled roof with subordinate gable over the covered porch, asbestos lap siding covering 117 wood lap siding, and security bars on wood sash windows.
- b. COMPLIANCE – Staff posted a Stop Work Order on April 16, 2020, after finding that wood windows and siding were replaced prior to approval. Work continued, including the replacement of the last wood window and area of wood lap siding that was still intact during the first site visit. After staff posted another Stop Work Order on April 20, 2020, the applicant submitted an application and paid the post-work application fee to be heard at the next available Historic and Design Review Commission hearing.
- c. SIDING – Prior to work without approval, the property featured non-historic asbestos siding covering original 117 wood lap siding. The applicant has proposed to remove all siding to replace with Hardie siding with faux wood grain with a 6" exposure. While the Guidelines for Exterior Maintenance and Alteration 1.B.i. encourages exposing original wood siding if it is currently covered with materials that have not achieved historic significance, the Guidelines 1.B.iii notes that replacement of wood siding should be made in-kind, matching in profile, dimensions, material, and finish, when beyond repair. Staff finds that the proposed Hardie siding is inconsistent with the Guidelines and 117 wood lap siding should be restored.

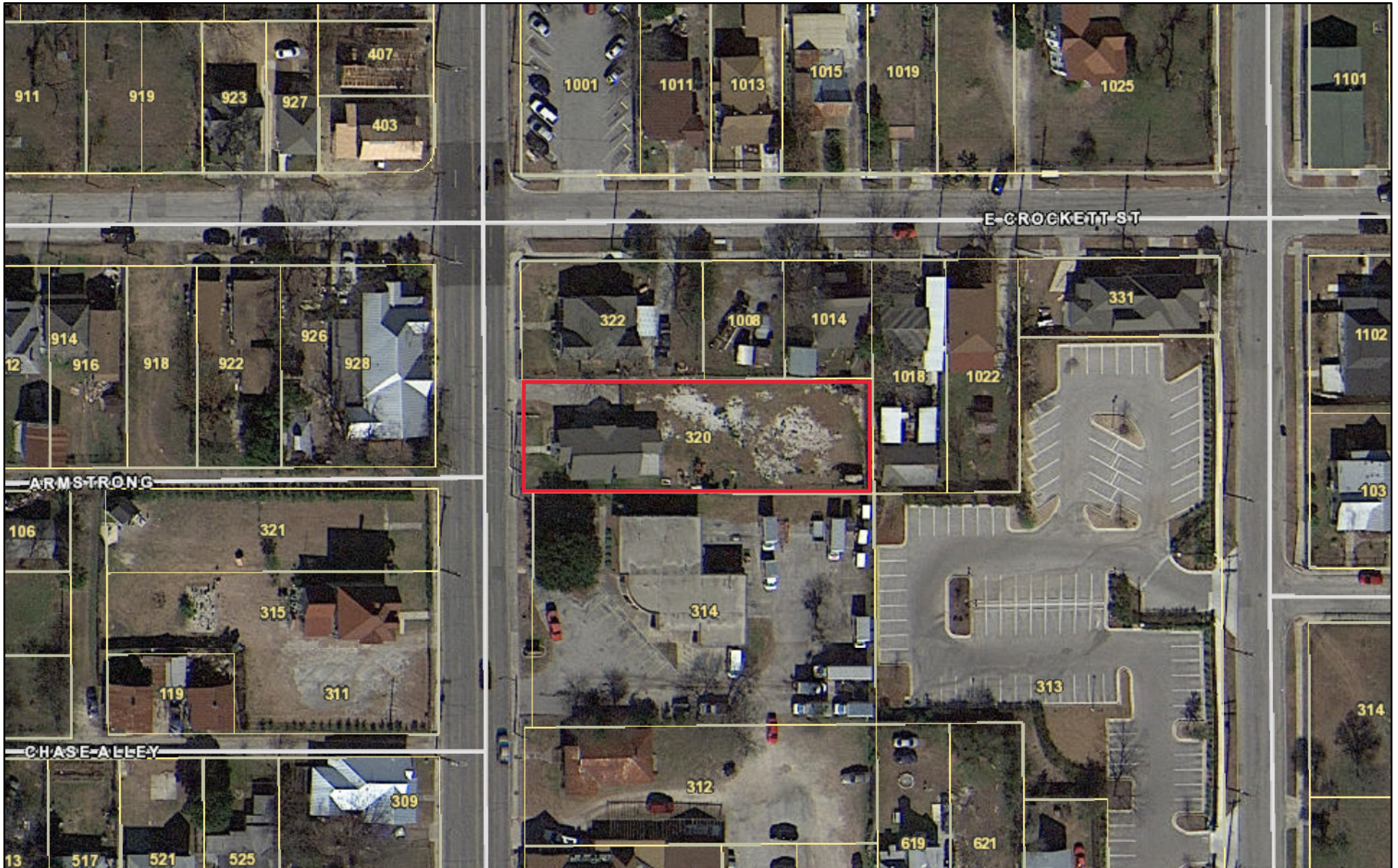
- d. WINDOWS – Prior to work without approval, the property featured one-over-one, wood sash windows, traditional wood window trim configuration, and non-historic security bars. The applicant has proposed to replace all wood windows and trim with new vinyl windows and Hardie trim. Per the Guidelines for Exterior Maintenance and Alterations 6.B.i., applicants should install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds that the pair of wood windows that were still on site on April 20, 2020, were in a repairable condition. If the original windows have been permanently discarded, then staff recommends in-kind replacement that adhere to the *Standard Specifications for Wood Window Replacement*.

