

Texas Historical Commission staff (BB), 9/16/2009
27" x 42" Official Texas Historical Marker WITHOUT post, mount to masonry
Webb County (Job #09WB01) Subject (Atlas) UTM: 14 000000E 0000000N
Location: Laredo, 820 Iturbide Street and 409 San Bernando Avenue

JUAN FRANCISCO FARÍAS RESIDENCE

SOLDIER AND LAREDO ALCALDE JOSÉ ANDRÉS FARÍAS AND HIS WIFE GUADALUPE SÁNCHEZ MARRIED AT SAN AGUSTÍN CHURCH IN 1803 AND HAD SEVEN CHILDREN; THE OLDEST, JUAN FRANCISCO MANUEL DE LA TRINIDAD FARÍAS, WAS BORN IN JANUARY 1807. HE FOLLOWED THE FAMILY TRADITION OF CIVIC DUTY, SERVING AS ALDERMAN AND MAYOR OF LAREDO. JUAN FRANCISCO WAS ALSO NAMED SECRETARY TO THE REPUBLIC OF THE RIO GRANDE, FORMED IN LAREDO IN JANUARY 1840. JUAN FRANCISCO MARRIED MARÍA DE LOS INOCENTES BENAVIDES ON JUNE 15, 1832. HIS BRIDE WAS A WIDOW BORN IN PARRAS, COAHUILA IN DECEMBER 1810. JUAN FRANCISCO AND INOCENTES HAD ELEVEN CHILDREN. FAMILY ORAL TRADITION STATES THAT THEIR HOME ON THIS SITE DATES FROM JULY 1840. THE EARLIEST HISTORICAL REFERENCE IS AN 1864 DEED WHEN THE PROPERTY, WITH A STONE BUILDING AND WATER WELL, WAS SOLD BY JUAN FRANCISCO FARÍAS TO HIS DAUGHTER, ENCARNACIÓN FARÍAS DE HERRERA.

THE BUILDER OF THE FARÍAS RESIDENCE IS UNKNOWN. THE MODIFIED RECTANGULAR PLAN HOUSE IS BUILT OF LOCALLY FABRICATED BRICK CLAD WITH STUCCO. ROOMS DIRECTLY ACCESS THE EXTERIOR, FACING THE STREET OR PATIO AREA. THE HOUSE HAS TWO-FOOT WIDE WALLS OF BRICK AND STONE ALONG WITH FOUR FIREPLACES. A PROJECTING CORNICE FEATURES DISTINCTIVE RECTANGULAR, TOOLED STONE PROJECTIONS, WITH SIMILAR CRAFTSMANSHIP SEEN ON THE LINTELS. TRUNCATED CORINTHIAN WOODEN COLUMNS SUPPORT THE SOUTH ENTRANCE PORCH. THE SITE HISTORICALLY INCLUDED STABLES AND A CART HOUSE, WATER WELL AND CISTERN.

DURING THE CIVIL WAR MANY STRATEGIC PLANNING MEETINGS WERE HELD IN THE HOUSE. COLONEL SANTOS BENAVIDES AND SELECT MEMBERS OF THE BENAVIDES REGIMENT ALONG WITH THEN-MAYOR JUAN FRANCISCO FARÍAS PLANNED FOR THE DEFENSE OF LAREDO AGAINST THE UNION ARMY. FIVE GENERATIONS OF THE FARÍAS FAMILY LIVED HERE CONTINUOUSLY UNTIL 1974.

RECORDED TEXAS HISTORIC LANDMARK – 2009

MARKER IS PROPERTY OF THE STATE OF TEXAS

**RECORDED TEXAS HISTORIC LANDMARK MARKERS:
2009 Official Texas Historical Marker
Sponsorship Application Form**

Valid October 15, 2008 to January 15, 2009 only

This form constitutes a public request for the Texas Historical Commission (THC) to consider approval of an Official Texas Historical Marker for the topic noted in this application. The THC will review the request and make its determination based on rules and procedures of the program. Filing of the application for sponsorship is for the purpose of providing basic information to be used in the evaluation process. The final determination of eligibility and therefore approval for a state marker will be made by the THC. This form is to be used for Recorded Texas Historic Landmark (building marker) requests only. Please see separate forms for either Historic Texas Cemeteries or subject markers.

Proposed marker topic (official title will be determined by the THC): **Juan Francisco Farías Residence**

County: Webb

Town (nearest county town on current state highway map): **Laredo**

Street address of marker site or directions from town noted above: **820 Iturbide St. & 409 San Bernardo Ave.**

Marker Coordinates:

If you know the location coordinates of the proposed marker site, enter them in one of the formats below:

UTM Zone Easting Northing
Lat: Long: (deg, min, sec or decimal degrees)

Otherwise, give a precise verbal description here (e.g. northwest corner of 3rd and Elm, or FM 1411, 2.6 miles east of McWhorter Creek): **south of Lincoln St., east of San Bernardo Ave., north of Iturbide St.**

NOTE: Recorded Texas Historic Landmark markers must be placed at the structure being marked.

Recorded Texas Historic Landmark markers definition: Recorded Texas Historic Landmark (RTHL) markers are awarded to structures deemed worthy of preservation for their historical associations and architectural significance. RTHL is a legal designation and comes with a measure of protection; it is the highest honor the state can bestow on a historic structure, and the designation is required for this type of marker. The RTHL designation becomes effective upon approval by the THC. Official Texas Historical Markers signify the RTHL designation, which comes only through application to and approval by the THC and must include public display of an Official Texas Historical Marker. Owners of RTHL-designated structures must give the THC 60 days written notice before any alterations are made to the exterior of the structure. RTHL status is a permanent designation and is not to be removed from the property in the event of a transfer of ownership. Only the THC can remove the designation or recall the marker. The marker must remain with the structure and may not be removed or displayed elsewhere until or unless the THC gives express approval in writing for such action. Once designated as RTHL, properties are subject to provisions of Texas Government Code, Section 442.006(f).

Criteria:

1. **Age:** Structures eligible for the RTHL designation and marker must be at least 50 years old.
2. **Historical significance:** Architectural significance alone is not enough to qualify a structure for the RTHL designation. It must have an equally significant historical association, and that association can come from an event that occurred at the site; through individuals who owned or lived on the property; or, in the case of bridges, industrial plants, schoolhouses and other non-residential properties, through documented significance to the larger community.
3. **Architectural significance:** Structures deemed architecturally significant are outstanding examples of architectural history through design, materials, structural type or construction methods. In all cases, eligible architectural properties must display integrity; that is, the structure should be in a good state of repair, maintain its appearance from its period of significance and be considered an exemplary model of preservation. Architectural significance is often best determined by the relevance of the property to broader contexts, including geography. Any changes over the years should be compatible with original design and reflect compliance with accepted preservation practices, e.g., the *Secretary of the Interior's Standards for Rehabilitation*.
4. **Good state of repair:** Structures not considered by the THC to be in a good state of repair are ineligible for RTHL designation. The THC reserves the sole right to make that determination relative to eligibility for RTHL markers.

Special National Register considerations for RTHL marker applications: If a structure has been individually listed in the National Register of Historic Places (NRHP) under either Criterion A or B **and** Criterion C (Architecture), the historical text compiled as part of the National Register nomination process may be submitted as part of the marker process, provided it includes the required reference notes and other documentation. Acceptance of the National Register information for the purposes of the marker process will be up to the sole determination of the THC. Listing in the NRHP does not guarantee approval for an RTHL marker. See the THC web site at <http://www.thc.state.tx.us/markerdesigns/madnrcrit.html> for National Register criteria.

Check this box if the property is individually listed in the NRHP.

APPLICATION REQUIREMENTS

Any individual, group or county historical commission (CHC) may apply to the THC to request an Official Texas Historical Marker for what it deems a worthy topic. Only complete marker applications that contain all the required elements and are submitted online as required can be accepted or processed by the THC (for RTHL markers, the required elements are: sponsorship application form; narrative history; documentation; legal description of the property; site plan; floorplan; historic photograph; and current photographs clearly showing each side of the structure).

- Completed applications must be duly reviewed, verified and approved by the county historical commission (CHC) in the county in which the marker will be placed.
- The sponsorship application form, narrative history and documentation must be submitted as Microsoft Word or Word-compatible documents and sent via email attachments to the THC by no later than January 15, 2008.
- Required font style and type size are a Times variant and 12-point.
- Narrative histories must be typed in a double-spaced (or 1.5-spaced) format and include separate sections on context, overview, significance and documentation.
- The narrative history must include documentation in the form of reference notes, which can be either footnotes or endnotes. Documentation associated with applications should be broad-based and demonstrate a survey of all available resources, both primary and secondary.

- Upon notification of the successful preliminary review of required elements by the THC, a non-refundable application fee of \$100 is required. The fee shall be submitted to the THC within ten working days of application receipt notification.

APPROVAL BY COUNTY HISTORICAL COMMISSION

The duly appointed marker representative (chair or marker chair) noted below for the county historical commission will be the sole contact with the THC for this marker application. To ensure accuracy, consistency and efficiency, all information from and to the THC relative to the application—and throughout the review and production processes—will be via direct communication with the CHC representative. All other inquiries (calls, emails, letters) to the THC will be referred to the CHC representative for response. By filling out the information below and filing the application with the THC, the CHC representative is providing the THC with notice that the application and documentation have been reviewed and verified by the CHC and that the material meets all current requirements of the Official Texas Historical Marker program.

As chair or duly appointed marker chair, I certify the following:

X Representatives of the CHC have met or talked with the potential marker sponsor and discussed the marker program policies as outlined on the THC web site. CHC members have reviewed the history and documentation for accuracy and made corrections or notes as necessary. It is the determination of the CHC that the topic, history and documentation meet criteria for eligibility.

CHC comments or concerns about this application, if any:

Name of CHC contact (chair or marker chair): José Roberto Juárez

Mailing address: 661 Aspen Lane City, Zip: Laredo 78041-3802

Daytime phone (with area code): 956 724-6593 Email address (required): juarez2045@sbcglobal.net

PERMISSION OF PROPERTY OWNER FOR MARKER PLACEMENT

Property owner: Webb County

Address: 1000 Houston St. City, state, zip: Laredo, TX 78040

Phone: 956 523-4600 Email address: lmedford@webbcountytexas.gov

Legal Description of the property (metes and bounds, lot and block, etc.): South 3,038 Sq. Ft. of the West 18 Varas of 9A & south 4,839 Sq. Ft. out of Lot 10, block 32, Western Division also Lot 1 & North 1,335 Sq. Ft. of Lot 10 & North 2,518 Sq. Ft. of West 18 Varas of Lot 9A, block 32, Western Division, in Laredo, Webb County Texas; total land area 17,903 square feet.

