



CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION

January 6, 2017

APPLICATION FOR CHANGE OF ZONING, TOBIN HILL NORTH HISTORIC DISTRICT

Summary:

The Office of Historic Preservation is requesting a change in zoning for properties along E Mistletoe Avenue and Ewald Street between McCullough Avenue and King's Court to include a new Tobin Hill North Historic District (H).

Background Information:

OHP received an application for the Tobin Hill North Historic District (roughly along the 200 – 700 Block of E Mistletoe) in October from Anisa Schell, resident and property owner on E Mistletoe Ave. Staff determined that the district is eligible for designation and hosted an informational meeting for the neighborhood on November 10. Staff collected verifiable support from 51% of properties and HDRC heard the case for the proposed district on December 21, 2016. The proposed district falls within the boundaries of the Tobin Hill Community Association.

Neighborhood interest in historic designation was prompted by a proposal by Terramark Urban Homes to construct 6 detached townhomes on the double lot at 425 E Mistletoe. A request to rezone the property to IDZ was withdrawn by the owner at the November 15 Zoning Commission. Historic designation was viewed by the neighbors as an important tool in ensuring compatible development and allowing public input on the proposed new construction.

The proposed historic district boundary includes East Mistletoe Avenue, Ewald Street, and a portion of Valentino Place. The 88 properties within the proposed district represent an eclectic mix of architectural styles, including Craftsman, Folk Victorian, Tudor Revival, and Vernacular Shotgun houses. The neighborhood was subdivided in 1913 by Mrs. Sarah F. Ostrom, owner of a large farm in the area. Mistletoe Avenue was called Broad Avenue at that time but was renamed in 1924.

Over twenty property owners from the proposed district attended the informational meeting on November 10. Responses from property owners were collected by postcard and a petition circulated by the applicant.

Request Summary:

The current zoning request is for a rezoning of multiple parcels to include an H zoning overlay. The proposed H overlay encompasses an area of approximately 12.6 acres. Using information provided by GIS, a total of 88 affected properties representing 83 unique owners have been identified. City staff held one additional public informational meeting for property owners and the general public on November 10, 2016.

ATTACHMENTS

HDRC Recommendation

Spreadsheet with property addresses, owners, descriptions, and current zoning

Statement of Significance

Proposed boundary map



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

December 21, 2016

HDRC CASE NO: 2016-527

ADDRESS:

719 E MISTLETOE
417 E MISTLETOE
425 E MISTLETOE
431 E MISTLETOE
607 E MISTLETOE
609 E MISTLETOE
613 E MISTLETOE
109 EWALD
102 EWALD
104 EWALD
106 EWALD
108 EWALD
707 E MISTLETOE
711 E MISTLETOE
715 E MISTLETOE
214 VALENTINO PLACE
215 CARLETON
214 CARLETON
210 CARLETON
329 E MISTLETOE
517 E MISTLETOE
521 E MISTLETOE
525 E MISTLETOE
107 EWALD
105 EWALD
103 EWALD
110 EWALD
629 E MISTLETOE
631 E MISTLETOE
445 E MISTLETOE
511 E MISTLETOE
225 E MISTLETOE
2500 MCCULLOUGH AVE
2520 MCCULLOUGH AVE
303 E MISTLETOE
309 E MISTLETOE
313 E MISTLETOE
409 E MISTLETOE
413 E MISTLETOE
226 E MISTLETOE
230 E MISTLETOE
304 E MISTLETOE
410 E MISTLETOE
414 E MISTLETOE
418 E MISTLETOE

422 E MISTLETOE
512 E MISTLETOE
514 E MISTLETOE
524 E MISTLETOE
606 E MISTLETOE
616 E MISTLETOE
622 E MISTLETOE
628 E MISTLETOE
630 E MISTLETOE
211 E MISTLETOE
215 E MISTLETOE
219 E MISTLETOE
307 E MISTLETOE
319 E MISTLETOE
321 E MISTLETOE
401 E MISTLETOE
310 E MISTLETOE
312 E MISTLETOE
318 E MISTLETOE
326 E MISTLETOE
404 E MISTLETOE
426 E MISTLETOE
430 E MISTLETOE
502 E MISTLETOE
510 E MISTLETOE
608 E MISTLETOE
610 E MISTLETOE
612 E MISTLETOE
614 E MISTLETOE
702 E MISTLETOE
706 E MISTLETOE
710 E MISTLETOE
726 E MISTLETOE
716 E MISTLETOE
718 E MISTLETOE
720 E MISTLETOE
115 KINGS COURT
725 E MISTLETOE
727 E MISTLETOE
712 E MISTLETOE
714 E MISTLETOE
111 KINGS COURT
101 EWALD

LEGAL DESCRIPTION:

