

# HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2024

**HDRC CASE NO:** 2024-269  
**ADDRESS:** 413 E MISTLETOE  
**LEGAL DESCRIPTION:** NCB 863 BLK LOT 11  
**ZONING:** R-6, HL  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Mary Louise Lugo  
**OWNER:** Mary Louise Lugo  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** July 25, 2024  
**60-DAY REVIEW:** September 23, 2024  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification for the property at 413 E Mistletoe.

## APPLICABLE CITATIONS:

*UDC Section 35-618. Tax Exemption Qualification.*

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

## FINDINGS:

- a. The primary structure at 413 E Mistletoe is a one-story, single-family Craftsman residence built in 1914 by the West End Lumber Company. The structure features a front-gable composition shingle roof with wide eaves and exposed rafter tails at the rear, wood cladding, a battered skirt, a full-width front porch with square columns, and one-over-one wood windows. The property is designated as an individual landmark. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, foundation repair, mechanical, plumbing, and electrical upgrades, window repair, porch repair, fence replacement, and landscaping improvements. Certificates of Appropriateness are required for all exterior scopes of work.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete. Any violations on the property may disqualify the property from participation in the program.

## RECOMMENDATION:

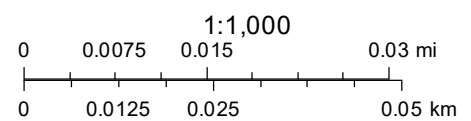
Staff recommends approval based on findings a through c.