Upon receipt of the application, the THC will provide the owner with a letter that outlines the legal responsibility of ownership under the Recorded Texas Historic Landmark statute. The letter must be signed by the owner and returned to the THC before the evaluation can be completed.

NOTE: The property owner will not receive any additional copies of correspondence from the THC. All other correspondence—notice of receipt, request for additional information, payment notice, inscription, shipping notice, etc.—will be sent via email to the CHC representative, who is encouraged to share the information with all interested parties as necessary. Given the large volume of applications processed annually and the need for centralized communication, all inquiries about applications in process will be referred to the CHC for response. The CHC is the sole liaison to the THC on all marker application matters.

SPONSORSHIP PAYMENT INFORMATION

Prospective sponsors please note the following:

- Payment must be received in full within 45 days of the official approval notice and must be accompanied by the THC payment form. The THC is unable to process partial payments or to delay payment due to processing procedures of the sponsor. Applications not paid in the time frame required may, at the sole discretion of the THC, be cancelled or postponed.
- Payment does not constitute ownership of a marker; Recorded Texas Historic Landmark markers and other Official Texas Historical Markers are the property of the State of Texas.
- If, at any time during the marker process, sponsorship is withdrawn, a refund can be processed, but the THC will retain the application fee of \$100.
- The Official Texas Historical Marker Program provides no means of recognizing sponsors or property owners through marker text, incising or supplemental plaques.

Marker sponsor (may be individual or organization): **Webb County**

Contact person (if applicable): **Leroy Medford, Executive Administrator to County Judge Danny Valdez**

Mailing address: **1000 Houston St. 3rd Floor** **City, zip:** **Laredo 78040**

Email address (required): **lmedford@webbcountytexas.gov** **Phone:** **956 523-4601**

SHIPPING INSTRUCTIONS

In order to facilitate delivery of the marker, neither post office box numbers nor rural route numbers can be accepted. To avoid additional shipping charges or delays, use a business street address (open 8 a.m.—5 p.m., Monday through Friday).

Name: **Webb County, Leroy Medford, Executive Administrator to County Judge**

Street address: **1000 Houston St. 3rd Floor** **City, zip:** **Laredo, TX 78040**

Daytime phone (required): **956 523-4601** **Email** (required): **lmedford@webbcountytexas.gov**

TYPE AND SIZE OF RECORDED TEXAS HISTORIC LANDMARK MARKERS

As part of its review process, the THC will determine the appropriate size marker and provide options, if any, for the approved topic based on its own review criteria, including, but not exclusive of, historical significance, replication of information in other THC markers, relevance to the Statewide Preservation Plan and the amount of available documented information provided in the application narrative. In making its determination, however, the THC will also take into account the preference of the CHC, as noted below.

The sponsor/CHC prefers the following size marker:

- 27" x 42" RTHL marker with post (\$1500)
- 27" X 42" RTHL marker without post* (\$1500)
- 18" x 28" RTHL marker with post (\$1000)
- 18" x 28" RTHL marker without post* (\$1000)
- RTHL medallion and 16" x 12" plaque with post (\$750)
- RTHL medallion and 16" x 12" plaque without post* (\$750)

*For an RTHL marker without post, indicate to what surface material it will be mounted:

- wood
- masonry
- metal
- other (specify)

SUBMITTING THE APPLICATION (via email required)

When the CHC has determined the application is complete, the history has been verified and the topic meets the requirements of the Official Texas Historical Marker Program, the materials should be forwarded to the THC via email at the following address: markerapplication@thc.state.tx.us.

- The CHC or marker chair should send an email containing the following attachments (see attachment function under file menu or toolbox on your computer):
 - This application form
 - The narrative history (including documentation)
 - Legal description of the property
 - Detailed floor plan for each floor of the structure
 - Detailed site plan of the property
 - At least one historic photograph
 - Current photographs clearly showing each side of the structure

RECORDS RETENTION BY CHC: The CHC must retain hard copies of the application as well as an online version, at least for the duration of the marker process. The THC is not responsible for lost applications, for incomplete applications or for applications not properly filed according to the program requirements. For additional information about any aspect of the Official Texas Historical Marker Program, see the Markers page on the THC web site (<http://www.thc.state.tx.us/markerdesigs/madmark.html>).

**Juan Francisco Farías Residence
Historical Narrative**

By
José Roberto Juárez, Ph.D.
and
Héctor Farías, Jr. Ph.D.

I. Context

Two years after Laredo was founded on May 15, 1755, Inspector José Tienda de Cuervo described the twenty-three new settlements in the Colonia de Nuevo Santander as having no plazas, streets, and lots plotted. He complained that the majority of the houses in this province from the Pánuco to the Nueces Rivers were *jacales* (huts), no better than huts with walls of reed covered with mud and roofs covered with grass or palm leaves. There were only a few buildings of lime and stone which belonged to certain churches and to governors, captains, and a few missionaries.¹

The Associate Viceroy for the Province of Nuevo Santander, José Escandón, had authorized the settlement of Laredo for at least four reasons. Spain was concerned that the French had already tried to settle on the Gulf Coast and it wanted to prevent any further incursion by any other country. Secondly, there was a need for a settlement that would provide easy access across the Río Grande, and founder don Tomás Sánchez was willing to provide canoe service at Paso de Jacinto just a short distance upriver in what is now Laredo Community College. The road would allow for access to missions and settlements to the north and to the eastern coast. Thirdly, Escandón was delighted that Sánchez chose individuals who would defend Nuevo Santander against attacks by Native Americans better than any military force. Fourthly, the more friendly natives of the area would be converted and provide a source of

¹Patricia Osante, *Orígenes del Nuevo Santander 1748-1772* (México: Universidad Nacional Autónoma de México and Universidad Autónoma de Tamaulipas, 1997), pp. 127-128.

labor.² The Farías family which settled in Laredo in 1798 certainly lived up to Escandón's and Spain's expectations.

The *villa* grew, and some twenty years before Padre Miguel Hidalgo declared independence from Spain, the Farías family had settled in Laredo. José Andrés Farías came about 1798 as a member of the Third Flying Cavalry Company of Nuevo Santander. These *compañías volantes* ("flying cavalry companies") were necessary because of the scarcity of soldiers and the need to patrol and respond to emergencies. Historian Arturo Tijerina has traced the concept of the Texas Rangers to these groups.³ José Andrés Farías was born at San Pedro de las Colonias in Coahuila in 1780.⁴ The Presidio del Río Grande de San Juan Bautista in northern Coahuila where he was raised was notable for being the mother mission of many of the Texas missions. He was the son of José Antonio Farías and Catarina Rodríguez Farías. After his arrival in Laredo around 1798, "Retired Ensign" José Andrés Farías married Guadalupe Sánchez, the granddaughter of Tomás Sánchez, on November 30, 1803, at San Agustín Church.⁵ The union between José Andrés Farías and Guadalupe Sánchez was the start of the Farías family in Laredo.

José Andrés was a valiant soldier. Simón de Herrera in Monclova wrote to the Spanish royal commander, Félix María Calleja, commending Andrés Farías for his work as assistant to Captain Ramón Díaz de Bustamante in Monclova against the forces of Father Miguel Hidalgo

²Ing. Guillermo Garmendia Leal, *Tomás Sánchez y la Fundación de Laredo* (Edición Especial, Agosto 2007), pp. 11-13, 71-73, 149, 151, 87-89, 99.

³George Farías, The Farías Chronicles: A History and Genealogy of a Portuguese/Spanish Family. Illustrated by Jack Jackson (Edinburg, Texas: New Santander Press, 1995), p. 1; Andrés Tijerina, *Tejanos & Texas Under the Mexican Flag, 1821-1836* (College Station: Texas A&M University Press, 1994), p. 90.

⁴George Farías, p. 112.

⁵Seb Wilcox, "Laredo's Benavides, Sanchez, and Farias Families," Research conducted by Mr. Seb Wilcox for Gonzalo P. Farias. Data obtained from 'Archivos de la Nacion Mexico,'" p. 1. Wilcox, gives November 11, 1803 as their wedding day. George Farías, pp. 107, 216 gives November 30, 1803, as does Angel Sepúlveda Brown and Gloria Villa Cadena, San Agustín Parish of Laredo: Marriage Book I, 1790-1857 (n.p., 1989), p. 63 #77.

and Ignacio Allende in March, 1811. He was also praised for his work as “prosecutor in the summaries formed against the captured insurgents,” independence leaders, Father Hidalgo, and Allende.⁶ Subsequently, Farías volunteered to join the 1,650 royalist troops who arrived in Laredo in 1813 under Commander General of the Eastern Provinces, José Joaquín de Arredondo. José Andrés, now with the rank of Lieutenant, was permitted “to lead a company of Loyalist patriots from Laredo.” By the time the army reached the outskirts of San Antonio there were a total of 1,830 royalists composed of 635 infantry and 1,195 cavalry. On August 18, 1813, the republican forces of Bernardo Gutiérrez de Lara who had issued a declaration of independence on April 6 of that year, and General José Álvarez de Toledo y Dubois led a force of some 1,400 composed of Anglos, Tejanos, Indians, and former royalists. At this battle of Medina Arredondo feigned a retreat in the form of a V which encircled Toledo’s ethnically divided troops. After four hours, only less than 100 republicans escaped alive while 55 royalists were killed. Commander Arredondo’s report of September 13, 1813, to Viceroy Félix María Calleja commended, among many others, “Lieutenant don Andrés Farías.”⁷

By the end of 1814 José Andrés owned a home valued at 500 *pesos*. There were 40 owners of houses whose value ranged from 100 to 2,000 *pesos*.⁸ José Andrés served as *alcalde* or mayor of Laredo in 1816 when Spain was still in control. He prohibited overcharging for corn; pigs could not roam around the town to prevent sickness and resentments between neighbors.

⁶George Farías, p. 113. Wilcox, “Laredo’s Benavides, Sanchez, and Farias Families, p. 1 incorrectly wrote that Farias was the Commander of the Spanish forces and that he “joined the revolutionary movement in the Mexican Revolutionary War,” referring to the independence movement.

⁷George Farías, pp. 114-117; Robert H. Thonhoff, “Battle of Medina,” Handbook of Texas Online, http://www.tshaonline.org/handbook/online/articles/MM/qfm1_print.html cited 6/25/2008.

⁸Robert D. Wood, comp. trans., Archivos de Laredo. Death and Taxes (n.p.: n.d.), p. 52, F58a:D10, 31 Dec 1814 list of home owners.