NCB 863 BLK LOT S 80 FT OF 33
NCB 863 BLK LOT 12 & W 4.5 FT OF 13
NCB 863 BLK LOT 14 E 45.5 FT OF 13 & W 4.5 FT OF 15
NCB 863 BLK LOT E 45.5 FT OF 15 & W 4.5 FT OF 16
NCB 863 BLK LOT 21
NCB 863 BLK LOT 22
NCB 863 BLK LOT 23 & 24
NCB 863 BLK LOT 1A
NCB 863 BLK LOT 6A
NCB 863 BLK LOT 7A
NCB 863 BLK LOT 8A
NCB 863 BLK LOT 9A
NCB 863 BLK LOT 30
NCB 863 BLK LOT S 80 FT OF 31
NCB 863 BLK LOT S 80 FT OF 32
NCB 863 BLK LOT N 80 FT OF 32

NCB 861 BLK LOT A7
 NCB 861 BLK LOT S 25 FT OF 8, 9, 10 & N 25 FT OF ALLEY
 NCB 863 BLK LOT N 26.5 FT OF 5
 NCB 863 BLK LOT 18 & W 4.5 FT OF 19
 NCB 863 BLK LOT E 45.5 FT OF 19
 NCB 863 BLK LOT 20
 NCB 863 BLK LOT 2A
 NCB 863 BLK LOT 3 A AT 105 EWALD
 NCB 863 BLK LOT 4A
 NCB 863 BLK LOT 10A
 NCB 863 BLK LOT 28
 NCB 863 BLK LOT S 80 FT OF 29
 NCB 863 BLK 1 LOT 50 (ROSEMOND PLACE SUBD)
 NCB 863 BLK 1 LOT 49 (ROSEMOND PLACE SUBD)
 NCB 853 BLK 1 LOT S 80 FT OF E 25 FT OF 13 & S 80 FT OF 14
 NCB 853 BLK 1 LOT S 82.76 FT OF 15
 NCB 853 BLK 1 LOT N W 66.90 FT OF 15
 NCB 863 BLK LOT W 48 FT OF S 116 FT OF 1
 NCB 863 BLK LOT 4
 NCB 863 BLK LOT 10 AND E 43 FT OF 9
 NCB 863 BLK LOT 11
 NCB 868 BLK LOT E 33.4 FT OF 7 & W 6.66 FT OF 8
 NCB 868 BLK LOT 9 & E 43.3 FT OF 8 ARB A9 & NCB 1708 BLK 2 LOT N IRR
 12.05FT OF 2
 NCB 868 BLK LOT W 45 FT OF 10
 NCB 868 BLK LOT 18 & 30 X 50 IN REAR
 NCB 868 BLK LOT 19 & 30 X 50 FT STRIP IN REAR
 NCB 868 BLK LOT 20 & 30 X 50 STRIP IN REAR
 NCB 868 BLK LOT 21 & 30 X 50 FT STRIP IN REAR
 NCB 868 BLK LOT 26, W 1.5 FT OF 27 & 30 X 50 FT STRIP IN REAR
 NCB 868 BLK LOT E 48.5 FT OF 27 & 30 X 50 FT STRIP IN REAR
 NCB 868 BLK LOT 28 & 30 X 50 FT STRIP IN REAR
 NCB 868 BLK LOT 29 & 30 X 50 FT STRIP IN REAR
 NCB 868 BLK LOT 34
 NCB 868 BLK LOT 35
 NCB 868 BLK LOT 36
 NCB 868 BLK 12 W 25 FT OF 37
 NCB 853 BLK 1 LOT 10
 NCB 853 BLK 1 LOT 11
 NCB 853 BLK 1 LOT 12 & W 25 FT OF 13
 NCB 863 BLK LOT W 46 FT OF S 116 FT OF 2 & E 2 FT OF S 116 FT OF 1
 NCB 863 BLK LOT S 133.5 FT OF 5
 NCB 863 BLK LOT 6
 NCB 863 BLK LOT E 46 FT OF 8 & W 7 FT OF 9
 NCB 868 BLK LOT N 120' OF 11 & E 5' OF 10
 NCB 868 BLK 12 LOT 12
 NCB 868 BLK LOT 13
 NCB 868 BLK LOT 14&15 NCB 1709 BLK LOT N RECTANGULAR 50 FT OF
 1&2
 NCB 868 BLK LOT 17 & 30 X 50 FT STRIP IN REAR
 NCB 868 BLK LOT 22 & 30 X 50 FT STRIP IN REAR
 NCB 868 BLK LOT 23 & 30 X 50 FT STRIP IN REAR
 NCB 868 BLK LOT 24 & 30 X 50 FT STRIP IN REAR
 NCB 868 BLK LOT 25 & 30 X 50 STRIP IN REAR
 NCB 868 BLK LOT N IRR 120.16 FT OF 30
 NCB 868 BLK LOT 31
 NCB 868 BLK LOT 32
 NCB 868 BLK LOT 33
 NCB 868 BLK 12 E 25 FT OF 37

NCB 868 BLK LOT 38
NCB 868 BLK LOT 39
NCB 868 BLK LOT N 33.75 FT OF W 24.82 FT OF 43
NCB 868 BLK 12 LOT W 25 FT OF 41
NCB 868 BLK LOT E 25 FT OF 41
NCB 868 BLK LOT 42
NCB 868 BLK LOT S IRR 42.37 FT OF N 76.12 FT OF 43
NCB 863 BLK LOT 34
NCB 863 BLK LOT S 80 FT OF 35
NCB 868 BLK 12 LOT W 25 FT OF 40
NCB 868 BLK LOT E 25 FT OF 40
NCB 868 BLK LOT S 42.37 FT OF 43
NCB 863 BLK LOT 5A

PUBLIC PROPERTY:

No

APPLICANT:

Anisa Schell - 430 E Mistletoe

OWNER:

Anisa Schell - 430 E Mistletoe

REQUEST:

The applicant is requesting a Historic District Designation of the Tobin Hill North Historic District. The boundaries include 88 properties.

