

## HISTORIC AND DESIGN REVIEW COMMISSION

December 4, 2019

**HDRC CASE NO:** 2019-685  
**ADDRESS:** 413 E MISTLETOE / FRED C. AND MARY RODRIGUEZ LUNA HOUSE  
**LEGAL DESCRIPTION:** NCB 863 BLK LOT 11  
**ZONING:** R-6  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Yvonne M. Gonzales  
**OWNER:** Yvonne M. Gonzales  
**TYPE OF WORK:** Historic Landmark Designation

### REQUEST:

The applicant is requesting a finding of historic significance for the property located at 413 E Mistletoe Ave.

### APPLICABLE CITATIONS:

*Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.*

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Designation of Historic Landmarks.**
  1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
  2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance

designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

*Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.*

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. Criteria for Evaluation.
  3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;**
  5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;**
  11. **It is distinctive in character, interest or value: strongly exemplifies the cultural, economic, social, ethnic, or historical heritage of San Antonio, Texas or the United States;**
  13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif.**

**FINDINGS:**

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The property at 413 E Mistletoe Ave is a one-story, single-family Craftsman residence built in 1914 for Fred C. Luna by the West End Lumber Company. It is located in the Tobin Hill neighborhood of City Council District 1. Yvonne M. Gonzales currently owns the property. The initial subdivision of E Mistletoe and E Magnolia avenues, originally called Broad and Rural streets, respectively, occurred in 1913 as part of Sarah F Ostrom's Addition, originally purchased by Jeremiah Brown from Sarah F. Ostrom in 1887. E Mistletoe began at McCullough St and ended at Rock Quarry Rd, now N St. Mary's. After the city purchased Rock Quarry Rd from Ostrom, the neighborhood was known as Rock Quarry, and remained so at least until the mid-1990s. Prior to 1914, Lot 11 on which the subject property sits was part of a double lot addressed 239 and 241 Broad St, owned by E and Arthela Tuller. In 1914, the Tullers sold Lot 11 to Fred C. Luna, who contracted the West End Lumber Company to build the subject structure. The Lunas owned and operated the Rock Quarry Meat Market, later listed as Fred Luna Market, located at 1705 Jones Ave. Fred lived on Mistletoe until his death on April 9, 1965; staff was unable to determine Mary's year of death, but Fred's obituary implies she passed before him. Ownership of the property was transferred to the Lunas' daughters in 1974. Quickly after establishing ownership, Sofia E. (Luna) Gomez, Stella M. (Luna) Haynes, and Mildred H. (Luna) Smith deeded ownership of the property to their sister Marie (Luna) Rodriguez. In 2003, Marie deeded the property to her daughter Yvonne Marie Gonzales, the current owner.
- c. **SITE CONTEXT:** The property at 413 E Mistletoe Ave is a one-story, single-family Craftsman residence built in 1914. It is located in the Tobin Hill neighborhood of City Council District 1. Its block is bounded to the south by E Mistletoe Ave, the west by Carleton Ct, the north by E Magnolia Ave, and the east by Kings Ct followed closely by N St. Mary's St. The neighborhood is surrounded by local historic districts: Monte Vista to the north and west, Tobin Hill and E French Place to the south, and River Road to the east. The north side of E Mistletoe Ave on this block lacks sidewalks, and houses are set about 15 feet back from the right-of-way. The lot is heavily landscaped with old-growth trees and bushes; the front yard is framed by a white wood picket fence with a gravel ribbon drive to the east and a concrete sidewalk leading from a gate in the fence to the front door.
- d. **ARCHITECTURAL DESCRIPTION:** The property has a front-gabled composition-shingle roof with wide eaves; rafter tails are exposed on the rear mass of the house. Clapboard siding covers the house from eaves to grade. The main front mass has a continuous sill line above the battered skirt and below one-over-one wood windows. A number of windows retain their historic six-over-one wood screens. The front porch is set below massive gable with a vent centered below the peak and with tapered columns and pilasters atop a solid knee-height wall. The columns and pilasters have geometric designs at the capital, typical of Craftsman-style homes. The porch decking is wood, but the front steps appear to be poured-in-place concrete. The front door, with side and transom lights and a wood-frame screen door, sits left of center; right of center is an oversized one-over-one wood window with

one-over-one sidelights and one-over-one-wood screens. Character defining features of 413 E Mistletoe Ave include its front-facing gable, columns and pilasters with geometric design at the capitals

- e. EVALUATION: In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** the house was built for Fred C. and Mary Rodriguez Luna, early Rock Quarry residents who also operated a business in the neighborhood, and remains in the Luna family.
  5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the structure is an example of the Craftsman style.
  11. **It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** the property, owned by the same family since it was built, contributes to a pattern of multigenerational ownership of homes in San Antonio.
  13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the building is located in the Tobin Hill neighborhood in an area not included in the Tobin Hill local historic district but which has been identified by staff as an eligible local historic district. Were the neighborhood to pursue designation, the home would be considered contributing.
- f. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- g. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

**RECOMMENDATION:**

Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 413 E Mistletoe Ave to the Zoning Commission and to the City Council based on findings a through e.

**CASE MANAGER:** Jessica Anderson


# City of San Antonio One Stop



November 25, 2019

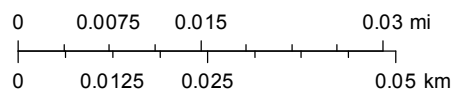
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 CoSA Addresses

 BCAD Parcels







CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**

**Statement of Significance**

**Property Address:** 413 E Mistletoe Ave

**1. Application Details**

Applicant: Yvonne Gonzales

Type: Historic Landmark Designation

Date Received: 7 November 2019

**2. Findings**

The property at 413 E Mistletoe Ave is a one-story, single-family Craftsman residence built in 1914 for Fred C. Luna by the West End Lumber Company. It is located in the Tobin Hill neighborhood of City Council District 1. Yvonne M. Gonzales currently owns the property.

Tobin Hill is located just north of downtown San Antonio. It is bordered to the north by Monte Vista and Trinity University, to the west by San Pedro Avenue and San Antonio College, to the east by Highway 281 and Pearl Brewery, and to the south by Interstate 35 and the River North District. A 2005 survey effort in Tobin Hill identified this block as eligible for designation as a local historic district.

The initial subdivision of E Mistletoe and E Magnolia avenues, originally called Broad and Rural streets, respectively, occurred in 1913 as part of Sarah F Ostrom's Addition, originally purchased by Jeremiah Brown from Sarah F. Ostrom in 1887. The Ostrom Homestead and farm sat just east of the plat, between the not-yet-constructed Quarry Road (now N St. Mary's Street) and the Upper Labor Ditch or acequia. Several homes in the neighborhood predate this subdivision, some of which are still extant on the north side of E Mistletoe Ave west of Carleton. E Mistletoe began at McCullough St and ended at Rock Quarry Rd, now N St. Mary's. After the city purchased Rock Quarry Rd from Ostrom, the neighborhood was known as Rock Quarry, and remained so at least until the mid-1990s.

Construction of new homes in the 1910s and 1920s was rapid, reflecting the city's growth during this period. By 1924, both E Mistletoe and E Magnolia received their contemporary names.<sup>1</sup> Home sizes and styles vary along both streets. There is not a cohesive architectural statement, but the homes represent the styles popular at the time of their construction in the early twentieth century. Good examples of Folk Victorian, Tudor Revival, Craftsman, and Spanish Eclectic are present throughout the neighborhood.