Lovers who lived together without fear of God or judges were to be punished. The men were to be banished and the women were to go to the stocks, and, if pregnant, had to do kitchen work for four years. Fines associated with these laws were to be given to the church for construction, or, if unable to pay the fine, they were to work on construction. Thievery was to be punished with fifty lashes and confinement in irons.⁹ By December 26, 1823, José Andrés and thirty-two other citizens unanimously voted in favor of Santa Anna's Plan de Casa Mata against Emperor Agustín Iturbide.¹⁰

Much had changed after Mexico gained its independence in 1821. It was ruled by Emperor Agustín de Iturbide from 1822-1823. After his overthrow, Mexico became a constitutional federalist republic in 1824. While Laredoans supported federalism in 1824, six years later they, including José Andrés, changed sides to centralists on January 28, 1830. When Santa Anna declared himself to be a Liberal and turned the presidency over to ultra-liberal Valentín Gómez Farías, Laredoans again became federalists in September 1832. When Santa Anna decided to take over as president of a centralist republic, Laredoans switched in June 1835.¹¹ In 1836 a centralist republic was adopted, and Texas declared itself an independent republic. While attempts were undertaken to recover Texas, France attacked Mexico in 1838 to force it to pay debts owed. In that context several northern Mexican states attempted to create an independent federalist Republic of the Rio Grande. José Andrés' oldest son, Juan Francisco Farías, was one of the leaders.

⁹George Farías, p. 118; Robert D. Wood, Life in Laredo: A Documentary History from the Laredo Archives (Denton, Texas: University of North Texas Press, 2004, pp. 115-116; Wood, Archivos de Laredo. Documents for the History of Laredo (San Antonio: St. Mary's University Duplicating Services, 1999), pp. 41-42.

¹⁰Wood, Documents History Laredo, pp. 33-34, F69:D36.

¹¹Wood, Life in Laredo, pp. 68-71; Wood, Documents History Laredo, p. 32, F87:D1.

II. Overview: Juan Francisco Farías, patriot and builder

José Andrés Farías and Guadalupe Sánchez had seven children. They married on November 30, 1803 in Laredo. Their first child, Juan Francisco Manuel de la Trinidad Farías, was baptized on January 16, 1807, a week after his birth, at San Agustín Church. Juan Francisco married María de los Inocentes Benavides on June 15, 1832. His bride was born in Parras, Coahuila on December 27, 1810. She was the widow of Lieutenant don Cayetano de la Garza of the Second Permanent Company of Tamaulipas. Juan Francisco and Inocentes had eleven children, the oldest being Francisco, born on July 24, 1833.¹²

Tired of being controlled from Mexico City, representatives from several northern states decided to create an independent republic. At a meeting at the Oreveña Ranch opposite Guerrero, Tamaulipas, on January 18, 1840, Jesús Cárdenas was named President of the Republic of the Río Grande. Francisco Vidaurri y Villaseñor, became Vice President, Antonio Canales, Commander in Chief, Manuel Niña, Quartermaster general, and Juan Francisco Farías was appointed Secretary to the Republic. Farías was present at the January 1840 convention of delegates that met in Laredo. The town was declared the capitol of the Republic of the Río Grande with its headquarters at what is now the Museum of the Republic of the Río Grande at 1005 Zaragoza Street.¹³ Juan Francisco participated in the struggle to change the 1836 centralist

¹²Gloria Villa Cadena and Angel Sepúlveda Brown, Annotated Baptisms 1789 to 1823 of San Agustín de Laredo (San Antonio: Los Bexareños Genealogical Society, 2008), p. 83 #809; Brown and Cadena, San Agustín Parish Laredo Marriage Book I, p. 188 #582; George Farías, p. 123 incorrectly states Juan Francisco was born in San Pedro de las Colonias in Coahuila on 9 Jan 1807.

¹³Joseph Milton Nance, After San Jacinto: The Texas-Mexican Frontier, 1836-1841 (Austin: University of Texas Press, 1963), pp. 252-253 (Nance describes Farías as “secretary *ad interim*”); Jerry Thompson, Sabers on the Río Grande (Austin: Presidial Press, 1974), p. 88; George Farías, pp. 124-125. Roberto Mario Salmón, “Antonio Zapata” in *Handbook of Texas Online*, s.v., <http://www.tshaonline.org/handbook/online/articles/ZZ/fza3.html> (accessed June 23, 2008). Salmón mentions Antonio Canales, Jesús Cárdenas, José María Jesús Carbajal,

constitution and return to the federalist constitution of 1824. Federalists hoped that the northern tier of states would be allowed to run their economic and political affairs.

Before, during, and after the attempt to establish the Republic of the Río Grande, Juan Francisco was quite active in Laredo's affairs. He was elected as Second Alderman on December 18, 1831. On September 4 of the following year he voted in favor of supporting Santa Anna. A year later he was elected as secretary and First Alderman on December 16, 1832, and he was re-elected secretary on February 2, 1836.¹⁴ The previous year Juan Francisco did not declare any income or property for taxes, but he represented his second degree cousin, Basilio Benavides. Benavides had no capital from commerce but he had 750 pesos in "*fincas rústicas y de mas ramos*" (rural properties and other sources). Basilio had to pay 3 pesos 6 reales.¹⁵

Juan Francisco Farías also had to face the reality of the United States taking over Laredo. The U.S. flag was raised in July 1846, and on November 8 Captain Mirabeau B. Lamar rode into the city. Elections were held a year later, July 3, 1847, even before the Treaty of Guadalupe Hidalgo was signed on February 2, 1848 and then ratified in April. When Laredoans received word of the provisions of the treaty, in March, 1848 three members of the elite families, José

Manuel Niña, Pedro Lemus, Francisco Vidaurri y Villaseñor, and Juan Francisco Farías being present in Laredo. However, Salmón does not mention what positions they came to hold.; historian David M. Vigness who wrote his dissertation on the Republic of the Río Grande and several articles on the same topic, mentions José María Jesús Carbajal as secretary but to a regular council of five and three supplementary members. David M. Vigness, "Republic of the Rio Grande," *Handbook of Texas Online*, s.v., <http://www.tshaonline.org/handbook/online/articles/RR/ngr1.html> (accessed June 23, 2008); David M. Vigness, "La República del Río Bravo," *Sobretiro de Humanitas*, Núm. 13 Universidad Autónoma de Nuevo León, 1972, p. 401. Wood, *Life in Laredo*, pp. 46-49 points out Cárdenas was in Laredo at the end of 1839 and early January 1840 where he was chosen President but he does not mention other officers.

¹⁴Wood, *Documents for History Laredo*, p. 15 F91:D1-2, 3, F95:D103, p. 16 F122:D1; pp. 66-68 F95:D71b.

¹⁵"Juzgado de Laredo. Estado de Tamps. Año de 1835. List y cuenta q.e p.r orn. Alfabético . . . que han pagado la contribución," Microfilm Reel 804 in typescript, Box 6 #5, p. 26, 87, June 20, 1835.

María Ramón, Basilio Benavides, and José María González of Laredo, wrote (now General) Lamar to protest the imposition of U.S. laws. Lamar responded on April 8. They had three options: 1) submit to U.S. laws, 2) cross the Río Grande, or 3) Take up arms against the U.S. forces. Most decided to stay, including Juan Francisco. A year and a half later, December 24, 1849, the land owners of *porciones* (sections) voluntarily paid two *pesos* for each *porción* they owned in order to send a commission to the state capitol. The objective was to defend their right to own their properties. Juan Francisco was able to defend his three *porciones*.¹⁶ He paid a \$5 fee for citizenship on April 29, 1857.

As late as August 15, 1860, Juan Francisco served as judge for that year's election, and on December 10 he was elected Mayor of Laredo for a short term in the Fall of 1861.¹⁷ The August 1860 census describes Juan Francisco as a fifty-three year old stock farmer with a real estate value of \$600 and a personal estate of \$3,500.¹⁸ The City appreciated Juan Francisco's services by granting him 154,100 Mexican square *varas* on May 4 and October 8, 1861, and November 26, 1877. The land grant was surveyed on December 4, 1877.¹⁹

During the Civil War many strategic planning meetings were held in Juan Francisco's house. Colonel Santos Benavides and select members of the Benavides Regiment along with Mayor Juan Francisco Farías planned for the defense of Laredo against the Union Army. The planning proved fruitful during the Battle of Laredo which was successfully fought by Colonel

¹⁶Wood, Documents History Laredo, p. 116, F183:D4.

¹⁷George Farías, p. 126-127; Jerry Thompson, Warm Weather and Bad Whiskey: The 1886 Laredo Election Riot (El Paso: University of Texas El Paso, Texas Western Press, 1991), p. 4; Wood, Life in Laredo, pp. 51-52; Wood, Documents History Laredo, pp. 25, 26-28.

¹⁸Schedule 1. Free Inhabitants in Laredo in the County of Webb, State of Texas, enumerated by me, on the 26th day of August, 1860. J.R. Evrito [?] Asst Marshall. Post Office Laredo, p. 3194.

¹⁹Webb Book 3, pp. 546-547, Webb Deed 9, pp. 692-694, signed 17 Dec 1877, filed 27 Aug 1881, recorded 3 Sep 1881.

Benavides and his regiment who defeated the federal forces on April 19, 1864. This victory safeguarded Laredo, and, more importantly, gave the South the vital time needed to sell its cotton and export it to various European countries. Laredo was a strategic location for the South because the cotton provided much needed revenues to finance the war effort. At the time of Laredo's invasion, San Agustín Plaza had 5,000 bales of cotton. Santos had ordered his brother Cristobal to set fire to the cotton and his home if the Yankees were victorious.²⁰

Construction of Juan Francisco Farías Residence

In spite of the turmoil associated with the creation of the Republic of the Río Grande, Juan Francisco Farías built the house during July 1840. The Farías family was and is very conscious of its historical role. They knew their neighbors and friends who had equally historical homes. They frequently reminisced about their families' roles.

The tradition of building to the very sidewalk was introduced from Spain and adopted throughout the Americas. The property that is now the Veteran's Museum is bounded by Lincoln Street on the north, Iturbide Street on the south, and San Bernardo Avenue on the west. Stables for horses and a building that housed buggies and heavy wooden carts for transportation were located towards the rear. There was also a water-well and cistern which preserved rainwater for drinking purposes. The architect and builder of the Farías home are unknown.

Architect Frank Rotnofsky²¹ describes the structure as "border vernacular" of the 1880-1920 period. The building is constructed of locally fabricated brick clad with stucco. The building conforms to the traditionally single story structures built along the edge of the sidewalk and are at the sidewalk level. There are hints of classically inspired detailing. The roof is flat

²⁰Jerry Thompson, Laredo: A Pictorial History (Norfolk, Virginia Beach: The Donning Company, 1992) pp. 156, 158-161.