FINDINGS:

a. A public meeting for potential historic district designation as held on November 10, 2016, for property owners. By November 18, 2016, the staff of the Office of Historic Preservation received 51% in support of the designation. In accordance with the UDC, the 51% triggered staff to schedule the request in front of the HDRC. b. Consistent with the UDC sec. 35-607(b)(8), the properties maintain a high level of historical, architectural, and cultural integrity related to their location within the plat, the style homes, including Craftsman, Folk Victorian, Tudor Revival, and Vernacular Shotgun houses, and the use of wood construction. c. Consistent with the UDC sec.35-607(b)(10), the properties, primarily residential though some commercial, reflect the established neighborhood and physical plan and development of the subdivision platted by Mrs. Sarah F. Ostrom in 1913. d. Consistent with the UDC sec. 35-607(b)(11), these homes exemplify the economic heritage of the city during the 1910s and 1920s as the city grew rapidly, and the modest means of the renters and property owners. e. Historic districts possess cultural and historical value and contribute to the overall quality and character of the City. The City offers a tax incentive for all residential properties occupied by the property owner at the time of the designation. The incentive is a 20% tax exemption on City taxes for 10 years provided the owner remains in the property.

RECOMMENDATION:

Staff recommends approval of historic district designation for the Tobin Hill North Historic District based on the findings above.

COMMISSION ACTION:

The Historic and Design Review Commission concurred that the proposed district meets criteria and is eligible for designation. The commission recommends historic district designation for the Tobin Hill North Historic District.



Shanon Shea Miller
Historic Preservation Officer

HISTORIC AND DESIGN REVIEW COMMISSION**December 21, 2016****Agenda Item No: 36**

HDRC CASE NO: 2016-527
ADDRESS: 214 to 215 Carleton Ct, 101 to 110 Ewald Ct, 111 to 119 Kings Ct, 2510 to 2520 McCullough, 211 to 727 E Mistletoe and 214 Valentino Pl located between McCullough Ave and Kings Ct
CITY COUNCIL DIST.: 1
APPLICANT: Anisa Schell
OWNER: Various, see attached list
TYPE OF WORK: Historic District Designation
REQUEST:

The applicant is requesting a Historic District Designation of the Tobin Hill North Historic District. The boundaries include 88 properties.

APPLICABLE CITATIONS:

UDC Section 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.
 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
 10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;
 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;

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- b. Consistent with the UDC sec. 35-607(b)(8), the properties maintain a high level of historical, architectural, and cultural integrity related to their location within the plat, the style homes, including Craftsman, Folk Victorian, Tudor Revival, and Vernacular Shotgun houses, and the use of wood construction.
- c. Consistent with the UDC sec.35-607(b)(10), the properties, primarily residential though some commercial, reflect the established neighborhood and physical plan and development of the subdivision platted by Mrs. Sarah F. Ostrom in 1913.
- d. Consistent with the UDC sec. 35-607(b)(11), these homes exemplify the economic heritage of the city during the 1910s and 1920s as the city grew rapidly, and the modest means of the renters and property owners.
- e. Historic districts possess cultural and historical value and contribute to the overall quality and character of the City. The City offers a tax incentive for all residential properties occupied by the property owner at the time of the designation. The incentive is a 20% tax exemption on City taxes for 10 years provided the owner remains in the property.

RECOMMENDATION:

Staff recommends approval of historic district designation for the Tobin Hill North Historic District based on the findings above.

CASE MANAGER:

Lauren Sage

OHP Staff recommendation - exhibits



proposed boundary

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;
10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;
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 land included in the proposed Tobin Hill North Historic District was first subdivided in 1913 as part of Sarah F Ostrom's Addition. 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. At that time, Mistletoe Ave was called Broad Ave, and neither Ewald Street nor Valentino Place had been platted.¹

Several homes predate the subdivision, some of which are still extant on the north side of Mistletoe Ave west of Carleton. Construction of new homes in the 1910s and 1920s was rapid, reflecting the city's growth during this period. By 1924, Mistletoe Ave had received its contemporary name. Ewald Street was subdivided in 1918 but did not appear in the City Directory until 1920, at which time its residents were all African-American; by 1930, however, the residents on Ewald were all Hispanic.² In 1929, the City Directory includes Broad Avenue Alley, which would later become Valentino Place. Residents of Broad Avenue Alley were Hispanic and African-American during this time. Home sizes and styles vary greatly throughout the proposed district, but Ewald Street contains a consistent group of small shotguns and Valentino Place has a few small bungalows. The size of the homes reflects the modest means of the renters and property owners.