Prior to 1914, Lot 11 on which the subject property sits was part of a double lot<sup>2</sup> addressed 239 and 241 Broad St. According to city directories, the main house, situated at the southwest corner of Lot 12, and a pair of rear accessory structures, situated at the northwest corner of Lot 11, carried different addresses though they shared the parcel. The homes were built for the E and Arthela Tuller, who first rented the rear structures before family members R & Willie Tuller moved in.<sup>3</sup>

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<sup>1</sup> City Directory: San Antonio, Texas, 1901-1924.

<sup>2</sup> Sanborn Fire Insurance Maps: San Antonio, Texas, 1912, vol. 2, sheet 213.

<sup>3</sup> City Directory: San Antonio, Texas, 1911-1914, entries for Broad St, various pages.



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In 1914, the Tullers sold Lot 11 to Fred C. Luna,<sup>4</sup> who contracted the West End Lumber Company to build the subject structure.<sup>5</sup> Staff was unable to determine when the two rear accessory structures were demolished, though they were present on the 1951 Sanborn Fire Insurance maps.<sup>6</sup> Further research may provide clarification.

Fred C. Luna lived at 413 E Mistletoe with his wife Mary (nee Rodriguez, alternately Maria), who he married in 1904. Their granddaughter, the current owner of 413 E Mistletoe Ave, reports that Mary was a descendent of Canary Islanders.<sup>7</sup> The Lunas owned and operated the Rock Quarry Meat Market,<sup>8</sup> later listed as Fred Luna Market, located at 1705 Jones Ave. Fred lived on Mistletoe until his death on April 9, 1965; staff was unable to determine Mary's year of death, but Fred's obituary implies she passed before him.<sup>9</sup>

According to city directory research, the Lunas' daughter Sofia and her husband Manuel Gomez lived in the property after Fred's death until at least 1976. The Lunas did not leave wills, so ownership was transferred to the Lunas' daughters through an affidavit of heirship supported by Naomi Lamb, submitted to the county on July 21, 1974.<sup>10</sup> Quickly after establishing ownership, Sofia E. (Luna) Gomez, Stella M. (Luna) Haynes, and Mildred H. (Luna) Smith deeded ownership of the property to their sister Marie (Luna) Rodriguez.<sup>11</sup> In 2003, Marie deeded the property to her daughter Yvonne Marie Gonzales, the current owner.<sup>12</sup>

### 3. Architectural Description

The property at 413 E Mistletoe Ave is a one-story, single-family Craftsman residence built in 1914. It is located in the Tobin Hill neighborhood of City Council District 1. Its block is bounded to the south by E Mistletoe Ave, the west by Carleton Ct, the north by E Magnolia Ave, and the east by Kings Ct followed closely by N St. Mary's St. The neighborhood is surrounded by local historic districts: Monte Vista to the north and west, Tobin Hill and E French Place to the south, and River Road to the east. The north side of E Mistletoe Ave on this block lacks sidewalks, and houses are set about 15 feet back from the right-of-way. The lot is heavily landscaped with old-growth trees and bushes; the front yard is framed by a white wood picket fence with a gravel ribbon drive to the east and a concrete sidewalk leading from a gate in the fence to the front door.

The property has a front-gabled composition-shingle roof with wide eaves; rafter tails are exposed on the rear mass of the house. Clapboard siding covers the house from eaves to grade. The main front mass has a continuous sill line above the battered skirt and below one-over-one wood windows. A number of windows retain their historic six-over-one wood screens. The front porch is set below massive gable with a vent centered below the peak and with tapered columns and pilasters atop a solid knee-height wall. The columns

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<sup>4</sup> Bexar County Clerk (web site). Warranty Deed: R. T. Tuller, et ux., to F. Luna, 3 July 1914. Deed, vol. 440, p. 350.

<sup>5</sup> Bexar County Clerk (web site). B & M Lien: Fred Luna, et ux., to West End Lumber Company, 5 August 1914, Mechanics Liens, vol. 16, p. 85.

<sup>6</sup> Sanborn Fire Insurance Maps: San Antonio, Texas, 1911-Mar. 1951, vol. 2, 1912-Jan. 1951, sheet 213.

<sup>7</sup> Phone call with Yvonne Gonzales, Friday, 22 November 2019.

<sup>8</sup> City Directory: San Antonio, Texas, 1915, p. 438.

<sup>9</sup> "Deaths and Funerals." San Antonio *Express/News*, Sunday, 11 April 1965, p. 8-A.

<sup>10</sup> Bexar County Clerk (web site). Affidavit of Heirship. Deed, vol. 7467, p. 478.

<sup>11</sup> Bexar County Clerk (web site). Warranty Deed: Sofia E. Luna et al to Marie L. Gonzalez, 24 July 1974. Deed, vol. 7467, p. 475.

<sup>12</sup> Bexar County Clerk (web site). General Warranty Deed: Marie L. Gonzales to Yvonne Gonzalez [sic], 19 June 2003. Deed, vol. 10112, p. 2383.



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

and pilasters have geometric designs at the capital, typical of Craftsman-style homes. The porch decking is wood, but the front steps appear to be poured-in-place concrete. The front door, with side and transom lights and a wood-frame screen door, sits left of center; right of center is an oversized one-over-one wood window with one-over-one sidelights and one-over-one-wood screens.

The east elevation has two one-over-one wood windows with a smaller one-over-one window between, equally spaced along the first section. A rear protruding mass has a one-over-one wood window with six-over-one wood screen on its south side and four ganged one-over-one wood windows on the east side; three windows have six-over-one screens, but the last has burglar bars to protect a window air conditioning unit.

The rear and northern elevation has a door at center below a shed roof that opens onto a wood porch. The northernmost mass of the west elevation has three ganged one-over-one wood windows with six-over-six wood screens, followed by a smaller one-over-one window. A porch at the northwest corner of the main mass is closed in by wood lattice and a modern solid door with stoop. The west elevation of the main mass has four one-over-one wood windows; three have wood screens while the fourth has a burglar bars to protect a window air conditioning unit.

Character-defining features of 413 E Mistletoe Ave include:

- Front-facing gable
- Columns and pilasters with geometric design at the capitals
- Eaves-to-grade clapboard siding with continuous sill lines where present
- One-over-one wood windows and one-over-one or six-over-one wood screens where present
- Gravel ribbon drive

#### 4. Landmark Criteria

413 E Mistletoe Ave meets the following criteria under UDC 35-607(b):

- **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** the house was built for Fred C. and Mary Rodriguez Luna, early Rock Quarry residents who also operated a business in the neighborhood, and remains in the Luna family.
- **5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the structure is an example of the Craftsman style.
- **11: It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** the property, owned by the same family since it was built, contributes to a pattern of multigenerational ownership of homes in San Antonio.
- **13: It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the building is located in the Tobin Hill neighborhood in an area not included in the Tobin Hill local historic district but which has been identified by staff as an eligible local historic district. Were the neighborhood to pursue designation, the home would be considered contributing.

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com





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**5. Staff Recommendation**

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 413 E Mistletoe Ave meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 413 E Mistletoe Ave. Further research may reveal additional significance associated with this property.



*Primary (south) elevation*



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*Primary (south) and east elevations*



*Primary (south) elevation*



*Rear (north) and west elevations*

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*West elevation*

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*Fred C. Luna*

**MARRIAGE LICENSES.**

Fred Luna and Mary Rodriguez.  
L. N. Scofield and Maud Davis.

*Clip from the San Antonio Light, Sunday, 25 September 1904, p. 8.*

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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**Fred Luna**

Services for Fred Luna, 83,  
 413 E. Mistletoe Ave., who  
 died Friday, will be at 8:30 a.m.  
 Monday from Angelus Chapel.  
 Requiem Mass will follow at  
 9 a.m. in Our Lady of Sorrows  
 Church. Burial will be in San  
 Fernando Archdiocesan Ceme-  
 tery.

Rosary will be recited at 7:30  
 p.m. Sunday in Angelus Chapel.

