

# HISTORIC AND DESIGN REVIEW COMMISSION

July 07, 2021

**HDRC CASE NO:** 2021-306  
**ADDRESS:** 202 MARY LOUISE  
**LEGAL DESCRIPTION:** NCB 6699 BLK 8 LOT 21  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Benjamin and Jennifer Rosas  
**OWNER:** Benjamin and Jennifer Rosas  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** June 23, 2021  
**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 202 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 located at 202 Mary Louise is a 2-story, single-family residence constructed circa 1926 in the Spanish Eclectic style. The home features a red clay tile hip roof and a flat roof, stucco cladding, prominent front and rear chimneys, divided lite windows, arched transoms over the front façade windows, and a decorative front door surround. The property is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, roof repair and replacement, landscaping modifications, fence repair, window and door repair, and upgrades to the existing plumbing, electrical, and mechanical systems. 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.

## RECOMMENDATION:

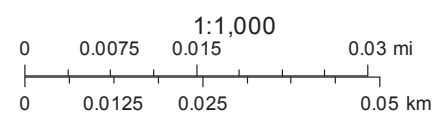
Staff recommends approval based on findings a through c.

# City of San Antonio One Stop



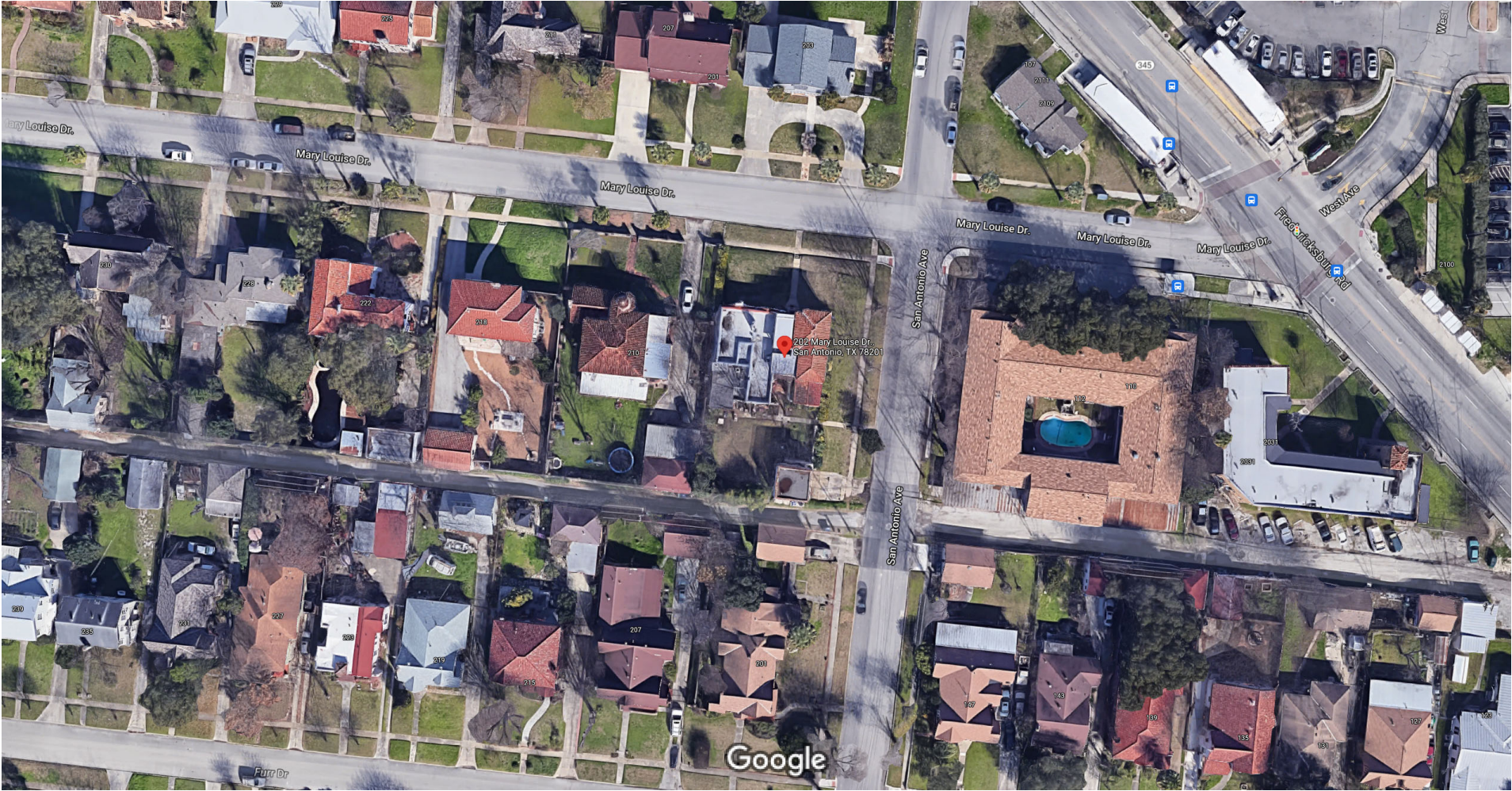
June 23, 2021

— User drawn lines





Google Maps 202 Mary Louise Dr.



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Google Maps 202 Mary Louise Dr.



