

STATE OF TEXAS, )  
COUNTY OF BEXAR. )

BEFORE ME, the undersigned authority, on this day personally appeared F. M. DRAKE, President of San Antonio Irrigation Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated, as the act and deed of the said San Antonio Irrigation Company.

(SEAL)

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of May, 1932.

Alice Quin.  
Notary Public, Bexar County, Texas.

STATE OF TEXAS, )  
COUNTY OF BEXAR. )

BEFORE ME, the undersigned authority, on this day personally appeared Charles Cassin, a feme sole, Cora S. Ogden, a feme sole, Sidney J. Brooks, and Winchester Kelso, Individually and as Agent of Ruth Kelso Clarkson and H. S. Clarkson, all known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

(SEAL)

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of May 1932.

Alice Quin  
Notary Public, Bexar County, Texas.

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AN ORDINANCE: *Off-74*

TO AMEND "AN ORDINANCE TO REGULATE THE CONSTRUCTION, ALTERATION, MAINTENANCE, REPAIR AND REMOVAL OF BUILDINGS WITHIN THE CITY OF SAN ANTONIO, AND PRESCRIBING PENALTIES FOR VIOLATIONS THEREOF", PASSED AND APPROVED ON THE 13TH DAY OF JANUARY, 1913.

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

That Section 33 of said Ordinance be and the same is hereby amended by striking out and repealing that part of Section 33, as follows:-

"And when the walls specified in either of the above tables are used for party walls in non-fireproof buildings, the twelve-inch section of the walls shall have corbeled ledges, or be increased in thickness to not less than sixteen inches, when used for bearing party walls in fire-proof buildings, no portion of the walls shall be less than sixteen inches in thickness.";

And substituting therefor the following provisions:

✓ "The thickness of fire walls of buildings of the dwelling house class shall not be less than 12 inches for the uppermost 35 feet of their height and shall increase 4 inches in thickness for each successive 35 feet or fraction thereof, measured downward from the top of the wall.

✓ The thickness of fire walls of buildings of the warehouse class, of other than fireproof construction, shall not be less than 16 inches for the uppermost 50 feet and shall increase 4 inches in thickness for each successive 25 feet or fraction thereof measured downward from the top of the wall.

When constructed of reinforced concrete the thickness of firewalls of buildings of the warehouse class shall be not less than eleven inches for the uppermost twenty five feet of their height, and shall increase two

inches in thickness for each successive twenty-five feet or fraction thereof measured downward from the top of the wall; and for other buildings the thickness shall be not less than nine inches for the uppermost thirty-five feet of their height and shall increase three inches in thickness for each successive thirty-five feet or fraction thereof measured downward from the top of the wall.

Party walls shall be constructed of solid brick masonry laid in cement mortar or cement lime mortar or of reinforced concrete, not less in thickness than required for firewalls; provided that walls supported by girders at each story shall be not less than twelve inches thick when constructed of masonry, nor less than eight inches thick when constructed of reinforced concrete.

Firewalls and party walls shall extend at least three feet above the roof."

That Section 40 of said Ordinance be and the same is hereby stricken out and repealed, and the following provisions are substituted therefor:-

"Section 40.

PARAPETS.

(a) Parapets shall be provided on all fire-walls, party-walls, and exterior walls of masonry or reinforced-concrete, where such walls connect with roofs other than roofs of fireproof-construction; provided that a parapet shall not be required for a wall facing on a street having a width of fifty feet or more, nor on a wall of a building the roof of which is ten feet lower than the roof of a building adjoining or adjacent to such wall, nor on the walls of a detached dwelling, nor on the walls of a building which is fifty feet or more distant in all directions from other buildings.

WED (b) In dwellings and in buildings (in which eight inch walls are permitted,) such parapets shall be not less than eight inches thick and carried at least two feet above the roof.

(c) In all other buildings such parapets shall be not less than twelve inches thick, and carried not less than three feet above the roof.

(d) Parapets shall be properly coped with incombustible, weatherproof material."

That Section 43 of said Ordinance be and the same is hereby stricken out and repealed, and the following provisions are substituted therefor:-

"Section 43.

AREA RESTRICTIONS.

(a) In all stores, warehouses, factories, and other buildings except public garages, no single floor area, between brick fire walls of a thickness corresponding to the main bearing walls, shall exceed the following:

(b) When fronting on one street, 5,000 square feet for joisted and 6,500 square feet for full mill construction.

(c) When fronting on two streets, either on a corner, or extending through from street to street, 6,000 square feet for joisted and 8,000 square feet for mill construction.

