

HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2022

HDRC CASE NO: 2022-306
ADDRESS: 1930 W MISTLETOE
LEGAL DESCRIPTION: NCB 1964 BLK 2 LOT E 48.7 FT OF 13 & W 1.3 FT OF 14
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: May 19, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 1930 W 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.

UDC Section 35-618 Tax Exemption Qualifications:

(e) *Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

- a. The primary structure located at 1930 W Mistletoe is a 1-story, single-family residence constructed circa 1950 in the Minimal Traditional style. The structure features a cross gable composition shingle roof, composite siding, an inset front porch with wood post supports, one-over-one wood windows, and a prominent stone chimney. The property is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, plumbing, mechanical, and electrical upgrades, foundation repair, wood window repair, rear deck repair, siding repair, repainting, and landscaping.
- 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.
- d. Staff conducted a site visit on May 23, 2022, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.

- e. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. Approval of Tax Verification by the HDRC in 2022 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

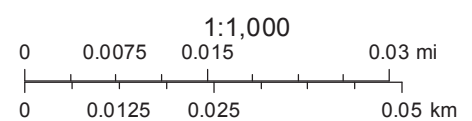
Staff recommends approval based on findings a through f.

City of San Antonio One Stop



May 24, 2022

— User drawn lines



































Historic Rehabilitation Application Part 2

1930 W. Mistletoe - detailed narrative of work completed

Remodel was started in December 2021 and completed May 6, 2021. All residential and trade permits were pulled and inspections passed and permits closed. Final Building Inspection was passed and letter of completion issued by the City of San Antonio on 05/06/2022.

This house was entirely rehabbed in the interior. The house was rewired for all new electric. All light fixtures, vents and ceiling fans were replaced with new. The entire plumbing system was redone including replacing galvanized pipes to pex, and replacing the entire sewer. The foundation was completely leveled with 57 new concrete posts. The Kitchen was entirely remodeled, to include new wood shaker style cabinets, quartz countertops and stainless appliances. Porcelain tile floors were installed in kitchen and laundry room. Original antique oak floors were refinished. Original bathroom was completely remodeled. A secondary half bath was converted to a full master bathroom suite, including a 60 inch double vanity, 80 inch shower and a separate soaker tub. An entire custom master walk in closet was built. All additional bedrooms were updated with new closet doors and new closet shelves. The water heater was brought up to current code and the existing air conditioner was serviced.

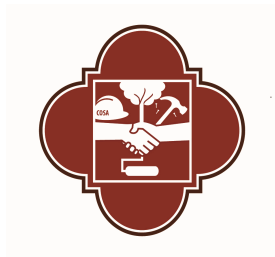
Home exterior was cleaned up and original siding was repaired and painted. Historic wood windows were restored to original working condition. New 6 inch square front porch wood posts replaced the old wrought iron posts that were originally on the house. A certificate of appropriateness was obtained for the addition of these wood posts.

A garage was built where an original carport existed. Garage was covered in smooth Hardie panel siding in board and batten style, as was representative of homes of that era. New smooth panel white garage doors were installed. Garage was painted to match the home exterior paint. Garage was built with required permits.

Itemized List of Associated Costs:

Foundation Repair -	
Complete Plumbing and Sewer Replacement -	:
Complete Electric Rewire and New Electric Service -	:
Master Bathroom Build -	:
Guest Bathroom Remodel-	:
Kitchen Complete Remodel-	:
Complete Sheetrock Repair and Paint interior.	:
Repair and/or replace baseboards and doors	
Repair and Refinish Hardwood Floors	
Restoring Historic Windows	:
Deck Repair, stain and update	
Remodel existing fireplace	
Exterior home paint and siding repair	

Total Rehab cost



City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	REP-RRP-PMT-22-35300091
PERMIT NAME	1930 MISTLETOE
PERMIT ISSUANCE DATE	01/10/2022
LOC ISSUANCE DATE	05/06/2022
ADDRESS	1930 MISTLETOE City of San Antonio TX 78201
DESCRIPTION OF WORK	full interior remodel to include new 1/2 bath and current bath remodel, kitchen remodel and new interior doors

Thank you for your business

The City of San Antonio



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Record RES-ACC-PMT22-32100245:
Accessory Building Permit
Record Status: LOC Issued

Record Info ▼

Payments ▼

To view any current activity on this Record, please refresh the page.