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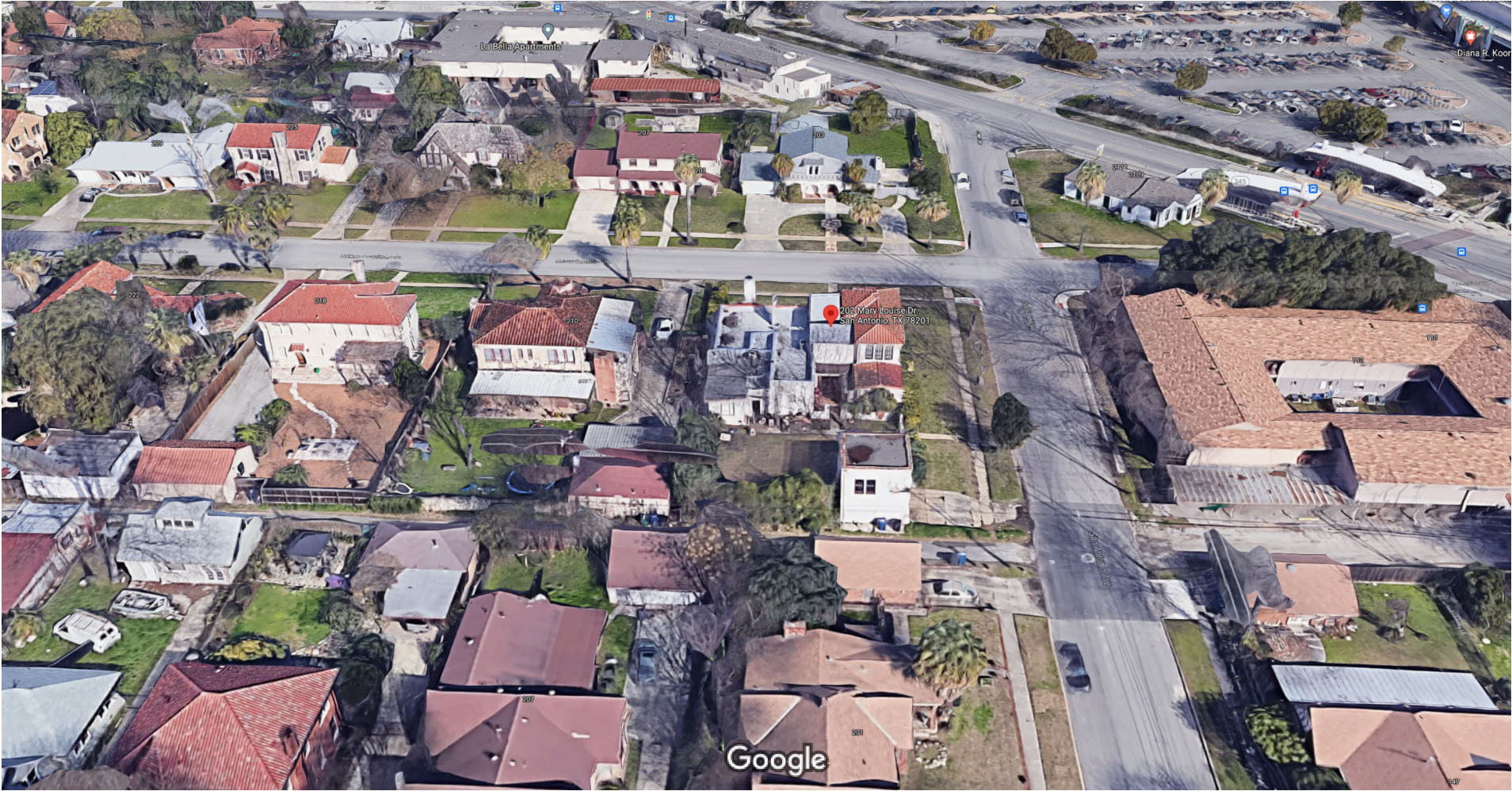
Google Maps 202 Mary Louise Dr.



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## 202 Mary Louise Dr. | San Antonio, TX



HISTORIC REHABILITATION APPLICATION PART 1 | JUNE 2021



# EXISTING FLOOR PLAN

## OVERVIEW

We are so excited to own this piece of San Antonio’s History! My wife and I are overjoyed to have the opportunity to raise our family in this historic gem of a house.

My wife is an educator in the inner city and I am an architect working in downtown San Antonio. Our kids attend SAISD schools. We are deeply rooted in this community and have a deep appreciation and affinity for historic structures.

We believe in the power of restoration, both in structures and in people. The original deed of this house was written such that my wife and I would not be allowed to buy the house due to the color of our skin and family origin. However, we are now proud to reclaim the opportunity of ownership and to restore the piece of this homes narrative that was about love and family. We believe that every building has a story and this home is no exception.

The story of home began in 1926 when it was built for the DeLesdernier Family and featured, at the time, fine italian stone craftsmanship both inside and out. Some of these features are still intact today around the front door. Over years, the original high quality interior character has been muddled and in many ways lost by insensitive intervensions and low quality replacement of original high quality materials and craftsmanship.

