

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

HDRC CASE NO: 2020-429
ADDRESS: 511 MARY LOUISE
LEGAL DESCRIPTION: NCB 7013 BLK LOT 3 & W 25 FT OF 2
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: September 24, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 511 Mary Louise.

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 511 Mary Louise first appears in historic aerials in 1973 and was not featured on the Sanborn Maps in 1951. The primary structure was constructed in the New Formalist/Spanish Eclectic style and features a rectangular plan, a flat roof with a decorative red clay barrel tile roofline, a prominent front porch arcade, and a stucco finish. The property is contributing to the Monticello Par Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, plumbing and electrical work, HVAC installation, new flooring, kitchen and bathroom remodeling, fenestration modifications, window replacement, and landscaping improvements.
- 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.

RECOMMENDATION:

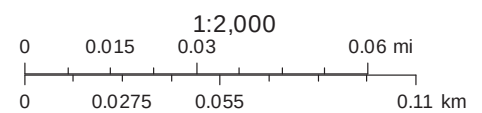
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

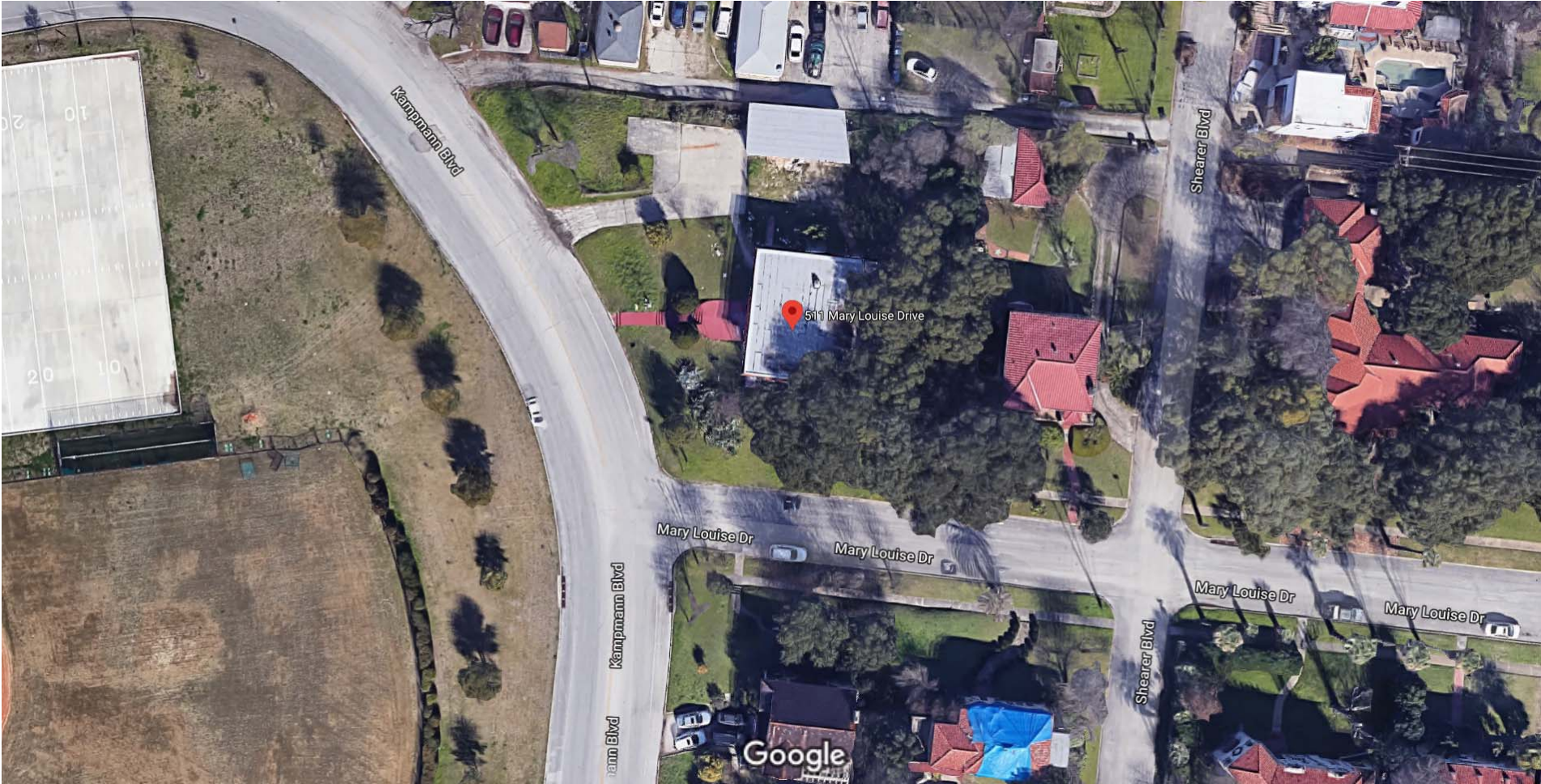


September 29, 2020

— User drawn lines



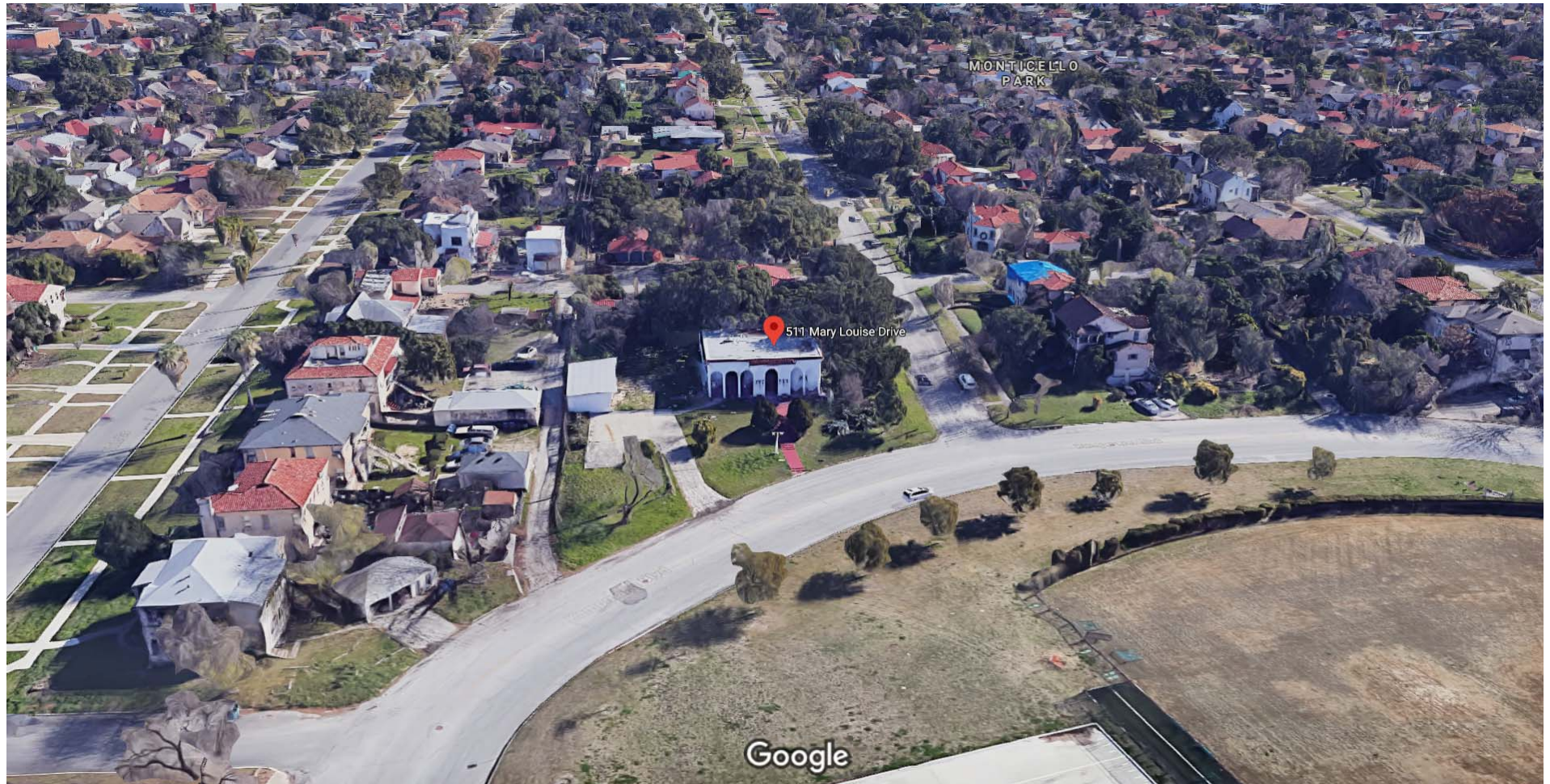
Google Maps 511 Mary Louise Dr



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511 Mary Louise Dr



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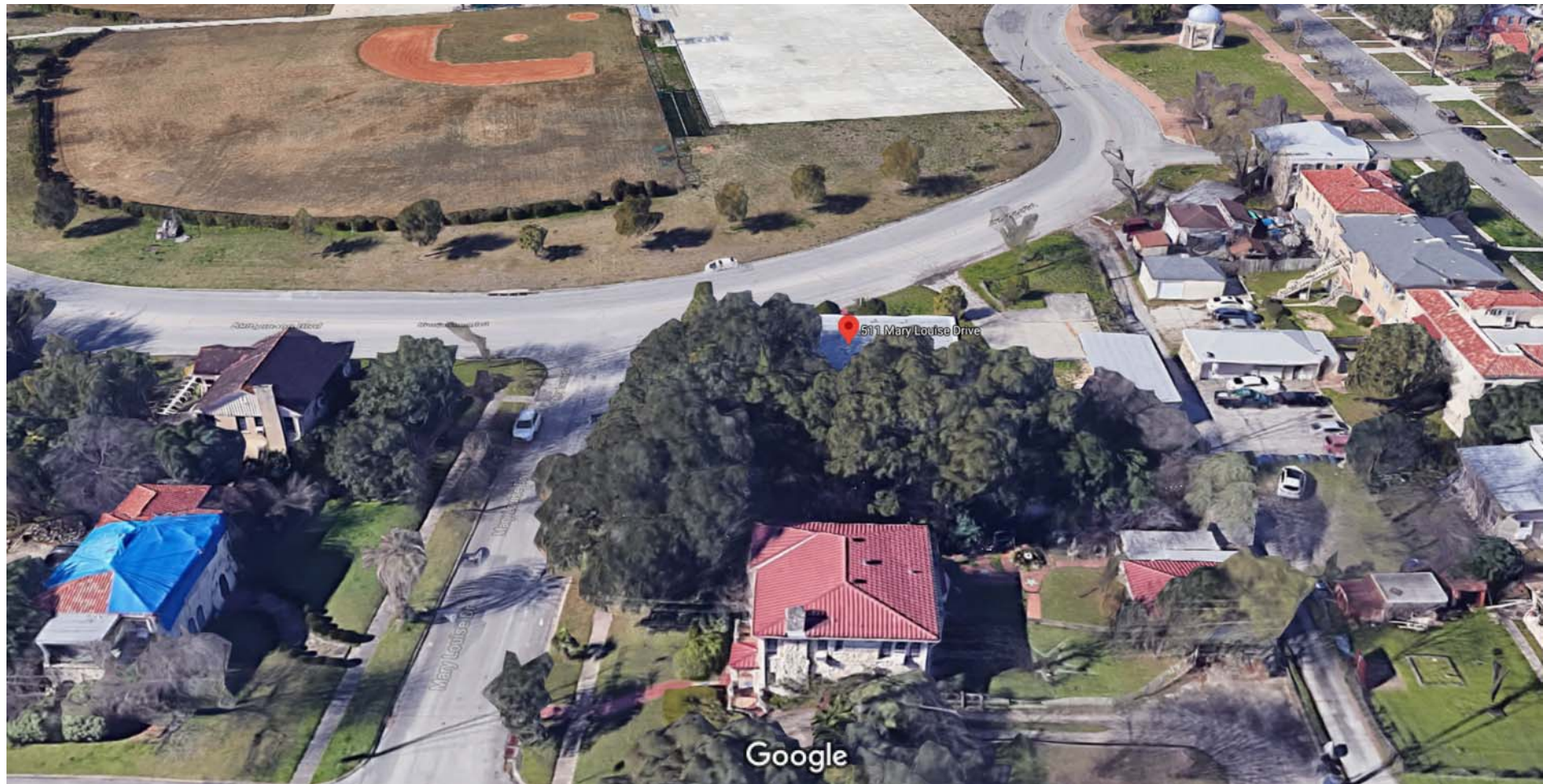
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Google Maps 511 Mary Louise Dr