Although Mistletoe Ave, Ewald St, and Valentino Pl are chiefly residential, a few businesses have existed within the proposed district boundary. At 631 E Mistletoe (now 629 ½ E Mistletoe) a brick factory produced tortillas and tamales, and a few other lots had grocery stores that likely operated out of the owners' homes. Today, several structures at the more commercial corner of Kings Ct and E Mistletoe Ave have businesses including restaurants and a salon.

There is not a cohesive architectural statement along this corridor, 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 along the street. Modern infill is minimal, although many homes have been modified with updated materials and additions.

¹ Bexar County Plat Book 368 page 61

² Bexar County Plate Book 368 page 212

Situs	Owner Name	addr_line2	addr_city	addr_state	zip	zip4	legal_desc
214 CARLETON CT, SAN ANTONIO, TX 78212	ARIAS ALBERT L & BLANCA E	238 W HUISACHE AVE	SAN ANTONIO	TX	78212	2908	NCB 861 BLK LOT S 25 FT OF 8, 9, 10 & N 25 FT OF ALLEY
215 CARLETON CT, SAN ANTONIO, TX 78212	GOEN OTHA MORRIS JR & THERESA FAYARD	1902 SAN PEDRO AVE	SAN ANTONIO	TX	78212	3309	NCB 861 BLK LOT A7
101 EWALD ST, SAN ANTONIO, TX 78212	CISNEROS ALFREDO BACA	630 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3518	NCB 863 BLK LOT 5A
102 EWALD ST, SAN ANTONIO, TX 78212	OAKLEY INCORPORATED REAL ESTATE INVESTMENTS	629 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3520	NCB 863 BLK LOT 6A
103 EWALD ST, SAN ANTONIO, TX 78212	HERNANDEZ LUIS JOSUE ESCAMILLA	106 EWALD ST	SAN ANTONIO	TX	78212	3503	NCB 863 BLK LOT 4A
104 EWALD ST, SAN ANTONIO, TX 78212	LEVY SANDRA	104 EWALD ST	SAN ANTONIO	TX	78212	3503	NCB 863 BLK LOT 7A
105 EWALD ST, SAN ANTONIO, TX 78212	SANCHEZ VERONICA G & ROBERT	105 EWALD ST	SAN ANTONIO	TX	78212	3504	NCB 863 BLK LOT 3 A AT 105 EWALD
106 EWALD ST, SAN ANTONIO, TX 78212	MALDONADO AURELIA	447 W WILDWOOD	SAN ANTONIO	TX	78212	1327	NCB 863 BLK LOT 8A
107 EWALD ST, SAN ANTONIO, TX 78212	FURMAN PROPERTIES INC	219 NORTHAVEN ST	SAN ANTONIO	TX	78229	4228	NCB 863 BLK LOT 2A
108 EWALD ST, SAN ANTONIO, TX 78212	JIMENEZ FRANK III	108 EWALD ST	SAN ANTONIO	TX	78212	3503	NCB 863 BLK LOT 9A
109 EWALD ST, SAN ANTONIO, TX 78212	RAGAZZI DEBORAH DEAN	109 EWALD ST	SAN ANTONIO	TX	78212	3504	NCB 863 BLK LOT 1A
110 EWALD ST, SAN ANTONIO, TX 78212	OAKLEY INCORPORATED 401K PLAN	629 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3520	NCB 863 BLK LOT 10A
111 KINGS CT, SAN ANTONIO, TX 78212	CUNY PROPERTIES LLC	205 E CASTLE LN	SAN ANTONIO	TX	78213	2117	NCB 868 BLK LOT S 42.37 FT OF 43
115 KINGS CT, SAN ANTONIO, TX 78212	AMICI HAIR STUDIO LLC	7723 WEXFORD SQ	SAN ANTONIO	TX	78240	3923	NCB 868 BLK LOT S IRR 42.37 FT OF N 76.12 FT OF 43
119 KINGS CT, SAN ANTONIO, TX 78212	CUNY PROPERTIES LLC	403 DAWSON ST STE 5	SAN ANTONIO	TX	78202	2208	NCB 868 BLK LOT N 33.75 FT OF E 25.20 FT OF 43
2510 MCCULLOUGH AVE, SAN ANTONIO, TX 78212	PETERS GORDON W	5407 LOMA LINDA DR	SAN ANTONIO	TX	78201	3214	NCB 853 BLK 1 LOT S 82.76 FT OF 15
2520 MCCULLOUGH AVE, SAN ANTONIO, TX 78212	KICH KATHLEEN	2520 MCCULLOUGH AVE	SAN ANTONIO	TX	78212	3508	NCB 853 BLK 1 LOT N W 66.90 FT OF 15
211 E MISTLETOE AVE, SAN ANTONIO, TX 78212	WILSON MARTHA M	211 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3511	NCB 853 BLK 1 LOT 10
215 E MISTLETOE AVE, SAN ANTONIO, TX 78212	SHEPPARD ZACHARY J & MARY ANN	215 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3511	NCB 853 BLK 1 LOT 11
219 E MISTLETOE AVE, SAN ANTONIO, TX 78212	SCHNEIDER DANNA &	219 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3511	NCB 853 BLK 1 LOT 12 & W 25 FT OF 13
225 E MISTLETOE AVE, SAN ANTONIO, TX 78212	ELIZONDO JORGE ALBERTO	238 W CRAIG PL	SAN ANTONIO	TX	78212	3421	NCB 853 BLK 1 LOT S 80 FT OF E 25 FT OF 13 & S 80 FT OF 14
226 E MISTLETOE AVE, SAN ANTONIO, TX 78212	GONZALES ROGELIO L	226 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3510	NCB 868 BLK LOT E 33.4 FT OF 7 & W 6.66 FT OF 8
230 E MISTLETOE AVE, SAN ANTONIO, TX 78212	COKER WILLIAM L & LEONA M	230 E MISTLETOE AVE	SAN ANTONIO	TX	78212	4196	NCB 868 BLK LOT 9 & E 43.3 FT OF 8 ARB A9 & NCB 1708 BLK 2 LOT N IRR 12.05 FT OF 2
303 E MISTLETOE AVE, SAN ANTONIO, TX 78212	LEOS CARLOS RENE	303 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3513	NCB 863 BLK LOT W 48 FT OF S 116 FT OF 1