# City of San Antonio One Stop



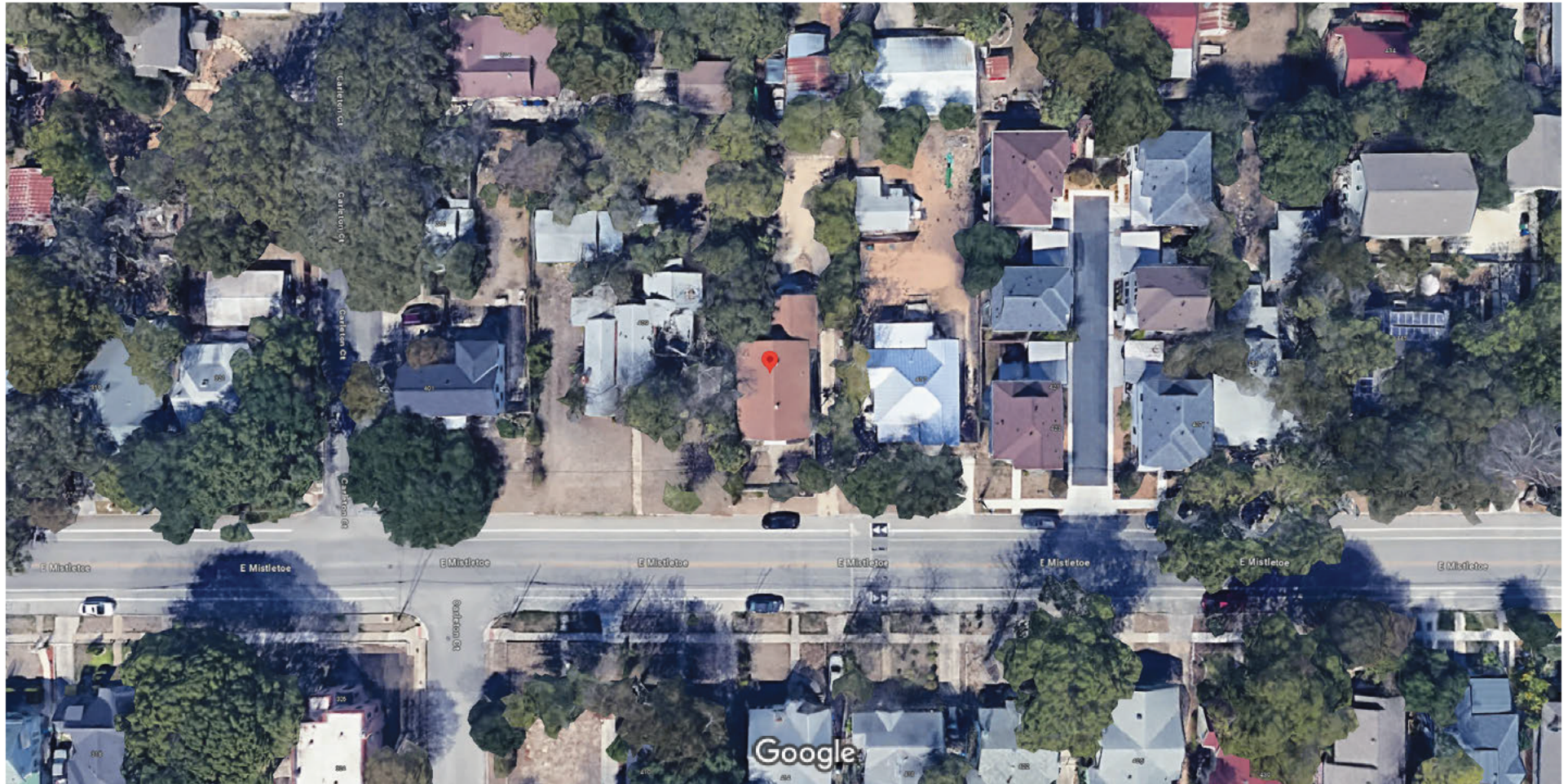
July 30, 2024

— User drawn lines





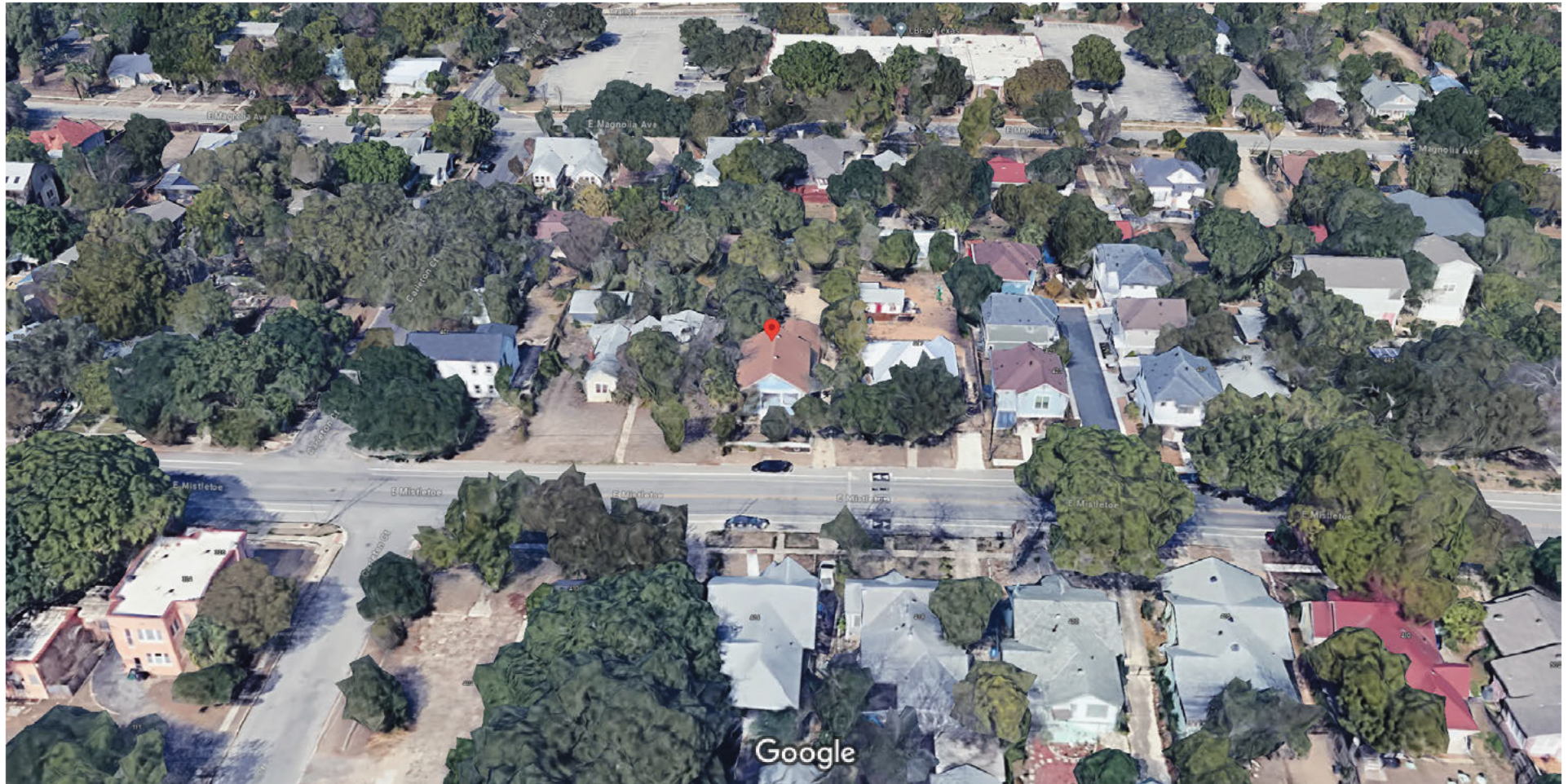
Google Maps 413 E Mistletoe



Imagery ©2024 Google, Imagery ©2024 Airbus, Map data ©2024 Google 20 ft



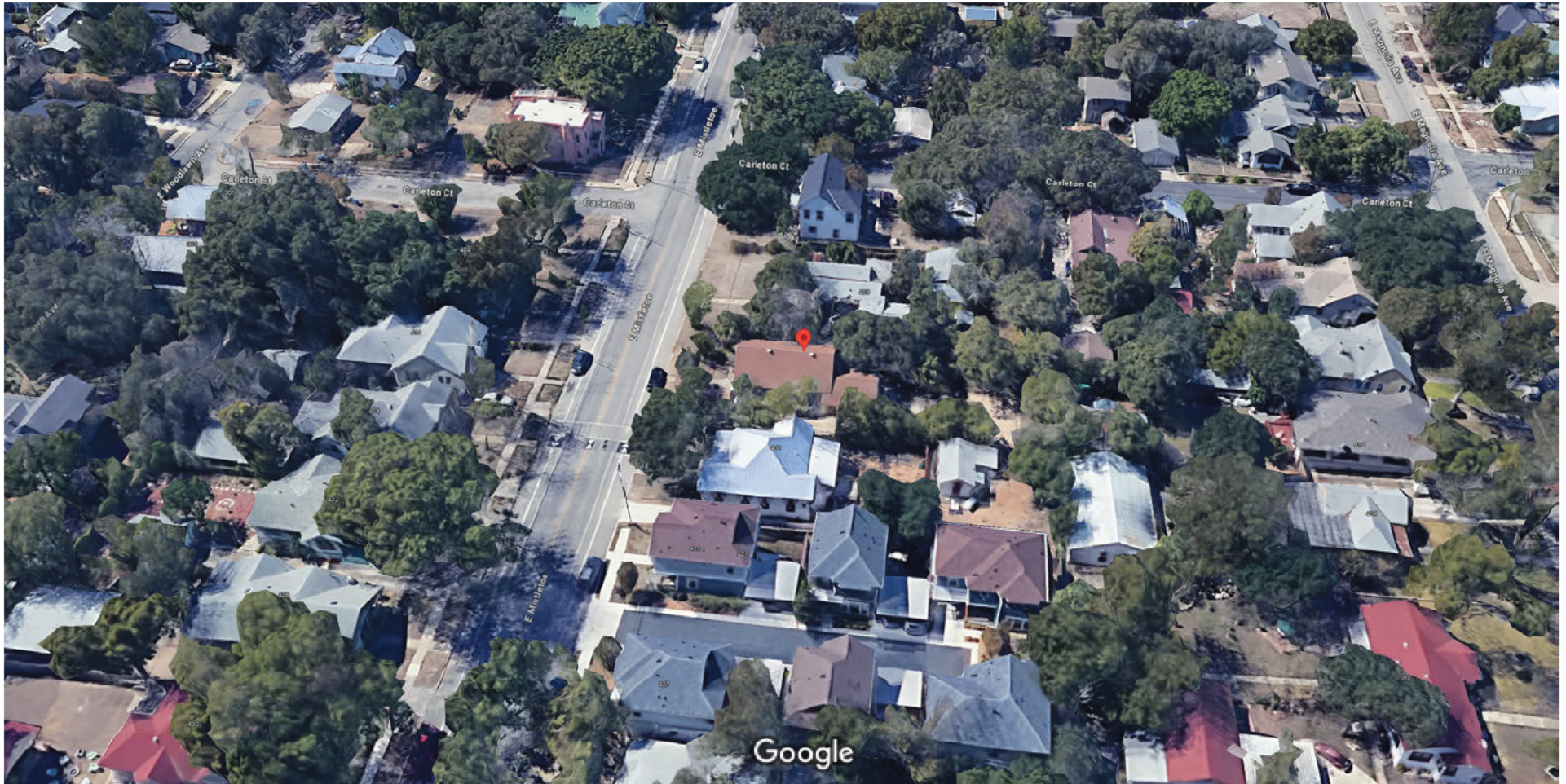
Google Maps 413 E Mistletoe



