

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No: 25

HDRC CASE NO: 2015-250
ADDRESS: 125 W MISTLETOE - Garage
LEGAL DESCRIPTION: NCB 1836 BLK 11 LOT 12
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Office of Historic Preservation
OWNER: Christopher Soulsby
TYPE OF WORK: Review and recommendation of contributing status
REQUEST:

The Office of Historic Preservation is requesting review and recommendation of contributing status for the garage structure at 125 W. Mistletoe

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-614 Demolition

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.

Unified Development Code Sec. 35-619 Non-Contributing Structures

Requests for determination of whether an object, building, structure or sign are contributing or non-contributing to a historic landmark or historic district shall be made on an application obtained from the historic preservation officer through the office of historic preservation. The historic preservation officer shall review the application for completeness and shall make a determination whether the subject of the application is contributing or non-contributing within thirty (30) days of deeming the application complete. The historic preservation officer may, at his or her discretion, present the form to the historic and design commission for their recommendation.

FINDINGS:

- a. The case was heard by the HDRC on June 17, 2015. At that time, it was referred to the Designation and Demolition Committee for an onsite visit. The DDC visited the property on June 25, 2015. At that time, the Committee noted there is no trace of the smaller building, the structure has studs and a concrete beam along the back, and that similar structures exist on adjacent properties. The DDC recommended the structure to be preserved and recommended it to retain its contributing status.
- b. Sanborn Maps show the garage at 125 W. Mistletoe was constructed sometime between 1924 and 1951 to replace a smaller garage that was likely built around the time the main house was constructed.
- c. According to the Monte Vista Historic District survey, the main house was constructed in 1908. The garage is listed as a contributing structure to the district.
- d. Consistent with Section 35-614 (f) of the UDC, demolition of a structure located within a historic district may be approved if the historic preservation officer determines the building does not possess historical or architectural significance either as a stand-alone building or as part of a complex of structures on site. The existing garage was built years after the main house was built to replace an earlier structure, and although it may be of historic age, the garage has been severely modified and these modifications have diminished the integrity of the structure.
- e. The owner has also submitted an application for demolition of the structure in question.

RECOMMENDATION:

Staff recommends the HDRC not approve the request for non-contributing status. If the applicant wants to pursue demolition of a contributing structure, there is a process in place in the UDC for doing so and that process should not be circumvented in this case. If the Commission recommends non-contributing status and the garage is demolished, staff

recommends a stipulation that materials are salvaged during demolition.

CASE MANAGER:

Adriana Ziga





125 W Mistletoe

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Printed: Jun 04, 2015

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Hemby Enterprises

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May 1, 2015
Proposal

Soulsby Building
125 Mistletoe
San Antonio Tx 78212

Description	Amount
Garage: 20' x 32'	
To bring garage to useable condition would include	
1. Replace existing metal roof and framing-----	\$4,200.00
2. Raise complete building for head height of 8' at back of garage-----	\$3,124.00
3. Install concrete floor-----	\$6,400.00
4. Replace rotten wood and add to wall for height, secure all framing-----	\$1,220.00
5. Repair storage room area, with water and electrical -----	\$1,400.00
6. Install concrete drive to garage -----	\$3,200.00
<hr/>	
Demo Existing Garage Building 20' x 32'	
1. Demo existing wood structure	
2. haul off all debris	
-----	\$3,500.00
3. Install base material for parking	
-----	\$3,250.00
Plus sales tax	