304 E MISTLETOE AVE, SAN ANTONIO, TX 78212	BRYAND AARON D & VALERIE	304 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3512	NCB 868 BLK LOT W 45 FT OF 10
307 E MISTLETOE AVE, SAN ANTONIO, TX 78212	WHITING GARY &	307 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3513	NCB 863 BLK LOT W 46 FT OF S 116 FT OF 2 & E 2 FT OF S 116 FT OF 1
309 E MISTLETOE AVE, SAN ANTONIO, TX 78212	CLARK ROSEMARY	309 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3513	NCB 863 BLK LOT 3
310 E MISTLETOE AVE, SAN ANTONIO, TX 78212	GILES JILL	310 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3512	NCB 868 BLK LOT N 120' OF 11 & E 5' OF 10
312 E MISTLETOE AVE, SAN ANTONIO, TX 78212	GRIZZARD KATHERINE M	312 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3512	NCB 868 BLK 12 LOT 12
313 E MISTLETOE AVE, SAN ANTONIO, TX 78212	CALDWELL RICHARD	313 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3513	NCB 863 BLK LOT 4
318 E MISTLETOE AVE, SAN ANTONIO, TX 78212	LUNA LUCIA E	318 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3512	NCB 868 BLK LOT 13
319 E MISTLETOE AVE, SAN ANTONIO, TX 78212	ELIZONDO ALFRED R & ESTER	319 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3513	NCB 863 BLK LOT S 133.5 FT OF 5
321 E MISTLETOE AVE, SAN ANTONIO, TX 78212	GUDINO MAURICIO	321 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3513	NCB 863 BLK LOT 6
326 E MISTLETOE AVE, SAN ANTONIO, TX 78212	KARGL XONIA M	143 WILDROSE AVE	SAN ANTONIO	TX	78209	3812	NCB 868 BLK LOT 14&15 NCB 1709 BLK LOT N RECTANGULAR 50 FT OF 1&2
329 E MISTLETOE AVE, SAN ANTONIO, TX 78212	ALI JUNAB &	310 DOWNSHIRE DR	SAN ANTONIO	TX	78216	4601	NCB 863 BLK LOT N 26.5 FT OF 5
401 E MISTLETOE AVE, SAN ANTONIO, TX 78212	MCDANIEL NIKI FRANCES & CARDWELL CARY	401 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3515	NCB 863 BLK LOT E 46 FT OF 8 & W 7 FT OF 9
404 E MISTLETOE AVE, SAN ANTONIO, TX 78212	SWANSON LYNN NORTHWAY	2170 TROON RD	HOUSTON	TX	77019	1512	NCB 868 BLK LOT 17 & 30 X 50 FT STRIP IN REAR
409 E MISTLETOE AVE, SAN ANTONIO, TX 78212	VALDESPINO JOE M & GLORIA	230 SHANNON LEE ST	SAN ANTONIO	TX	78216	7340	NCB 863 BLK LOT 10 AND E 43 FT OF 9
410 E MISTLETOE AVE, SAN ANTONIO, TX 78212	ARIAS CELIA EST OF	410 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3514	NCB 868 BLK LOT 18 & 30 X 50 IN REAR
413 E MISTLETOE AVE, SAN ANTONIO, TX 78212	i	5510 SLATTERY ST	SAN ANTONIO	TX	78240	2417	NCB 863 BLK LOT 11
414 E MISTLETOE AVE, SAN ANTONIO, TX 78212	GUTIERREZ DANIEL	414 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3514	NCB 868 BLK LOT 19 & 30 X 50 FT STRIP IN REAR
417 E MISTLETOE AVE, SAN ANTONIO, TX 78212	ARIAS ALBERT & BLANCA E	238 W HUISACHE AVE	SAN ANTONIO	TX	78212	2908	NCB 863 BLK LOT 12 & W 4.5 FT OF 13
418 E MISTLETOE AVE, SAN ANTONIO, TX 78212	HERNANDEZ RAYMOND L &	418 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3514	NCB 868 BLK LOT 20 & 30 X 50 STRIP IN REAR
422 E MISTLETOE AVE, SAN ANTONIO, TX 78212	MORENO BEATRICE S	422 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3514	NCB 868 BLK LOT 21 & 30 X 50 FT STRIP IN REAR
425 E MISTLETOE AVE, SAN ANTONIO, TX 78212	K/T TX HOLDINGS LLC	3425 HIGHWAY 6 STE 101	SUGAR LAND	TX	77478	4439	NCB 863 BLK LOT 14 E 45.5 FT OF 13 & W 4.5 FT OF 15
426 E MISTLETOE AVE, SAN ANTONIO, TX 78212	ORDONEZ ALVARO A	426 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3514	NCB 868 BLK LOT 22 & 30 X 50 FT STRIP IN REAR
430 E MISTLETOE AVE, SAN ANTONIO, TX 78212	SHELL RICHARD & ANISA	430 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3514	NCB 868 BLK LOT 23 & 30 X 50 FT STRIP IN REAR
431 E MISTLETOE AVE, SAN ANTONIO, TX 78212	COURCHESNE MARILYN M	431 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3515	NCB 863 BLK LOT E 45.5 FT OF 15 & W 4.5 FT OF 16
445 E MISTLETOE AVE, SAN ANTONIO, TX 78212	CHASTANT LISA R	445 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3515	NCB 863 BLK 1 LOT 50 (ROSEMOND PLACE SUBD)
502 E MISTLETOE AVE, SAN ANTONIO, TX 78212	NORTON BRUCE E & HERRERA GLORIA R	502 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3516	NCB 868 BLK LOT 24 & 30 X 50 FT STRIP IN REAR
510 E MISTLETOE AVE, SAN ANTONIO, TX 78212	GAONA CESAR	PO BOX 690966	SAN ANTONIO	TX	78269	0966	NCB 868 BLK LOT 25 & 30 X 50 STRIP IN REAR