Imagery ©2024 Google, Imagery ©2024 Airbus, Map data ©2024 Google 20 ft



Google Maps 413 E Mistletoe



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Google Maps 413 E Mistletoe



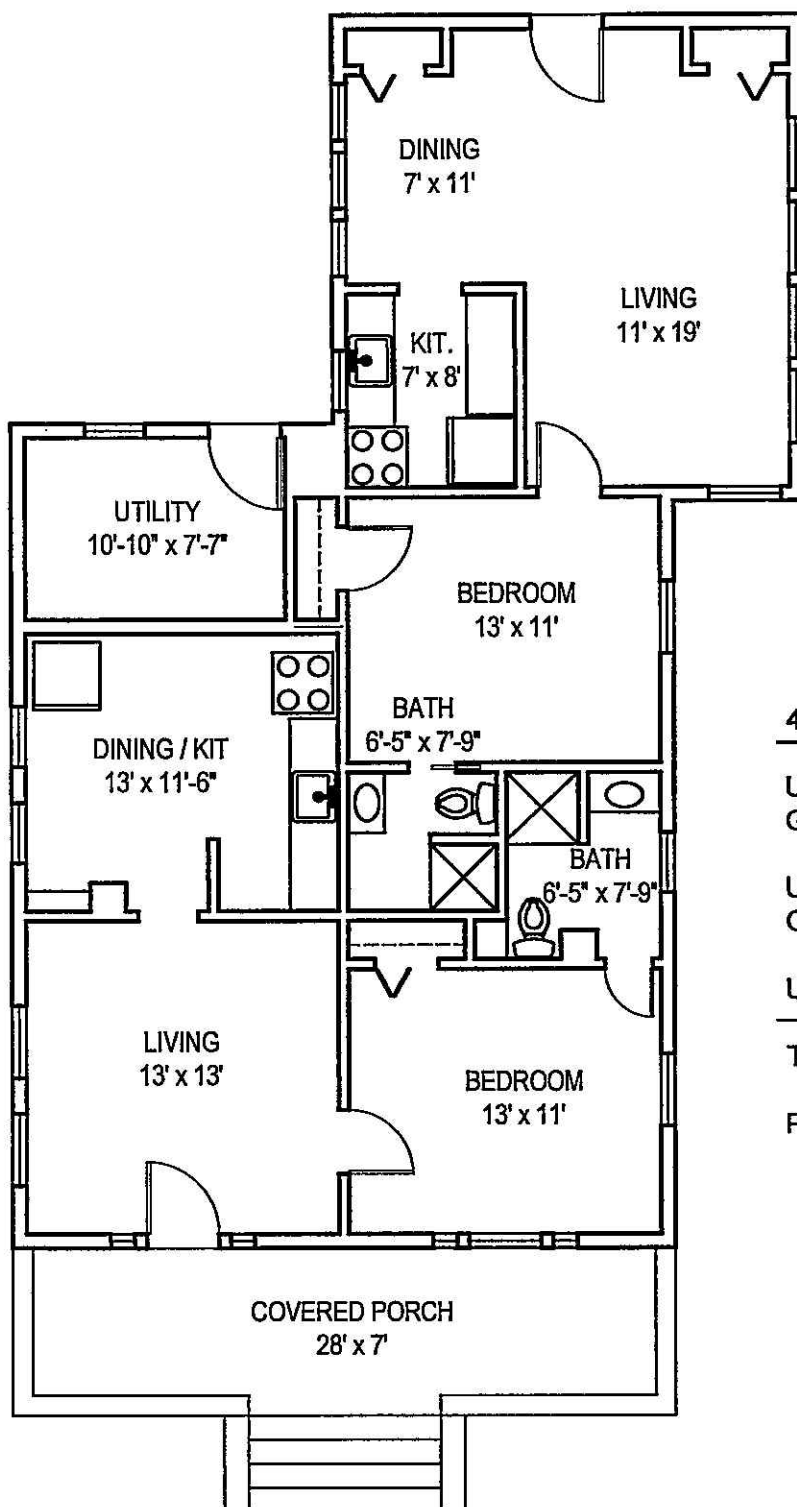
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Google Maps 413 E Mistletoe