(d) When fronting on three streets or when isolated, 7,500 square feet for joisted and 10,000 square feet for mill construction.

(e) When of semi-fireproof construction, not over 10,000 square feet.

(f) In buildings to be occupied as public garages, no single floor area between brick fire walls shall exceed 10,000 square feet for fireproof construction, 7,500 square feet for semi-fireproof construction, nor 6,000 square feet for mill construction.

(g) Buildings of frame construction shall not exceed 5,000 square feet floor area in any one section.

(h) In case any building covered by the above restrictions is equipped with an approved

system of automatic sprinklers, the respective areas between brick fire walls may be increased one hundred per cent, and if a building does not exceed one story in height, nor an average of twenty-five feet in height to the roof, and is equipped with an approved system of automatic sprinklers, the respective areas may be increased by two hundred per cent. The automatic sprinkler system, including the water supply in connection therewith, shall be installed and kept in perfect working order by the owner, lessee or occupant of the premises.

(i) No wall or part of a wall in any existing building nor in any building hereafter erected, shall be removed to produce a larger area than those named in this section. Openings in brick fire walls of building shall in no case exceed three in number, eight feet in width, nor more than ten feet in height, and above each such opening there shall be a curtain wall between the top of the opening and the ceiling line of at least three feet. The openings shall be provided with approved automatic self-closing standard fire doors on both sides of the wall."

That Section 44 of said Ordinance be and the same is hereby stricken out and repealed, and the following provisions are substituted:-

"Section 44.

HEIGHT RESTRICTIONS.

(a) No building hereafter erected shall exceed in height the limits fixed by this section.

No building shall be altered so as to exceed the limits of height as fixed by this section.

*Amended 207* (b) Public buildings such as court houses, schools, colleges, libraries, museums, lecture halls, churches, lodges, theatres, and assembly halls shall be full fireproof construction if over 75 feet in heights; shall be of semi-fireproof construction if over 35 feet but less than 75 feet in height. If of ordinary joisted or mill construction, they shall not exceed 35 feet or two stories; and if of frame construction, shall not exceed 30 feet or one story in height.

*Amended 207* (c) Institutional buildings such as hospitals, asylums, sanitariums, police stations, and jails, shall not exceed 75 feet if of semi-fireproof construction; shall not exceed two stories nor 35 feet if of mill or joisted construction; and shall not exceed one story nor thirty-five feet if of frame construction.

(d) Residence buildings such as dwellings, tenements, apartment houses, hotels, lodging houses, dormitories, convents, and club houses shall not exceed 75 feet if of semi-fireproof construction or of mill construction; shall not exceed 45 feet nor three stories if of ordinary brick joisted construction; and if of frame construction shall not exceed 35 feet nor two stories; provided that private dwellings may be not over three stories.

(e) Business buildings such as office buildings, stores, markets, laboratories, and factories shall not exceed 75 feet if of mill or semi-fireproof construction; shall not exceed 50 feet if of ordinary brick joisted construction; and 25 feet if of frame construction.

(f) Storage building such as storage warehouses, freight depots, grain elevators, garages, stables, and airplane hangers shall not exceed 50 feet if of semi-fireproof construction; shall not exceed 35 feet if of mill or ordinary joisted construction; and not to exceed 25 feet or one story of frame construction.

(g) Buildings of all metal construction shall not exceed one story or 25 feet in height.

(h) Church spires, tanks and their supports, bulkheads and small penthouses, and chimneys shall not be included in computing heights of buildings under this section."

That Section 46 of said Ordinance be and the same is hereby stricken out and repealed.

That Section 47 of said Ordinance be and the same is hereby stricken out and repealed, and the following provisions are hereby substituted:-

"Section 47.

FIREPROOF CONSTRUCTION.  
Building to be Fireproof.

Amended  
11-207

(a) Fireproof buildings shall be constructed with walls of brick, stone, portland cement, concrete, in which wood beams or lintels shall not be placed, and in which the floors shall be constructed with rolled wrought iron or steel beams, with the space between the beams filled with brick, hollow tile, hard-burnt clay, porous terra cotta, portland cement concrete, plain or reinforced with metal, or any combination of these, or the entire construction may be of reinforced portland cement concrete. In such and all cases the strength and method of construction shall conform to the requirements of this code. No woodwork or other inflammable material shall be used in any of the partitions, furrings or ceilings in any such fireproof buildings; except when the height of the building does not exceed eight stories, nor more than one hundred feet, the doors and windows and their frames and trims, the casings, the interior finish when filled solidly at the back with fireproof material, and the floor boards and sleepers directly thereunder, may be of wood, but the space between the sleepers shall be solidly filled with fireproof materials extending up to the under side of the floor boards. When the height of a fireproof building exceeds eight stories or more than one hundred feet, the floor surface shall be of stone, cement, tiling or similar incombustible material, and all outside window frames and sash shall be of metal. The inside window and sash, doors, trim and other interior finish may be of metal or of wood covered with metal or of such other incombustible material that may be approved by the Building Inspector.