**RECOMMENDATION:**

Staff does not recommend approval of siding, trim, and window replacement based on findings b through d. The applicant may work with staff to achieve compliance through in-kind replacement of all historic materials.



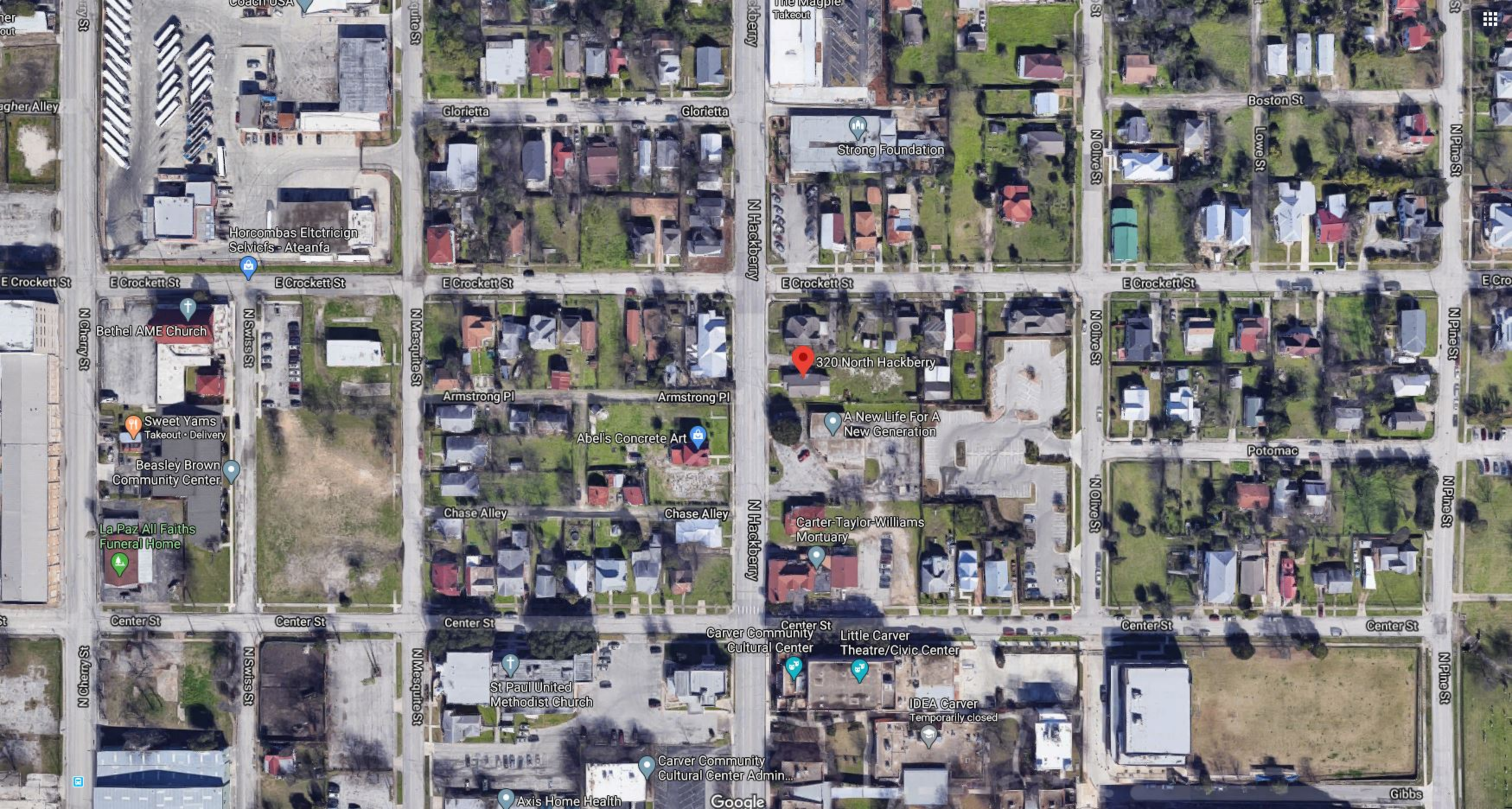
# 320 N Hackberry



May 11, 2020







320 North Hackberry

A New Life For A New Generation

Carter-Taylor-Williams Mortuary

Carver Community Cultural Center

Little Carver Theatre/Civic Center

IDEA Carver Temporarily closed

St Paul United Methodist Church

Carver Community Cultural Center Admin...

Axis Home Health

Abel's Concrete Art

Armstrong Pl

Armstrong Pl

Chase Alley

Chase Alley

Bethel AME Church

Sweet Yams Takeout • Delivery

Beasley Brown Community Center

La Paz All Faiths Funeral Home

Horcombas Elctricign Selviefs - Ateanfa

Glorietta

Glorietta

Boston St

Lowe St

N Pine St

N Olive St

E Crockett St

E Crockett St

E Crockett St

N Swiss St

N Mesquite St

N Hackberry

N Hackberry

N Olive St

N Pine St

N Olive St

N Pine St

Center St

Center St

Center St

Center St

Center St

N Swiss St

N Mesquite St

N Cherry St

N Pine St