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#### 413 EAST MISTLETOE

UNIT A (front):  
Gross Living Area: 594 s.f.

UNIT B (rear):  
Gross Living Area: 607 s.f.

Utility: 93 s.f. (G)

Total Gross: 1294 s.f.

Porch: 196 s.f. (G)



Restoration 413 E Mistletoe Ave 78212  
Property Owner: Mary Louise Lugo  
NCB 863 Block 11  
Property ID 109715

**Narrative:**

I plan to upgrade interior of home. This home is duplex in which the owner will live in unit A and rent unit B.

Upgrades: baths and kitchens

APT A upgrade bath to 48x 32 with glass door on 2 sides and 24-inch vanity with quartz counter top. This will necessitate flooring due to change in size of bath. We will need to relocate drain and shower fixture. In addition, current window is not within character to age of home will update to match other windows.

Continue upgrading to kitchen. We will restore current kitchen base and paint. Upgrade to drawers to soft close slider. We will also upgrade door and hinges as well as upgrade handles. The kitchen countertop will be replaced with quartz /granite countertops and upgrade faucets. The current light above sink is off center and will be recentered.

A gas stove will be placed necessitating addition of gas line. The refrigerator will be relocated to previous location of stove. To accommodate ease of additional gas line stove will be moved from current location to back wall of apt one centered. a base counter and tops will be placed on left and right of stove with matching countertop to rest of kitchen. The kitchen entry wall on right side will be removed to create space. In addition, walls to left of chimney stack will be removed to create a larger space into kitchen. If possible, the right wall will also be removed. Pending structural engineer report.

Dry wall work will be done at minisplit AC location in bedroom due to previous leaks and softening at windowsills.

Apt B upgrade bath to wall panels direct to stud 32x32 and upgrade vanity and mirror.

Upgrade flooring to match wood floors. Upgrade fixture and shower base. Add glass door x 2walls.

Kitchen upgrade restore current kitchen base and paint. Upgrade to drawers to soft close slider. We will also restore doors and upgrade hinges as well as upgrade handles. The kitchen countertop will be replaced with quartz /granite countertops and upgrade faucets. Upgrade flooring. Window above sink is not to character of home and will be replace to match.

Living room and bedroom floors will be resand to original floor and recoat.

Roofing will be redone including replacing decking. add gutters ventilation and repair gaps. Window glass that is broken will be repaired. Windows that have broken sashes will be fixed.

The front door to home is aged and in need of repair. Seeking professional for assistance to attempt to restore current door frame and sidelights to original state. If unable will replace door to match current style.

Apt B front door frame in need of repair to allow smooth closure.

The interior doors are not in character for home and attempts to replace original style doors will be made if possible.

Attic insulation is insufficient and will be added to improve energy efficiency.

Exterior steps going from back of apt A to apt B will be replaced and decking added to back deck as one large deck system SIZE approx. 31ft x10x

Landscaping updates include wash and repaint white picket fence and front steps

In front of home streetside of picket fence fire bush currently in place but in small patch.

Additional fire bush and sage will be planted on right and left of front entry picket fence with sprinklers

Within front yard add zoysia sod with sprinkler system. Right side yard will have small paved region for water fountain and sitting area.

TO left and right side of main step rose bushes will be planted.

On Driveway ribbon on right we will plant a combo of lavender and doozie plants with mulch and sprinkles. To left of drive next to home will be potted plants of coolvista dianella evergreen with decomposed granite.

Foundation: additional post need replacement from wood to concrete

CONSIDER: installation of HVAC 2 units. Pending estimates.