Σ K Hood











AUG

MAYSON





Monte Vista Historic District

Roll / Frame	Street Number	Dir	Address	Property Type	Est. Date	Cat	Style	Architect	Builder	Owner
5/7	112	E.	Mistletoe Ave.	Residential	1920c.	C	Neoclassical			
	112A	E.	Mistletoe Ave.	Carriage House		C				
6/7	113	E.	Mistletoe Ave.	Residential	1920c.	N	Craftsman			
	113A	E.	Mistletoe Ave.	Storage Shed		N				
6/8	117	E.	Mistletoe Ave.	Residential	1920c.	C	Craftsman			
	117A	E.	Mistletoe Ave.	Carriage House	1920c.	C				
6/9	123	E.	Mistletoe Ave.	Residential	1905c.	C	Craftsman			
5/5-6	126	E.	Mistletoe Ave.	Residential	1904c.	N	Vernacular			Matzow, F.
	126A	E.	Mistletoe Ave.	Garage		N				
					1903					
6/10	127	E.	Mistletoe Ave.	Residential	(1924)	C	Tudor			Johnson, S. M.
					1903					
	127A	E.	Mistletoe Ave.	Maids Quarters	(1924)	C				
					1907					
6/11	133	E.	Mistletoe Ave.	Residential	(1940)	C	Craftsman	Walker, J. Flood (Willis, George)		Brack, James H.
					1907					
	133A	E.	Mistletoe Ave.	Maids Quarters	(1940)	C				
										Davis, Dr. Wm. Hope
5/4	134	E.	Mistletoe Ave.	Residential	1905	N	Prairie	Walker, J. Flood		
5/3	138	E.	Mistletoe Ave.	Commercial	1950+	N				
6/12	147	E.	Mistletoe Ave.	Commercial	1951+	N	New Building	N/A	N/A	N/A
5/9	102	W.	Mistletoe Ave.	Commercial	1951+	N		N/A	N/A	Campbell, T. T.
6/6	109	W.	Mistletoe Ave.	Commercial	1951+	N	New Building	N/A	N/A	N/A
6/5	117	W.	Mistletoe Ave.	Residential	1910c.	C	Craftsman	Bliem, Dr. Milton		
5/10	120	W.	Mistletoe Ave.	Commercial	1951+	N				
6/4	123	W.	Mistletoe Ave.	Residential Apts.	1910c.	N	Prairie 4 square			
	123A	W.	Mistletoe Ave.	Storage Shed		C				
5/11	124	W.	Mistletoe Ave.	Residential Apts.	1910c.	N	Prairie 4 square			
	124A	W.	Mistletoe Ave.	Garage		N				
6/3	125	W.	Mistletoe Ave.	Residential	1908	C	Neoclassical			
	125A	W.	Mistletoe Ave.	Garage		C				
5/12	128	W.	Mistletoe Ave.	Residential	1914	C	Prairie 4 square	Reuter &		
	128A	W.	Mistletoe Ave.	Carriage House	1914	N				
					1897					
6/2	129	W.	Mistletoe Ave.	Residential	/1903	C	Vernacular			
	129A	W.	Mistletoe Ave.	Storage Shed		N				
6/1	133	W.	Mistletoe Ave.	Commercial	1908c.	C	Commercial			

Click on map to:

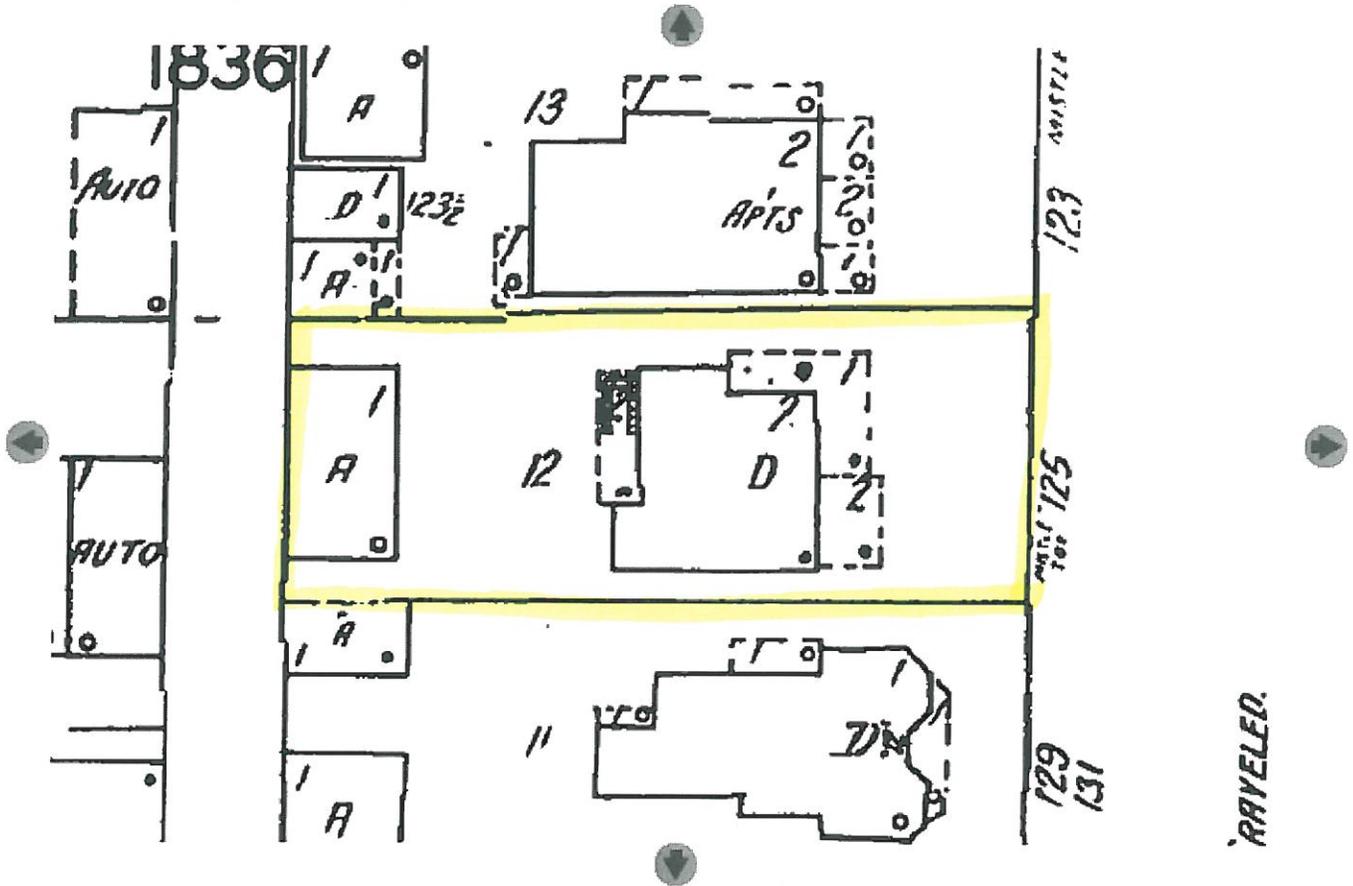
zoom in re-center

Zoom: 300%

Select window size for viewing:



SanAntonio 1911-Mar.1951vol.1,1911-Dec.1950, Sheet 75



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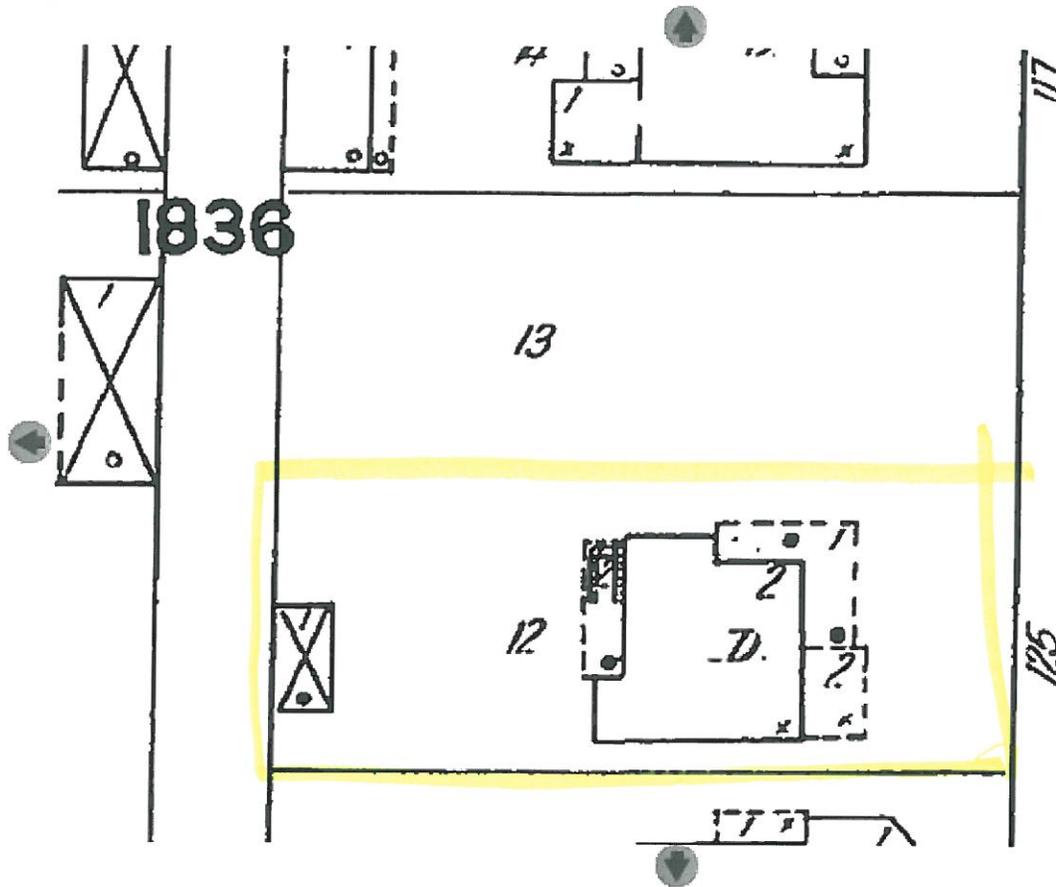
1911- Mar. 1951
Vol. 1, sheet 75
Sanborn

Click on map to: zoom in re-center

Zoom: 300%

Select window size for viewing:

SanAntonio 1911-1924 vol.1, 1911, Sheet 75



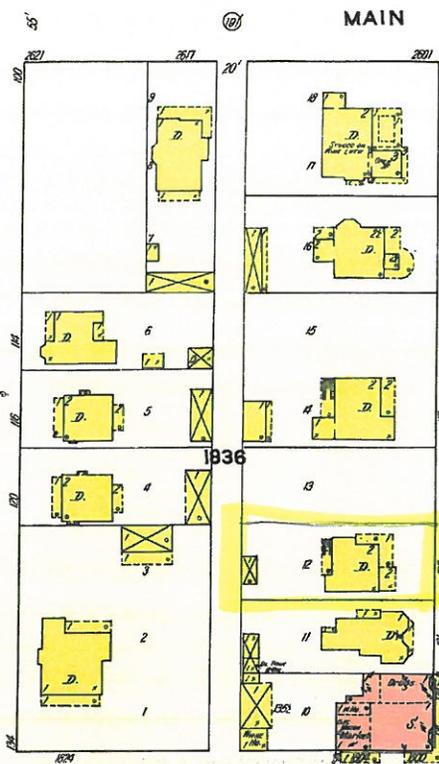
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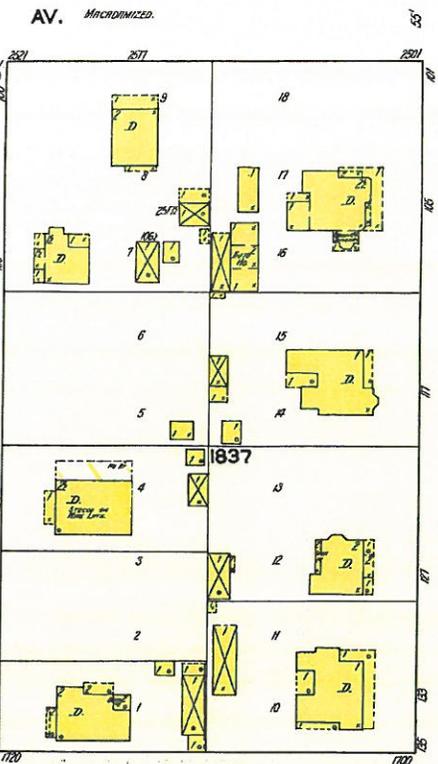
1911 - 1924, vol. 1,
Sheet 75
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AV. GONZALEZ