Google





Carver Community  
Cultural Center

Axis Home Health

Carter-Taylor-Williams  
Mortuary

A New Life For A  
New Generation

Abel's Concrete Art

Abel's Concrete Art

320 North Hackberry

Google





320 North Hackberry

A New Life For A  
New Generation

N Hackberry

N Hackberry

Armstrong Pl

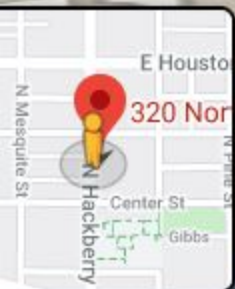
Armstrong Pl

N













## Investigation Report

### Property

Address	320 N Hackberry
District/Overlay	Dignowity Hill
Owner Information	JRM Construction LLC

### Site Visit

Date	04/16/2020
Time	12:51 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	None
Contractor/Realtor Companies	JRM Construction
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Window replacement, siding removal and replacement

### Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation", Posted additional "Stop Work Notice"
Will post-work application fee apply?	Yes

### Documentation

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## Investigation Report

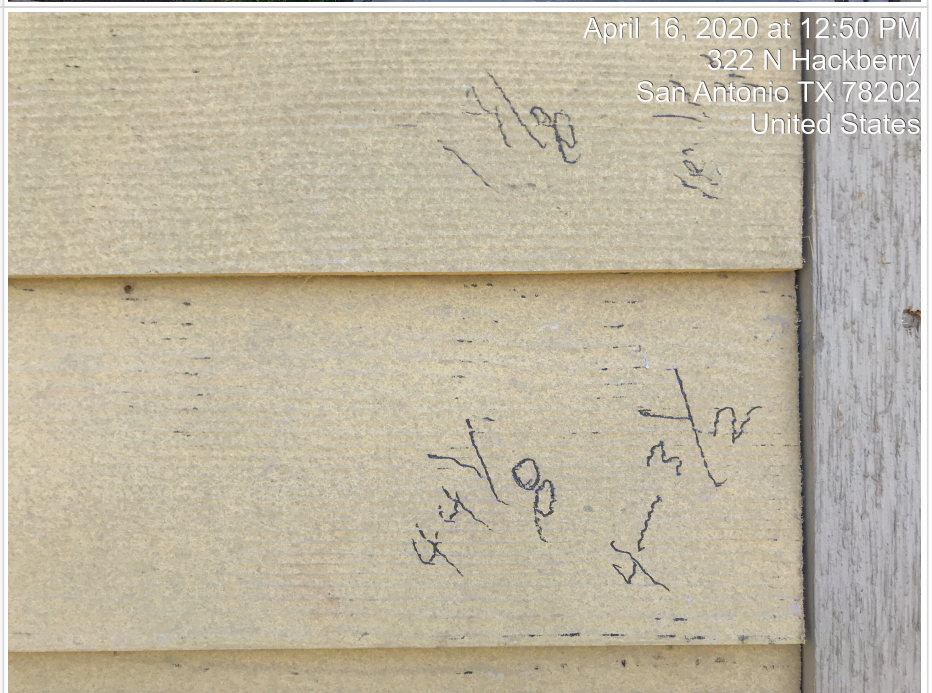
### Photographs



April 16, 2020 at 12:50 PM  
322 N Hackberry  
San Antonio TX 78202  
United States