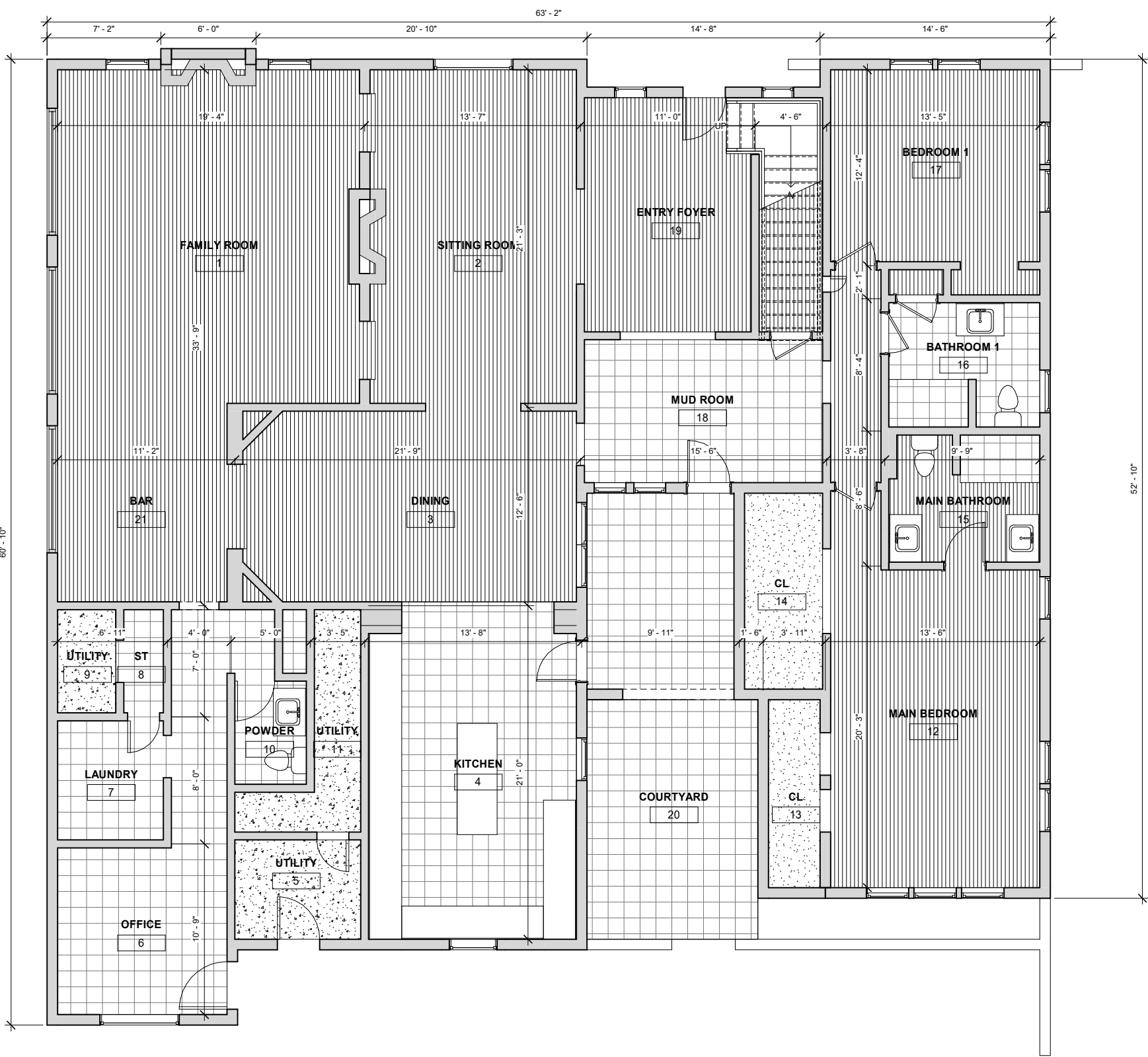
Our goal is to restore the pieces of this homes character that are currently hidden under layers of poorly crafted additions. We want to reintroduce the warmth and quality of craftsmanship that once defined this prominent home. Our intention is not to overpower the historic aspects of this house, rather compliment them with contemporary functional improvements that will last for generations to come.

We’re thinking ahead. We want this to be a home that our family will grow old in and are investing in it as such. We know that the value of the improvements we are putting into the structure may not yield a return for many, many years. We are not planning to sell this home. We are building a legacy and an example for others to follow.

We want our kids to love being here. We hope to create many memories in this house with family and friends. We hope that those that enter this home will feel warmth and love - no matter where they come from or what the color of their skin is. We hope that they will see that, with care and attention, what was once old and broken can be made new again.

## EXCERPT FROM ORIGINAL DEED

North Woodlawn Terrace, said lots fronting on the south side of Club Drive, according to plat of record in Vol. 642, page 189, of the Plat Records of said County. To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said W.F. DeLesdernier and wife, Alice DeLesdernier, their heirs and assigns, forever, subject to the following conditions and restrictions, the observance of which is a part of the consideration for said property, and which the purchaser agrees for themselves, their heirs and assigns, shall be covenants running with the land: 1. That neither they nor their heirs, executors, administrators or assigns, shall sell or lease any portion of said property to any person of negro blood, nor to any Mexican. 2. That said property shall be used for private residence purposes only, except as hereinafter set out; That no residence





# NEW FLOOR PLAN

## IMPROVEMENT LIST

### EXTERIOR REHABILITATION

- Repair Stucco finish throughout and repaint with same white color
- Reseal Windows and Doors
- Rehabilitate Leaking Windows: Carpenter to rebuild in same historic likeness and wood construction methodology
- Repair and Restore existing Clay tile roofing
- Repair existing leaking modified bitumen roofing membrane
- Reseal flat roof joints and seams
- Repair historic iron fencing
- Landscape front yard with drought tolerant vegetation

### INTERIOR REPAIR, RENOVATIONS, AND IMPROVEMENTS

#### Architectural:

- Repair and Restore and historic wood flooring: sand, seal, replace broken/rotting/missing boards
- Remove period inappropriate interventions and replace with contemporary complimentary interventions: remove fiberglass columns and arches and replace with simple archways. Remove dark stained particle board kitchen cabinetry and replace with solid wood kitchen cabinetry and countertops.
- Update/Renovate Main Bathroom layout, tile, electrical, and plumbing fixtures
- Paint and finish throughout