511 E MISTLETOE AVE, SAN ANTONIO, TX 78212	CRAIG SCOTT & CRYSTAL K	4414 SHAVANO PEAK	SAN ANTONIO	TX	78230	5835	NCB 863 BLK 1 LOT 49 (ROSEMOND PLACE SUBD)
512 E MISTLETOE AVE, SAN ANTONIO, TX 78212	LOZANO SAN JUANITA	512 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3516	NCB 868 BLK LOT 26, W 1.5 FT OF 27 & 30 X 50 FT STRIP IN REAR
514 E MISTLETOE AVE, SAN ANTONIO, TX 78212	RODRIGUEZ MICHAEL P	514 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3516	NCB 868 BLK LOT E 48.5 FT OF 27 & 30 X 50 FT STRIP IN REAR
517 E MISTLETOE AVE, SAN ANTONIO, TX 78212	GILL NANCY ANN & LYNN AILEEN SWANSON	2234 ROBINHOOD ST	HOUSTON	TX	77005	2604	NCB 863 BLK LOT 18 & W 4.5 FT OF 19
521 E MISTLETOE AVE, SAN ANTONIO, TX 78212	SWANSON LYNN	2170 TROON RD	HOUSTON	TX	77019	1512	NCB 863 BLK LOT E 45.5 FT OF 19
524 E MISTLETOE AVE, SAN ANTONIO, TX 78212	ZESERMAN STEVEN B	524 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3516	NCB 868 BLK LOT 28 & 30 X 50 FT STRIP IN REAR
525 E MISTLETOE AVE, SAN ANTONIO, TX 78212	BRUSVEEN KYLE J	525 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3517	NCB 863 BLK LOT 20
606 E MISTLETOE AVE, SAN ANTONIO, TX 78212	RODRIGUEZ ANDREW J	354 E HUISACHE AVE	SAN ANTONIO	TX	78212	3004	NCB 868 BLK LOT 29 & 30 X 50 FT STRIP IN REAR
607 E MISTLETOE AVE, SAN ANTONIO, TX 78212	HONKALA DAVID	802 E EUCLID #1	SAN ANTONIO	TX	78212		NCB 863 BLK LOT 21
608 E MISTLETOE AVE, SAN ANTONIO, TX 78212	RAMIREZ LUIS E	608 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3518	NCB 868 BLK LOT N IRR 120.16 FT OF 30
609 E MISTLETOE AVE, SAN ANTONIO, TX 78212	ZEBOUNI MARIA S	609 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3519	NCB 863 BLK LOT 22
610 E MISTLETOE AVE, SAN ANTONIO, TX 78212	ESPINOSA GEORGE & GUADALUPE	610 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3518	NCB 868 BLK LOT 31
612 E MISTLETOE AVE, SAN ANTONIO, TX 78212	GUTIERREZ ANDREW D	475 E FRENCH PL	SAN ANTONIO	TX	78212	3724	NCB 868 BLK LOT 32
613 E MISTLETOE AVE, SAN ANTONIO, TX 78212	ESTELLO JORGE E	1928 N SAINT MARYS ST	SAN ANTONIO	TX	78212	4542	NCB 863 BLK LOT 23 & 24
614 E MISTLETOE AVE, SAN ANTONIO, TX 78212	WALKER JILLIAN	614 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3518	NCB 868 BLK LOT 33
616 E MISTLETOE AVE, SAN ANTONIO, TX 78212	TREVINO JOSE M & MARGARITA	616 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3518	NCB 868 BLK LOT 34
622 E MISTLETOE AVE, SAN ANTONIO, TX 78212	YOUNGBLOOD KELLY & MORGER CHRISTOPHER	622 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3518	NCB 868 BLK LOT 35
628 E MISTLETOE AVE, SAN ANTONIO, TX 78212	ESQUIVEL OLGA C	628 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3518	NCB 868 BLK LOT 36
629 E MISTLETOE AVE, SAN ANTONIO, TX 78212	SAN ANTONIO REAL ESTATE INC	629 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3520	NCB 863 BLK LOT 28
630 E MISTLETOE AVE, SAN ANTONIO, TX 78212	VACA MARIA GUADALUPE	630 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3518	NCB 868 BLK 12 W 25 FT OF 37
631 E MISTLETOE AVE, SAN ANTONIO, TX 78212	BARRERA HERMILINDA AGUILAR	631 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3520	NCB 863 BLK LOT S 80 FT OF 29
702 E MISTLETOE AVE, SAN ANTONIO, TX 78212	LAUGHLIN EDDIE JR	702 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3521	NCB 868 BLK 12 E 25 FT OF 37
706 E MISTLETOE AVE, SAN ANTONIO, TX 78212	VAZQUEZ CARMELA LONGORIA	706 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3521	NCB 868 BLK LOT 38
707 E MISTLETOE AVE, SAN ANTONIO, TX 78212	CISNEROS MARIA G VACA	707 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3522	NCB 863 BLK LOT 30
710 E MISTLETOE AVE, SAN ANTONIO, TX 78212	GRANADO ANDREA Z	710 E MISTLETOE AVE	SAN ANTONIO	TX	78212	4313	NCB 868 BLK LOT 39
711 E MISTLETOE AVE, SAN ANTONIO, TX 78212	CATLETT HALEY	711 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3522	NCB 863 BLK LOT S 80 FT OF 31
712 E MISTLETOE AVE, SAN ANTONIO, TX 78212	OAKLEY CLAYTON ALEXANDER	712 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3521	NCB 868 BLK 12 LOT W 25 FT OF 40
714 E MISTLETOE AVE, SAN ANTONIO, TX 78212	LOPEZ EVANGELINA M	714 E MISTLETOE AVE	SAN ANTONIO	TX	78212	3521	NCB 868 BLK LOT E 25 FT OF 40