Inspections

Upcoming

You have not added any inspections.

Completed/Pending Issuance (1)

Pass - 1

Pass Building - Foundation with Letter (1482074)
Result by: Eric Nadvornik on 03/25/2022 at 06:32 AM

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Record MEP-PLM-PMT22-34301771:

Plumbing General Permit

Record Status: LOC Issued

Record Info ▼

Payments ▼

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Inspections

Upcoming

You have not added any inspections.

Completed/Pending Issuance (11)

Cancel - 2; Failed - 1; Partial Pass - 2; Pass - 5; Waived - 1

Pass Plumbing - Final (1696795)

Result by: Edward Alonzo on 05/05/2022 at 12:00 AM

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Record REP-FND-PMT21-35103095:

Foundation Repair Permit

Record Status: LOC Issued

Record Info

Payments

To view any current activity on this Record, please refresh the page.

Inspections

Upcoming

You have not added any inspections.

Completed/Pending Issuance (2)

Pass - 2	
<div><div>Pass</div><div>Building - Final (1310862)</div><div>Result by: Eric Nadvornik on 01/27/2022 at 10:52 AM</div></div>	<div>View Details</div>
<div><div>Pass</div><div>Building - Foundation with Letter (1310861)</div><div>Result by: Roland Resendez on 01/27/2022 at 12:19 PM</div></div>	<div>View Details</div>

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Record MEP-ELE-PMT22-33300818:
Electrical General Permit
Record Status: LOC Issued

Record Info ▼

Payments ▼

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Inspections

Upcoming

You have not added any inspections.

Completed/Pending Issuance (3)

Failed - 1; Pass - 2

Pass Electrical - Rough-in (1446144)
Result by: David Montalvo on 02/10/2022 at 03:32 PM

View Details

Failed Electrical - Final (1446145)
Result by: Ariel Barrera on 04/06/2022 at 11:14 AM

View Details

Pass Electrical - Final (1613594)
Result by: Kevin Reininger on 04/07/2022 at 03:32 PM

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Record RES-ACC-PMT22-32100245:
Accessory Building Permit
Record Status: LOC Issued

Record Info ▼

Payments ▼

To view any current activity on this Record, please refresh the page.

Inspections

Upcoming

You have not added any inspections.

Completed/Pending Issuance (1)

Pass - 1

Pass Building - Foundation with Letter (1482074)
Result by: Eric Nadvornik on 03/25/2022 at 06:32 AM

[View Details](#)

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

February 2, 2022

HDRC CASE NO: 2022-058
ADDRESS: 1930 W MISTLETOE
LEGAL DESCRIPTION: NCB 1964 BLK 2 LOT E 48.7 FT OF 13 & W 1.3 FT OF 14
HISTORIC DISTRICT: Monticello Park
PUBLIC PROPERTY: No
APPLICANT: Dorothy Choice/Horizon View Realty Investments LLC - 1930 W MISTLETOE AVE
OWNER: Dorothy Choice/Horizon View Realty Investments LLC - 1930 W MISTLETOE AVE
TYPE OF WORK: Garage/carport, Porch/Patio, Repair and Maintenance, Painting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Enclose the existing carport to create a garage.
2. Restore a side door on the east elevation of the house.
3. Replace the metal porch columns with wood columns.