A retired grocery and meat  
 market operator, Luna is sur-  
 vived by daughters Mrs. Frank  
 R. Gonzales, Mrs. W. O. Haynes,  
 Mrs. Manuel Gomez and Mrs.  
 James A. Smith; a brother, Alec  
 Luna; a sister, Mrs. Lena Ozu-  
 na; nine grandchildren and six  
 great-grandchildren, all of San  
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*Fred Luna's obituary, San Antonio Express/News, Sunday, 11 April 1965, p. 8-A.*



# Bexar CAD

Property Search Results > 109715 GONZALEZ YVONNE Tax Year:   
 for Year 2019

## Property

### Account

Property ID:	109715	Legal Description:	NCB 863 BLK LOT 11
Geographic ID:	00863-000-0110	Zoning:	R-6
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

### Protest

Protest Status:  
 Informal Date:  
 Formal Date:

### Location

Address:	413 E MISTLETOE AVE SAN ANTONIO, TX 78212	Mapsco:	616F1
Neighborhood:	TOBIN HILL NORTH	Map ID:	
Neighborhood CD:	57027		

### Owner

Name:	GONZALEZ YVONNE	Owner ID:	76084
Mailing Address:	5510 SLATTERY ST SAN ANTONIO, TX 78240-2417	% Ownership:	100.0000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	\$122,350	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$125,920	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$248,270	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$248,270	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$248,270	

### Taxing Jurisdiction

Owner: GONZALEZ YVONNE  
 % Ownership: 100.000000000000%  
 Total Value: \$248,270

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$248,270	\$248,270	\$58.76
08	SA RIVER AUTH	0.018580	\$248,270	\$248,270	\$46.13
09	ALAMO COM COLLEGE	0.149150	\$248,270	\$248,270	\$370.30
10	UNIV HEALTH SYSTEM	0.276235	\$248,270	\$248,270	\$685.81
11	BEXAR COUNTY	0.277429	\$248,270	\$248,270	\$688.78
21	CITY OF SAN ANTONIO	0.558270	\$248,270	\$248,270	\$1,386.02
57	SAN ANTONIO ISD	1.530950	\$248,270	\$248,270	\$3,800.89
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$248,270	\$248,270	\$0.00
Total Tax Rate:		2.834282			
Taxes w/Current Exemptions:					\$7,036.69
Taxes w/o Exemptions:					\$7,036.67

### Improvement / Building

<b>Improvement #1:</b>	Multi Family 2-4 Units	<b>State Code:</b>	B1	<b>Living Area:</b>	1212.0 sqft	<b>Value:</b> \$122,350
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
LA	Living Area	A - WS		1910	1212.0	
OP	Attached Open Porch	A - NO		1910	224.0	

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RDX	R/M Fam Not farm Duplex	0.1837	8000.00	50.00	160.00	\$125,920	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$122,350	\$125,920	0	248,270	\$0	\$248,270
2018	\$118,420	\$65,470	0	183,890	\$0	\$183,890
2017	\$112,040	\$65,470	0	177,510	\$0	\$177,510
2016	\$97,205	\$45,795	0	143,000	\$0	\$143,000

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/19/2003	Deed	Deed		GONZALEZ, YVONNE	10112	2383	0

**2020 data current as of Nov 21 2019 1:25AM.**

**2019 and prior year data current as of Nov 8 2019 5:40PM**  
**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**  
**For website information, contact (210) 242-2500.**

Statement of Significance:

Property Address: 413 E. Mistletoe

Legal Description: NCB 863 BLK 3 LOT 11

The house is in the old Rock Quarry Neighborhood, which was adjacent to Brackenridge Park, near to the Bexar County Poor Farm, and near Rock Quarry Road, now North St. Mary's St. It is near Our Lady of Sorrows Catholic Church, a religious center of the old middle class neighborhood. Streets in the neighborhood originally had such names as Pastores, Avenida Diaz, Olympian, Rural, Layer, and Providence. The eastern part of the area was much changed with the construction of I-37.<sup>1</sup>

The history of the house begins in 1904, when Fred C. Luna (1882–1965) and Mary Rodriguez (d. 1958) were married in San Antonio<sup>2</sup>. In 1914 Fred Luna purchased lot 11 on Broad Ave., near Rock Quarry Road, from R. Tuller, a railroad switchman. In 1914, he entered into a Builders and Mechanics Lien<sup>3</sup> with the West End Lumber Co. to build a house. And in 1915 the San Antonio City Directory lists Fred and Mary Luna as residents at 241 Broad. Fred is also listed as the proprietor of the Luna Rock Quarry Meat Market, at 1705 Jones Ave.

House number and street name shifts occurred in the 1920s: in 1921 the address was 313 Broad Ave.; and in 1924 the address became 413 E. Mistletoe Ave. In 1927 the meat market became known as the Fred Luna Market.

Fred and Mary Luna had a family, and in 1936, their daughter, Marie Luna (b. 1916), married Frank R. Gonzalez (b.1906).<sup>4</sup>

Over the years, the spelling of real estate investor and realtor Frank R. Gonzalez name altered to Gonzales.<sup>5</sup> He formed the Frank R. Gonzales Realty Co.<sup>6</sup> and became an active member of the Mexican Chamber of Commerce<sup>7</sup>.

In 1965 Fred Luna died, and in 1974 the Luna daughters deeded the house at 413 E. Mistletoe to their sister Marie Luna Gonzales.<sup>8,9</sup> However, it's probable that sister Sofia Luna Gomez and her husband lived in the house until their deaths. Other family members resided in close-by areas in the northern part of the Tobin Hill neighborhood.

In 1983, Frank R. Gonzalez died<sup>10</sup> and his daughter, Yvonne, took over the real estate business<sup>11</sup>.

Finally, in 2003, Marie Luna Gonzales, Frank's widow (Yvonne's mother) deeded the house to Yvonne Gonzalez.<sup>12</sup>



The house, located in the old Rock Creek Quarry Neighborhood, has been in the possession of the Luna family since it was built in 1914 (i.e., 105 years). The family lived in it and, in later years, rented it out. However, it was always well-maintained and became a stable presence on E. Mistletoe. It is a contributing property on a street deemed to have historic significance by the Office of Historic Preservation.

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1. Rock Quarry Neighborhood: street and family name guide...., 1994, unpublished.
2. Marriage license: Fred Luna and Mary Rodriguez, September 25, 1904; Bexar County Records.
3. Builders & Mechanics Lien: Fred Luna, et ux. and West End Lumber Co., 1914; Bexar County Land Records.
4. Marriage license: Frank R. Gonzalez and Marie Luna, February 1, 1936; Bexar County Records.
5. Affidavit: Frank R. Gonzales, August 12, 1954; Bexar County Records.
6. Affidavit: Yvonne Gonzalez, December 18, 2000; Bexar County Records.
7. Clipping: San Antonio Light, August 5, 1958.
8. Affidavit: Fred Luna Estate, July 21, 1974; Bexar County Records.
9. Deed: to Marie Luna Gonzalez, July 24, 1974; Bexar County Deed Records.
10. Interview with Yvonne Gonzalez, Nov. 7, 2019.
11. Ibid note 5
12. Deed: to Yvonne Gonzalez, June 19, 2003; Bexar County Deed Records

#### 4. Landmark Criteria

The property meets the following criteria under UDC 35-607(b);

**5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** – This house shows characteristics of the Craftsman Style of architecture, including a large gabled front porch, battered porch columns and skirt, and wide roof overhangs. The column capitals show Craftsman decorative effects. The house also shows characteristics of earlier architectural styles including front door side-lites and transom and ganged windows of unequal size.