#### Electrical:

- Repair and update electrical system and fixtures throughout

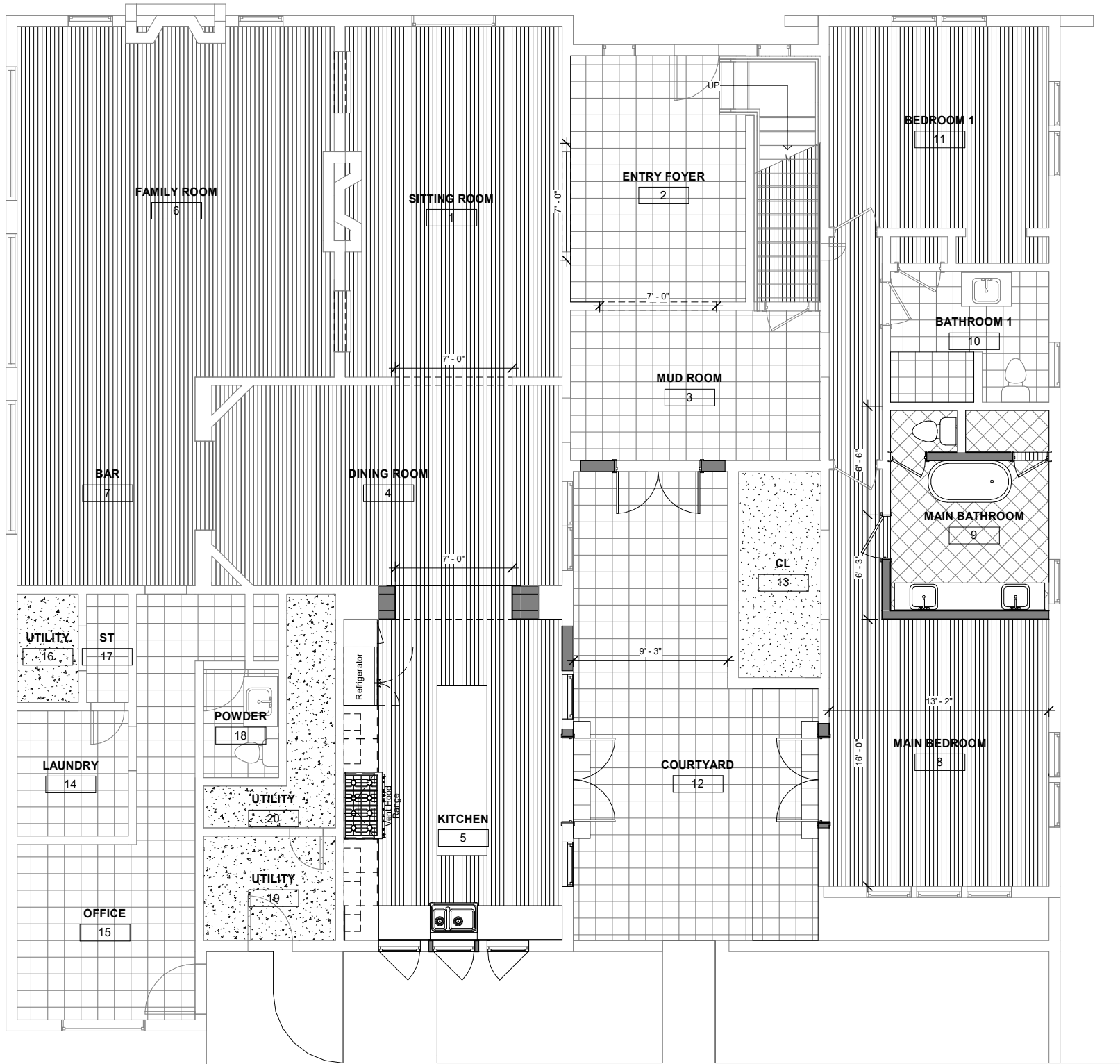
#### Plumbing:

- Repair and update broken plumbing fixtures throughout
- Replace leaking/corroded piping with PEX piping

#### HVAC:

- Repair/replace old HVAC condenser and furnace

For a full breakdown of improvements and costs, see budget breakdown at the end of the document.