²¹Frank Rotnofsky to José Roberto Juárez, July 9, 2008 e-mail.

concealed by a parapet and the roof is outlined by a slightly projecting cornice. The frieze and cornice are decorated with rectangular, tooled, stone shapes. The same surface is seen on lintels. A porch on the south side is supported by truncated Corinthian columns resting on squared bases. There are four bays under the porch. The interesting details on the building suggest it was a sophisticated structure.²² The building is rectangular, typically without interior halls that were later modified with rooms directly accessing the exterior and facing out into a patio area. This is a masonry building with pier and beam foundation and the perimeter walls are of the original design of the mid 1800s. The walls are two feet wide composed of brick and stones. The house also has four fireplaces.

What is now the Veteran's Museum is on Block 32. The system of using Block and Lot numbers in deeds began soon after the Treaty of Guadalupe Hidalgo of 1848 which ended the war against Mexico. The earliest example of the use of blocks and lots in property deeds was in 1850. Legal documents indicating the purchase of Block 32 have not been found even after an extensive search in the Laredo Archives held at St. Mary's University in San Antonio. Given the changes in sovereignty from Spain to Mexico, then to Texas, and finally to the United States that occurred between 1821 and 1848, it is not surprising that the legal documents of ownership of what came to be Block 32 could not be found.

Archivist and Historian Robert D. Wood explains in his *Index to the Laredo Archives* that land grants given to the early settlers are not found. There are some references to the grants in the official visits of 1757 and 1767 and in inventories of estates and last wills.²³ By 1833 Laredo

²²Ellen Beasley, "Historical Site Survey of Laredo," 1981 available at Webb County Heritage Foundation. Ms. Beasley is a published architectural historian hired by the Texas Historical Commission to undertake this survey. My thanks to Christina Saucedo of the WCH Foundation for this information, July 29, 2008 e-mail to me.

²³Robert D. Wood, compiler, *Indexes to the Laredo Archives*, Introduction.

had no “*casas altas de piedra*” (two story stone houses), but there were forty-three “*casas bajas de piedra*” (one story stone houses), two hundred ninety *jacales* (huts), and three “*tiendas mistas*” (combination of clothing and food stores).²⁴ As late as the 1840s there were only a few named streets: San José, Real, San Francisco, Ballesillo (Vallecillo), La Garita (in Mexico meaning the entrance to the city, no doubt on the north side of the river). There were also references to inhabitants living at a Rancho de Monterrey, and those living on the other side of the river.²⁵

The earliest reference to buying or selling lots within the Farías family is July 4, 1847. Juan Francisco Farías represented his father-in-law, Don José Lázaro Benavides, in the sale of two lots with a “*fábrica de piedras y techo de paja*” (building of stone with a roof of straw) located at the corner of the *villa*’s plaza. Four years later, in May 1851, Juan Francisco, described as a resident of Presidio del Río Grande in Coahuila, sold his house on Lot 1 Block 25 for \$200 to a Michael Sidwell. The house was at the north east corner of the Plaza Real (now San Agustín plaza) facing the Catholic Church.²⁶ The Laredo Archives at St. Mary’s University indicate that Juan José Farías bought house No. 21 at Fort McIntosh on auction in July, 1859. He paid 4.50 *pesos* down and promised to pay the other 4.50 *pesos* in one year.²⁷

Encarnación Farías de Herrera 1864-1874

On March 12, 1864 Juan Francisco sold Lot 10 of Block 32 “with improvements thereon” to his daughter, Encarnación Farías de Herrera for \$200. The lot measured 20 by 40 *varas* with

²⁴Wood, Archivos de Laredo. Documentos para la Genealogía, pp. 92-93 F98:D127, “*Cuadro Estadístico de la Villa de Laredo, 1833.*”

²⁵Wood, Documentos para Genealogía, pp. 150, 161, 162, 163.

²⁶Webb County Clerk’s Office, Book B pp. 31-32, 4 July 1847; Webb Book C, pp. 80-82, Farias to Sidwell, May 3, 1851.

²⁷Laredo Archive, Folder 195, Doc. 9a, July 16, 1859 promissory note. My thanks to Brother Robert Wood, e-mail 21 July 2008.

fábricas (buildings of stone, bricks or mortar) along with the use of a well located in the lots called “*del Tanque*.”²⁸ The fact that a building of stone with a water well is mentioned in 1864 supports the tradition that Juan Francisco Farías built his residence in the 1840s.

III. Historical/Cultural Significance: Owners/Tenants

Francisco Farías 1874-1881

Juan Francisco Farías’ son, Francisco (born July 24, 1833), bought the house on April 16, 1874. The “Corporation of the City of Laredo” decided that the original deed of title regarding Lot 10 and the fifteen *varas* of the adjoining Lot 9, Block 32 had been “lost, destroyed, or stolen.” The City, therefore, granted title to Francisco.²⁹ He purchased parts of Lots 2 (12 *varas*), 3, and 9 between Lincoln and Iturbide Streets on April 28, 1881 for \$120 from Luis Benavides of Villa de Guerrero, Coahuila, executor of Lázaro Benavides’ will.³⁰

Francisco resided in the house with his wife, Francisca Benavides Farías (married September 27, 1862), and their eleven children. Francisca was the sister of Confederate hero Colonel Santos Benavides. Francisco was a rancher and spent much of his time performing public service. In December 1867 he was elected Alderman.³¹ He was a member of the Webb County Commissioners Court. Interestingly, most county commissioner’s certificates were signed by the county judge, but Francisco’s was signed by Texas Governor Hubbard in 1877.³² From 1882 to 1889 he served on a committee of city council members who functioned as a school board. He then served as the first Board President of the original Independent School District Board formed in 1899. Farías Elementary School in west Laredo was named after him in

²⁸Webb Book C, p.617. The document was signed 17 July 1865.

²⁹Webb Book 10, pp. 318-319. Document signed 16 April 1874 but not filed until 13 February 1882 and recorded on the 16th.

³⁰Webb Book 9, pp. 294-295, filed 3 May 1881.

³¹Wood, Documents History Laredo, pp. 30-31, F211:D4.

³² Wilcox, pp. 1, 2.

1965 and is located in an area where the Farías family had farming interests. The Farías family was involved in the economic development through their extensive ranching interests.³³

Raymont Martin 1881-1882
José María García Benavides 1882-1883

On September 12, 1881, the Farías lots on Block 32 were transferred to a recent French immigrant who became a wealthy, prominent citizen, Raymond Martin. Francisca and Nicolasa Treviño, as heirs of their deceased mother, Juliana Benavides, and Nicolasa's husband, Tomás Pérez of Piedras Negras, Coahuila, received \$200 from Martin for Lots 1, 2, 3, 7, 8, 9, 10 in Block 32. Lots 2 and 3 fronted north on Lincoln St., Lots 7, 8, 9, and 10 fronted south on Iturbide St. A year later, August 3, 1882, J. Raymond Martin sold these same lots for twice what he paid, \$400, to José María García Benavides. Perhaps to straighten out any claims, at the end of August Carmen Benavides de García and her husband, Bartolo García sold these same lots for \$1 to José María García Benavides. However, in between the previous two deeds, on August 16, 1882 Francisco Farías paid \$10 to Marcial Benavides of Villa de Guerrero, Coahuila for the very same lots. Marcial had inherited the lots from his father and mother, Lázaro Benavides and María Nicolasa García de Benavides, both then deceased.³⁴

Apparently matters were clarified on March 15, 1883 when two deeds were signed. Lázaro Hernández and Serapia Hernández de Falcón of Piedras Negras, Coahuila received \$11 from Francisco for all the lots. They had inherited them through Petra Benavides de Hernández from their grandfather, Lázaro Benavides. On the same date, March 15, 1883, Luis Benavides of

³³ Wilcox, p. 2; George Farías, pp. 129.

³⁴ Webb Book 10, pp. 351-353, filed 27 Feb 1882; Deed Book 11, pp. 155, 170 (the deed was signed 31 August 1882 and filed 2 September 1882); Deed Book 12, pp. 408-409, signed 16 Aug 1882, filed 2 Nov 1883.

Villa de Guerrero, Coahuila acknowledged having received \$10 from Juan F. Farías although he was now deceased, and deeded to his heirs.³⁵

Eulalio Benavides 1886
Francisca Benavides de Farías 1886
Francisco Farías 1886-1905

At its November 1885 Term, the Webb County Court ordered that the Estate of Encarnación Farías should be sold. After twenty days of notice, on February 2, 1886, the estate administrator, Francisco Farías, sold the estate to Eulalio Benavides for \$600. A week later the Court approved the sale and ordered that a deed of conveyance be prepared. Three days later, on February 15, 1886, Eulalio Benavides sold Francisca Benavides de Farías several lots for \$400: Lot 1 and an undivided interest in Lots 2 and 3 and the undivided interest of Encarnación Farías' two and three-fourths *varas* equaling an undivided one eighth of all the lots equivalent to twenty *varas* by forty.³⁶

Nine months later, on November 17, 1886, Francisco Farías paid \$10 to Gonzala Herrera de Garibay and husband José María Garibay of Mexico for all of their rights, title, interest and inheritance of Lots 1 to 3 and 7 to 10 of Block 32 as well as 154,100 square *varas* of a *labor* (agricultural land) known as Miguel Gil on the west side of Chacón Creek and north of the Río Grande. Two and a half months later, on February 4, 1887 Francisco Farías paid Luis R., Santos, Enislia and Juan Ortíz as guardians of Angel and Bruna Ortíz \$80 for these same lots and *labor*. Almost ten months later, November 21, 1887, Francisco's sister and her husband, Manuela Farías de Madero and Evaristo Madero of Parras, Coahuila, paid Francisco \$1 for the same

³⁵Webb Deed Book 12, pp. 409-410, 410-412, both signed 15 March 1883, and filed 2 November 1883.