FINDINGS:

a. The primary structure located at 1930 W Mistletoe is a 1-story single family home constructed ca. in the Minimal Traditional style. The home features non-wood tile siding, an inset front porch with wrought iron columns, a prominent rock chimney on the front of the house, and an asphalt shingle roof. The home is contributing to the Monticello Park Historic District.

b. CARPORT/GARAGE – The applicant has proposed to enclose the existing carport structure located at the rear of the property to create an enclosed garage. Siding will be added to the east and west elevations and garage doors will be added to the north elevation. Based on Sanborn Maps, an accessory structure appears on the property in the 1930s, though it is unclear whether the existing carport structure is original to the property. The overall footprint and roof form will not be modified. Per the Guidelines, when new materials are needed on outbuildings, they should match existing materials in color, durability, and texture. Ensure that garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. Updates to rear structures should be based on the architectural style of the primary building and historic patterns in the district. Staff finds the proposal consistent with the Guidelines based on the modified nature of the carport, the compatibility of the enclosure design and materiality, and the double bay garage doors. Staff finds that the garage doors should be fully wood or feature a design that mimics wood construction and features a smooth finish without a faux wood grain texture.

c. DOOR OPENING RESTORATION – The applicant has proposed to restore a door opening on the east elevation of the primary structure. There is evidence that a door may have existed in that location previously, including a small concrete stoop. That side of the house is partially obstructed by a side wall and the area where the door is proposed would not be easily visible from the right of way. Per the historic design guidelines for exterior alterations and maintenance 6.A.i., avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of way. Due to the secondary location of the proposed door and evidence provided, staff finds that installing a pedestrian door in this location will not detract from the historic character of the primary structure and is appropriate.

d. PORCH COLUMN REPLACEMENT – The applicant has proposed to replace the existing wrought iron columns at the front porch with wood columns. As noted in finding a, the architectural style of the home is minimal traditional and wood columns are a common feature. Per the guidelines for exterior maintenance and alterations, 7.B.iii., replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should

match in color, texture, dimensions, and finish. Staff finds that replacing the wrought iron columns with wood columns is consistent with the guidelines as the design is compatible with the architecture of the house. Additionally, the columns should be no wider than 6-inches square and feature simple top and bottom trim.

RECOMMENDATION:

Staff recommends approval of items 1-3 based on findings a through d with the following stipulations:

- i. That the applicant installs a fully wood garage door or a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That a column detail be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the siding installed on the garage be wood lap, wood board and baton to match the existing siding, or be smooth finish hardi-lap siding to be consistent with the design guidelines.

COMMISSION ACTION:

Items 1-3 are approved with staff's stipulations:

- i. That the applicant installs a fully wood garage door or a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That a column detail be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the siding installed on the garage be wood lap, wood board and baton to match the existing siding, or be smooth finish hardi-lap siding to be consistent with the design guidelines.



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

November 24, 2021

ADDRESS: 1930 W MISTLETOE

LEGAL DESCRIPTION: NCB 1964 BLK 2 LOT E 48.7 FT OF 13 & W 1.3 FT OF 14

HISTORIC DISTRICT: Monticello Park

PUBLIC PROPERTY: No

RIVER IMPROVEMENT OVERLAY: No

APPLICANT: Dorothy Choice/Horizon View Realty Investments LLC - 1930 W MISTLETOE AVE

OWNER: Dorothy Choice/Horizon View Realty Investments LLC - 1930 W MISTLETOE AVE

TYPE OF WORK: Foundation/skirting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to repair the existing foundation.

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 11/24/2021 11:00:48 AM

ADMINISTRATIVE APPROVAL TO: Repair the existing foundation.

No modifications to the existing skirting are requested or approved at this time.