## Investigation Report







## Investigation Report







## Investigation Report





## Investigation Report







## Investigation Report



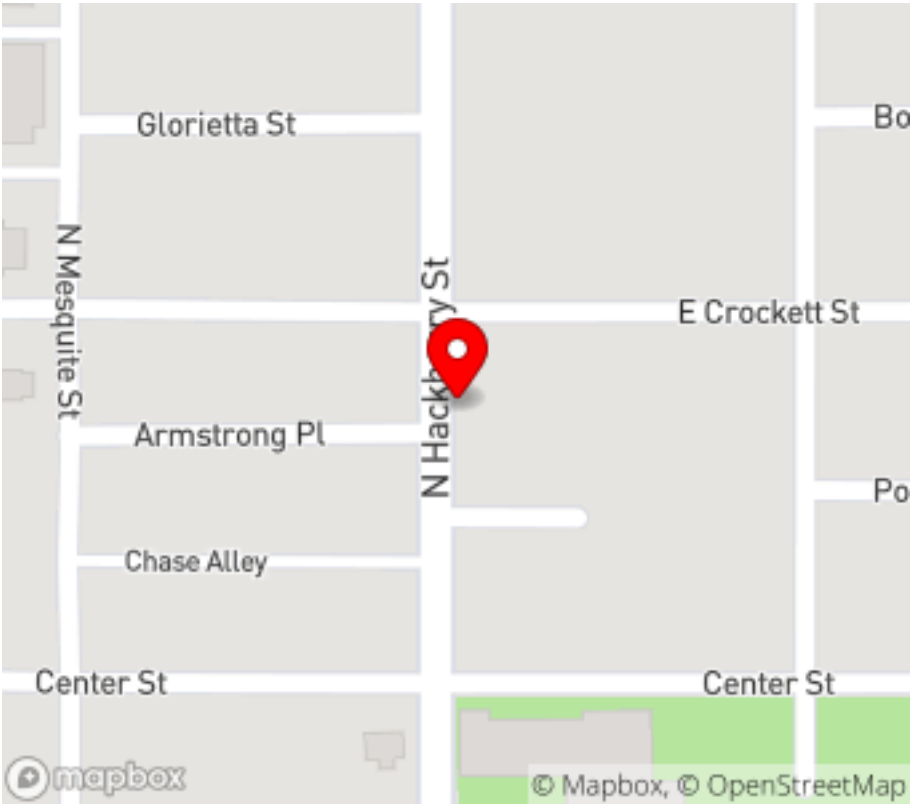
04/16/2020 12:52 PM





## Investigation Report

### Property

Address	320
District/Overlay	Dignowity Hill
Owner Information	JRM Construction
Location Map	
	Lat: 29.423433322654 Long: -98.4731823698177

### Site Visit

Date	04/20/2020
Time	10:02 AM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	More windows and siding had been replaced after first Stop Work Order.

### Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation", Posted additional "Stop Work Notice"



## Investigation Report

Will post-work application fee apply?	Yes
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### Documentation