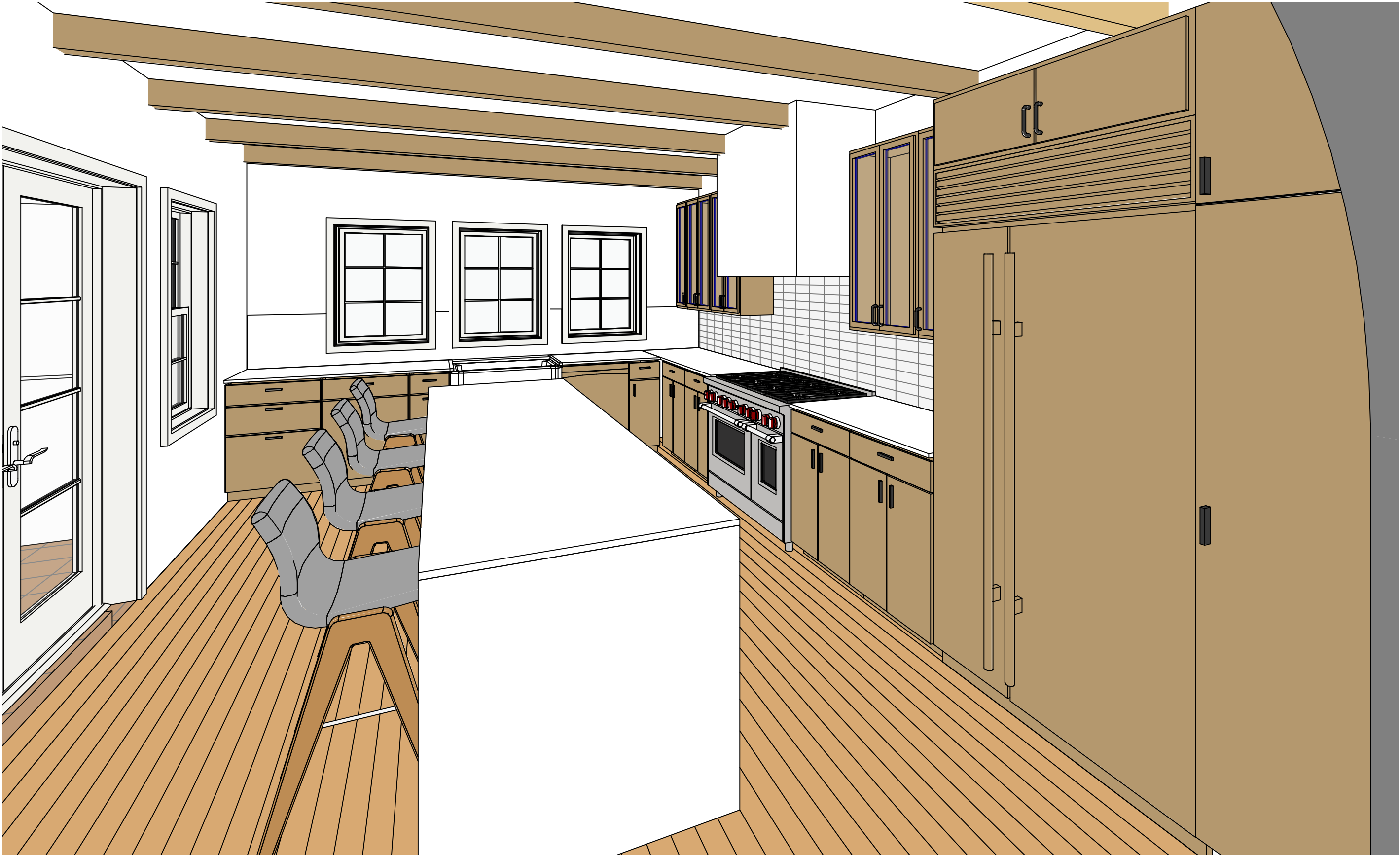


EXISTING KITCHEN





NEW KITCHEN PERSPECTIVE RENDERING



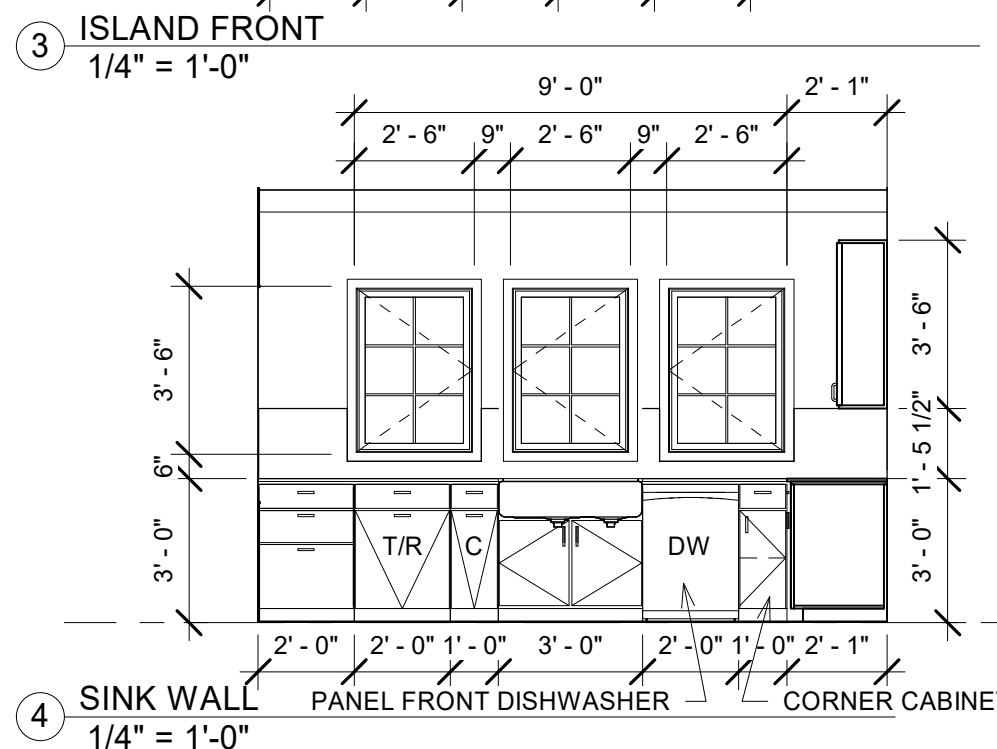