ITEM LIST: Bath:

remodel apt A& B bathrooms to modern style and upgrade fixtures to include:

- Apt A
  - Demolition and Remodel and resize shower to 48x 32 to include new shower walls that attach to studs on 2 sides with one shower wall glass and glass door
  - Upgrade plumbing and move slightly to right
  - Relocate shower drain slightly
  - Demolition current vanity and resize to 24 inches to include quartz counter top
  - Upgrade vanity faucet
  - Adjust plumbing to accommodate new vanity faucet
  - Obtain new flooring to new accommodate new size shower and vanity
  - Remove and obtain new vanity mirror
  - Upgrade vanity bath lighting
  - Upgrade window to more in style to age of home and energy efficient

**TOTAL COST:** [REDACTED]

- Apt B
  - Demolition and Remodel and resize shower with corner 2 shower wall to studs, include shower glass door and wall
  - Upgrade plumbing shower faucet
  - Demolition current vanity and resize to 24 inches to include quartz counter top
  - Upgrade vanity faucet
  - Adjust plumbing to accommodate new vanity faucet
  - Obtain new flooring to new accommodate new size shower and vanity
  - Remove and obtain new vanity mirror
  - Upgrade vanity bath lighting

**TOTAL COSTS: \$** [REDACTED]

Kitchen:

- Apt A:
  - Remove hinges and fixtures on current cabinet base and top shelves

- Restore sand and pain cabinet base and upper shelves
- Restore sand and paint current drawer
- Restore sand and paint current doors
- Upgrade all door hinges to soft close hinges
- Upgrade all drawer hinges to soft slide
- Replace center top shelf over sink with glass insert into current door frame
- Upgrade all knobs
- Demolition/ remove current back splash
- Demolition current counter top and sink and replace with modern counter top and sink with 3 inch back splash
- Recenter light over sink
- Make all dry wall changes as needed
- Install gas line for gas stove
- Move stove to back wall of kitchen to allow gas line installation and center on back wall
- Obtain upper and lower cabinets on each side of stove
- Demolition kitchen entry R wall to allow open space
- Demolition wall on R of kitchen cabinet to allow access to main living space ( if possible )
- Demolition kitchen left entry into living space ( left of brick stack) for opening into living space
- Make all necessary flooring and dry wall accomodations
- Obtain all flooring necessary to allow above
- Make all necessary dry wall modification to allow above

**TOTAL COST: \$** [REDACTED]

- Apt B
  - Remove hinges and fixtures on current cabinet base and top shelves
  - Restore sand and pain cabinet base and upper shelves
  - Restore sand and paint current drawer
  - Restore sand and pain current doors
  - Upgrade all door hinges to soft close hinges
  - Upgrade all drawer hinges to soft slide
  - Upgrade all knobs
  - Demolition/ remove current back splash
  - Demolition current counter top and sink and replace with modern counter top and sink with 3 inch back splash
  - Make all dry wall changes as needed
  - Upgrade flooring
  - window upgrade and more to style age of home and energy efficient

**TOTAL COST: \$** [REDACTED]

Roofing:

- Re roof entire home and upgrade degrading fascia

- Replace wood decking in needed areas
- Add ventilation
- Seal storm collars and flue penetrations
- Add gutters
- Apt B: repair PORCH Rafters at rear wall .
- repair Gaps observed at seam to wall
- add support

**TOTAL COST=\$** [REDACTED]

Front door Apt A:

- restore and refinish woodwork and hinge to allow proper closure
- replace glass sidelights.
- replace restore door frame as needed.
- IF UNABLE TO RESTORE purchase appropriate door

Front Door Apt B

- restore and refinish woodwork and hinge to allow proper closure
- replace restore door frame as needed.
- IF UNABLE TO RESTORE purchase appropriate door

Internal Doors:

- Apt A& B – obtain new door into bath to match style of home
- Apt A&B – resand and restore bedroom door

**TOTAL COST \$** [REDACTED]

Flooring :

- Apt B resand restore wood floor thru entire apt

**TOTAL COST: \$** [REDACTED]

Dry Wall

- Dry wall all spots in apt A & B located near mini splits due to moisture
- Dry wall spots under window where there were previous leaks

**TOTAL COSTS:\$** [REDACTED]

Insulation: add to appropriate levels

**TOTAL COST: \$** [REDACTED]

Windows:

- Replace broken window panes
- Repair broken sashes

**TOTAL COST \$** [REDACTED]



# Exterior

## Decking

- Back repair replace degraded areas
- Add decking from unit 1 to back of unit 2

**TOTAL COST: \$** [REDACTED]

## Electrical Work:

- Add GFCI to all kitchen bath and outdoor outlets 840
- All electrical panels ; label all wires
- All electrical panels ; add protection bushings for at wire connection to panel box
- Add arc fault protection entire house

**TOTAL COST : \$** [REDACTED]

## Landscaping:

- Clean and repaint white picket fence
- Sod in front yard withing picket fence
- Paver region 6x8
- Add plants( fire bush and sage) to front of picket fence
- Add rose bush front of home
- R side yard add lavender and doozies
- Left side yard add ground cover
- Add sprinklers front of picket fence
- Add sprinkler to right side yard
- Add sprinkler to right and left of entry stairs
- Add sprinkler for front yard inside picket fence

