

SPECIAL MEETING OF THE COMMISSIONERS OF THE CITY OF SAN ANTONIO:

WEDNESDAY, APRIL, 10th, A. D. 1929, 3:00 P. M.

PRESENT: Honorable C. M. Chambers, Mayor, presiding, and Commissioners, Bushick, Rubiola, Steffler, Wright.

The Mayor announced that he had called the Commissioners in Special Session for the purpose of giving consideration to the application of J. M. Nix for a Special Building permit which is as follows to-wit:

San Antonio, Texas. April 10, 1929.

Hon. Mayor C. M. Chambers & City Commissioners,
City of San Antonio, Texas.

Gentlemen:-

The undersigned, in accordance with the building laws of the City of San Antonio, herewith applies for a building permit for the erection of the improvements herein described on Lot # _____, New City Block # _____, on the East side of Navarro and South side of College Street, between College Street and the River, in San Antonio, Texas, for a Garage and Professional Building, to contain about 14,000 sq. ft. in the basement and first floor, to be used for business purposes and the balance of the first floor and the seven upper floors to be used for a Parking Garage, containing approximately 110,00 sq. ft.

There will be approximately 300 Offices from the 9th, to the 16th, floors inclusive. the 17th, 18th, 19th and 20th will be used as a Clinic and will contain approximately One Hundred Bed Rooms.

The building will be twenty stores high, with basement. I have a flowing well on the property and will place two 15000 gallon tanks upon the roof to give us water supply. There will be two lines of fire hose extended through the building and the first eight floors and basement will be sprinkled according to the State Fire Insurance Commissions Rules.

The building will be built of steel and concrete, all protected as required and will be known as Class "A" construction. All exterior walls will be 13" thick, of brick, tile and Terra Cotta. The Roof will be of Concrete, with gravelled roof. Material for the interior walls will be concrete, steel, and tile. Building will have three coats of paint on the exterior and three to four coats throughout on the interioe.

The Plumbing will consist of approximately 100 tubs, 100 showers, 250 lavatories, 140 toilets and about 9 sinks and will be supplied with both hot and cold water.

There will be no wooden floors in the building, but all being of cement, title and Terrazzo and it is proposed to protect the building and make it safe in every way, conforming to every rule and Ordinance required. Only the highest and best types of material and construction will be used, and I wish to say in conclusion that these plans and specifications have been presented to the State Fire Insurance Commissioner and have not only been approved by them but they have made the lowest rate ever made on a building of this type in South-west Texas; namely, 13.6 cents per One Hundred Dollars and they are willing to bet a Million Dollars against Thirteen Hundred and Sixty Dollars of Mr. Nix's money that this building can not be hurt by fire.

Owner J. M. Nix Address Lainer Hotel.

Architect Henry T. Phelps Address 519 Hicks Bldg.

Contractor J. P. Haynes Address Moore Bldg.

The following drawings accompany this application 51 Sheets.

All provisions of the Building Laws shall be complied with in the erection of said improvements whether herein specified or not.

Cost of Construction \$1,000,000.00 Fees \$100.00 .

J. M. Nix
Applicant.

Whereupon Commissioner Steffler, offered a motion that the permit requested be granted, which was seconded by Commissioner Bushick, and carried by the following vote on roll call, to-wit; Ayes, Chambers, Bushick, Rubiola, Steffler; Nay Wright.

On motion, duly seconded and carried, the meeting adjourned.

ATTEST: *Hubert Steffler*
CITY CLERK.

APPROVED *D M Chambers*
MAYOR.

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