#### Photographs







## Investigation Report





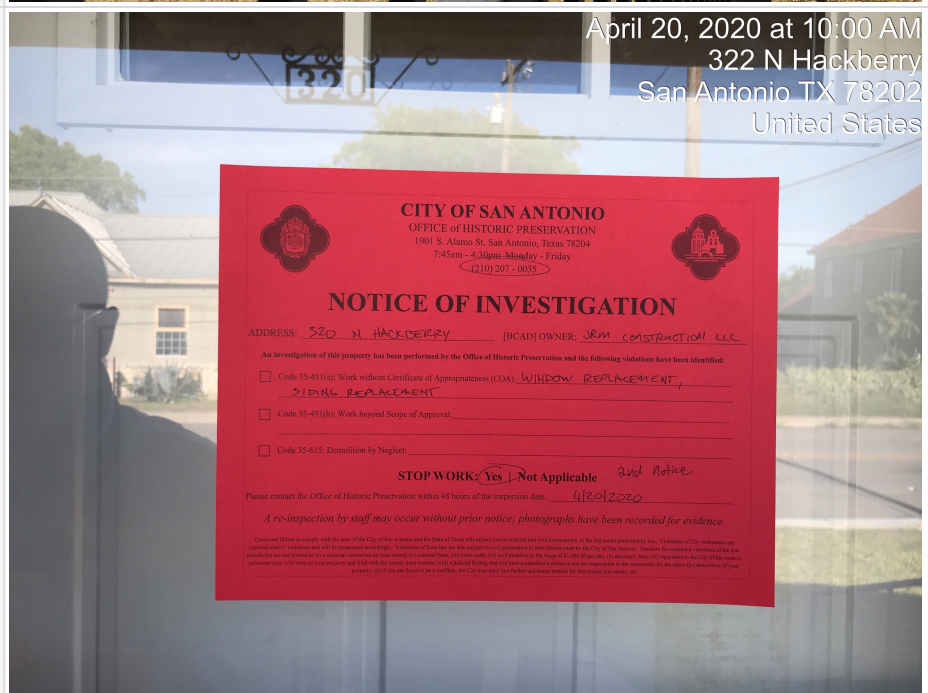
## Investigation Report







## Investigation Report

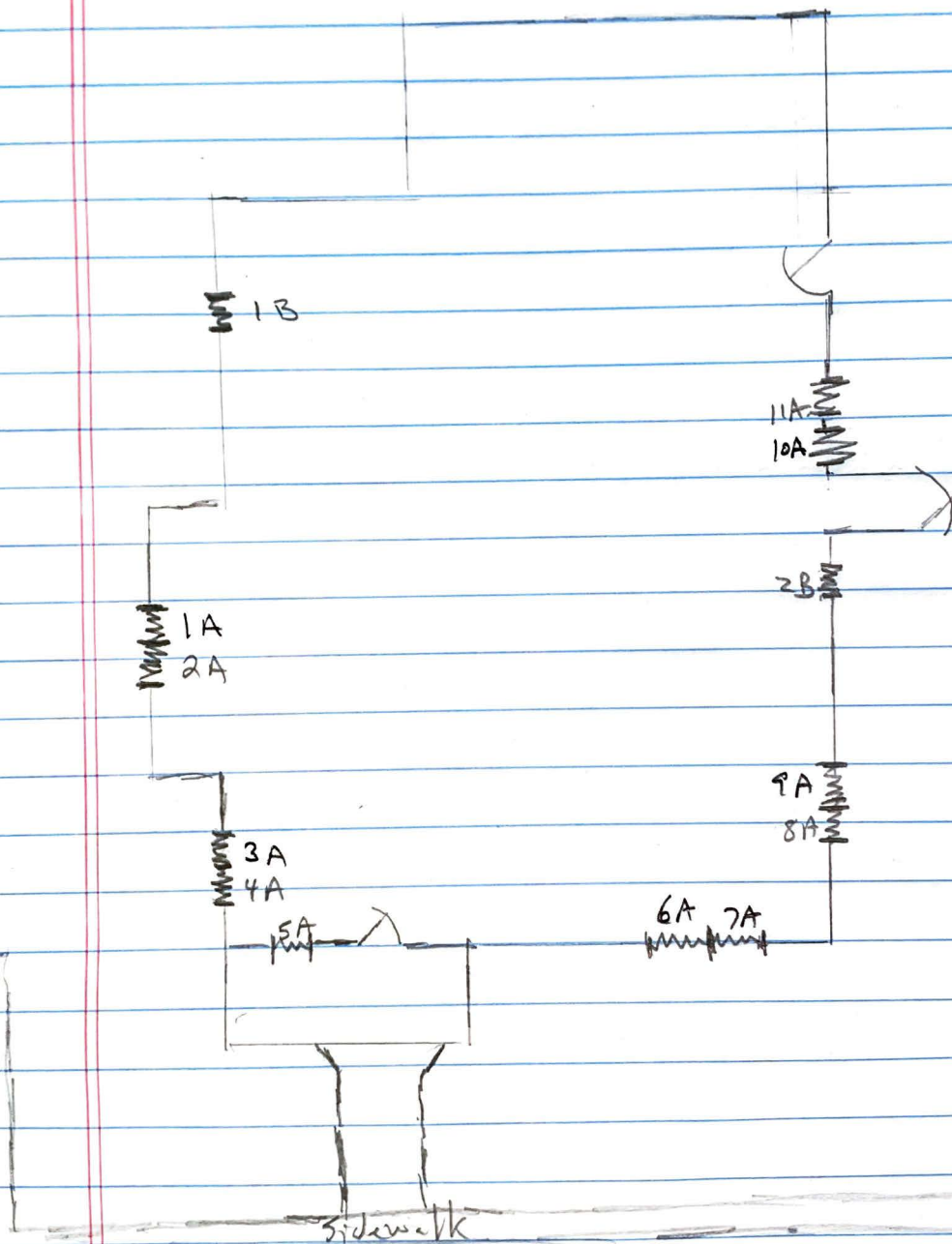




**Investigation Report**

	<p>April 20, 2020 at 10:00 AM 320 N Hackberry San Antonio TX 78202 United States</p>  A photograph showing the exterior of a single-story house with yellow horizontal siding. A large white-framed double window is visible, reflecting the sky. To the right, a green door is partially visible. The house is situated on a grassy lot with a concrete foundation. A blue tarp is visible in the foreground on the left. <p>04/20/2020 10:04 AM</p>
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A. HackBerry







































# 1500VinylCollection

Single Hung Windows

BUILDER



Building choice into every view.

 **Ply Gem**<sup>®</sup>  
WINDOWS & DOORS

# 1500 Single Hung Windows



## Upgrade your view

- High performance in a builder's window
- Traditional or contemporary frame design
- SDL or GBG grilles
- Sizes to meet your need
- Egress Size: 3050SH, 4040SL
- Limited Lifetime Warranty

When you build a lot of homes, you expect a lot from your windows. Quality. Performance. Value. A company you can count on. Our new 1500 vinyl windows offer all that and more, including a full range of options to meet your every need.

## Frame Options



Brickmould



Beveled



Flat

## Window Anatomy

Multi-chamber construction with fusion-welded sash and frame

7/8" or 1" dual or triple pane insulated glass with Warm Edge spacer saves energy

Sloped sill drains water away from home exterior

Integral J-channel for simple, secure siding installation (optional double utility trim)



## Color options

New exterior colors are on brickmould and flat casing only.  
\*Some restrictions may apply.



## Grille types

Also available with no grilles.

### GBG Grilles



3/4" Flat, 5/8" or 1" Sculptured

### SDL Grilles



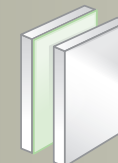
7/8" or 1-1/4" SDL with Shadow Bar

## Glass options

Compare U-Factor ratings