**TOTAL COST:\$** [REDACTED]

## Foundation:

- add concrete support and remove old post exterior walls

**TOTAL COST \$** [REDACTED]

**HVAC:** pending estimates [REDACTED]

**TOTAL COST: \$** [REDACTED]

PHOTOS:  
413 E Mistletoe Ave



























Current inside photos



## WINDOWS



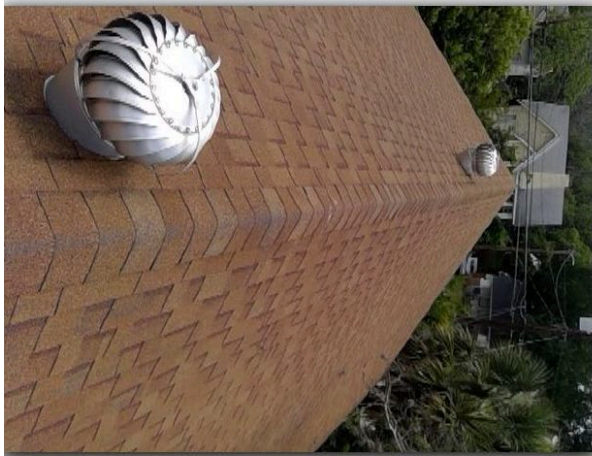
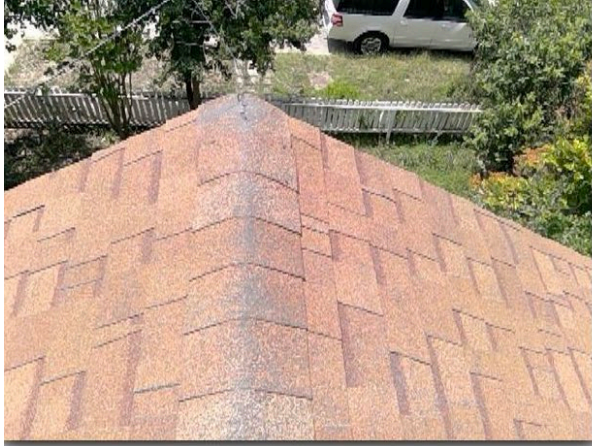