**11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** - The house was built in an area known in the early 1900s as the Rock Quarry Neighborhood, which contained housing for workers at the local rock quarry and employees of local businesses. Fred Luna, its builder, owned a meat market, later a grocery store in the neighborhood. It is a well-kept example of pre-First World War architecture in the neighborhood. The house is still owned by the family who built it in 1914.

**12. It is an important example of a particular architectural type or specimen;** - The house shows distinct Craftsman Style decorative effects, including battered porch columns and skirt and decoration at the tops of the porch columns. Its front door, however has side-lites and a transom which hark back to Victorian styles.

**15. It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area.** – The house is a unique part of a neighborhood which is over 100 years old. Together it and its neighbors form a picture of the Rock Quarry Neighborhood in the early 1900s.

## Architecture

The house at 413 E. Mistletoe has architectural details that place it in the earlier part of the Arts and Crafts movement in San Antonio. It is a front gabled bungalow, rectangular in plan, with overhanging eaves and clapboard cladding. It has a full front porch with square, slightly battered columns (3 at corners, 1 on either side of central steps – 8 total) set on a knee-wall porch railing. There are pilasters at the back of the porch. Both columns and pilasters have Craftsman Style decorative capitals. The front door has lites on both sides and a transom above. Although their presence indicates an earlier era, they are made in the restrained, very simple Arts and Crafts Style. Also, the three windows in the front façade are set as one large window with a narrower window on each side. The house has the same set back from the street as adjacent houses. There is a ribbon driveway at one side. The house appears today much as it must have looked in 1914, when it was built.

Stockton, the receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Eulah Stockton of the County of Bexar, State of Texas, all that certin tract or parcel of land lying and being situated within the corporate limits of the City of San Antonio, Bexar County, Texas, and known as Lot Number Nineteen (19) in Block Six (6) New City Block 2050, in Moore's Subdivision of George M. Maverick's first Addition to the City of San Antonio in Bexar County, State of Texas. To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Eulah Stockton, her heirs and assigns, forever; and I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Eulah Stockton, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, through or under me. Witness my hand at Waelder, Tex. this 20 day of March, A. D. 1914.

Rector R. Stockton.

The State of Texas:

County of Gonzales: Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Rector R. Stockton 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 purposes and consideration therein expressed. Given under my hand and seal of office, this 20 day of March, 1914.

G. C. E. Vaughan, Notary Public Gonzales

(Seal)

County, Texas.

Filed for record July 3rd, 1914, at 4:20 o'clock P.M.  
Recorded July 7th, 1914, at 8:50 o'clock A.M.  
Frank R. Newton, Co. Clk. Bex. Co; Tex.  
By A. H. Coates, Deputy.

-X-X-X-X-X-X-X-X-X-X-X-X-

No. 62015.

R. T. Tuller, et ux.

Warranty Deed.

F. Luna.

State of Texas:

County of Bexar: Know all men by these presents: That we, R. T. Tuller and wife, Willie A. Tuller, of San Antonio, Bexar County, Texas, for and in consideration of the sum of Four Hundred (\$400.00) Dollars cash paid by F. Luna, receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do hereby grant, sell and convey unto the said F. Luna, of San Antonio, Bexar County, Texas, all that certain lot, tract or parcel of land lying and being situate within the City of San Antonio, Bexar County, Texas, know\_ designated and described as Lot No. Eleven (11) Block No. Three (3) New City Block 863, Sarah F. Ostrom's Subdivision of Original City Lots Nos. Twelve (12) and Thirteen (13) Range No. One (1) District No. Three (3) fronting fifty feet on the North side of Broad Avenue, with a depth between parallel lines of one hundred sixty (160) feet. To have and to hold, the above described premises, together with all improvements thereon unto the said F. Luna, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend the title to said premises unto the said F. Luna, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof. Executed on this the 3rd day of July, A. D. 1914.

R. T. Tuller  
Mrs. W. A. Tuller  
Willie A. Tuller.





No. 63183.

FRED LUNA, ET UX.

B. & M. LIEN.

WEST END LUMBER CO.

THE STATE OF TEXAS:

COUNTY OF BEXAR : THIS CONTRACT made and entered into by and between Fred Luna and his wife Mary Luna, parties of the first part, and West End Lumber Company, a corporation party of the second part, all of San Antonio, Bexar County, Texas, WITNESSETH; Party of the second part agrees to furnish Lumber, Material and Labor to the extent of Eleven Hundred and No/100 Dollars, to be used in the construction and erection of certain improvements for parties of the first part to be situated upon the following described premises which premises parties of the first part here state that they own in fee simple free and clear of all liens and incumbrances, recorded or unrecorded, except as herein provided, same being in the City of San Antonio, Bexar County, Texas, to-wit: Lot No. Eleven (11), Block No. Three (3), New City Block 863. In consideration of the foregoing, parties of the first part have paid in cash the sum of Four Hundred and No/100 Dollars, and agree and obligate themselves to pay to party of the second part the sum of Seven Hundred and No/100 Dollars, together with interest thereon from date until maturity at the rate of eight per cent per annum, payable monthly, unpaid matured principal and interest to bear 10 per cent interest per annum from maturity until paid, and which indebtedness is evidenced by note, of even date herewith, providing for the usual ten per cent attorney's fee, said note executed by Fred Luna and wife, Mary Luna, payable to the order of party of the second part, in the City of San Antonio, Bexar County, Texas, as follows, to-wit: In monthly installments of \$15.00 and interest on entire unpaid indebtedness, first of which is due September 15th, 1914, and the remainder due, one, on the 15th. day of each and every calendar month thereafter until the full amount, principal and interest, of the entire indebtedness has been paid. It is expressly agreed and provided that in event of default in the punctual payment of said indebtedness, or any part thereof, principal or interest, as the same shall become due and payable, or in event the above described property, or any part thereof, should be conveyed without the purchaser assuming payment of this indebtedness, or upon failure to keep all taxes paid on said property, or in event of said improvements remaining vacant for a period of more than thirty days, or upon failure to keep the improvements on said property insured against fire and tornado in good responsible insurance companies, to be selected by the holder of said indebtedness if he so desires and to be in favor of said holder, in sums equal to the total amount unpaid of said indebtedness, or upon failure to furnish such policies or certificates into the possession of said holder, then, and in any such case, the whole amount of said indebtedness remaining unpaid shall, at the option of the party of the second part, or other holder thereof, immediately mature and become payable. Upon failure of parties of the first part to pay taxes and insurance as above provided such holder shall have the privilege of paying any such taxes and insurance, and the sums so paid shall become a charge upon the above described property, shall bear interest at the rate of 10 per cent per annum from date of payment until repaid and shall be secured by the lien herein created and the party paying such taxes shall also be subrogated to the lien thereof; but the exercise of such privilege shall in no manner affect the right of said holder to mature said indebtedness as otherwise herein provided. All insurance now upon or that may hereafter be placed upon said property shall be payable to and collectible by the holder of this indebtedness, whether so specified in the policies or not. In event any improvements now on, or hereafter to be placed upon above described premises, shall be damaged or destroyed either by fire or tornado, the amount collected from the Insurance Company or Companies shall be immediately paid to the holder of the

indebtedness hereby secured, even though no portion of said indebtedness be then due, and said holder shall retain therefrom the full amount to which he may be entitled. To secure the prompt payment of the aforementioned indebtedness, a Builder's, Mechanic's, Material-man's and Laborer's Lien is created and retained, and Deed of Trust is of even date herewith executed by parties of the first part in favor of Homer Jones, Trustee, for party of the second part, upon the above described premises and all improvements, additions, fixtures and appurtenances now thereon or to be hereafter placed thereon, which Deed of Trust is referred to, made a part hereof and shall be of the same effect as if fully embodied herein. It is especially agreed that the entering by parties of the first part into possession of said improvements, or the acknowledgment by them of completion of this contract as well as any other sufficient proof, shall be conclusive evidence that all duties and obligations of party of the second part have been fully and completely performed. This contract is executed and delivered before any labor or material for the erection and construction of said improvements has been furnished. Executed on this the 5th day of August A. D. 1914.