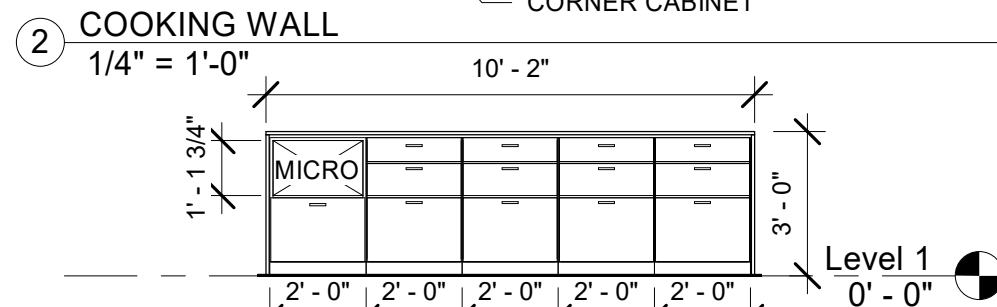
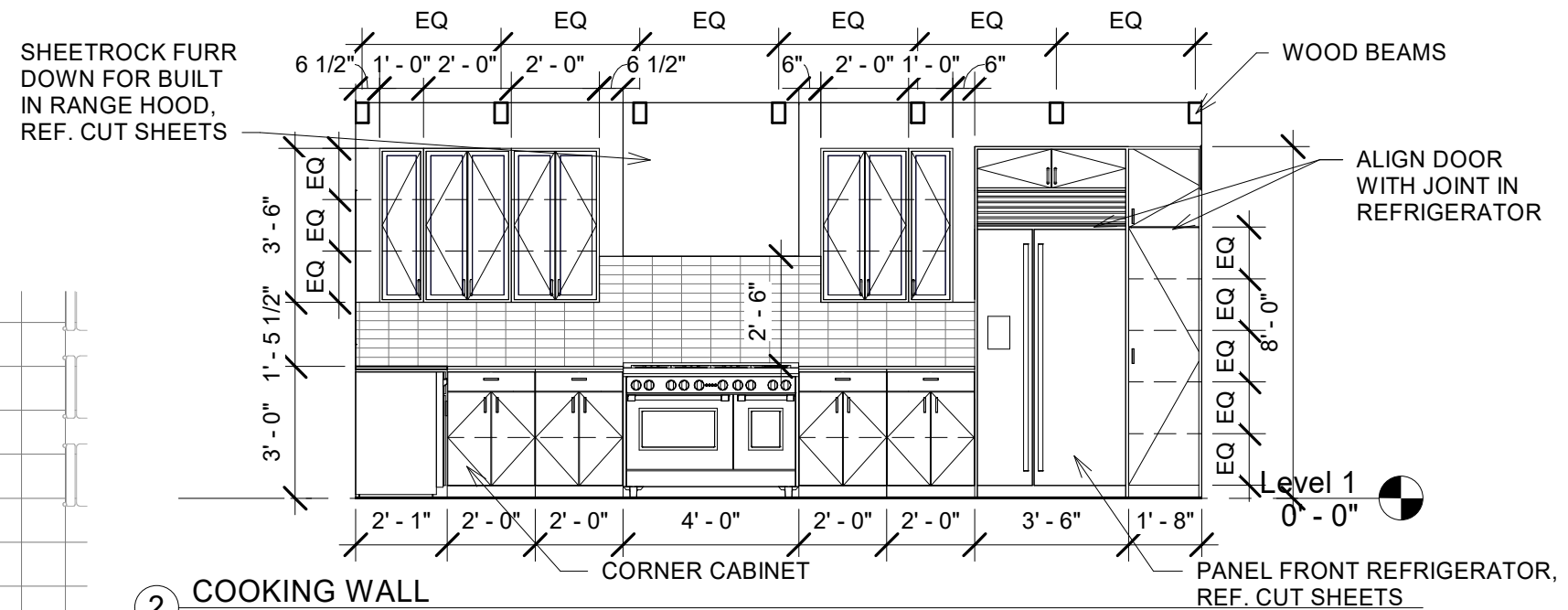
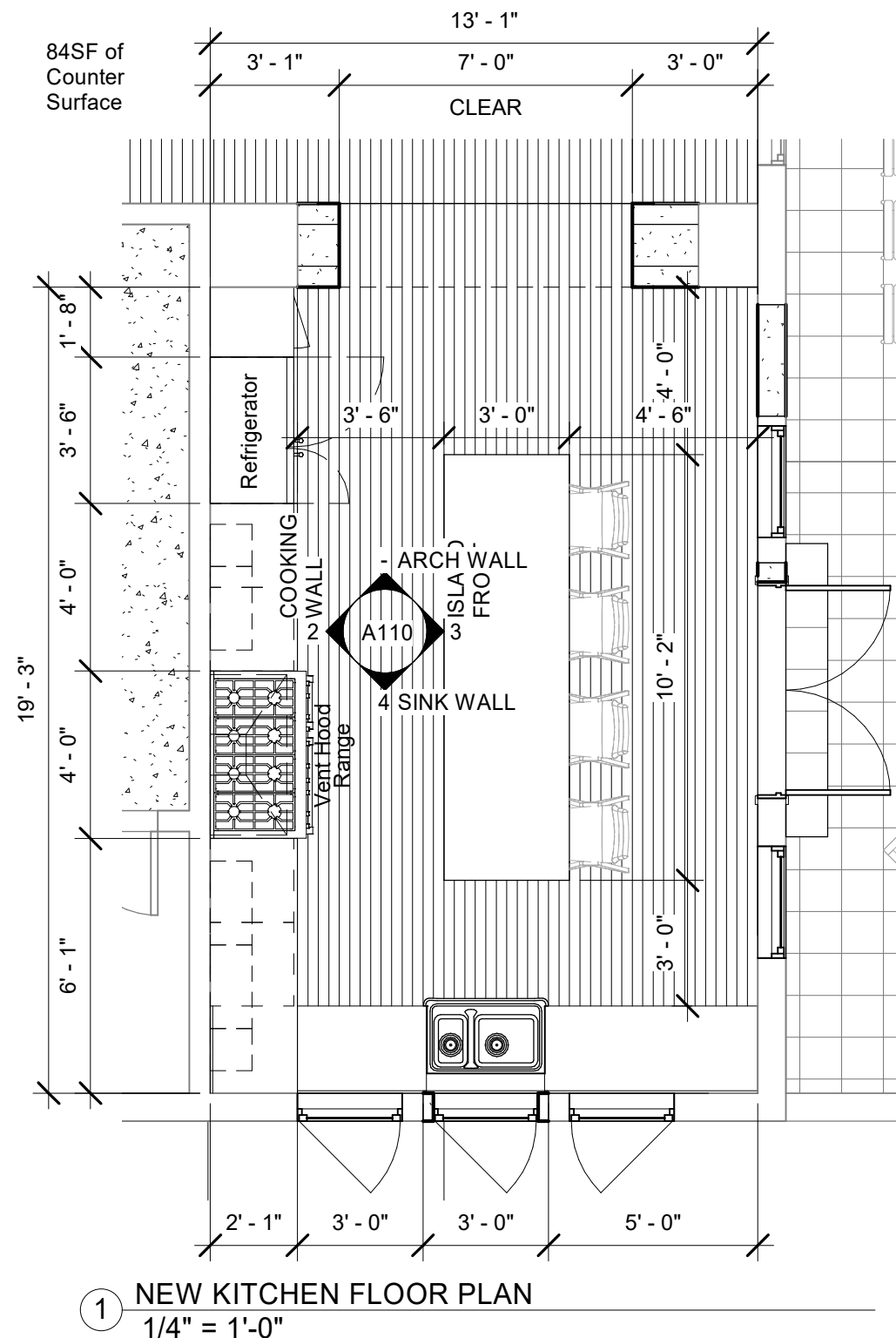