ROOFING













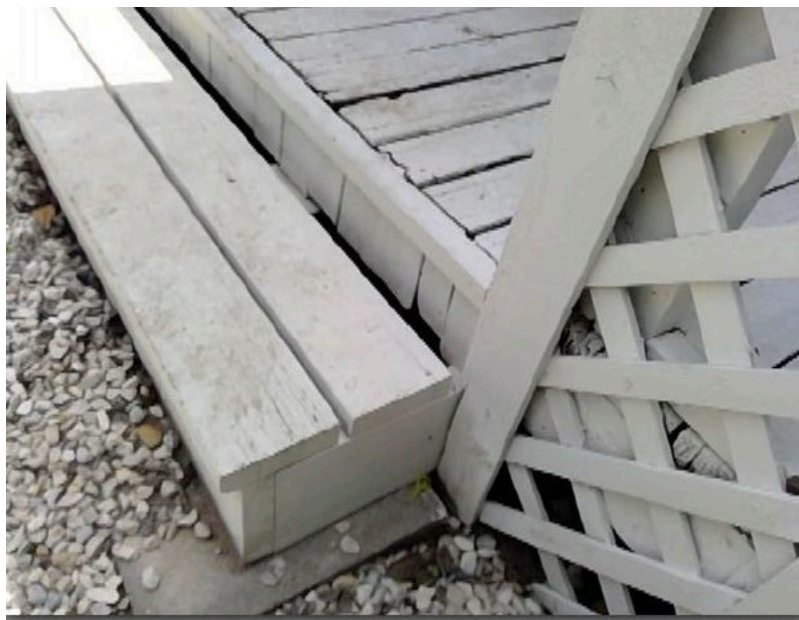
insulation



Stairs and decking























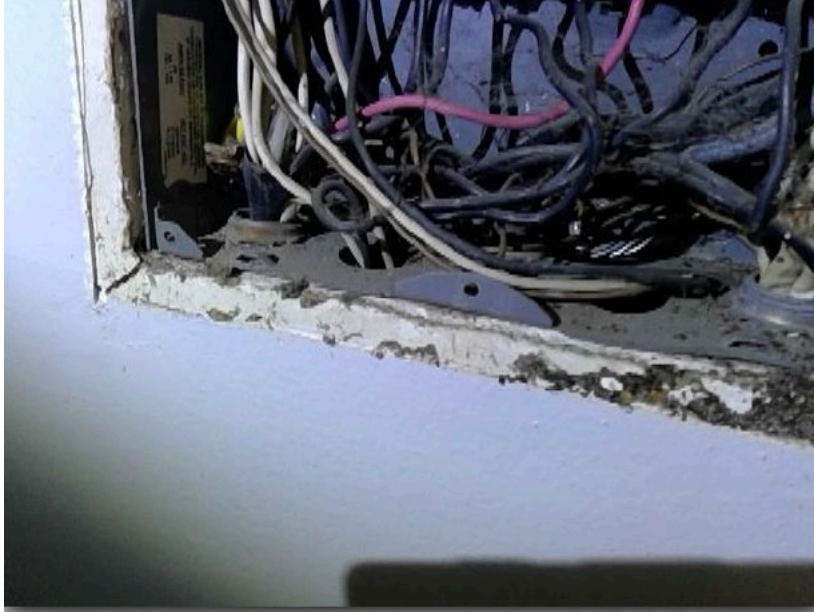








## ELECTRICAL





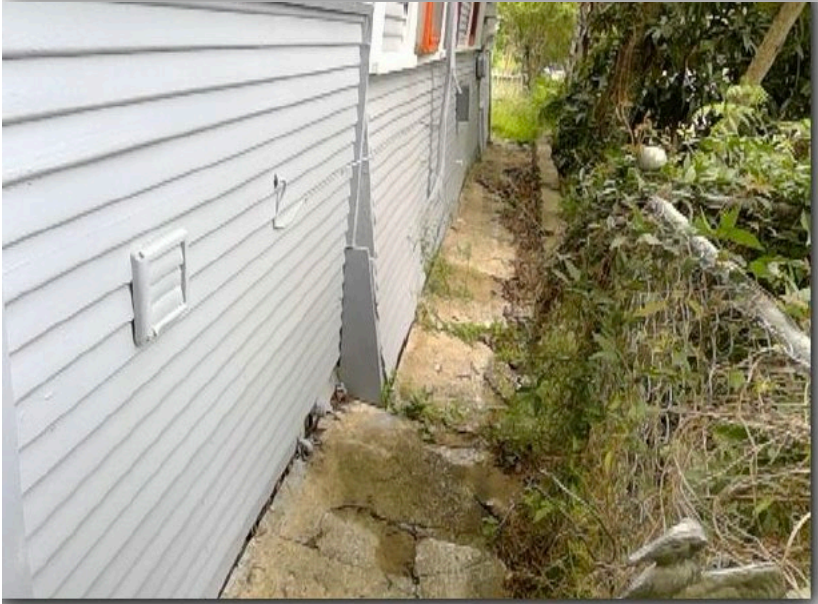






EXTERIOR OF HOME





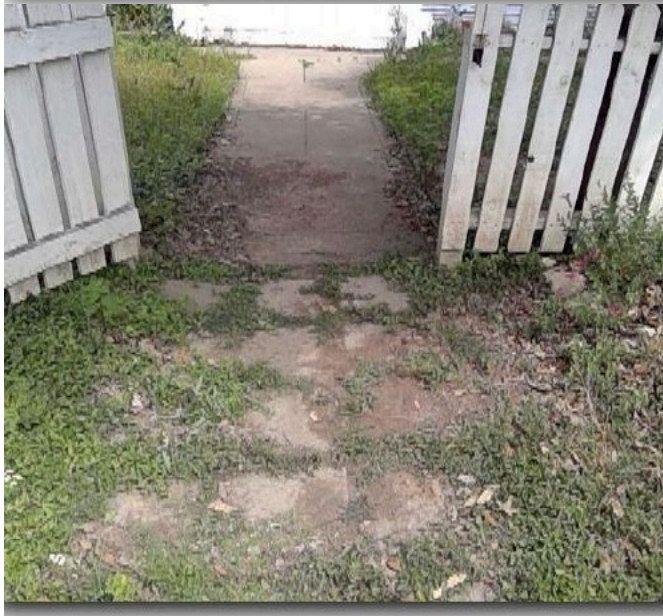




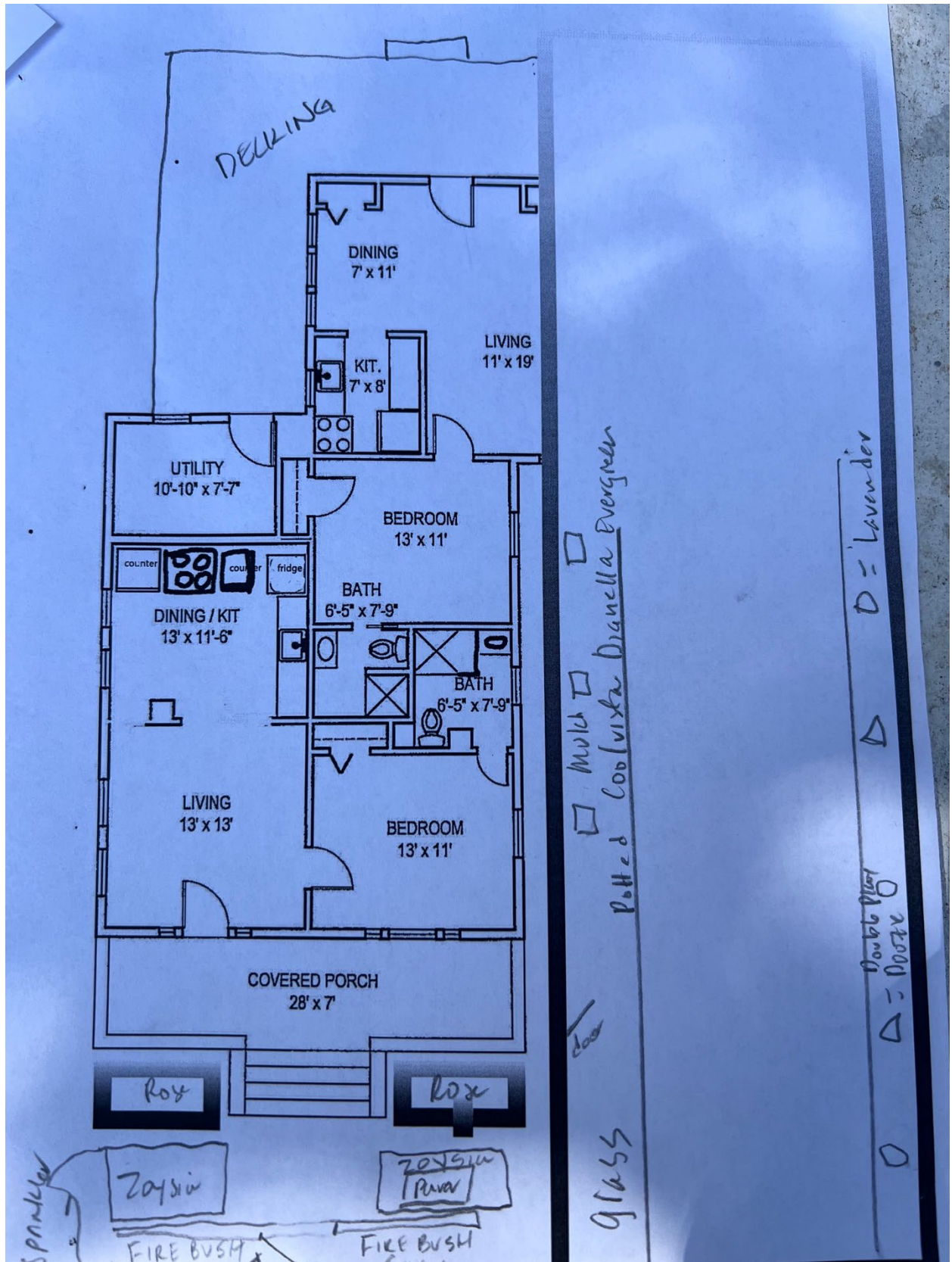








Proposed change





Addendum Lugo 413 E Mistletoe application

Windows: replacement: to match current style



