(b) Buildings providing the following minimum fire resistance which may not be classed as fireproof, shall be deemed semi-fireproof; but no such building shall exceed 50 feet in height if used for storage, nor 75 feet in height if used for any other purpose.

(c) Fireproofing for columns, girders or beams shall not be less than 1-1/2 inches thick; no pipes, wires, cables or other service equipment shall be embedded in the required fireproofing. Trusses may be protected on the sides and bottom with expanded metal lath and gypsum or cement mortar not less than one inch thick. Reinforced concrete floor slabs shall not be less than 2-1/2 inches thick and concrete joists spaced not more than 24 inches apart; when floor slabs are supported by protected steel beams spaced more than 30 inches on centers floor slabs shall be not less than 3-1/2 inches thick, and when approved steel joists are used and not individually protected they shall be protected by a ceiling of metal lath and gypsum or cement mortar one inch thick and on the top by concrete or gypsum slabs not less 2 inches thick. Partitions shall be of one hour fire resistance."

(D) - ADDED AS ON PAGE 207

That Section 55 of said Ordinance be and the same is hereby amended by the addition of the following provisions:-

"Enclosure walls of reinforced concrete shall be anchored at all floors and when supported by girders at each story shall be bonded or tied to columns or piers.

In buildings of fireproof construction the thickness of walls of reinforced concrete shall be not less than six inches for the uppermost fifteen feet of their height and shall increase one inch in thickness for each successive twenty-five feet or fraction thereof measured downward from the top of the wall; provided that for walls supported by girders at each story the thickness may be, but shall not be less than five inches; and provided that in no case shall the thickness of any part of a wall of reinforced concrete be less than one twenty-fifth of the unsupported height between successive floors, unless the walls are laterally supported by cross-walls,

piers or built-in columns at intervals not exceeding twenty-five times the thickness of the wall.

In buildings of other than fireproof construction, the thickness of walls of reinforced concrete shall be not less than one and one-half times the thickness required for buildings of fireproof construction.

The steel reinforcement, in both vertical and horizontal directions, shall be not less than one-quarter of one per cent. In walls eight inches or more in thickness the reinforcement shall be divided, and equal amounts placed near each face of the wall. Nothing smaller than the equivalent of a three-eighths-inch rod shall be used for reinforcement and the spacing shall not exceed 18 inches in either direction."

That the first paragraph of Section 56 of said Ordinance be and the same is hereby repealed, and that the following be substituted in lieu thereof, so that said paragraph shall read as follows:-

"Section 56. CHIMNEYS, FLUES, FIREPLACES AND HEATING APPLIANCES.

CHIMNEYS AND FLUES.

In any building hereafter erected, altered or repaired, all chimneys shall be built of brick, stone or other incombustible material. Chimneys shall have walls at least eight (8) inches thick and shall be lined continuously on the inside with well-burnt clay or terra cotta pipe from the bottom of the flue, continuously to its top. For dwellings, four inches of the brickwork may be omitted when used exclusively for stoves, ranges, furnaces or fire places. All chimneys or smoke flues when corbeled out shall be supported by at least five courses of brick, and if supported by piers, the same shall start from the foundation on the same face with the breast above; all chimneys shall be bonded to the walls at every course from the bottom to the top."

That Section 91 of said Ordinance be and the same is hereby stricken out and repealed, and the following provisions are substituted:-

"Section 91. FIRE STOPS.

- (a) In all buildings hereafter erected, firestopping shall be so arranged to cut off all concealed draft openings and form an effective horizontal fire barrier between stories and between the top story and the roof space.
- (b) In all furred walls and studded walls, the space between floor joists and between ceiling joists shall be firestopped with approved incombustible material for a depth of not less than four inches, securely supported.
- (c) Interior stud partitions which are not provided with at least one two inch plate the full width of studs at top and bottom shall be otherwise properly firestopped at the top of studs.
- (d) Stair carriages of wood construction shall be properly and effectively firestopped at intervals not exceeding eight feet.
- (e) All openings around pipes or power shafting shall be filled with approved incombustible material or shall be closed off by close fitting metal caps at the ceiling and floor line or on each side of the wall.
- (f) Where firestopping is required, it shall not be concealed until after inspection by the Building Inspector."