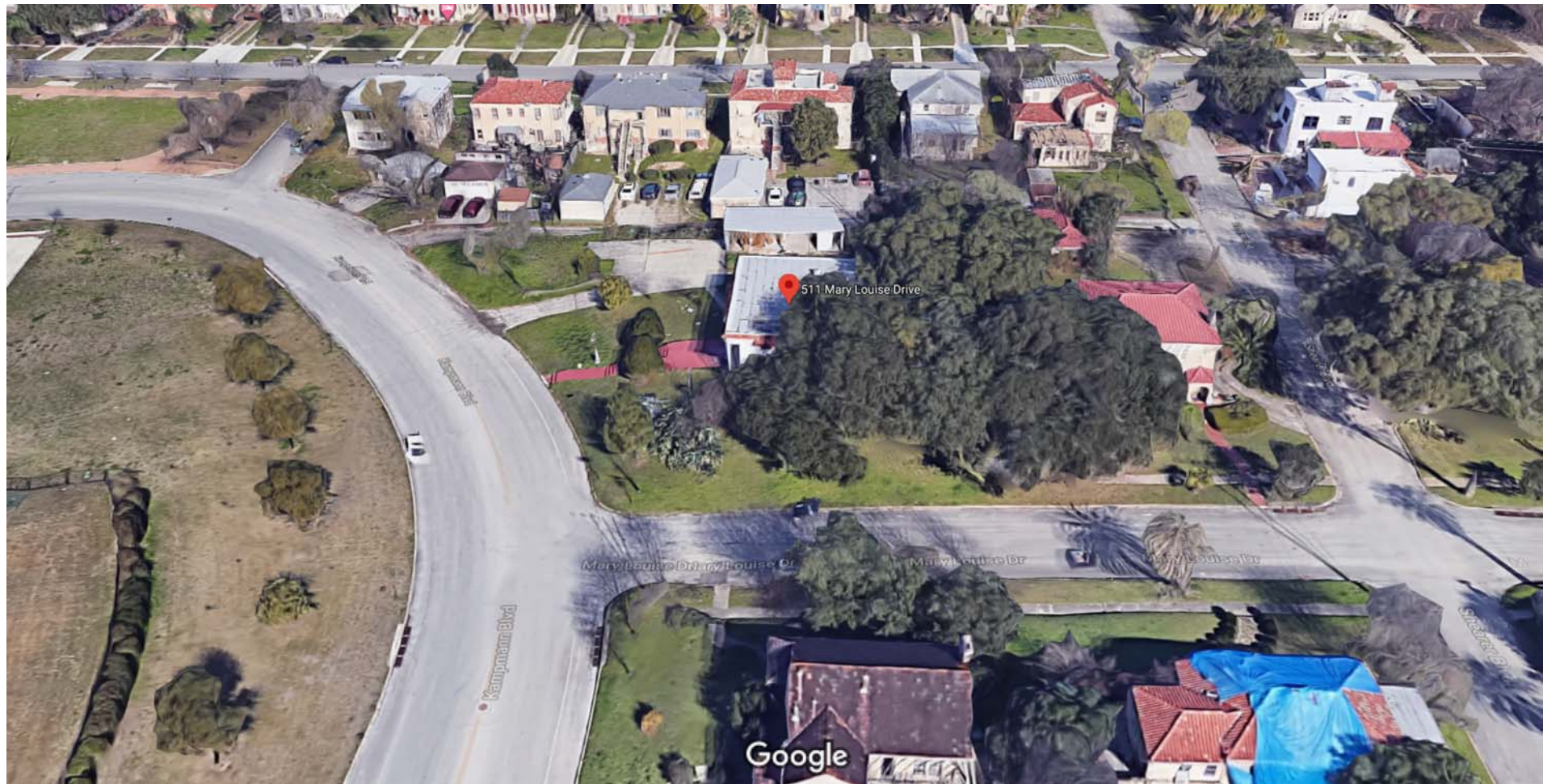
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Google Maps 511 Mary Louise Dr