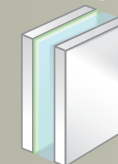
Visit [1500vinylcollection.com](http://1500vinylcollection.com) for more detailed information

### Low-E



7/8" Low-E	.35	SHGC .29
One lite of Low-E		
7/8" Low-E <sup>SC</sup>	.35	SHGC .22
One lite of solar cooling Low-E		
7/8" Low-E2+	.30	SHGC .28
One lite of Low-E and one lite of Interior Surface Low-E		

### Low-E with Argon



7/8" HP	.32	SHGC .28
One lite of Low-E with argon		
7/8" HP <sup>SC</sup>	.32	SHGC .22
One lite of solar cooling Low-E with argon		
7/8" HP2+	.28	SHGC .28
One lite of Low-E and one lite of Interior Surface Low-E with argon		

### Triple-Glazed



7/8" HP2 <sub>Max</sub>	.25	SHGC .25
Two lites of Low-E with two chambers of argon		
7/8" HP3 <sub>Max</sub>	.23	SHGC .22
Two lites of Low-E, two chambers of argon, one lite of Interior Surface Low-E		
1" HP3 <sub>Max</sub>	.22	SHGC .22
Two lites of Low-E, two chambers of argon, one lite of Interior Surface Low-E		

Values reflect 3050 call size brickmould non-drywall glazed single window with 3mm glass, WarmEdge Spacer, no grilles.



# easyinstall

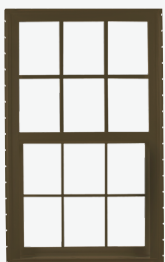
*for a quick, correct fit*

- Alignment clips
- Double utility trim
- Integral J-channel
- Jamb extensions or drywall receiver options
- Accessory grooves
- Protective construction film

## Window Highlights



Optional  
H-LC 50  
Upgrade  
in Limited  
Sizes



Exterior



Interior



### Jamb Alignment Clips

Aligns and holds frame in place during installation; enables one person to center smaller windows.



### Removable Meeting Rail

Patented meeting rail anchor makes removing rail simple; ideal for drywall applications.

Patent #: 9624713



### Integral Mulls

Twins and triples with continuous head and sill frame allows a mix of operating and fixed windows.

Patent #: 9038333



### Interlocking Sashes

Sashes lock tightly together to help keep out intruders and inclement weather.



### Forced Entry Resistant Locks

Enhanced security locks meet tough AAMA forced entry requirements. ADA accessible and auto-lock options available.