³⁶Webb Deed Book 15, pp. 252-254, signed 12 February 1886, filed 18 February 1887; Deed Book 11, p. 586, filed 16 Feb and recorded 17 Feb 1887.

properties. According to this last document, the City of Laredo had deeded these properties to Juan Francisco Farías by deed of December 17, 1877 recorded in Book 9, pp. 692-694.³⁷

A year and two months later, January 24, 1889, Francisco Farías paid \$39 “Mexican pesos” and \$150 dollars for the previously mentioned lots and *labor* to Plácido, Agustín, and Margarito Herrera. They pointed out that the City of Laredo had conveyed the properties to their grandfather, Juan Francisco Farías, on December 17, 1877. The District Court of Webb County at its December 1888 Term, authorized Margarito who was only nineteen years old to sign.³⁸

Seventeen and a half years went by without any legal needs. On July 13, 1907 Francisco Farías paid Trinidad Farías of Coahuila \$10 for Lots 1-3 and 7 –10 of Block 32. Trinidad relinquished his inheritance from his father, Juan F. Farías and his mother, Inocente Benavides de Farías, who were now both deceased. Three years later Francisco Farías paid \$1 to Julio Rodríguez and his wife Natalia R. Rodríguez, Cresencia R. de García, a feme sole, Ynes, José, Plácido, and Celedonia (feme sole) García, and Nicolasa García de García. They were children and heirs of José María García Benavides, lineal descendants of José Lazaro Benavides, “the original grantee of the aforementioned property from the City of Laredo.” The descendants gave up their rights to Lots 1 to 3, the west eighteen varas of Lot 9, and all of Lot 10 in Block 32 when they signed on May 5, 1910.³⁹

Gonzalo P. Farías, resident 1882-1917
Owner and rentee until death 1960
Estate settled in 2004

³⁷Webb Deed Book 11, p. 587, filed 17 November 1886, recorded 19 February 1887. The field notes of the Miguel Gil *labor* are in Book 3, pp. 546-547; Deed Book 14, pp. 603-605 filed 7 February 1887, this document refers to Manuel Gil *labor*; Deed Book 27, pp. 194-196, filed 29 August 1890, recorded 10 October 1890.

³⁸Webb Deeds Book 27, pp. 196-198, filed 29 Aug 1890, recorded 11 Oct 1890.

³⁹Webb Deeds Book 50, p. 57, filed and recorded 16 July 1907; Book 53, pp. 468-471 filed 11 May 1910, recorded 12 May.

Gonzalo P. Farías, the youngest son of Francisco and Francisca Farías was born on January 4, 1882. He attended the Laredo public schools, graduated from the old high school, now the Posada Hotel. Gonzalo inherited the house and raised his eight children at that location with his wife, Julia García Naranjo Farías. They married in 1905. She was the sister of Nemesio García Naranjo, a prominent Mexican writer, lawyer, and member of the Mexican Congress. García Naranjo served as Minister of Education of Mexico in 1913, being honored in January 1950 by Mexican President Lic. Miguel Alemán for his many contributions in providing a better life for his compatriots.⁴⁰ Gonzalo resided at Juan Francisco's residence until 1917 when he moved into a house which he constructed at 1002 Grant Street, right across from San Agustín Plaza. The house plans, drawings, and specifications were prepared by Architect M. S. Ryan and Contractor Isaac Montes built it for \$3,375. The city directory of 1920-1921 listed Gonzalo and Julia living at their Grant home. He was a cashier at the Milmo National Bank.⁴¹

He served as City Tax Collector for forty years and only once had political opposition during his tenure. Like his father, he also served as the President of the Laredo Independent School District Board. At the time, the late 1950s, both the local school district and the community college were administered by the same board. All of Gonzalo and Julia Farias' eight children became active in civic and business affairs. The couple celebrated its fifty-second wedding anniversary in 1957. By the time Francisco passed away on October 19, 1915, the

⁴⁰Wilcox, pp. 2-3.

⁴¹Webb County Deeds, Vol. 66, pp. 205-206, agreement between G. P. Farias and Isaac Montes signed February 5, 1917 (the document did not fill out the lot and block number spaces but indicates it is downtown). The Laredo Texas City Directory 1920-1921 (Ahserville, N.C., 1920) lists 1002 Grant as his home.

probated inventory included 11,600 acres of *porciones* 21, 22, and 23, various city lots, 570 head of cattle, 23 horses and mules, 2 wagons and a water wagon.⁴²

Héctor Farías Sr. 1936-1974
Miss Inocente Farías 1930-1946
Anita González Bruni 1946-
María Farías Sutton 1946-1953
Emiliana Farías de González 1946-1947

After Gonzalo P. Farías moved to 1002 Grant St. in 1917 Juan Francisco's home was occupied by Farías family members. By 1936 Héctor Farías Sr., the fourth child of Gonzalo and Julia Farías, occupied the historic home. Héctor Farías Sr. and his wife Concepción Heredia Farías raised their six children at this house. Their children are Dr. Héctor Farías, Jr., the late twins Carlos Luis and Luis Felipe Farías, Ana Isabel F. Muller, the late Guillermo E. Farías, and Arturo R. Farías.

Miss Inocente Farías leased Lot 10 of Block 32 to Border Oil Company sometime before 1937. On February 22, 1937, she leased the existing filling station to Pure Oil Distributing Company with all its improvements and appurtenances with the exception of equipment belonging to Border Oil. Pure Oil was now requesting to install a rest room and fixtures in the building and connections to the sewer system. Inocente agreed to reimburse the lessee up to \$150. She was to pay monthly installments of \$7.50 each to be deducted from the monthly rent with the understanding that the property would belong to the lessor.⁴³

Inocente Farías passed away on March 14, 1946, leaving real estate worth about \$66,500 less unpaid debts and taxes. Lot 1 was appraised at \$15,000, Lot 2 at \$7,500, Lot 10 \$20,000, 2,400 acres of *porciones* 20, 21, and 22 at \$24,000. Her will of October 18, 1943 left an equal share to María Farías Sutton, Emiliana Farías de González, Francisco F. Farías, and Gonzalo P.

⁴²Wilcox, pp. 2-3; George Farías, pp. 130, 135-136.

⁴³Webb Deeds Book 143, pp. 383-385, filed 12 March 1937, recorded 13 March.

Farías.⁴⁴ On December 30, 1946 Emiliana Farías de González of Nuevo Laredo gave all of her one-fourth interest to Lots 1, 2, 10 and West 18 *varas* of Lot 9, all in Block 32, to her daughter, Anita González Bruni “for her sole, separate use and benefit and as a part of her separate estate.”

A month later, January 30, 1947 Francisco F. Farías sold his rights as one of four heirs of Miss Inocente Farías for \$10. The other three heirs were María Farías Sutton, Emiliana Farías de González, and Gonzalo P. Farías.⁴⁵ A month and a half later Gonzalo P. Farías sold his interest to María Farías Sutton for Lot 1 and north half of Lot 10 and north one-half of West Eighteen *varas* of Lot 9.⁴⁶

María Farías Sutton, widow, died on June 29, 1953, leaving Lot 1 of Block 32 valued at \$4,070 and the north half Lot 10 of the same block valued at \$4,855. She also owned Lot 3 of Block 44 valued at \$8,225, for a total of \$17,150 less \$3,028.15 in debts, taxes, and funeral expenses. Marías brother, Gonzalo P. Farías, was executor at age 71, receiving a full share of 1002 Grant Street.⁴⁷

Angelina Farías of Nuevo Laredo 1960
Gonzalo F. Farías
Graciela Farías Cuéllar
Héctor Farías (Sr.)
César Farías
Olga Farías Guerrero
Griselda Farías Casso
Daniel Farías

Gonzalo P. Farías passed away at the age of 78 on August 19, 1960 in San Antonio. His wife, Julia García had passed away in 1957. His estate was calculated at \$68,000 of which Lots

⁴⁴Webb Probate Record Book 31, #2944 Estate of Inocente Farías, 24 April 1946, pp. 585-592, 621-622; Book 32, 27 June 1946, pp. 294-296.

⁴⁵Webb Deeds Book 196, p. 42, Assignment #56795, filed and recorded 31 January 1947.

⁴⁶Webb Deeds Book 192, p. 401 signed 18 Mar 1947, filed 22 March, recorded 24 March.

⁴⁷Webb Probate Record Book 41, #4054 pp. 169-180 Estate of María Farías Sutton, 2 July 1953.

1, 10, and West 18 *varas* of Lot 9 in Block 32 were valued at \$26,500. He left the property to (1) Angelina Farías González of Nuevo Laredo married to Manuel B. González; (2) Gonzalo F. Farias married to Leonor Sáenz; (3) Graciela Farías Cuéllar married to Jesús Vela Cuéllar; (4) Héctor Farías (Sr.) married to Concepción Heredia; (5) César Farías married to Berta Cruz; (6) Olga Farías Guerrero married to J. L. Guerrero; (7) Griselda Farías Casso married to Alfonso Casso; (8) Daniel Farías married to Gloria Linares.⁴⁸

Héctor Farías Jr. Resident 1938-1964
Héctor Farías Sr. Resident 1936-1974

Héctor Farías Sr. passed away on May 2, 1976 at the age of 64. He owned an undivided one-eighth interest in Lots 1 and 10 and the west 18th *varas* of Lot 9 in Block 32 all of which was valued at \$50,000. His will dated October 12, 1972 provided that if he and his wife, Concepción H. Farías, both died, his children Héctor Jr., Luis Felipe, Carlos Luis, and Ana Isabel F. Muller were to hold the property jointly on the condition that they were to educate his two minor sons, Arturo and Guillermo. If the two minors were not to pursue an education, all six children were to share equally. The will was probated on September 24, 1976.⁴⁹

Concepción H. Farías passed away on January 6, 1999. In her will, probated on June 24, 2004, she left Lot 1, North ½ of Lot 10, North ½ of West 18 *varas* of Lot 9, South ½ of Lot 10, South ½ of West 18 *varas* of Lot 9 in Block 32 to Héctor Farías Jr. and Ana Isabel F. Muller. In the meantime a few weeks before, on May 11, 2004, a purchase agreement was signed stating that the Farias's were in agreement to sell and convey these lots to the Laredo Veterans Coalition.⁵⁰ On this same date of the transfer of the lots in Block 32, June 24, 2004, the

⁴⁸Webb Probate Court #5568, 29 September 1960.

⁴⁹Webb Probate Court Vol. 137, pp. 382-391 #8431 Estate of Héctor Farías Sr., 24 September 1976.