WITNESSES:

Jas. K. Stuart.  
F. B. Rodriguez.

Fred Luna.  
her  
Mary X Luna.  
mark

WEST END LUMBER COMPANY,

By J. T. Wilson.  
President.

THE STATE OF TEXAS:

COUNTY OF BEXAR : BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, on this day personally appeared Fred Luna and Mary Luna, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and severally acknowledged to me that they executed the same for the purposes and consideration therein expressed, and the said Mary Luna, wife of the said Fred Luna, having been examined by me privily and apart from her husband, and having the same fully explained to her by me, she, the said Mary Luna, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it. Given under my hand and seal of office this 5th day of August, A. D. 1914.

Jas. K. Stuart,

Seal.

Notary Public, Bexar County, Texas.

THE STATE OF TEXAS:

COUNTY OF BEXAR : BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, on this day personally appeared J. T. Wilson, President, West End Lumber 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 purposes and consideration therein expressed and in the capacity therein stated. Given under my hand and seal of office, this 5th day of August, A. D. 1914.

Jas. K. Stuart,

Seal.

Notary Public, Bexar County, Texas.

Filed for record Aug. 6, 1914, at 3:35 o'clock P.M.  
Recorded Aug. 8, 1914, at 2:00 o'clock P.M.  
Frank R. Newton, County Clerk, Bexar Co., Texas.  
By A. H. Coates, Deputy.

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503283

THE STATE OF TEXAS )  
COUNTY OF BEXAR )

SEP-24-74 10 13 31 15 - I

353

AFFIDAVIT OF HEIRSHIP

BEFORE ME, the undersigned authority, on this day personally appeared NAQEMI LAMB, who, being by me first duly sworn, on her oath, stated:

That her name is Naqemi Lamb and that she resides at 1531 W. Ashby, in San Antonio, Bexar County, Texas. That she was personally and well acquainted with Fred Luna, also known as F. Luna, and his wife, Mary Rodriguez Luna, during their lifetime; that they were married to each other about the year 1903 in San Antonio, Texas; that they lived together as husband and wife until the death of the said Mary Rodriguez Luna on or about October 15, 1958, at San Antonio, Texas; that Fred Luna never remarried after the death of his wife, and that he died on or about April 9, 1965, also at San Antonio, Texas; that they were married only once and that was with each other. That from their said marriage the following children were born:

- Sofia E. Luna, now the wife of Manuel Gomez;
- Marie Luna, now the wife of Frank R. Gonzales;
- Stella M. Luna, now the wife of William O. Haynes; and
- Mildred H. Luna, now the wife of Lonnie Smith.

That the said Fred Luna and his wife, Mary Rodriguez Luna, never adopted any children nor were any children taken into their home with the promise or understanding of being adopted.

That said Fred Luna and his wife, Mary Rodriguez Luna, are both now deceased, as aforesaid; that both died intestate; that no administration was had in either of their estates because there was no necessity therefor, and their estates were of a nominal value.

That the only surviving heirs at law of the said Fred Luna and his wife, Mary Rodriguez Luna, are the above named four children.

Naqemi Lamb  
Naqemi Lamb

SWORN to and subscribed before me by Naqemi Lamb on this 21st day of July, 1974, to which witness my hand and seal of office.

Charles J. [Signature]  
Notary Public, Bexar County, Texas.

AS ORIGINAL: AL


1WA 7467 MCA78

THE STATE OF TEXAS        )  
                                  )  
COUNTY OF BEXAR         )

BEFORE ME, the undersigned authority, on this day personally appeared NAOMI LAMB, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this 21<sup>st</sup> day of

July, 1974.

  
\_\_\_\_\_  
Notary Public, Bexar County, Texas.



104 7467 ME479

7467 480

STATE OF TEXAS  
COUNTY OF BEAR  
I hereby certify that this instrument was FILED on the  
date last of the foregoing month in the year last  
RECORDED in the volume and page of the PUBLIC RECORDS  
of Bear County, Texas, in conformity with the

OCT 25 1974



*James W. Knight*  
COUNTY CLERK  
BEAR COUNTY, TEXAS

FRED LUNA, ET UX, DECEASED

FRED IN MY OFFICE  
JAMES W. KNIGHT  
COUNTY CLERK BEAR CO  
*JW*  
1974 OCT 24 PM 4 18  
AFFIDAVIT OF HEIRSHIP

Return to:

Marie L. Gonzales  
965 E. Mistletoe  
San Antonio, Texas

HENRY CASTILLO  
ATTORNEY AT LAW  
804 PETROLEUM COMMERCE BUILDING  
SAN ANTONIO, TEXAS 78208



350  
**NOTICE**

Prepared by the State Bar of Texas for use by Lawyers only. 4-72-25M  
To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

**WARRANTY DEED**  
(LONG FORM)

503282

THE STATE OF TEXAS  
COUNTY OF BEXAR

1914-7-3  
} KNOW ALL MEN BY THESE PRESENTS: 350

That We, **SOPIA E. LUNA GOMEZ**, joined herein by my husband, **MANUEL GOMEZ**;  
**STELLA M. LUNA HAYNES**, joined herein by my husband, **WILLIAM O. HAYNES**; and  
**MILDRED H. LUNA SMITH**, joined herein by my husband, **LONNIE SMITH**, being the  
only heirs of **FRED LUNA** and wife, **MARY RODRIGUEZ LUNA**, both deceased,

of the County of **Bexar** and State of **Texas**, for and in  
consideration of the sum of **Ten and no/100** - - - - - **DOLLARS**  
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of  
which is hereby acknowledged.

have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto

- - - - - **MARIE L. GOEZALES** - - - - -

of the County of **Bexar** and State of **Texas**, all of  
the following described real property in **San Antonio, Bexar** County, Texas, to-wit:

**Lot Eleven (11), Block Three (3), How City Block Eight  
Hundred Sixty Three (863), situated within the corporate limits  
of the City of San Antonio, Bexar County, Texas, and being the  
same property conveyed to grantors' parents by Deed dated July  
3, 1914, and recorded in Volume 440, page 350, Deed Records of  
Bexar County, Texas.**

Vol 7467 pg 475

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee . . . her heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee . . . her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EWA 7467 REC 476

EXECUTED this 24th day of July . . . A. D. 19 74.

*Sophia E. Luna Gomez*  
 \_\_\_\_\_  
 Sofia E. Luna Gomez  
*Manuel Gomez*  
 \_\_\_\_\_  
 Manuel Gomez  
*Stella M. Luna Haynes*  
 \_\_\_\_\_  
 Stella M. Luna Haynes  
*William O. Haynes*  
 \_\_\_\_\_  
 William O. Haynes  
*Mildred H. Luna Smith*  
 \_\_\_\_\_  
 Mildred H. Luna Smith  
*Lonnie Smith*  
 \_\_\_\_\_  
 Lonnie Smith

(Acknowledgment)

THE STATE OF TEXAS  
 COUNTY OF BEXAR

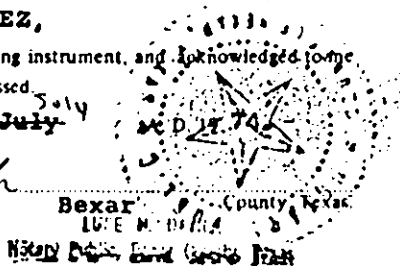
Before me, the undersigned authority, on this day personally appeared

**MANUEL GOMEZ and wife, SOPIA E. LUNA GOMEZ,**

known to me to be the person<sup>s</sup> whose name<sup>s</sup> are subscribed to the foregoing instrument, and acknowledged to me that the<sup>y</sup> executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 24th day of July 1974

*Lupe H. Smith*  
 Notary Public in and for



Bexar County, Texas  
 LUPE H. SMITH  
 Notary Public in and for Bexar

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared

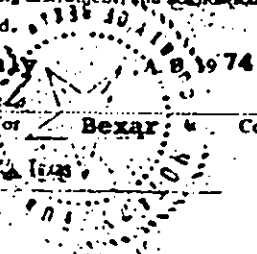
**WILLIAM O. HAYNES and wife, STELLA M. LUNA HAYNES,**

known to me to be the person<sup>s</sup> whose name<sup>s</sup> are subscribed to the foregoing instrument and acknowledged to me that he, Y executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 24 day of July, A. D. 1974.