ADA Accessible Lock



Auto Lock



ENERGY STAR  
PARTNER

Building choice  
into every view

## WindowSpecs

### FRAME

3 1/2" dual wall brickmould frame depth  
2 7/8" beveled frame depth  
1 3/8" integral nail fin set back  
Optional 1/2" flush flange for block installs  
Optional 3 1/2" flat casing for rectangles and arches  
Optional double utility trim simplifies siding installation  
Custom and traditional sizing to meet your needs  
Integral J-pocket simplifies siding installations  
Interior/exterior accessory grooves  
Sloped sill for water management  
Screen clip Patent #: 61738783  
Mixed operating and fixed integral mulls Patent #: 9038333  
Easy to remove meeting rail Patent #: 9624713

### SASH

Interior glazed top glass  
Exterior glazed bottom glass  
Interlocking sash with dual pile weatherstripping  
Inverted block & tackle or constant force coil balances  
Recessed tilt-latch  
Dual lift rails for easy operation  
Half screens (shipped separately)

### GLASS

Double: Low-E, Low-E<sup>SC</sup>, Low-E2+, Low-E2+<sup>SC</sup>, HP, HP<sup>SC</sup>, HP2+, HP2+<sup>SC</sup>  
LE<sup>PS</sup>, LE2+<sup>PS</sup>, HP<sup>PS</sup> and HP2+<sup>PS</sup>  
Triple: HP2<sup>MAX</sup>, HP2<sup>MAX</sup><sup>SC</sup>, HP3<sup>MAX</sup>, HP3<sup>MAX</sup><sup>SC</sup>  
Optional Warm Edge+ spacers  
Configurable STC values up to 35  
Impact, tempered, obscure and rain options  
Bronze Tint, Grey Tint and Black Spandrel options  
EZ Clean option

### GRILLES

GBG (Grilles Between Glass) 3/4" Flat, 5/8" or 1" Sculptured  
SDL (Simulated Divided Lite) 7/8" or 1 1/4" with Shadow Bar  
Colonial, Plaza, Prairie, Diamond, Gothic patterns available

### LOCKS

Standard forced entry resistant cam lock  
Self-latching forced entry resistant auto-lock option  
ADA accessible forced entry resistant auto-lock option

### PERFORMANCE CERTIFICATIONS



#### FLORIDA APPROVED

For a list of Ply Gem's Florida approved products visit [floridabuilding.org](http://floridabuilding.org).