⁵⁰Probate, document #845779 Book 1651, p. 368, signed 6/24/2004, filed 8/10/2004.

following grantors sold the same properties to the Laredo Veterans Coalition: Carlos Eduardo Vela Cuéllar, Graciela Vela Cuéllar, Jesús Gonzalo Vela Cuéllar Jr., Sylvia González Vela Cuéllar, Graciela Vela Cuéllar de Amador, Berta Cruz Farías, Concepción H. Farías (deceased), Daniel O. Farías, Gonzalo F. Farías (deceased), Guillermo Eduardo Farías, Héctor Farías Jr. (individual and as Trustee of the Estate of Concepción H. Farías, deceased), Leonor S. Farías (individual and as Personal Representative of the Estate of Gonzalo F. Farías, deceased), Luis Felipe Farías, Olga Guerrero Pérez García, Ana Isabel Muller (individual and as Trustee of the Estate of Concepción H. Farías, deceased), Juan Gabriel Vela Cuéllar, Carlos Luis Farías, Arturo Rodrigo Farías, Alfonso Casso Jr., Luis R. Casso, Laura Casso (*feme sole*), Elizabeth A. Casso, and Thelma Casso. The sale to the Laredo Veterans Coaliltion was on the basis of a promissory note of \$100,000 payable to Laredo National Bank.⁵¹ The property was appraised at \$689,000.⁵²

Two and a half years later, on December 20, 2006, the Laredo National Bank released the \$100,000 lien against the Laredo Veterans Coalition.⁵³ The following day the Coalition sold the property to Webb County.⁵⁴

Five generations of the Farías family have lived at that location since 1840 and have occupied the premises continuously until 1974. The Farías family then rented the properties they inherited to El Nuevo Poblano Restaurant, a loan company, a new clothing wholesale business (Ropa Nueva Al Mayoreo), and a parking facility for downtown merchants.⁵⁵ As indicated before, several companies dispensed gasoline from the 1930s to about the 1960s. That structure

⁵¹Warranty Deed with Vendor's Lien, document #845782, Book 1651, pp. 405-420, signed 6/24/2004, filed 8/10/2004.

⁵²Frances Villarreal, MSA, Fee Appraiser, "Appraisal Report of the Valuation of 820 Iturbide Street and 409 San Bernardo Avenue, Laredo Webb County, Texas, December 1, 2006."

⁵³Release of Lien, document #952028 Book 2282, pp. 166-168, signed 12/20/2006, filed 1/25/2007.

⁵⁴Deed, document #948315 Book 2259, pp. 25-28, signed and filed 12/21/2006.

⁵⁵Beasley Report, May 15, 1981.

was rented from 1998 to 2003 by Guadalupe Ramos for a car wash and another opened Mario's Car Wash between 2003 to 2007.

The property was an income-producing property which allowed the Veterans Coalition not only to service the note but also to use the profits from rental income to assist indigent Veterans. The Coalition made an agreement to sell the property to Webb County in December 2006 with the explicit understanding that Webb County would renovate the house as a military museum and that it be named the Juan Francisco Farías Military Museum.

Ms. Frances Villarreal, a state-certified real estate appraiser, confirmed that the house is located in Laredo's Historical District and that the best use of the property is for historical purposes. Her December 1, 2006 evaluation report to the Webb County appraised the property (820 Iturbide Street and 409 San Bernardo Avenue) at \$689,000.⁵⁶ Webb County bought the property on December 21, 2006.⁵⁷

The Coalition requested that the museum be renovated with general obligation bonds which the Webb County Commissioner's Court approved in December 2006 and also set aside \$500,000 toward that end. At the May 2008 County Court's meeting Commissioner Jerry Garza introduced an item that Webb County request RFP's from architectural firms to initiate the process. Frank Rofnosky and Eduardo Quiroga of the Frank Architectural Firm were hired during the time the building was owned by the Laredo Veteran's Coalition. The firm donated \$50,000 of architectural services to the Coalition and estimated that the total renovation cost would run 1.2 million dollars. Councilman Johnny Rendón presented an agenda item that the

⁵⁶Frances Villarreal, "Appraisal Report of the Valuation of 820 Iturbide Street and 409 San Bernardo Avenue, Laredo, Webb County, Texas. Date of Value: December 1, 2006," in authors' possession.

⁵⁷Webb County Warranty Deed, grantor Laredo Veterans Coalition, grantee Webb County, December 21, 2006, Vol. 2259, p. 25, Document #948315.

City of Laredo contribute another half million dollars toward the renovation cost of the Farías Museum. There also is a possibility that the newly established Main Street project in Laredo which is headed by Frank and Viviana Rotnofsky will also participate in finding funds for the Museum.

Given the military and public service of the Farías family from the late 1700s to our era it is fitting that their historic home be converted to a Veteran’s Museum. Most recently, three of the sons of Héctor Farías Sr. emulated their predecessors. Carlos Luis and Luis Felipe served in the U.S. Navy from 1958 to 1960, and Héctor Farías Jr. joined the U.S. Marine Corps from 1957 to 1959 and then continued to serve with the Marine reserves up to 1966.

LEGAL DESCRIPTION

South 3,038 sq. ft. of the West 18 Varas of 9A and south 4,839 sq. ft. out of Lot 10, block 32, Western Division, also Lot 1 and North 1,335 sq. ft. of Lot 10 and North 2,518 sq. ft. of West 18 Varas of Lot 9A, Block 32, Western Division, in Laredo, Webb County Texas. Total land area 17,903 square feet. Source: Frances Villarreal, Appraiser, pp. 4, 6.

DIGITAL ATTACHMENTS

A. Sketches

City of Laredo Blocks and Lots, Building Sketches by Fred M. Percival, Laredo Resident Engineer, Report on Proposed U. S. Customs Buildings and Bridge Approaches July 15, 1940 (courtesy of Ms. Elisa Gutiérrez, now available at Webb County Heritage Foundation); (see Outline of Farías House #5 7-8-1940.jpg)
Building Sketch by Frances Villarreal, Certified Appraiser, December, 2006 (see Farías Home Sketch 12-1-2006.Adobe Acrobat Document)

B. Photographs

The following photos are courtesy of Ms. Elisa Gutiérrez

- 1 Farías Home on Corner of San Bernardo Ave. and Iturbide St. July 8, 1940, by Fred M. Percival, Laredo Resident Engineer, July, 1940 Report on Proposed U.S. Customs Buildings and Bridge Approaches
- 2 Andrés Cárdenas home on Block 43 Lot 1 on San Bernardo and Lincoln, directly north of the Farías home: note similar architecture, July 8, 1940 by Percival
- 3 Lincoln St. looking east from San Bernardo, the Farías backyard is on the right, by Percival July 8, 1940

The following photos are courtesy of Ms. Frances Villarreal, Appraiser, Nov 30, 2006

- 4 Interior wall of Farías home exposing 19th century wall and lintel
- 5 Facing north from Iturbide St.
- 6 West side of Farías home on San Bernardo Ave.
- 7 View from west to east from San Bernardo Ave.
- 8 El Nuevo Poblano facing Iturbide St.
- 9 Inside El Nuevo Poblano
- 10 View from east to west from Iturbide St.
- 11 Mario's Car Wash from southwest to east

The following photos are courtesy of José Roberto Juárez, Oct 28, 2008

- 12 Southeast corner of house
- 13 East side of home at southern edge
- 14 Continuation of east side
- 15 East side viewed from north to south

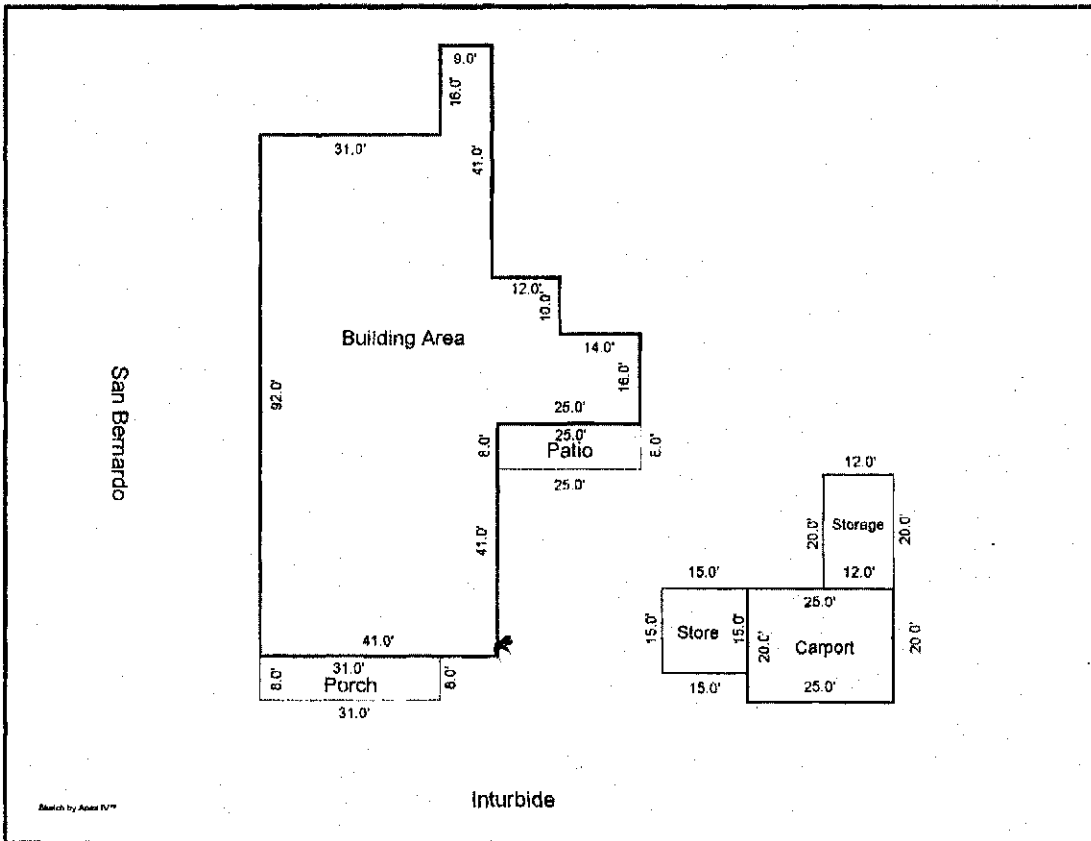
Continuation of Frances Villarreal photos

- 16 Rear view of home from north to south from Lincoln St.
- 17 Fireplace 1
- 18 Fireplace 2

Building Sketch (Page - 1)

| | | | |
|-----------------------------------|-------------|----------|----------------|
| Borrower/Client | | | |
| Property Address 409 San Bernardo | | | |
| City Laredo | County Webb | State TX | Zip Code 78042 |
| Lender | | | |

Appraisal Report by Frances Villarreal, Certified TX-1322966-G



Comments:

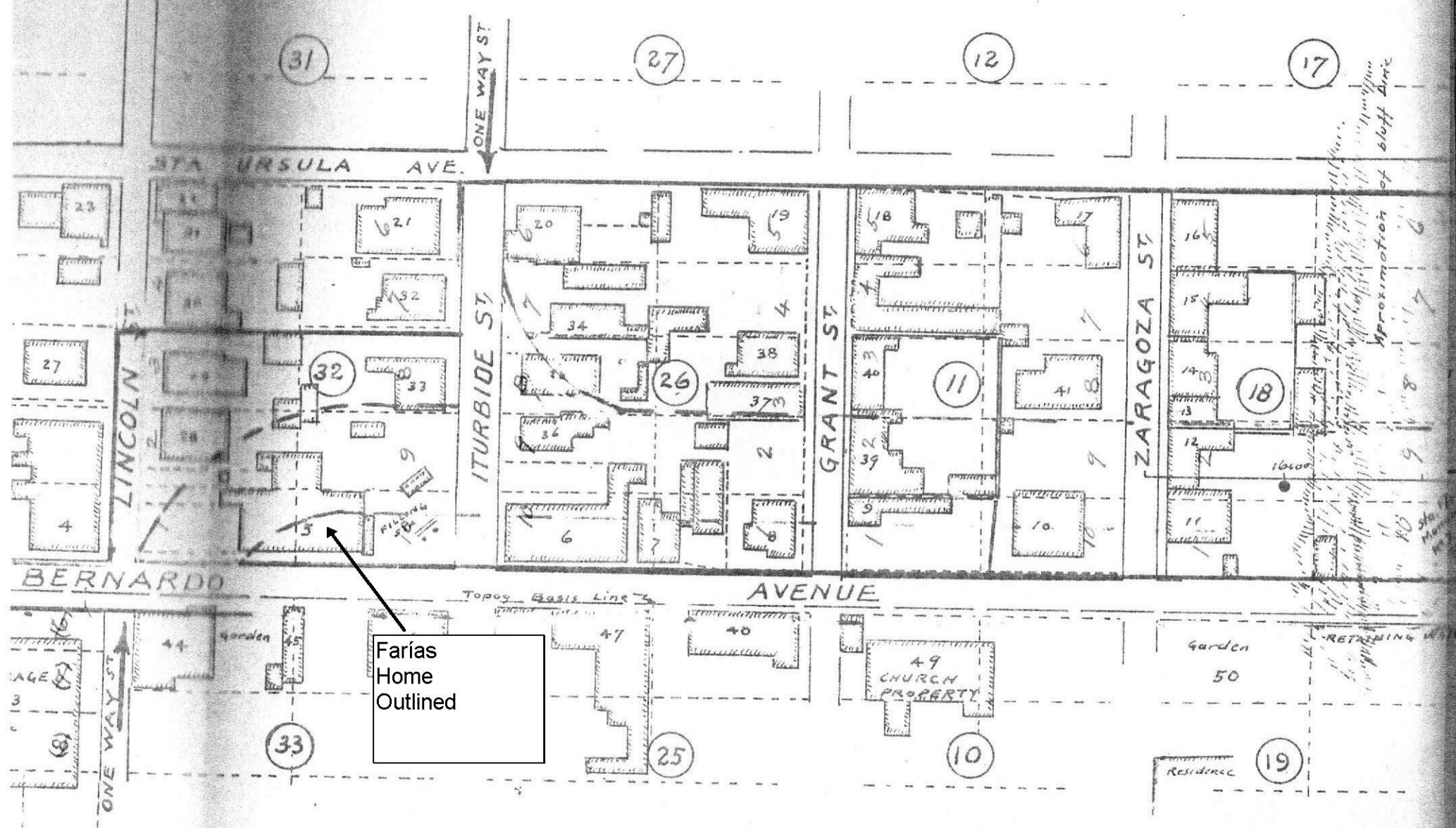
| AREA CALCULATIONS SUMMARY | | | |
|---------------------------|-------------|-----------|------------|
| Code | Description | Net Size | Net Totals |
| GBAL | First Floor | 4401.0 | 4401.0 |
| P/P | Patio | 200.0 | |
| | Porch | 248.0 | 448.0 |
| GAR | Carport | 500.0 | 500.0 |
| OTH | Storage | 240.0 | |
| | Store | 225.0 | 465.0 |
| Net BUILDING Area | | (Rounded) | 4401 |

| BUILDING AREA BREAKDOWN | | | |
|-------------------------|---|-----------|--------|
| Breakdown | | Subtotals | |
| First Floor | | | |
| 21.0 | x | 26.0 | 546.0 |
| 9.0 | x | 41.0 | 369.0 |
| 14.0 | x | 16.0 | 224.0 |
| 31.0 | x | 51.0 | 1581.0 |
| 41.0 | x | 41.0 | 1681.0 |
| 5 Items | | (Rounded) | 4401 |

NOTE:- Corrected Lot numbers in red

Fred M. Percival, Res Engr Laredo, Tex. July 15, 1940 Report
On Proposed U.S. Customs Buildings and Bridge Approaches

CITY OF LAREDO, TEXAS



Clarification of July 1840 Construction and Outline of Legal Possession of Lots 1, 9A, and 10, Block 32

On page 8 we (Juárez and Farías) indicate that the July 1840 date of construction was passed down from generation to generation. Essentially, at the end of the first paragraph under “**Construction of Juan Francisco Farías Residence**” on page 8, we should have clearly stated that the month and year of the construction is based on the Farías’ family oral tradition. We then point out that the architectural features of the building are typical of the nineteenth century. On pages 9 and 10 we explain that in the 1840s there was no system of blocks and lots, and indicate that we were unable to find any documents registering properties after a diligent search of materials at the Webb County Clerk Office and in the Laredo Archives held at St. Mary’s University in San Antonio. We point out that the changes in sovereignty from Spain to Mexico (1821), then to Texas (1845) and finally to the U.S. (1848) affected the registration of deeds or they may have been lost. We point out that by 1833 there were forty-three one story stone houses, thus indicating that Juan Francisco Farías’ residence was very likely built. On pages 10-11 we indicate that the sale of Lot 10 Block 32 on 12 March 1864 by Juan Francisco Farías to his daughter, Encarnación Farías de Herrera, included stone buildings and a water well. We should have clarified that the description of the property can be interpreted simply as having been built years before. Again, there are no legal documents to verify the July 1840 date, but we rely on the Farías’ family oral tradition.

The elite families of early Laredo marriages occurred within the elites. Some of the owners below do not have the name of Farías, but they were closely related.

LEGAL DESCRIPTION

South 3,038 sq. ft. of the West 18 Varas of **9A** and south 4,839 sq. ft. out of **Lot 10, block 32**, Western Division, also **Lot 1** and North 1,335 sq. ft. of **Lot 10** and North 2,518 sq. ft. of West 18 Varas of **Lot 9A**, Block 32, Western Division, in Laredo, Webb County Texas. Total land area 17,903 square feet. Source: Frances Villarreal, Appraiser, pp. 4, 6.

The Juan Francisco Farías residence which now belongs to Webb County and is being converted to a Veteran’s Museum is located on Western Division **Block 32, Lots 1, 9A, and 10**. Following are the owners, **not including other Lots on Block 32 bought in some of the following documents:**

Juan Francisco Farías 1840-1864: no legal documents with block and lot numbers were used until 1850, and no legal document was found; on the basis of subsequent documents and the Farías oral tradition, there is no doubt that he built the house in 1840 and was the legitimate owner.

Encarnación Farías 12 March 1864-1874: Lot 10 Block 32 (Webb Book C, p. 617).

Francisco Farías 16 April 1874-1881: Block 32, Lots 9 and 10 (Webb Book 10, pp. 318-319).

Raymond Martin 12 September 1881 – 3 August 1882 Lots 1, 9, and 10 Block 32 (Webb Book 10, pp. 351-353).

José María García Benavides 3 August 1882 - 1883: Lots 1, 9, and 10 Block 32 (Webb Deeds Book 11, pp. 155, 170; henceforth “Webb” is not used). The period from 1883 to 1886 is unclear until November 1885 the Webb County Court ordered that the Estate of Encarnación Farías should be sold.

Eulalio Benavides 12 – 15 February 1886: Lot 1 Block 32 (Deeds Book 15, pp. 252-254).

Francisca Benavides de Farías 15 February – 17 November 1886: Lot 1 Block 32 (Deeds Book 11, p. 586).

Francisco Farías 17 November 1886 – 19 October 1915 (death): Lots 1, 9, and 10 Block 32 (Deeds Book 11, p. 587). Subsequently he bought up the rights of descendants. On 13 July 1907 Francisco Farías bought out interests to Lots 1, 9, and 10 from Trinidad Farías of Coahuila (Deeds Book 50, p. 57); he then bought out a large number of possible descendents of José María García Benavides for Lots 1, 9 and 10 on 5 May 1910 (Deeds Book 53, pp. 468-471). On 21 November 1887 Francisco’s sister and her husband, Manuela Farías de Madero and Evaristo Madero of Parras, Coahuila, for the three lots (Deeds Book 27, pp. 194-196). On 13 July 1907 Francisco paid Trinidad Farías of Coahuila who was a direct descendent of Juan F. Farías and his mother Inocente Benavides de Farías) for Lots 1, 9 and 10 (Deeds Book 50, p. 57). On 5 May 1910 he paid Julio and other heirs of José María García Benavides for Lots 1, 9, and 10 (Deeds Book 53, pp. 468-471).

Gonzalo P. Farías resided from his birth in 1882 to 1917. In spite of diligent searches for the deed transferring Francisco Farías’ property to his youngest son, Gonzalo, I was unable to locate it. Nonetheless, **Gonzalo P. died in 1960, but his estate was not settled until 2004 where he appears to be the owner of Lots 1, 9 and 10.**

Inocente Farías (feme sole) about 1930 – 14 March 1946 (death). There must have been an understanding among the Gonzalo heirs. Miss Inocente appears as owner of Lot 10 in 1936-1937 in a lease signed on 22 February 1937 to Border Oil Co. (Deeds Book 143, pp. 383-385). Her will left an equal share of Lots 1 and 10 to María Farías Sutton, Emiliana Farías de González, Francisco F. Farías, and Gonzalo P. Farías (Probate Record Book 31, #2944 Estate of Inocente Farías, 24 April 1946, pp. 585-592, 621-622; Book 32, 27 June 1946, pp. 294-296).

Emiliana Farías de González of Nuevo Laredo 30 December 1946 gave her ¼ interest in Lots 1, 9 and 10 to her daughter, Anita González Bruni.

Francisco F. Farías sold his rights 30 January 1947 to the other three heirs: María Farías Sutton, Emiliana Farías de González, and Gonzalo P. Farías (Deeds Book 196, p. 42, Assignment #56795).

Gonzalo P. Farías 18 March 1947 sold his interest to Lots 1, 9, and 10 to María Farías Sutton (Deeds Book 192, p. 401).

María Farías Sutton died 29 June 1953, left Lots 1 and 10 to Gonzalo P. Farís (Probate Record Book 41, #4054 Estate of María Farías Sutton pp. 169-180).