715 E MISTLETOE AVE, SAN ANTONIO, TX 78212	ZAPATA ELENA	715 E MISTLETOE AVE	SAN ANTONIO TX	78212 3522	NCB 863 BLK LOT S 80 FT OF 32
716 E MISTLETOE AVE, SAN ANTONIO, TX 78212	GARCIA DANIEL & LORI A	818 W SUMMIT AVE	SAN ANTONIO TX	78212 2747	NCB 868 BLK 12 LOT W 25 FT OF 41
718 E MISTLETOE AVE, SAN ANTONIO, TX 78212	QUINTERO MARIA	718 E MISTLETOE AVE	SAN ANTONIO TX	78212 3521	NCB 868 BLK LOT E 25 FT OF 41
719 E MISTLETOE AVE, SAN ANTONIO, TX 78212	FURMAN PROPERTIES INC	219 NORTHAVEN ST	SAN ANTONIO TX	78229 4228	NCB 863 BLK LOT S 80 FT OF 33
720 E MISTLETOE AVE, SAN ANTONIO, TX 78212	RAMIREZ LEONOR E	1109 W MAGNOLIA AVE	SAN ANTONIO TX	78201 5671	NCB 868 BLK LOT 42
725 E MISTLETOE AVE, SAN ANTONIO, TX 78212	MORENO MARY CHRISTINE	725 E MISTLETOE AVE	SAN ANTONIO TX	78212 3522	NCB 863 BLK LOT 34
726 E MISTLETOE AVE, SAN ANTONIO, TX 78212	CUNY PROPERTIES LLC	403 DAWSON ST STE 5	SAN ANTONIO TX	78202 2208	NCB 868 BLK LOT N 33.75 FT OF W 24.82 FT OF 43
727 E MISTLETOE AVE, SAN ANTONIO, TX 78212	SANCHEZ VIRGINIA	727 E MISTLETOE AVE	SAN ANTONIO TX	78212 3522	NCB 863 BLK LOT S 80 FT OF 35
214 VALENTINO PL, SAN ANTONIO, TX 78212	MOSER MARGARET R	214 VALENTINO PL	SAN ANTONIO TX	78212 3539	NCB 863 BLK LOT N 80 FT OF 32