CANADIAN STANDARDS ASSOCIATION CERTIFIED



TEXAS DEPARTMENT OF INSURANCE

		NAFS Product Performance								Housing Performance	
Product Type	Test Unit Size (inches)	Overall Rating	Air Infiltration (scfm/ft²)	Air Exfiltration (scfm/ft²)	Water Pressure (psf)	Structural Pressure (psf)	Test Standard(s)	Florida Approval	TDI Approval	AAMA 1701.2 Wind Zone	AAMA 1704 Egress Rated
Single Hung	36 x 62	H-LC35	0.17	0.16	5.43	+35/-35	NAFS 05, 08, 11	FL16103			
	35.5 x 73.5	H-LC30	0.17	0.16	4.59	+30/-30	NAFS 05, 08, 11	FL16103			
	40 x 72	H-LC25	0.13	0.11	3.76	+35/-35	NAFS 05, 08, 11	FL16103	WIN-1769	WZ II	Yes
	44 x 77.125	H-LC25	0.13	0.11	3.76	+25/-25	NAFS 05, 08, 11	FL16103	WIN-1769	WZ I	Yes
	35.5 x 73.5	H-LC35	0.17	0.16	7.52	+35/-35	NAFS 05, 08, 11	FL16103			
	36 x 74	H-LC50	0.13	0.11	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	44 x 77.125	H-LC35	0.13	0.11	5.43	+40/-40	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	35.5 x 61.5	H-LC50	0.17	0.16	7.52	+55/-55	NAFS 05, 08, 11	FL16103			
	36 x 74	H-LC35	0.17	0.16	5.43	+35/-35	NAFS 05, 08, 11	FL16103		WZ II	Yes
	36 x 74	H-LC50	0.17	0.16	7.52	+50/-50	NAFS 05, 08, 11	FL16103		WZ III	Yes
	36 x 84	H-LC50	0.11	0.06	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	40 x 72	H-LC50	0.11	0.05	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	44 x 77.125	H-LC40	0.11	0.05	7.52	+40/-40	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	48 x 72	H-LC50	0.11	0.06	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	48 x 96	H-LC30	0.11	0.06	7.52	+30/-35	NAFS 05, 08, 11	FL16103	WIN-1769	WZ I	Yes
	52.125 x 62	H-LC50	0.28	0.19	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769		
	53 x 77.125	H-LC40	0.28	0.19	7.52	+40/-40	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	53 x 77.125	H-LC50	0.28	0.19	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	38 x 77.125	H-LC50	0.11	0.05	7.52	+50/-60	AAMA 506-06, 08	FL16103	WIN-1771	NA	NA
	52.125 x 62	H-LC50	0.28	0.19	7.52	+50/-60	AAMA 506-06, 08	FL16103		NA	NA
Integral Mull (Twin)	52.125 x 71	H-LC50	0.28	0.19	7.52	+50/-50	AAMA 506-06, 08	FL16103			
	71.5 x 73.5	H-R25	0.17	0.14	3.76	+40/-40	NAFS 05, 08, 11	FL16100			
	72.5 x 74	H-LC25	0.18	0.15	3.76	+35/-35	NAFS 05, 08, 11	FL16100		WZ II	Yes
	71.5 x 73.5	H-R50	0.17	0.14	7.52	+50/-50	NAFS 05, 08, 11	FL16100			
	71.5 x 73.5	H-LC35	0.26	0.17	5.43	+35/-35	NAFS 05, 08, 11	FL16100		WZ II	Yes
	71.5 x 73.5	H-LC50	0.26	0.17	7.52	+50/-55	NAFS 05, 08, 11	FL16100		WZ III	Yes
	76.125 x 65.125	H-R50	0.30	0.30	7.52	+50/-50	NAFS 05, 08, 11	FL16100			
	81 x 72	H-LC50	0.18	0.16	7.52	+50/-50	NAFS 05, 08, 11	FL16100		WZ III	Yes
Integral Mull (Triple)	84.25 x 77.125	H-LC40	0.18	0.16	7.52	+40/-40	NAFS 05, 08, 11	FL16100		WZ III	Yes
	81 x 72	H-LC50	0.18	0.16	7.52	+50/-50	NAFS 05, 08, 11	FL16100		WZ III	Yes
	84.25 x 77.125	H-LC40	0.18	0.16	7.52	+40/-40	NAFS 05, 08, 11	FL16100		WZ III	Yes
	107.5 x 73.5	H-R25	0.17	0.14	3.76	+40/-40	NAFS 05, 08, 11	FL16100			
	109 x 74	H-LC25	0.18	0.15	3.76	+35/-35	NAFS 05, 08, 11	FL16100		WZ II	Yes
	107.5 x 65.5	H-LC50	0.26	0.17	7.52	+50/-50	NAFS 05, 08, 11	FL16100			
	107.5 x 73.5	H-LC35	0.26	0.17	5.43	+35/-35	NAFS 05, 08, 11	FL16100		WZII	Yes
	107.5 x 73.5	H-LC50	0.26	0.17	7.52	+50/-55	NAFS 05, 08, 11	FL16100		WZ III	Yes
	114.625 x 65.125	H-R40	0.3	0.3	6.06	+40/-45	NAFS 05, 08, 11	FL16100		WZ III	Yes
	114.625 x 65.125	H-R45	0.3	0.3	7.52	+45/-50	NAFS 05, 08, 11	FL16100			
	121 x 77.125	H-LC45	0.16	0.14	7.52	+45/-45	NAFS 05, 08, 11	FL16100		WZ III	Yes

Compression Tape Glazing  
Two-Sided Tape Glazing  
Impact Rated

#### Test Standards

AAMA/WDMA/CSA 101/I.S.2/A440-05 (NAFS-05) AAMA/WDMA/CSA 101/I.S.2/A440-11 (NAFS-11)  
AAMA/WDMA/CSA 101/I.S.2/A440-08 (NAFS-08) AAMA 506-06



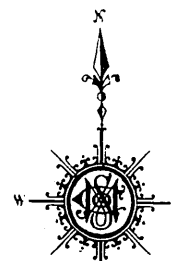
For more information, call 888-9PLYGEM.



SIDING + ACCESSORIES | WINDOWS + DOORS | STONE VENEER | TRIM + MOULDINGS | FENCE + RAILING | ROOFING







E. HOUSTON (STARR)

8" W.P. (L.S.) 8" W.P. (N.S.)

8" W.P. (L.S.) 8" W.P. (N.S.)

127

Boston St.

GLORIETTA (GLORIETH) N.W. PARK

E. CROCKETT

131

N. MESQUITE

N. HACKBERRY

N. OLIVE

STATE ST.

N. CENTRE

Scale of Feet.