Gonzalo P. Farías passed away on 19 August 1960. On 29 September 1960 at Probate Court #5568 he left Lots 1, 9 and 10 to (1) Angelina Farías González of Nuevo Laredo married to Manuel B. González; (2) Gonzalo F. Farías married to Leonor Sáenz; (3) Graciela Farías Cuéllar married to Jesús Vela Cuéllar; (4) Héctor Farías (Sr.) married to Concepción Heredia; (5) César Farías married to Berta Cruz; (6) Olga Farías Guerrero married to J. L. Guerrero; (7) Griselda Farías Casso married to Alfonso Casso; (8) Daniel Farías married to Gloria Linares.

Héctor Farías Sr. passed away 2 May 1976 and left his one-eighth interest in Lots 1, 9, and 10 to his wife Concepción H. Farías, and in her absence to his six children with the condition his two youngest sons be educated (Probate Court Vol. 137, pp. 382-391 #8431 24 September 1976).

Concepción H. Farías passed away 6 January 1999 and in her will probated 24 June 2004 she left her one-eighth interest in Lots 1, 9 and 10 to Héctor Farías Jr. and Ana Isabel F. Muller (Probate Book 1651, p. 368 #845779).

Laredo Veterans Coalition bought Lots 1, 9A, and 10 on 24 June 2004 (same day as the probated will) to Carlos Eduardo Vela Cuéllar, Graciela Vela Cuéllar, Jesús Gonzalo Vela Cuéllar Jr., Sylvia González Vela Cuéllar, Graciela Vela Cuéllar de Amador, Berta Cruz Farías, Concepción H. Farías (deceased), Daniel O. Farías, Gonzalo F. Farías (deceased), Guillermo Eduardo Farías, Héctor Farías Jr. (individual and as Trustee of the Estate of Concepción H. Farías, deceased), Leonor S. Farías (individual and as Personal Representative of the Estate of Gonzalo F. Farías, deceased), Luis Felipe Farías, Olga Guerrero Pérez García, Ana Isabel Muller (individual and as Trustee of the Estate of Concepción H. Farías, deceased), Juan Gabriel Vela Cuéllar, Carlos Luis Farías, Arturo Rodrigo Farías, Alfonso Casso Jr., Luis R. Casso, Laura Casso (*feme sole*), Elizabeth A. Casso, and Thelma Casso. The sale to the Laredo Veterans Coalition was on the basis of a promissory note of \$100,000 payable to Laredo National Bank.

Webb County bought Lots 1, 9A, and 10 from the Veterans Coalition on 21 Dec 2006 from the Veterans Coalition (Book 2259, pp. 25-28, Document #948315).

Authorization for Recorded Texas Historic Landmark Designation

Property considered for designation:

Name of House, Address of House, Name of County, Texas: Juan Francisco Farías Residence; 409 San Bernardo Ave.; Webb County, Texas

Legal Description (Lot and Block or Metes and Bounds):

South 3,038 sq. ft. of the West 18 Varas of 9A and south 4,839 sq. ft. out of Lot 10, block 32, Western Division, also Lot 1 and North 1,335 sq. ft. of Lot 10 and North 2,518 sq. ft. of West 18 Varas of Lot 9A, Block 32, Western Division, in Laredo, Webb County Texas. Total land area 17,903 square feet. In brief, Western Division Block 32, Lots 1, 9A, and 10. Source: Frances Villarreal, Appraiser, pp. 4, 6.

The Recorded Texas Historic Landmark (RTHL) designation is awarded to historic structures deemed worthy of preservation for their architectural integrity and historical associations. Authorized by the Texas Legislature under Texas Government Code, Chapter 442, RTHL is the highest honor the state can bestow on historic structures in Texas. Designated properties are afforded a measure of legal protection and become part of the recorded history of the state's built environment.

Benefits of the RTHL designation:

- Recognition that a property is of local, regional or state significance.
- Protection for up to 90 days from exterior alterations, including demolition or relocation.
- Ad valorem tax exemptions, where granted by local taxing authorities.
- Inclusion in the Texas Historic Sites Atlas.
- Technical preservation assistance through the THC.

Responsibility of the property owner under the RTHL provision, as noted in Texas Government Code, Chapter 442.006 (f):

A person may not damage the historical or architectural integrity of a structure the commission has designated as a Recorded Texas Historic Landmark without notifying the commission at least 60 days before the date on which the action causing the damage is to begin. After receiving the notice, the commission may waive the waiting period or, if the commission determines that a longer period will enhance the chance for preservation, it may require an additional waiting period of not longer than 30 days. On the expiration of the time limits imposed by this section, the person may proceed, but must proceed not later than the 180th day after the date on which notice was given or the notice is considered to have expired.

Additionally:

- The designation requires the public display of the Recorded Texas Historic Landmark marker. The marker is the property of the State of Texas and may not be removed or relocated without the prior permission of the Texas Historical Commission.
- RTHL status is a permanent designation which is retained with the property even upon transfer of ownership. Only the Texas Historical Commission may remove the designation.
- Structures designated as RTHLs do not have to be open to the public, but the marker must be accessible to the public.
- RTHL designation does not imply eligibility for federal tax incentives for rehabilitation.

I, the property owner or legal administrator of the property noted herein, signify below that I have read the information regarding Recorded Texas Historic Landmarks and that I voluntarily seek the designation for the property. I further promise to comply with the provision noted in the Texas Government Code.

Name (print) Honorable Danny Valdez, Webb County Judge

Mailing address: 1000 Houston St., 3rd Floor

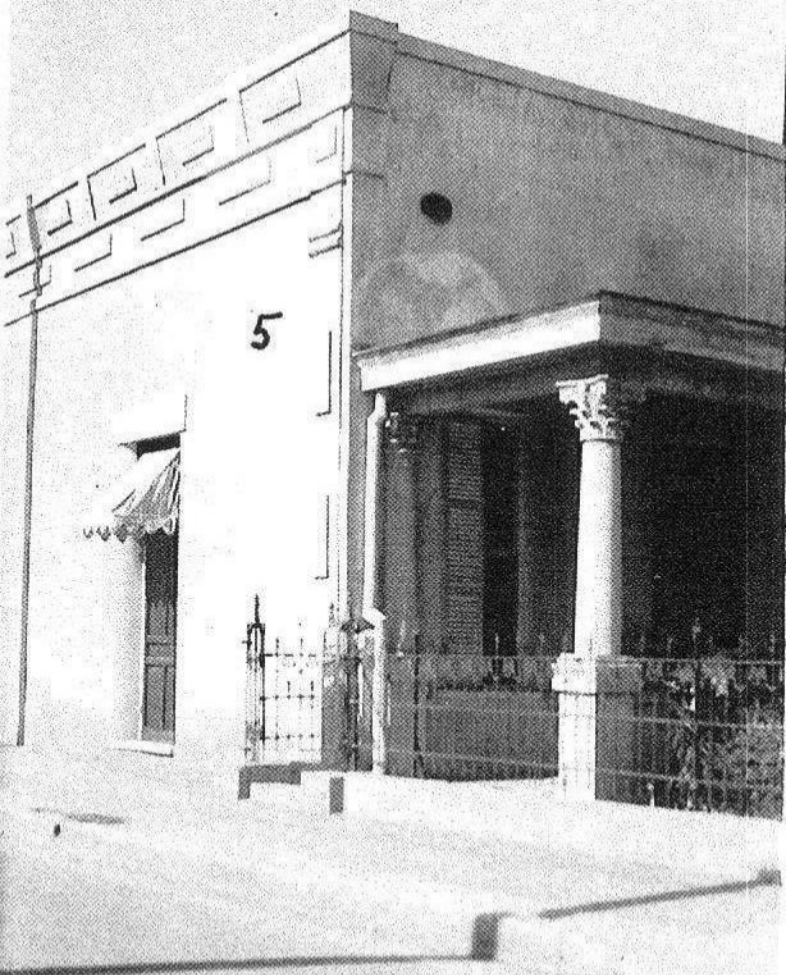
City, state, zip: Laredo, Texas 78040

Phone: 956 523-4600 Email: lrmedford@webbcountytexas.gov

Signature: *Danny Valdez*

February 5, 2009
José Roberto Juárez
Webb County Historical
Commission, Member Chair





1

**Fariás home on corner of San
Bernardo & Iturbide 7-8-1940**

Nº 5

MOLE POBLANO \$429
CALDO DE RES \$249
CHILE C N CARNE \$
MENUDO \$
HAMBURGER STEAK \$
CHILE RELLENO \$
SODA \$
TE CAFE \$100

HURGUESA \$189
CHEESEBURGER \$189
CLUB SANDWICHES \$299
PAUL JONES \$
TACOS DE POLLO \$
TACOS DE TERNERA \$
HUEVOS RANCHEROS \$
HUEVOS CON CHORIZO \$
CALDO DE POLLO \$
MARIACHIS \$150

ENSALADAS \$
DE POLLO \$189
DE AGUACATE \$189
DE VERDURAS \$189
DE PAPA \$189
DE TUNA FISH \$29
JUUGS SODA COFFEE \$100
TE \$
-EL NUEY POBLANO CAFE



Several framed certificates and diplomas are displayed on the wall. Three of them prominently feature the text "Laredo Junior College".



9 Inside Nuevo Poblano

10 East to West side on Iturbide St.



**11 Mario's Car Wash
from southwest to east**



728-8876 MARIO'S CAR WASH

MARIO'S
CAR WASH
pick up - Delivery
8876

NOT RESPONSIBLE FOR
DAMAGES RESULTING
FROM FIRE, THEFT, COLLISION,
OR OTHER SOURCES.
The Management

10 07
10 17

12 Southeast corner of house



15 East side viewed from north to south





16 Rear view from Lincoln St.



17 Fireplace 1



18 Fireplace 2



14 Continuation of east side



San Bernardo Ave

2

Lincoln St

**Note similar architecture north
of Farías home 7-8-1940**

3 Backyard of Farias
home on the right

4

LINCOLN ST.

Looking East from
San Bernardo Ave.

LAREDO, TEX.

7-8-1940

Frederick Per...

8 El Nuevo Poblano facing Iturbide



Enjoy Coca-Cola EL NUEVO POBLANO RESTAURANT Enjoy Coca-Cola

5REF294

QUAD CAB





4 19th century wall & lintel



5 Facing north from Iturbide St.



LARGO VETERANS COALITION
MEETS 2nd WED. MONTHLY
PHONE 726-1008
MEETS 3rd THURS EVERY MONTH
VFW POST 9194

152-MCX

SAG-98-21

6 Farías Home on San Bernardo Ave.

7 View from San Bernardo Ave.



13 East side of house at southern edge