Proposed Historic Districts Informational Meeting



6 PM – 7 PM
THURSDAY, NOVEMBER 10, 2016
DEVELOPMENT SERVICES BUILDING
DR SEMMES YMCA AT TRIPOINT

Jenny Hay
Senior Management Analyst
jenny@sapreservation.com
(210) 207-0166

Initiate Designation Process – UDC 35-605



1

- Receive application
- Verify eligibility

2

- Notify property owners
- **Informational Meeting – *determine name***

3

- Collect written support to initiate
- Verify written support to initiate

4

- 51% support to initiate
- HPO makes recommendation to HDRC

Postcards



Proposed Designation of Local Historic District

We the undersigned are owners of property located within the area proposed for local historic district designation.

Please check yes or no, include your signature, and print your phone number.

YES <input type="checkbox"/>	I support the initiation of the designation process.	NO <input type="checkbox"/>	I do <u>not</u> support the initiation of the designation process.
--	--	---	--

Signature (at least 1 owner)

[Prepopulated]

Name of property owner(s)

[Prepopulated]

Property address (located in proposed district)

[Prepopulated]

Owner address (if different from above)

Telephone number (**required**)

Designation Process – UDC 35-605



5

- **Historic & Design Review Commission**
- Within 30 days of receipt of HPO recommendation

6

- **Zoning Commission**
- Within 45 days of receipt of HDRC recommendation

7

- **City Council**
- Within 45 days of receipt of Zoning recommendation

Proposed Historic Districts



- Progress updates on our website:
 - www.sanantonio.gov/historic
 - ✦ Historic Sites
 - Historic Districts
 - Pending Districts

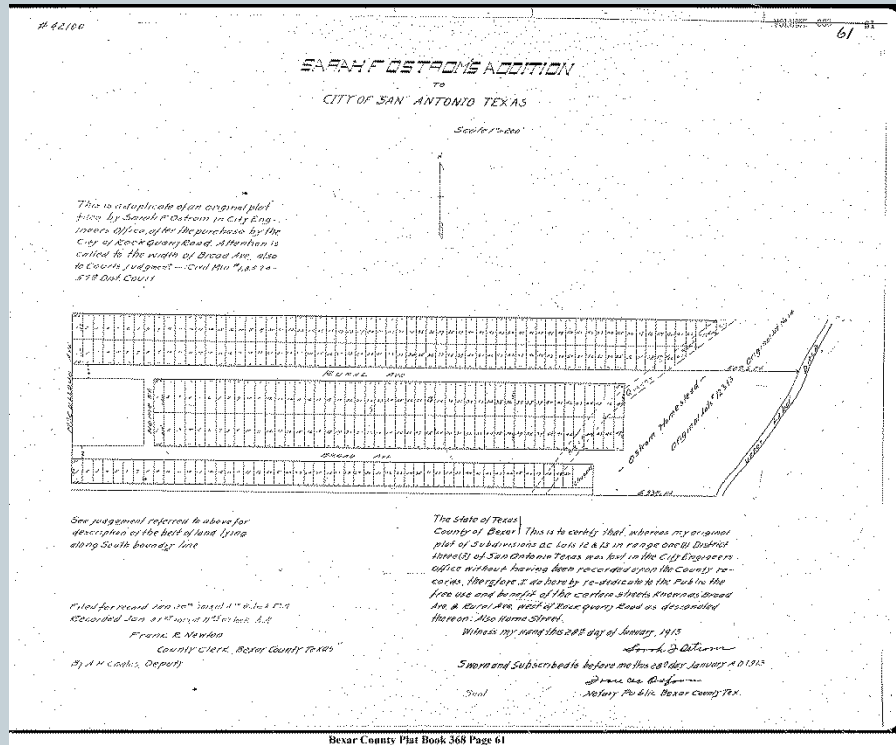
Proposed Historic District: Mistletoe Area



- **Boundaries:**
 - East: Kings C t
 - West: McCullough



Proposed Historic District: Mistletoe Area



- 98 Properties
 - 50 properties in support required to initiate public hearing process
- Subdivided in 1913 by Mrs. Sarah F. Ostrom, who owned a large farm in this area
- Previously called Broad Avenue, Mistletoe was renamed in 1924

Proposed Historic District: East French Place



- Eclectic mixture of architectural styles
 - Craftsman
 - Folk Victorian
 - Tudor Revival
 - Vernacular Shotgun

Initiate Designation Process – UDC 35-605



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Designation Process – UDC 35-605



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7

- **City Council**
- Within 45 days of receipt of Zoning recommendation

Tax Incentives

Owner-occupied

- All owner-occupied residential properties in new historic districts receive a 20% tax exemption on City taxes for 10 years.
- A five year extension is available as long as the same property owner remains in the house

Substantial Rehabilitation

- Value of rehabilitation must be 30% of building's assessed value
- **Residential**
 - Option 1:
 - ✦ 10 year freeze at pre-improvement value
 - Option 2:
 - ✦ 5 year freeze at pre-improvement value, 5 year 50% of post-rehab value
- **Commercial**
 - Option 2 only

Certificate of Appropriateness



OHP – Administrative

- Basic maintenance
- Repairs
- Replacement with same materials & design
- Re-roofing with same type and color material
- Repainting with same or similar colors

HDRC Hearing

- Exterior changes in materials or design
- New construction
 - Additions
 - Garages and driveways
 - Other accessory structures
- New signage
- New landscaping, lighting, fencing
- Demolition