STATE OF TEXAS  
COUNTY OF BEXAR  
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the GLED RECORDS of Bexar County, Texas, as stamped hereon by me.

Notary Public in and for Bexar County, Texas  
LUPE M. ...



OCT 25 1974



James W. Wright  
COUNTY CLERK  
BEXAR COUNTY, TEXAS

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared

**LONNIE SMITH and wife, HILDRED H. LUNA SMITH,**

known to me to be the person<sup>s</sup> whose name<sup>s</sup> are subscribed to the foregoing instrument, and acknowledged to me that he, Y executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 14 day of Oct, A. D. 1974.

Notary Public in and for Wharton County, Texas  
Henry Cannon

WARRANTY DEED  
(Long Form)

**SOPHIA E. LUNA GOMEZ, ET AL**

TO

**MARIE L. GONZALES**

FILED IN MY OFFICE  
JAMES W. WRIGHT  
COUNTY CLERK BEXAR CO.  
1974 OCT 24 PM 5 47

PREPARED IN THE LAW OFFICE OF:

**HENRY CASTILLO**  
504 Petroleum Commerce Bldg.  
San Antonio, Texas 78205

PLEASE RETURN TO:

**Mrs. Marie L. Gonzales**  
965 E. Mistletoe  
San Antonio, Texas

(Corporate acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

of

a corporation, 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 purposes and consideration therein expressed, in the capacity therein stated and as the and deed of said corporation.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_

Notary Public in and for \_\_\_\_\_ County, Texas

7467 M477

SCANNED

**GENERAL WARRANTY DEED****Date:** June 19, 2003**Grantor:** Marie L. Gonzales**Grantor's Mailing Address (including county):**

965 E. Mistletoe  
San Antonio, TX 78212  
Bexar County

**Grantee:** Yvonne Gonzalez**Grantee's Mailing Address (including County):**

731 W. Rosewood  
San Antonio, Texas 78212  
Bexar County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration.

**Property (including any improvements):**

Lot 11, Block 3, New City Block 863, situated within the corporate limits of the City of San Antonio, Bexar County, Texas.

**Reservations From and Exceptions to Conveyance and Warranty:**

Any and all restrictions and exceptions of public record, if any.

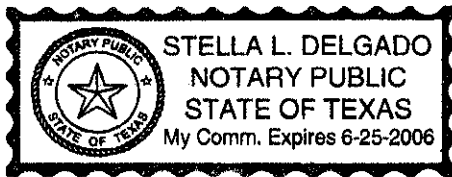
Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and

assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

By: Marie L. Gonzales  
Marie L. Gonzales

THE STATE OF TEXAS     §  
  §  
COUNTY OF BEXAR       §

This instrument was acknowledged before me on this the 19<sup>th</sup> day of June 2003, by Marie L. Gonzales.



Stella L. Delgado  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:

Sara E. Dysart, P.C.  
Attorney at Law  
700 N. St. Mary's Street  
Suite 1000  
San Antonio, Texas 78205

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law  
STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JUN 27 2003

AFTER RECORDING RETURN TO:

Yvonne Gonzalez  
731 W. Rosewood  
San Antonio, Texas 78212



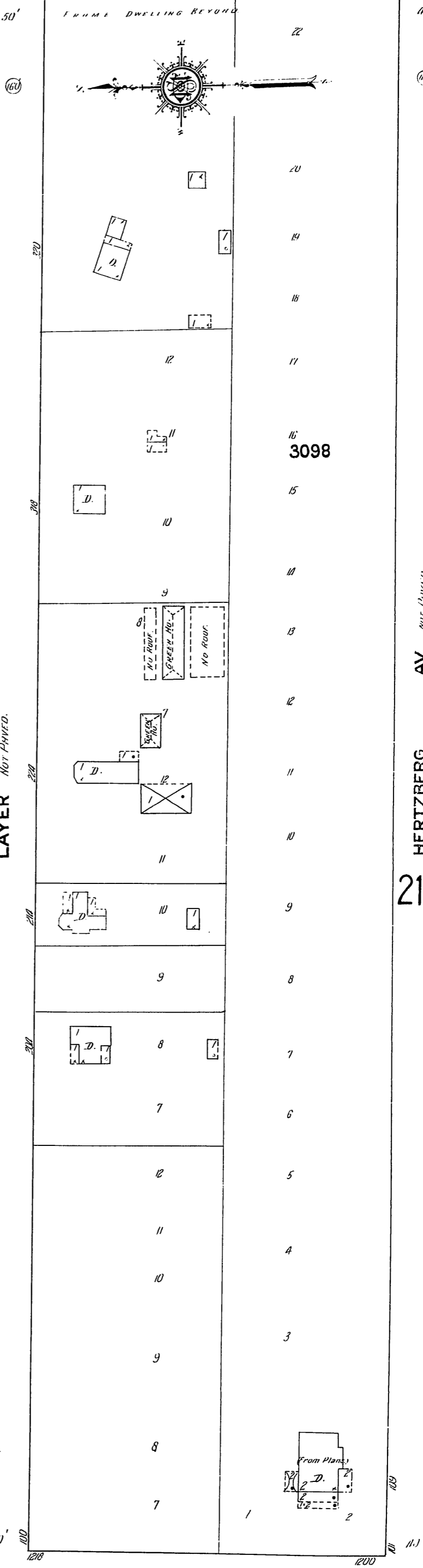
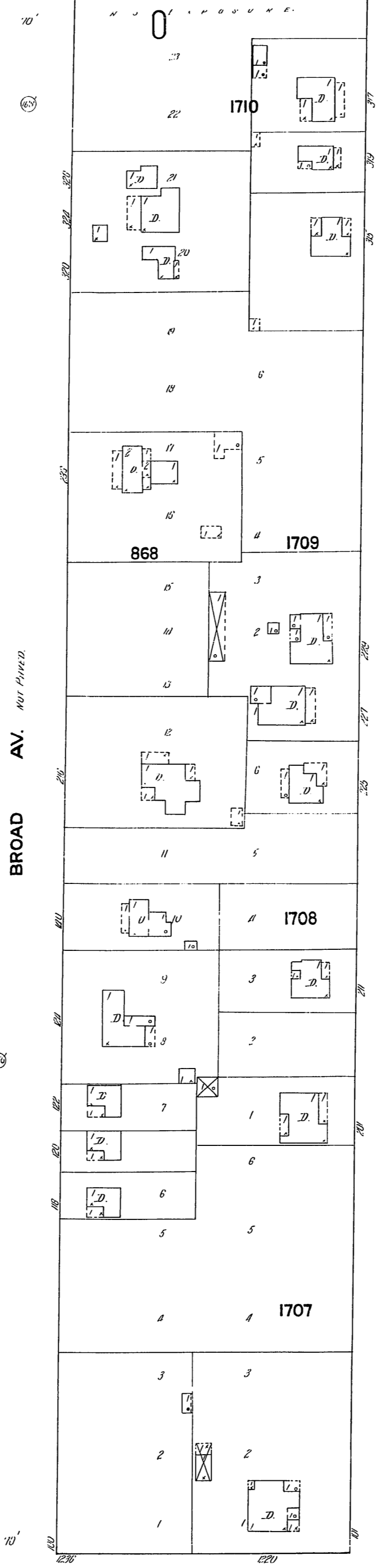
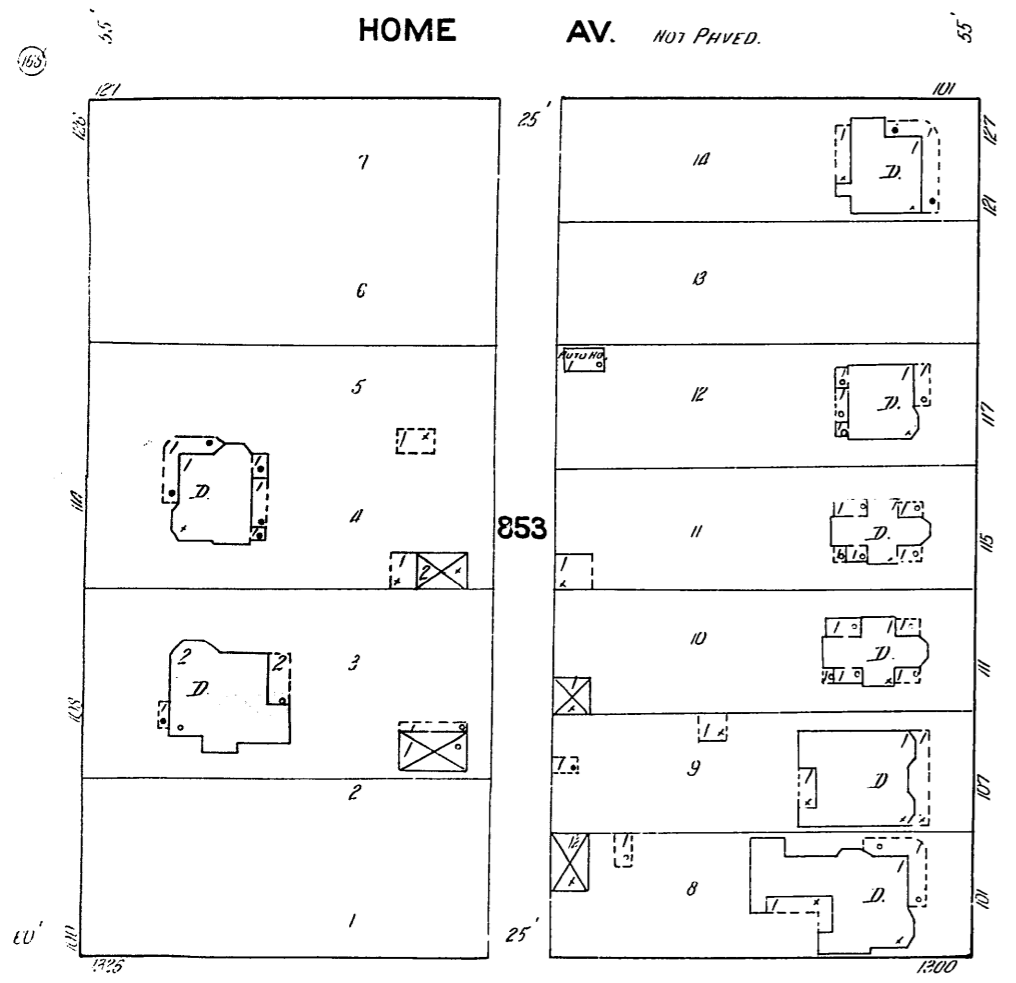
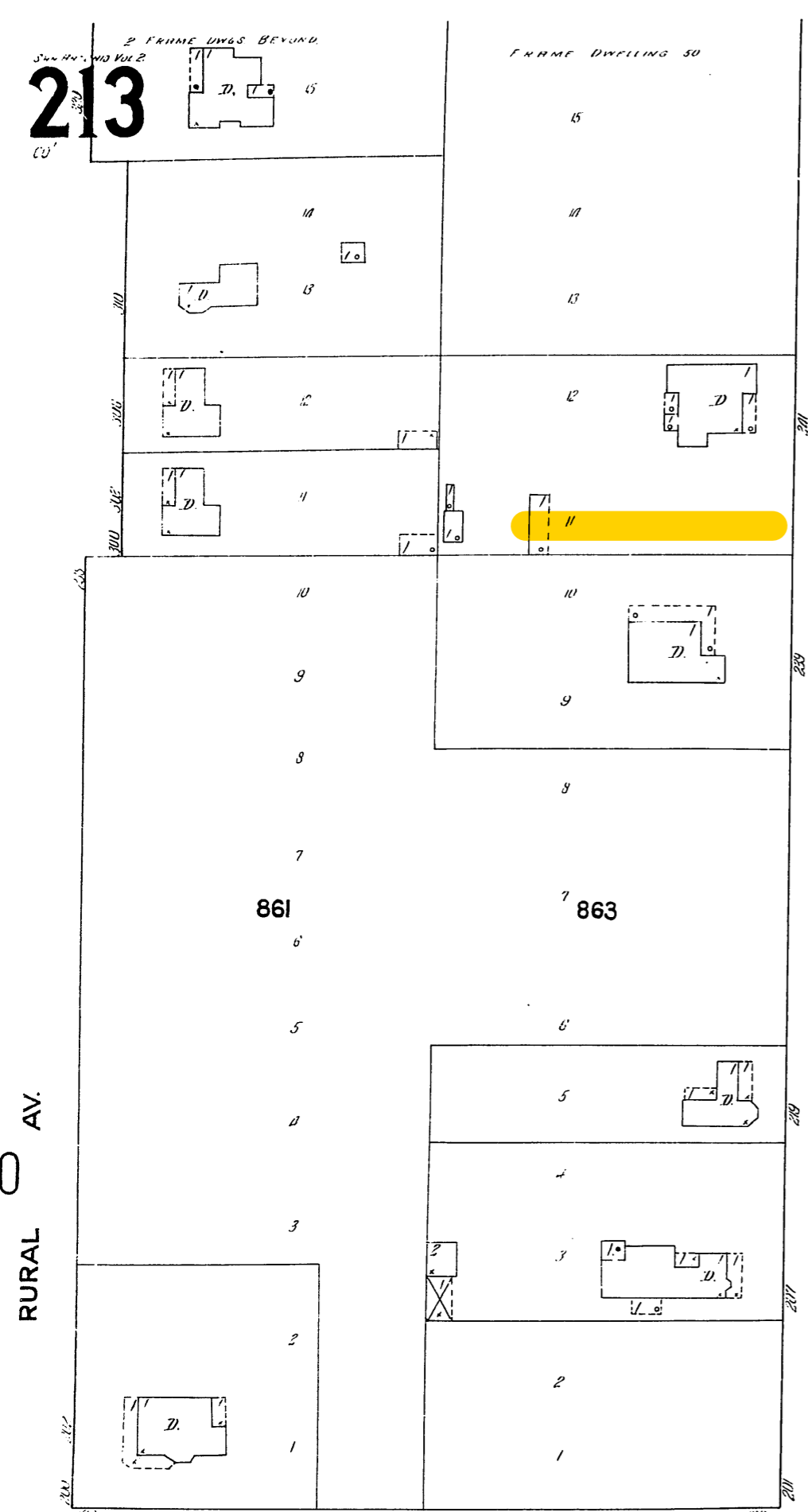
Gerry Rickhoff  
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20030162176  
# Pages 2  
06/27/2003 10:25:58 AM  
Filed & Recorded in  
Official Records of  
BEXAR COUNTY  
GERRY RICKHOFF  
COUNTY CLERK  
Fees \$11.00