NEW KITCHEN PERSPECTIVE RENDERING





## NEW KITCHEN PLANS



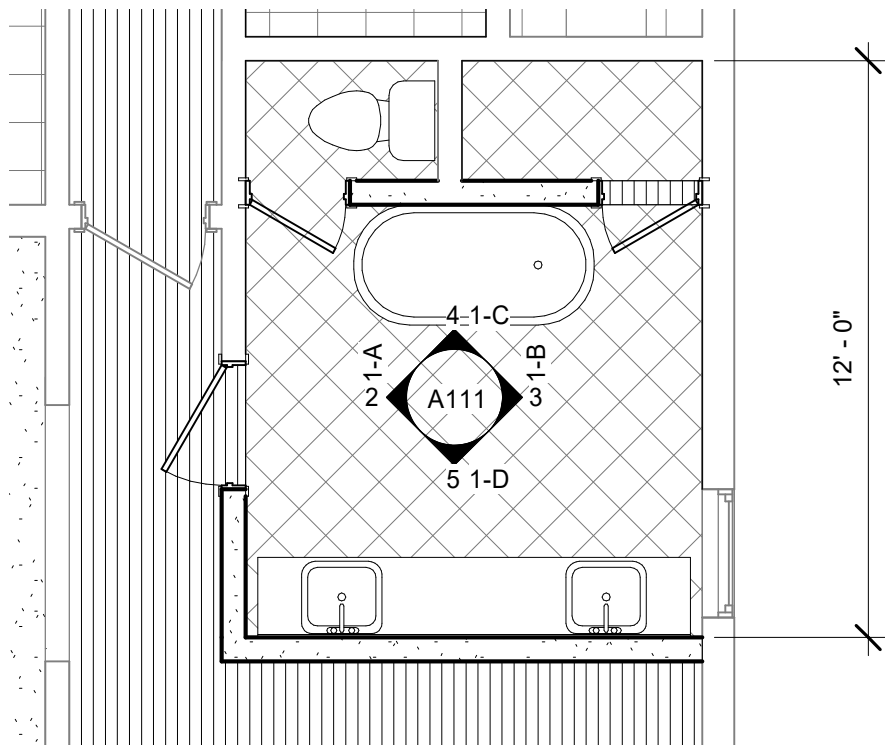


EXISTING MAIN BATHROOM

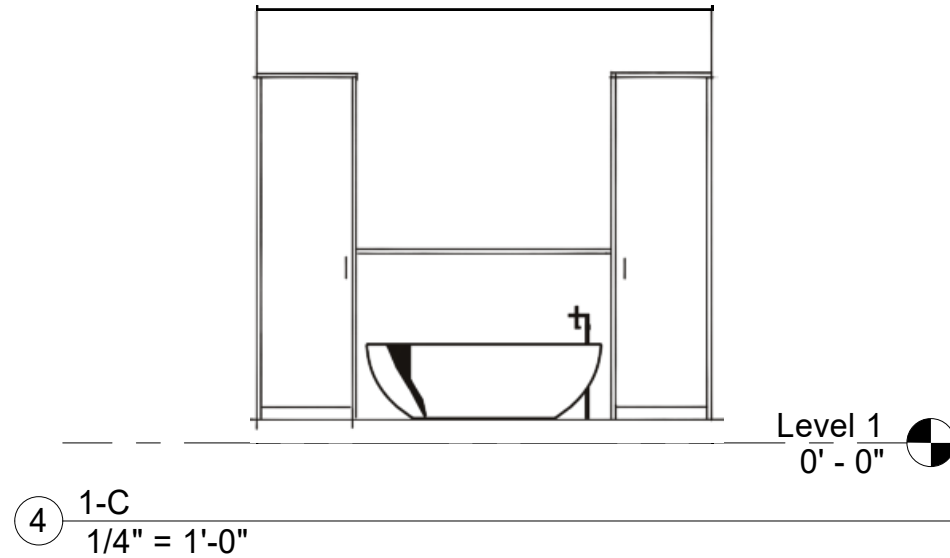
