



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

**Z2015286**

**HISTORIC AND DESIGN REVIEW COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS**

March 6, 2015

**HDRC CASE NO:** 2015-075  
**ADDRESS:** 1544 W MISTLETOE  
**LEGAL DESCRIPTION:** NCB 6481 BLK 2 LOT 5&6  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Brett Harris - 617 N. Bishop  
**OWNER:** Brett Harris - 617 N. Bishop

**REQUEST:**

The applicant is requesting a Finding of Historic Significance for the property at 1544 W Mistletoe.

**FINDINGS:**

a. The proposed landmark designation is owner initiated. b. The residence at 1544 W. Mistletoe was constructed in 1925. The house is designed in a minimal Moorish-Spanish style with a distinctive horse-shoe arched entrance at the front stoop. The house features stucco cladding, a tightly capped roof with no eave over hang, and a decorative wing wall along the façade. c. The property was part of the 20th century development of Woodlawn Place Addition that was established by three prominent San Antonio business, Norris Dickinson, Kenneth Wimer, and Leland Busby. d. The early San Antonio "automobile suburb" was first platted in 1922 and was chosen for the abundance of mature trees and features wide streets. e. The house has retained integrity of design, materials, workmanship and feeling, as well as location and setting within the historic-age Woodlawn Place Addition neighborhood.

**RECOMMENDATION:**

Staff recommends approval of a Finding of Historic Significance for 1544 W Mistletoe based on findings a through e.

**COMMISSION ACTION:**

Approved as submitted.

Shanon Shea Miller  
Historic Preservation Officer

**1544 W. Mistletoe  
Statement of Significance**

The residence at 1544 W. Mistletoe was constructed in 1925 according to a Mechanics Lien with Melliff McAllister Lumber Company. The property was part of the early 20<sup>th</sup> century development of Woodlawn Place Addition that was established by three prominent San Antonio business, Norris Dickinson, Kenneth Wimer, and Leland Busby. The area was first platted in 1922 and was chosen for the abundance of mature trees. The development is nestled along the edge of Martinez Creek between Woodlawn Ave., Fredericksburg Road, and N. Zarzamora. Woodlawn Place addition was also known as the "Million Dollar Addition" or "Picture Book Addition" for the number of impressive homes in styles reflecting the Tudor Revival, Spanish Colonial Revival, Moorish-Spanish, and Craftsman. This early San Antonio "automobile suburb" featured tiled street names at every corner, wide streets, and utility poles located along rear alleys to not obstruct the beauty of the homes.

The house at 1544 W. Mistletoe is designed in a minimal Moorish-Spanish style with a distinctive horse-shoe arched entrance at the front stoop, stucco cladding, a tightly capped roof with no eave overhang, and a decorative wing wall along the façade. A small modern rear addition is clad with metal siding. The house has retained integrity of design, materials, workmanship and feeling, as well as location and setting within the historic-age Woodlawn Place Addition neighborhood.

The property meets the following criteria for local landmark designation:

**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 [35-607(b)5];** as a high integrity example of a Moorish-Spanish style house from the 1920s.

**Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)8];**

**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 [35-607(b)11];** as a high integrity Moorish-Spanish style home that reflects the character of the early 1920s Woodlawn Place Addition neighborhood.

**It is an important example of a particular architectural type or specimen [35-607(b)12];** as an intact, high integrity example of a Minimal Traditional house.