APPROVED BY: Rachel Rettaliata

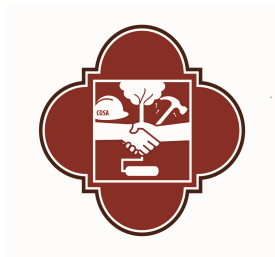
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Historic Preservation Officer

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ADDRESS: 1930 W MISTLETOE
HDRC: N/A



City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	REP-RRP-PMT-22-35300091
PERMIT NAME	1930 MISTLETOE
PERMIT ISSUANCE DATE	01/10/2022
LOC ISSUANCE DATE	05/06/2022
ADDRESS	1930 MISTLETOE City of San Antonio TX 78201
DESCRIPTION OF WORK	full interior remodel to include new 1/2 bath and current bath remodel, kitchen remodel and new interior doors

Thank you for your business

The City of San Antonio

1930 W Mistletoe

Proposed Rehabilitation Scope of Work

The proposed rehabilitation project for 1930 W Mistletoe will not involve changing the footprint of the structure. Rather, it will involve a reconfiguration of the kitchen, the master bedroom and current half bath, and enclosing the existing car port to create a 2-car garage.

The existing exterior siding and trim will be repaired with like-kind materials and repainted. The existing wrought iron railings on the front porch are rusted through in places, and will be replaced with solid 6" square wooden posts, and a new steel railing constructed of square tubing will be installed on the porch steps. The existing historic windows will be refurbished, reglazed, new counter-weight ropes installed, and repainted. The intent is to keep the appearance of the residence exactly as it would have been many years ago.

In the interior, the wall between the living room and dining room will be removed. One half of the wall between the dining room and the kitchen will be removed, leaving a pony wall with the range and island ventahood separating the two rooms. This will facilitate an open concept of the living room, dining room, and kitchen, with wood beams and columns delineating the separate spaces. New can lighting will be installed in all three rooms.

The kitchen will be slightly reconfigured with new kitchen cabinets bases, 42" upper cabinets, and a corner "butterfly" kitchen sink to maximize space. The laundry room and pantry will remain, with new doors installed.

The current full bathroom will remain as configured, with new tile, vanity, and lighting.

Bedrooms 1 and 2 will remain as configured, with new closet doors, retexture and paint.

Bedroom 3 will remain as configured, with the exception of a new exterior door installed to exit onto the driveway. The house had previously had an exterior door as evidenced by the installed header and concrete steps in place. This will allow the bedroom to possibly be used as an office or mudroom.

The master bedroom will undergo the most substantial change. The existing half bath will be replaced with a large master bath featuring a walk-in shower, soaking tub, 60" double vanity, and a separate water closet. A large walk-in closet with a custom built-in dresser will also be installed.

The existing wood floors will be refinished, with matching LVL installed in rooms without existing wood floors.

The existing carport with built-in shed will be converted into an enclosed 2-car garage, with a side access door and steps.

Built-in bench seating will be added to the existing deck to enhance its appearance and use.

Prior to commencing any interior work, the foundation will be repaired with new beams and concrete piers.

The house will be totally rewired, including a new exterior panel, new subpanel, breakers, and electric service.

New plumbing will be installed, to include new sewer line, replacing galvanized piping with PEX, and the 2019 water heater brought up to code.

The existing HVAC will be inspected, serviced, and any deficiencies repaired.

All work will be performed with applicable permits and inspections as required.

