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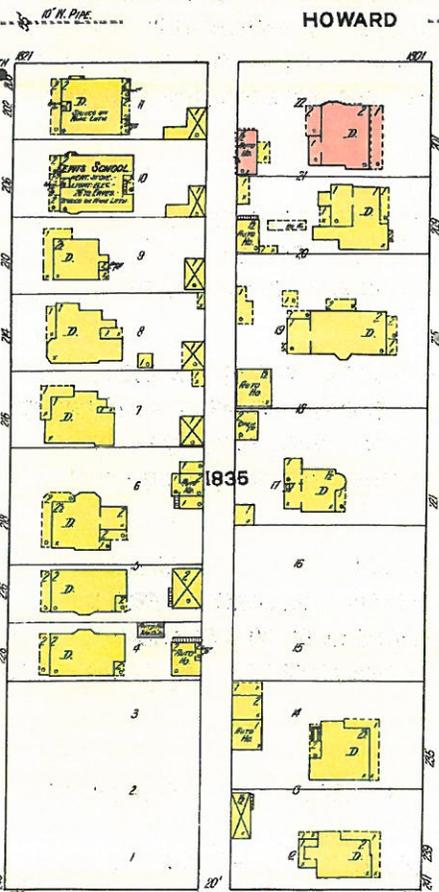


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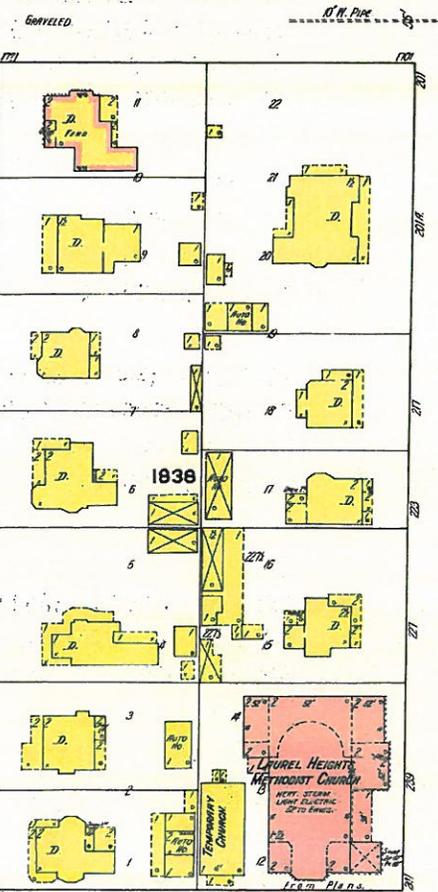
1911 Sanborn

74

W. MAGNOLIA Plk.



W. MISTLETOE Plk.



W. WOODLAWN Plk.

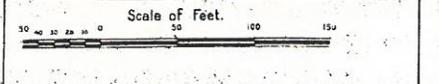
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AV. BELKNAP

PL. BELKNAP

PL. BELKNAP

AV. BELKNAP



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Staff Site Visit 6/16/15



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Staff Site Visit
6/16/15



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