That Section 93 of said Ordinance be and the same is hereby amended by striking out the last sentence of the first paragraph thereof as follows:-

"When appearance is of prime importance, a shaft of ornamental and wire glass may be used."

That Section 93 of said Ordinance be and the same is hereby amended by striking out the last sentence of the third paragraph as follows:-

"In buildings other than warehouses and factories, lights of wire glass, in approved metal frames may be placed in such doors, but no one pane shall exceed seven hundred and twenty square inches in size."

That Section 99 of said Ordinance be and the same is hereby repealed and the following provisions are hereby substituted:

"Section 99. STAIRS HALLWAY INCLOSURE.

(a) In all stores, warehouses, factories, and other buildings over 30 feet to the topmost story, or occupied by more than 40 persons above the first story, and in all multi-family houses, the stairs and the halls shall be enclosed with suitable walls of brick, hollow tile, gypsum blocks, or other equivalent fireproof materials and forms of construction approved by the Building Inspector.

(b) Said walls or construction shall be continuous and extend at least three (3) feet above the roof. The roof over the stair hall inclosure shall be covered with a metal and glass skylight at least three-eighths (3/8) of the area of the inclosure, and constructed and glazed as required for skylights over elevator inclosures. All door openings in such stair hall inclosure shall be provided with self-closing fireproof doors and frames, and all window openings shall have window frames of metal and the window sash shall be fixed sash of metal and glazed with wire glass but no one pane shall exceed seven hundred and twenty square inches in size. At least one such inclosed stair halls in each of said buildings shall have a like connecting inclosure hallway in the first story and extend to the street, and all door or window openings in the same shall be provided with doors and windows as provided for openings in the stair hall inclosure.

(c) Escalators or endless or revolving stairs, shall be deemed stairs, and comply with all the requirements contained in this section for the closure of stairs."

That Section 100 be and the same is hereby stricken out and repealed, and the following provisions are substituted in lieu thereof:-

"Section 100. MEANS OF EGRESS IN CASE OF FIRE.

Every apartment house, tenement house or dwelling house occupied by or built to be occupied by three or more families, every building already erected or that may hereafter be erected, more than two stories in height, occupied and used as a hotel, apartment hotel, boarding or lodging house, factory, mill, manufactory, or workshop, hospital, asylum or institution for the care or treatment of individuals, store, workroom or office, and every building in whole or in part occupied or used as a school or place of instruction or assembly, shall be provided with such good and sufficient fire escapes, stairways or other means of egress in case of fire as shall be directed by the Chief of the Fire Department. Provided that for new buildings, exit provisions shall be by interior enclosed stairways or fire towers."

That the first paragraph of Section 105 be and the same is hereby stricken out and repealed, and the following provisions are hereby substituted:-

"Section 105. STANDPIPES.

In every existing building exceeding fifty-five (55) and not over seventy-five (75) feet in height, unless already provided with a three inch or larger standpipe, and in all buildings hereafter erected exceeding fifty-five (55) and not exceeding seventy-five

(75) feet in height, there shall be provided a vertical standpipe of not less than four inches in diameter. In every existing building seventy-five (75) feet in height unless already provided with a four inch or larger stand-pipe, and in all buildings hereafter erected exceeding seventy-five (75) feet in height, there shall be provided a vertical stand-pipe of not less than six inches in diameter. These standpipes shall be of wrought iron or steel galvanized and together with fittings and connections, shall be of such strength as to safely withstand at least three hundred pounds of water pressure to the square inch, when installed and ready for service; also to stand such a test without leaking at joints, valves or fittings."

That the first paragraph of Section 107 be and the same is hereby stricken out and repealed, and the following provisions are hereby substituted:-

"In buildings used or occupied for mercantile purposes, and for manufacturing combustible goods, and exceeding in area 10,000 square feet when of fireproof or 7,500 square feet when of other types of construction; in garages of fireproof construction exceeding 10,000 square feet and those of other types of construction exceeding 6,000 square feet or garage portions of buildings occupied for other purposes when such garages have a capacity of 20 or more automobiles; in all basements and all other stories below grade exceeding 2000 square feet when used for the storage, manufacture, or sale of combustible goods; in all portions of theatres, except auditoriums, foyers and lobbies; in non-fireproof institutional buildings where occupants are bedridden, crippled, insane or otherwise involuntarily confined; there shall be provided an approved system of automatic sprinklers in addition to said stand-pipe or stand-pipes."