COST : PENDING QUOTE



Porch flooring: replace all rotten wood and paint to current color









COST: \$3000.00



FENCE: remove and replace current chain link and wood fencing.



























Proposed new fencing would be combination of the styles below:

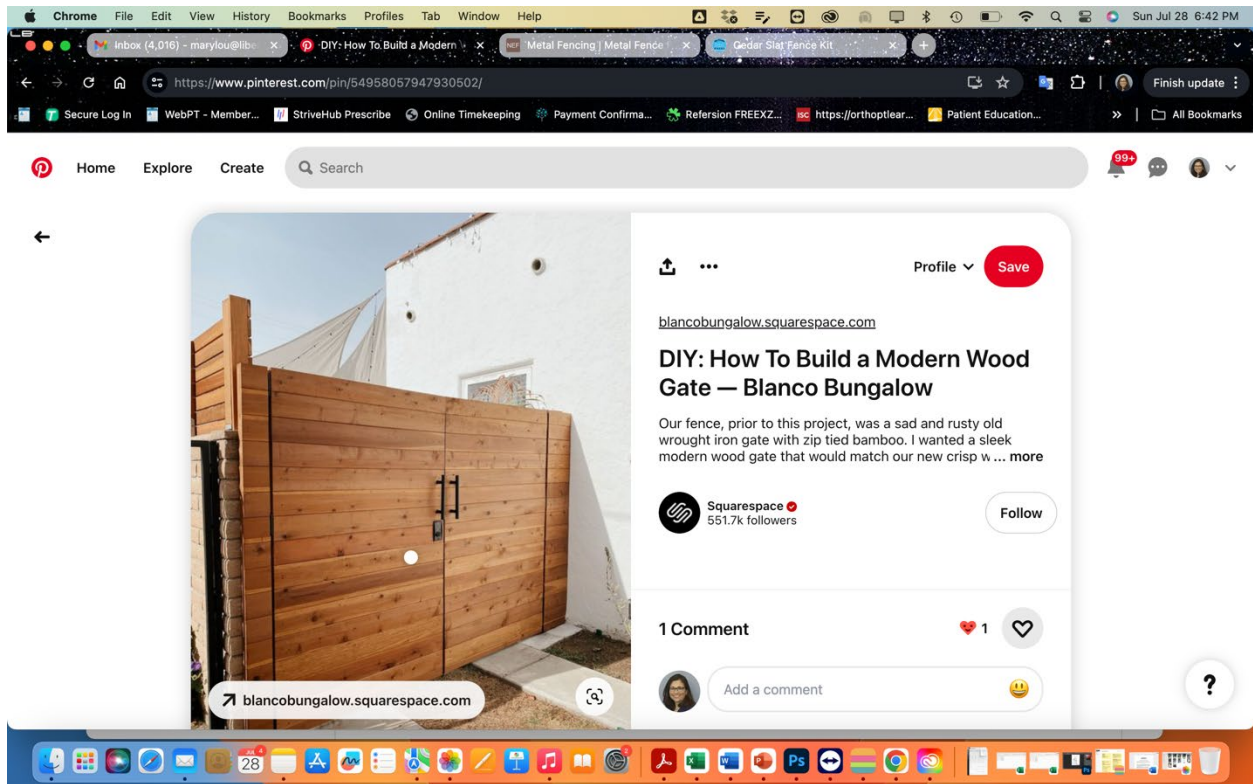




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TOTAL COST : \$

Fencing region marked in red