Book 10112 Page 2304



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ME CULLOUGH 8" W. PIPE 10" W. PIPE AV. NOT PRVED

Scale of Feet. 50 100 150

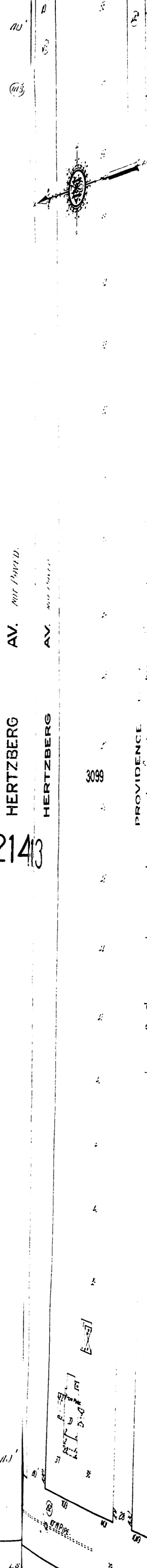
204

205

E. MISTLEDE AV.

E. WOODLAWN AV.

E. CRAIG PL.



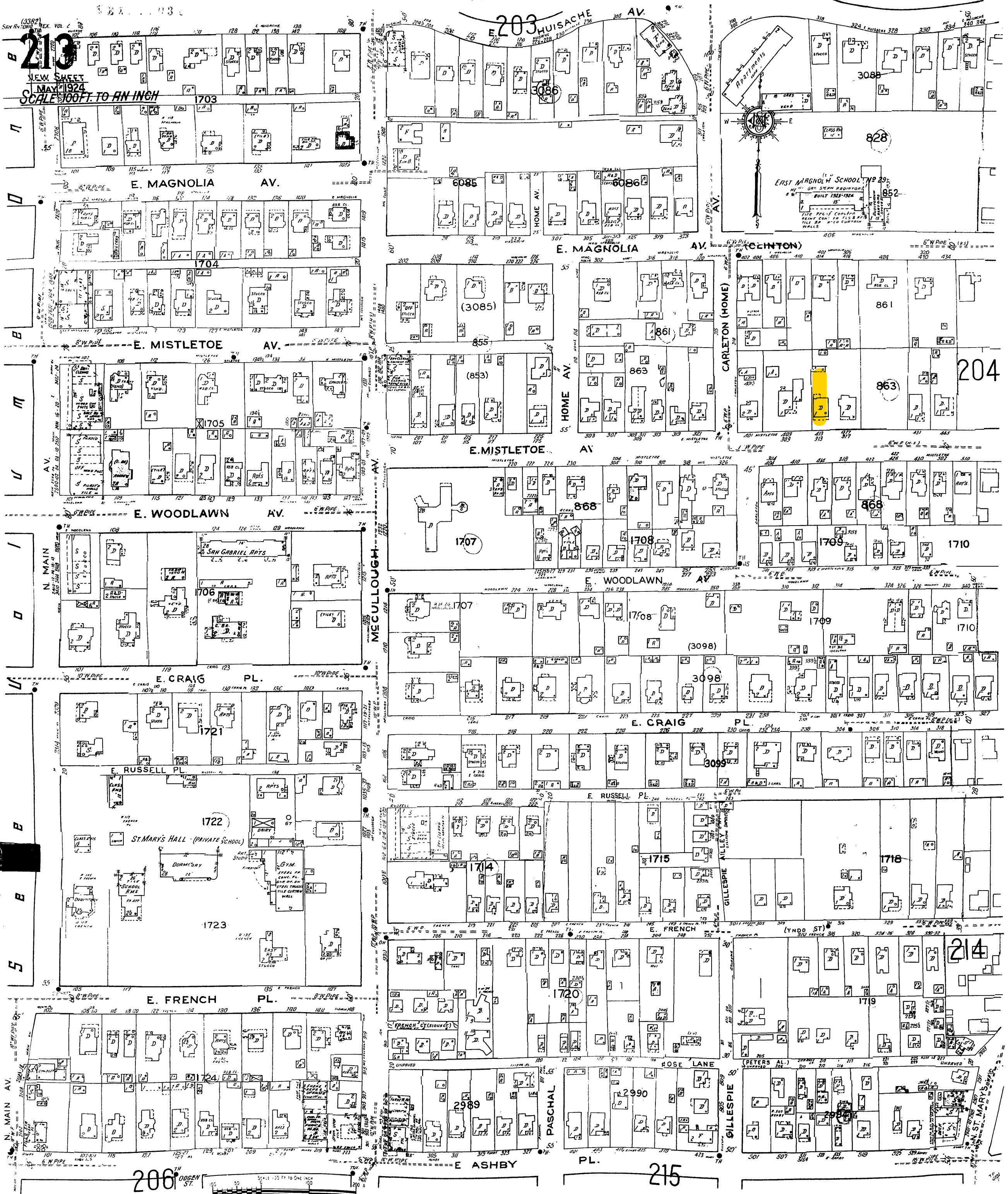




Original located at San Antonio Public Library Special Collections



(3382) NEW SHEET MAY 1924 SCALE 100 FT. TO AN INCH



206

215

SCALE 100 FT. TO ONE INCH  
Copyright 1924 by the Sponson Map Co.

## Jessica L. Anderson (OHP)

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**From:** Anisa Schell <anisaschell@gmail.com>  
**Sent:** Thursday, November 14, 2019 11:02 AM  
**To:** Jessica L. Anderson (OHP); Jenny Hay (OHP)  
**Subject:** [EXTERNAL] Re: Owner-initiated application for landmark designation in D1/Tobin Hill: 413 E Mistletoe  
**Attachments:** Rock Quarry Neighborhood Street & Family Name Guide - Yvonne Gonzales.pdf

Hi Jessica & Jenny,

Real quick, I want to let you know that I 100% support this designation. I intend to submit a statement and attend the hearing. I'm sure that Ricki will send a statement on behalf of the Association as well.

Thank you for keeping us updated!

I wanted to forward you a document I found that pertains to our area of Tobin Hill (attached). Yvonne shared this with me in 2017. I had a hard time finding it, but it was in a box in my garage after all. I hope you can use this for this and future designations.

Thanks,  
Anisa

On Nov 12, 2019, at 10:33 AM, Jessica L. Anderson (OHP) <[Jessica.Anderson@sanantonio.gov](mailto:Jessica.Anderson@sanantonio.gov)> wrote:

Good morning.

The Office of Historic Preservation received an owner-initiated application for landmark designation of the structure at 413 E Mistletoe in the Tobin Hill neighborhood of District 1; see attached photos. The case for designation will be reviewed by the Historic and Design Review Commission (HDRC) on Wednesday, December 4, no earlier than 4:30 PM at 1901 S Alamo.

If you'd like to provide a letter to include in the case file for this owner-initiated designation, please do so by Monday, November 25. You can email it to me or drop off your letter to the OHP counter at 1901 S Alamo.

Thanks!  
Jessica

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Jessica L. Anderson, M.S.H.P.  
Historic Preservation Specialist | ScoutSA | City of San Antonio Office of Historic Preservation  
[jessica@sapreservation.com](mailto:jessica@sapreservation.com) | (210) 207-7984

[sapreservation.com](http://sapreservation.com)

<413 E Mistletoe 1.jpg><413 E Mistletoe 2.jpg>

**\*\*THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.  
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confidential information.\*\***