That the first paragraph of Section 108 be and the same is hereby stricken out and repealed, and the following provisions are substituted in lieu thereof:-

"Every building except private dwellings, churches and buildings of frame construction shall have either approved wire glass and metal frame windows or fireproof doors, blinds, or shutters on every opening in the exterior walls when such opening faces on a street and is less than 50 feet from the opposite building line or when such opening is less than 50 feet distant in a direct line from an opening in another building or when such opening is above and not more than 50 feet distant from any part of a neighboring roof; provided that such protection shall not be required for show windows in the first story when facing on a street."

That the second paragraph of Section 109 of said Ordinance be and the same is hereby stricken out and repealed, and the following provisions are substituted in lieu thereof:-

"FIRST CLASS BUILDINGS: Buildings of fireproof construction throughout, including skeleton construction and semi-fireproof construction as defined under Section 47."

{ That Section 114 of said Ordinance be and the same is hereby stricken out and repealed.  
That Section 115 of said Ordinance be and the same is hereby stricken out and repealed.

WHEREAS, an emergency is apparent for the immediate preservation of order, good government and public safety that requires this Ordinance to become effective at once; therefore, upon the passage of this Ordinance by a vote of four-fifths (4/5) of the Commissioners, it shall be effective from and after the date of its passage as made and provided by the Charter of the City of San Antonio.

PASSED AND APPROVED, this 1st day of August, A. D. 1932.

C. M. Chambers  
Mayor.

ATTEST:

Jas. Simpson  
City Clerk.

THE STATE OF TEXAS,  
COUNTY OF BEXAR,  
CITY OF SAN ANTONIO:

Before me, the undersigned authority, on this day personally appeared H. W. Connell, who being by me duly sworn, says on oath that he is Class Adv. Mgr. of the San Antonio Evening News a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and that the Ordinance hereto attached has been published in every issue of said newspaper on the following days, to-wit: August 4, 5, 6, 8, 9, 10, 11, 12, 13, 15, 1932.

W. H. Connell

Sworn to and subscribed before me this August 17th, 1932.

W. A. Druce.  
Notary Public in and for Bexar,  
County, Texas.

AN ORDINANCE **OH-75**

AMENDING AN ORDINANCE PASSED AND APPROVED FEB. 26TH, 1920, AND RECORDED IN ORDINANCE BOOK "F", PAGE 490, ENTITLED "AN ORDINANCE FOR THE LICENSING OF AUTOMOBILES FOR HIRE, EXCEPTING SUCH AUTOMOBILES AS MAY BE USED IN LOCAL STREET TRANSPORTATION, AS DEFINED BY AN ORDINANCE OF THIS CITY APPROVED MARCH 8TH, 1915, PROVIDING FOR THE REGULATION OF SUCH AUTOMOBILES FOR HIRE, THE BONDING OF SAME, AND PROVIDING PENALTY," BY ADDING THERETO SECTIONS B-1, <sup>B-9 INC.</sup> PRESCRIBING A MINIMUM FARE FOR SUCH AUTOMOBILES, PRESCRIBING PENALTIES, AND DECLARING AN EMERGENCY.

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

SECTION 1. That an ordinance, passed and approved on Feb. 26th, 1920, amending an ordinance entitled "AN ORDINANCE FOR THE LICENSING OF AUTOMOBILES FOR HIRE, EXCEPTING SUCH AUTOMOBILES AS MAY BE USED IN LOCAL STREET TRANSPORTATION, AS DEFINED BY AN ORDINANCE OF THIS CITY APPROVED MARCH 8TH, 1915, PROVIDING FOR THE REGULATION OF SUCH AUTOMOBILES FOR HIRE, THE BONDING OF SAME, AND PROVIDING PENALTY," be and the same is hereby amended by adding thereto the following sections:

SECTION B-1. No person, firm, or corporation owning, operating or controlling any motor vehicle within the City of San Antonio, Texas, for the transportation of passengers for hire (other than persons, firms, or corporations operating street cars and buses under franchise or over regular routes designated by ordinance, or where such persons, firms or corporations are operating chartered or sightseeing buses or street cars, whether over regular routes or otherwise) shall charge other maximum and minimum fares than in this section provided.

MAXIMUM FARES

(a) The maximum rate of fare shall be 25 cents for the first one-quarter mile; 10 cents for each additional one-fifth mile; 10 cents for each two minutes waiting time; and 25 cents for each additional passenger over one, provided that if the trip should be less than one-quarter of a mile, 25 cents shall be charged for such trip.

MINIMUM RATES

(b) The minimum rate of fare shall be 15 cents for the first one-half mile; 5 cents for each additional one-quarter mile; 10 cents for each three minutes waiting time; and 10 cents for each additional passenger over one; provided that if the trip should be less than a quarter of a