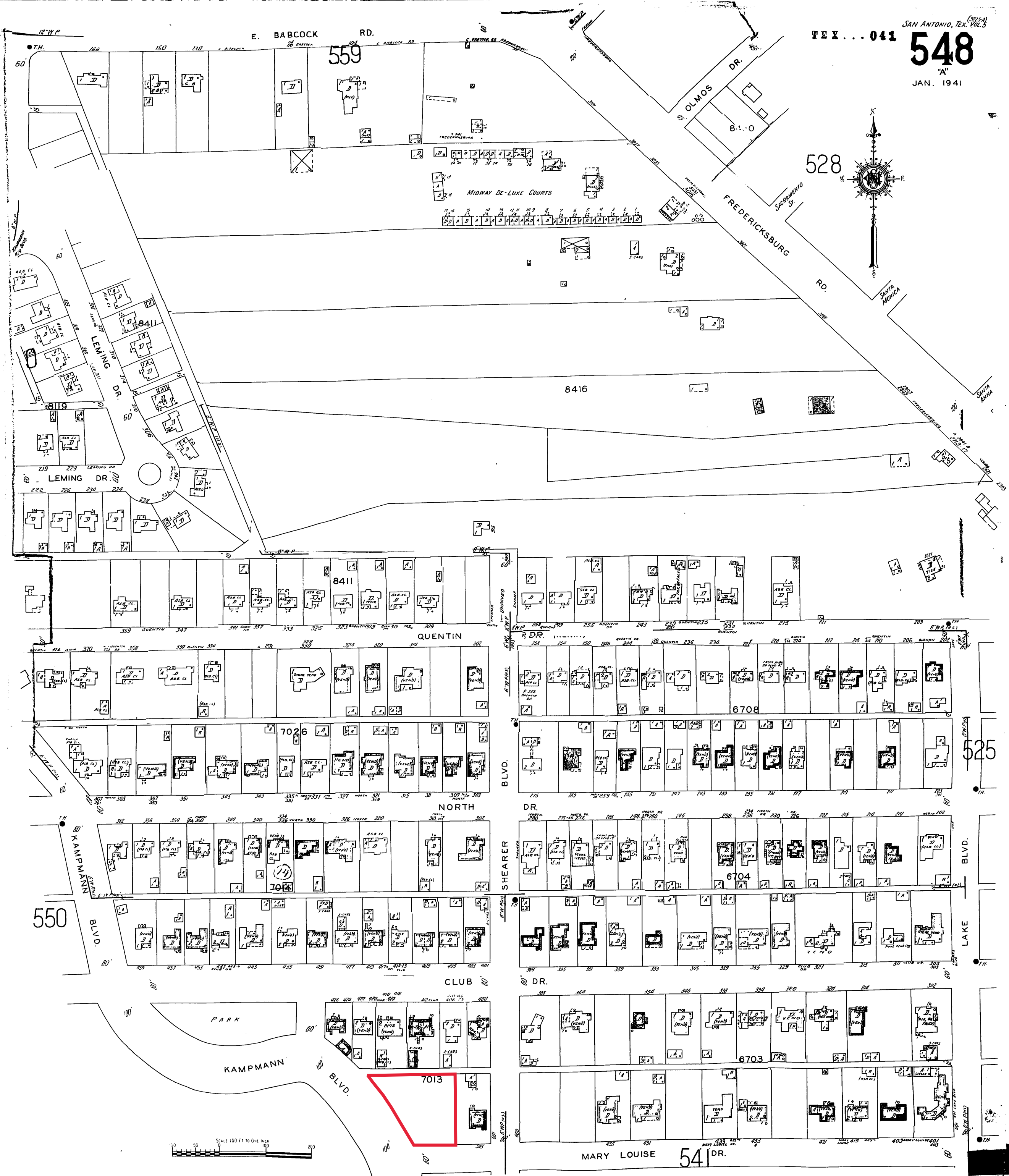


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Google Maps 511 Mary Louise Dr



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First American Title	Deposit	Home Depot
Mary Fuentes		Home Depot
Home Depot	Tile	Home Depot
Foremost	Insurance	Foremost
Community 1 Dumpster	Dumpster	
Community 1 Dumpster	Dumpster	Jmaxx
Community 1 Dumpster	Dumpster	Menrov
Juan Lopez	Demo Tile	Foremost
Ford Landscape	Yard	In Air Heating
Stephen Meyer	CMU Inspection	A1 Engineering
Manuel Tello	Roof	DVS
A1 Engineering	Site visit	Building Specialites
A1 Engineering	Reports	Home Depot
A1 Engineering	Retainer for Reports	Floor & Décor
A1 Engineering	Structural Reports	Home Depot
Amcore	Part of concrete	Home Depot
Home Depot	Drylock / concrete	Home Depot
Home Depot	Wall repair / Dry lock	Home Depot
Home Depot	Studs	Home Depot
Home Depot	Studs	Home Depot
Home Depot	lumber of back wall	Floor & Décor
Home Depot	plumbing stops	Pacific Shore
Home Depot	wood plates	Home Depot
James Cruz	Framing / patches	Home Depot
James Cruz	Back Wall framing	Home Depot
Jubilee Electric	Wire move	Home Depot
Home Depot	Ramsets	Home Depot
Amcore	Concrete	Home Depot
Keaton Hawks	Grass	Home Depot
Home Depot	PT Plywood	Walmart
James Cruz	Labor for sheething	Walmart
Home Depot	Lumber for headers	Home Depot
Crawfor Electric	Recessed lighting	Home Depot
Home Depot	lights	Home Depot
A1 Engineering	Letter	Home Depot
James Cruz	Walls / closets	Home Depot
Home Depot	cabinets	Walmart
Sears	Appliances	
Amcore	half of electrical	Isabel Flores
Home Depot	fans / lights	JM
Home Depot	lights / electrical	Sherwin Williams
Home Depot	lights	Mr. Henry
Alamo Recycling	Dumpster	MSJ
Builders Gypsum	Drywall	Home Depot
Winn Supply	Valves	Steve Gomez