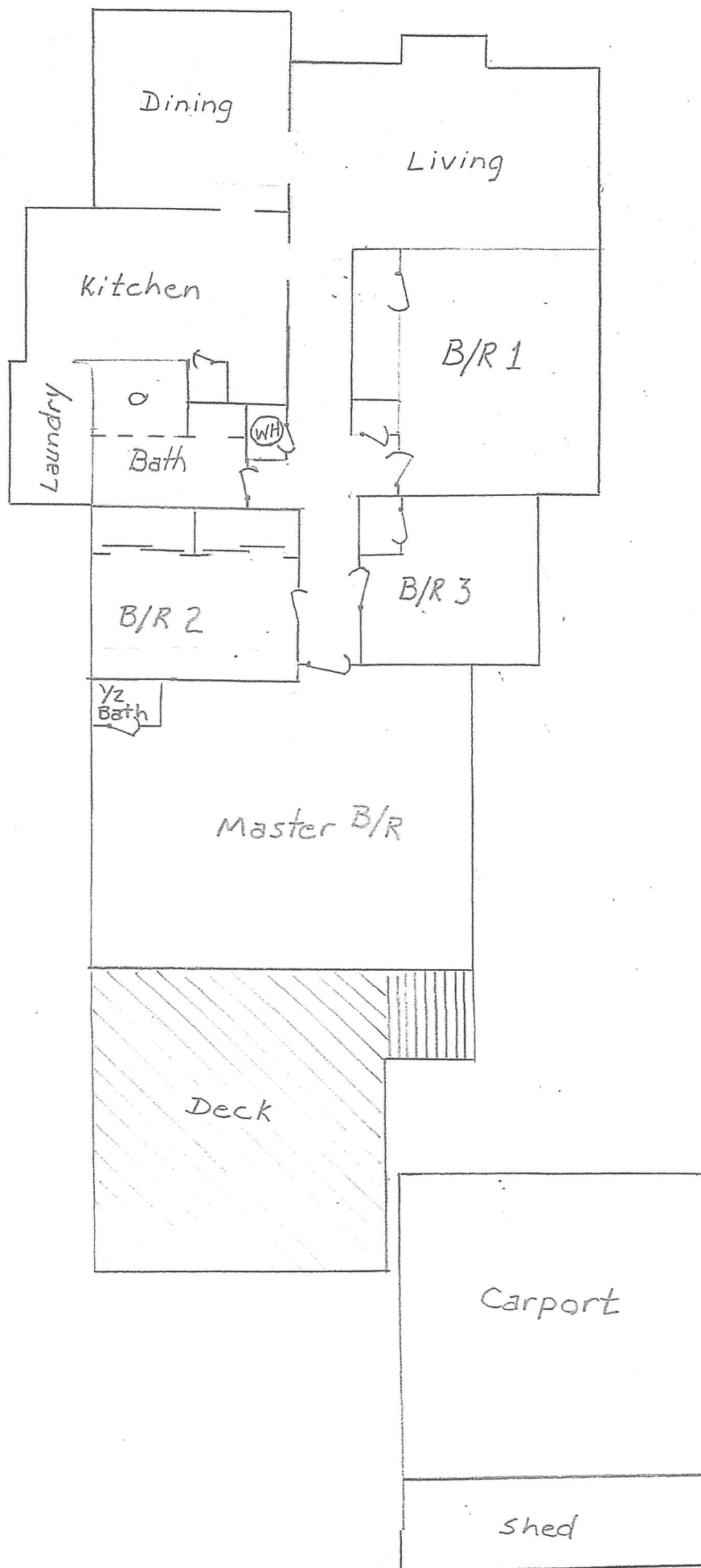




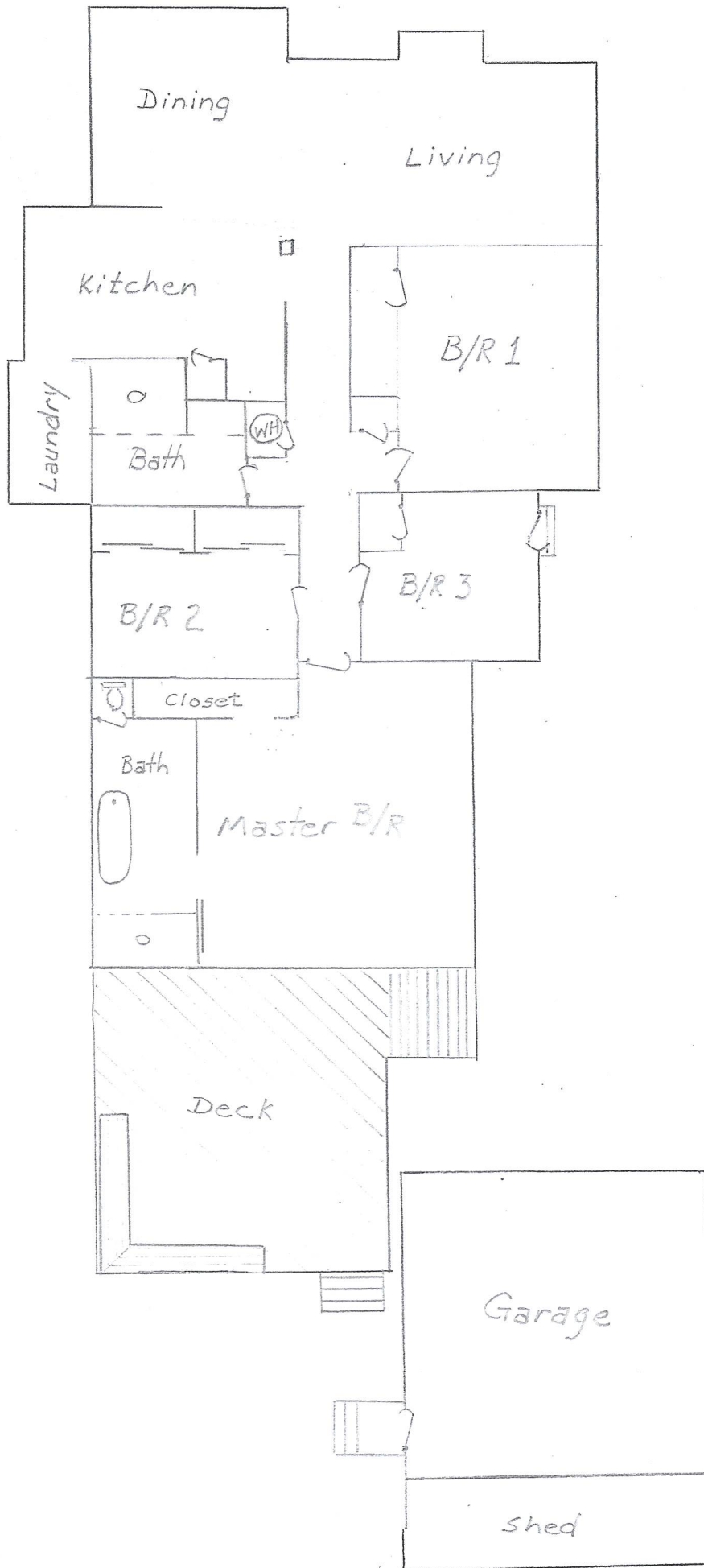




1930 W. MISTLETOE



CURRENT
FLOOR PLAN



PROPOSED
FLOOR PLAN

Project Work List

1. Level foundation. Replace skirt around perimeter of house.
2. Replace damaged siding and trim. Change out porch columns and railings.
3. Remove damaged sheetrock. Remove existing tile in bathroom. Remove existing light fixtures, kitchen cabinets and bathroom vanities.
4. Frame out new master bath and closet. Remove walls between living and dining room. Remove ½ wall between dining room and kitchen. Install exterior door in bedroom 3.
5. Refurbish historic windows.
6. With new layout established, rough in new electric service and rough in plumbing.
7. Install new sheetrock and texture. Paint interior walls. Paint exterior of house.
8. Install tile in kitchen and bathrooms. Install LVL in rooms as needed.
9. Install kitchen cabinets.
10. Perform electric finish out to include switches, outlets, lights and fans. Perform plumbing finish out to include toilets, faucets, dishwasher, disposal, and bringing water heater up to code.
11. Service HVAC system and ensure proper operation.
12. Refinish wood floors and install trim as needed throughout house.
13. Enclose existing carport, install garage doors, access door, and steps. Paint garage.
14. Install bench seating on deck. Stain bench seating and deck.
15. Perform lawn maintenance and pressure wash sidewalks and driveway.

Projected Time Schedule

It is anticipated that this project will take approximately 5 months to complete, with a completion dated of mid-May, 2022. Unanticipated problems that might occur during any phase of this project might push the completion date to a later date.

Estimated Project Costs

The budget for this project is Supply chain issues and increases in cost of supplies is an unknow factor, and could push this figure higher.