Home Depot	Tubs, plumbing	Home Depot
Home Depot	Drywall screws	Sherwin Williams
Community 1 Dumpster	Dumpster	Changing Seasons
Amcore	Drywall, electrical	Cruz Custom
Home Depot	screws	Home Depot
Community 1 Dumpster	Dumpster	Home Depot
Jaime Lopez	window prep	James Cruz
Ramsey & Fosser	paperwork	Travelers
Home Depot	Drywall, hardi board, material	Travelers
Amcore	sheetrock	Travelers
Jaime Lopez	Drywall repairs	Travelers
Development Services	permit transfer	Home Depot
Jaime Lopez	window material, install	Home Depot
Development Services	Permit mod	Home Depot
Community 1 Dumpster	Dumpster	Home Depot
Jaime Lopez	Drywall draw	Home Depot
Jaime Lopez	Bathroom	Home Depot
Jaime Lopez	windows, drywall final	Home Depot
Home Depot	paint, screws	Home Depot
Floor & Décor	Bath tile	Home Depot
Home Depot	Tile	Sprinkles
Jaime Lopez	Doors, trim, baseboards, shelves	Home Depot
Home Depot	Grout, hardi board	Home Depot
Jaime Lopez	Tile install	Home Depot
Jaime Lopez	Paint material	Home Depot
Jaime Lopez	Int paint, doors / trim install	Home Depot
Home Depot	paint	Home Depot
Home Depot	liquid nails, nails	Home Depot
Home Depot	screws, nails.	Home Depot
Development Services	Permit mod	Home Depot
Jaime Lopez	concrete steps	Home Depot
Jaime Lopez	hardi labor, shower final	Lowes
Home Depot	berakers, smoke detectors	Home Depot
Home Depot	Redgard Knobs	Travelers
Home Depot	fans / lights	JM
Home Depot	breakers	Lonestar Concrete
Betos Electrical	Electrical	Leonard Lopez
Floor & Décor	shower floor tile	Home Depot
Community 1 Dumpster	Dumpster	Straight Cool Mech
Home Depot	Saw	Home Depot
Home Depot	plumbing material	Trane
Jaime Lopez	extra tile labor	James Cruz
Home Depot	outside lights	Ford Landscape
Home Depot	blades, leveler	Rock Materials
Home Depot	thinset	Lambert Skloos
Betos Electrical	breakers, grounding, plugs	Home Depot
Home Depot	mortor	Jmaxx

Cesar Martinez
Home Depot
Cesar Martinez
Home Depot
Jaime Lopez
Clayton Salazar
Clayton Salazar
Jaime Lopez
Home Depot
Home Depot
Home Depot
Amcore
Home Depot
Home Depot
Jaime Lopez
Pacific Shores
Clayton Salazar
Home Depot
Home Depot
Home Depot
Home Depot
Home Depot
David Flores
Dave Flores
Albert Uresti
Andrew Ugarte
Home Depot
Paul Palmer
David Flores
Pacific Shores
Steve Gomez
Jaime Lopez
Best Granite
R&D Plumbing
Home Depot
Home Depot
Home Depot
Home Depot
Home Depot
Home Depot
Home Depot
David Flores
Jaime Lopez
Best Granite
Foremost
Foremost
David Flores

Floor install
Grout, hardi board
Floor install
Trim
Basseboard balance
Cabinet install
Cabinet install
caulk
vanities
microwave
paint
Final
paint
cabinet panels
repairs / patches
slabs
Cabinet install
faucet
supply lines
toilets
disposal
plumbing material
Trash
Trash
Taxes
Drains
Shower material
Haul away
Trash
Granite
Shower door
Patches
Granite install
Plumbing
Treds
Hardi board
hardi supplies
screws
soffit paint
screws
soffit paint
trash
front doors
steps install
Insurance
Insurance
trash

Jaime Lopez
Home Depot
Leonard Lopez

Home Depot	registers
Home Depot	HVAC , caulk
Foremost	Insurance
Pedro Lira	tree clean up
Travlers	Insurance
Home Depot	Fence pickets
Building Specialties	Dryvit
River City Lock	Locks
Walmart	Knob
TDSL	Trash
TDSL	Trash
Triple Steel	Gate
Albert Uresti	Taxes

Total



Fence
Fence
Fence
Insurance

Pest control
Pictures
Insurance
Register
Garage plan
Garage plan
Dryvit
Garage
Garage

Garage paint
dumpster
paint
sand
sand
material
Tempered glass

material
paint
AC
Framing
material
material
Framing
Insurance
Insurance
Insurance
Insurance
material
material
material
material
material
material
material
material
material
material
Cleaning
material
material
material
material
material
material
material
material
material
material
material
material
material
Insurance
Stucco, landscaping, garage
driveway
fence isntall
kitchen
AC
kitchen
filter
garage
landscaping
landscaping
electrical
Green Board
Pest

Doors / windows
Tile
Soffit

\$ 221,149.96

Time Schedule

Purchased 3/9/2018

Work Began 3/12/2018

Work finished 6/15/2020

Permits 2385102 6/30/2020

2386254 11/6/2018

2414802 2/11/2019

2499277 6/30/2020





















































