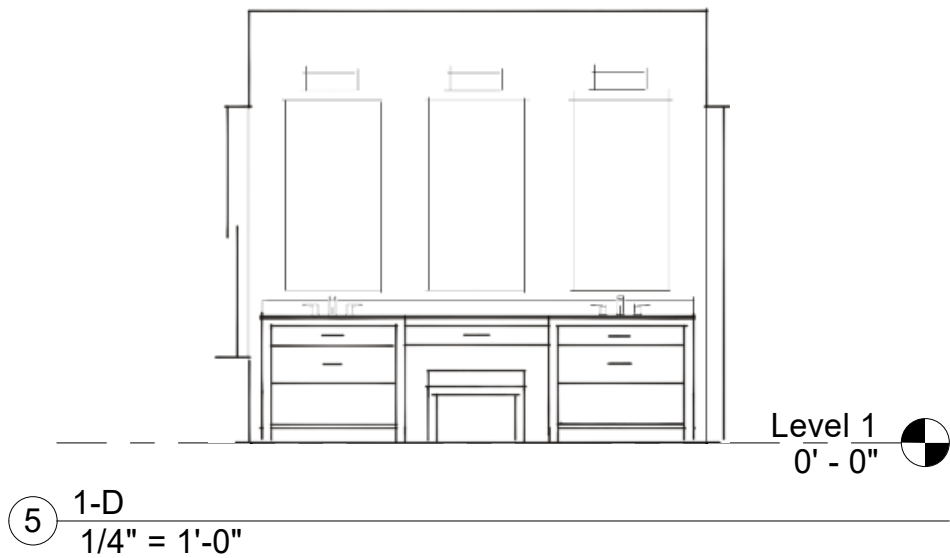
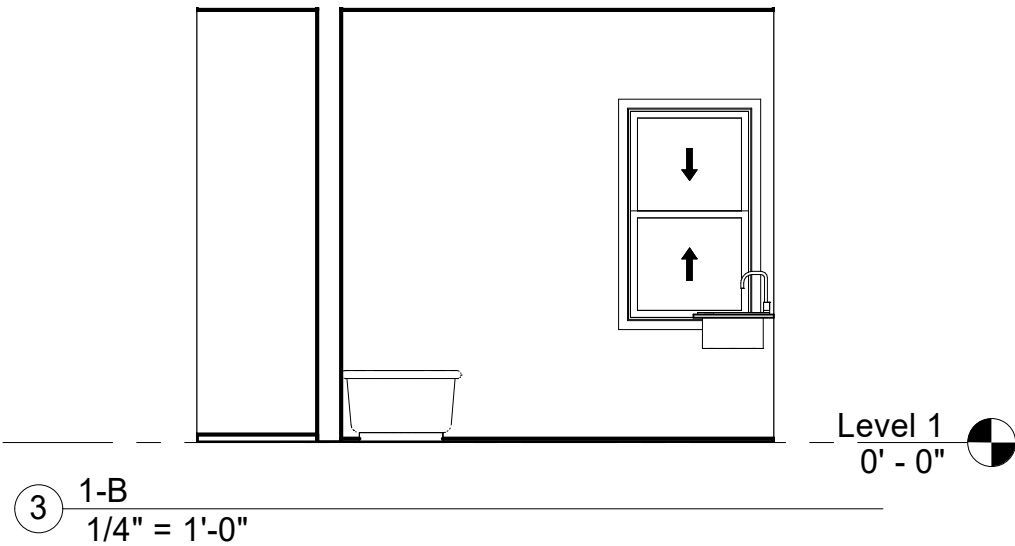
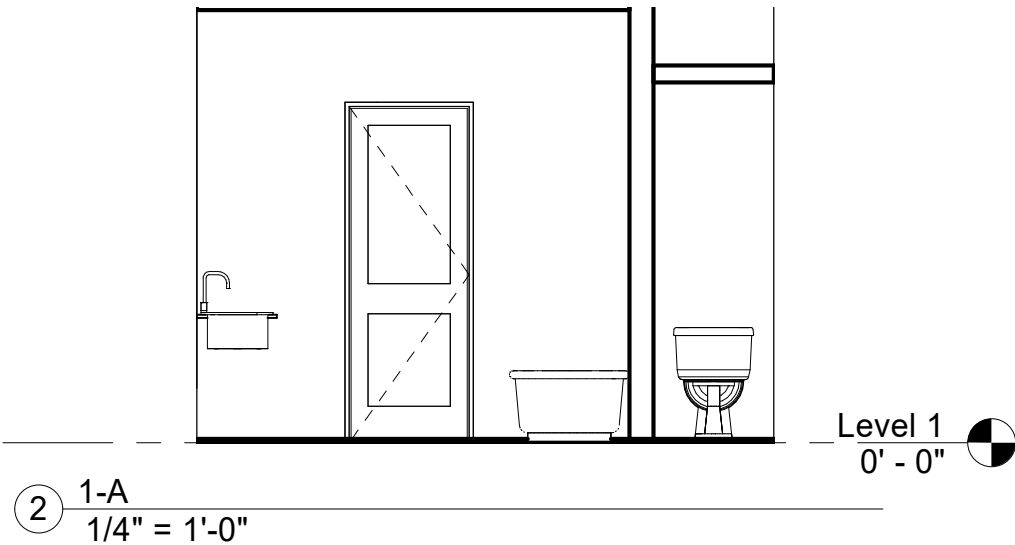




NEW MAIN BATHROOM PLANS (IN PROGRESS)



1 NEW BATHROOM FLOOR PLAN  
1/4" = 1'-0"

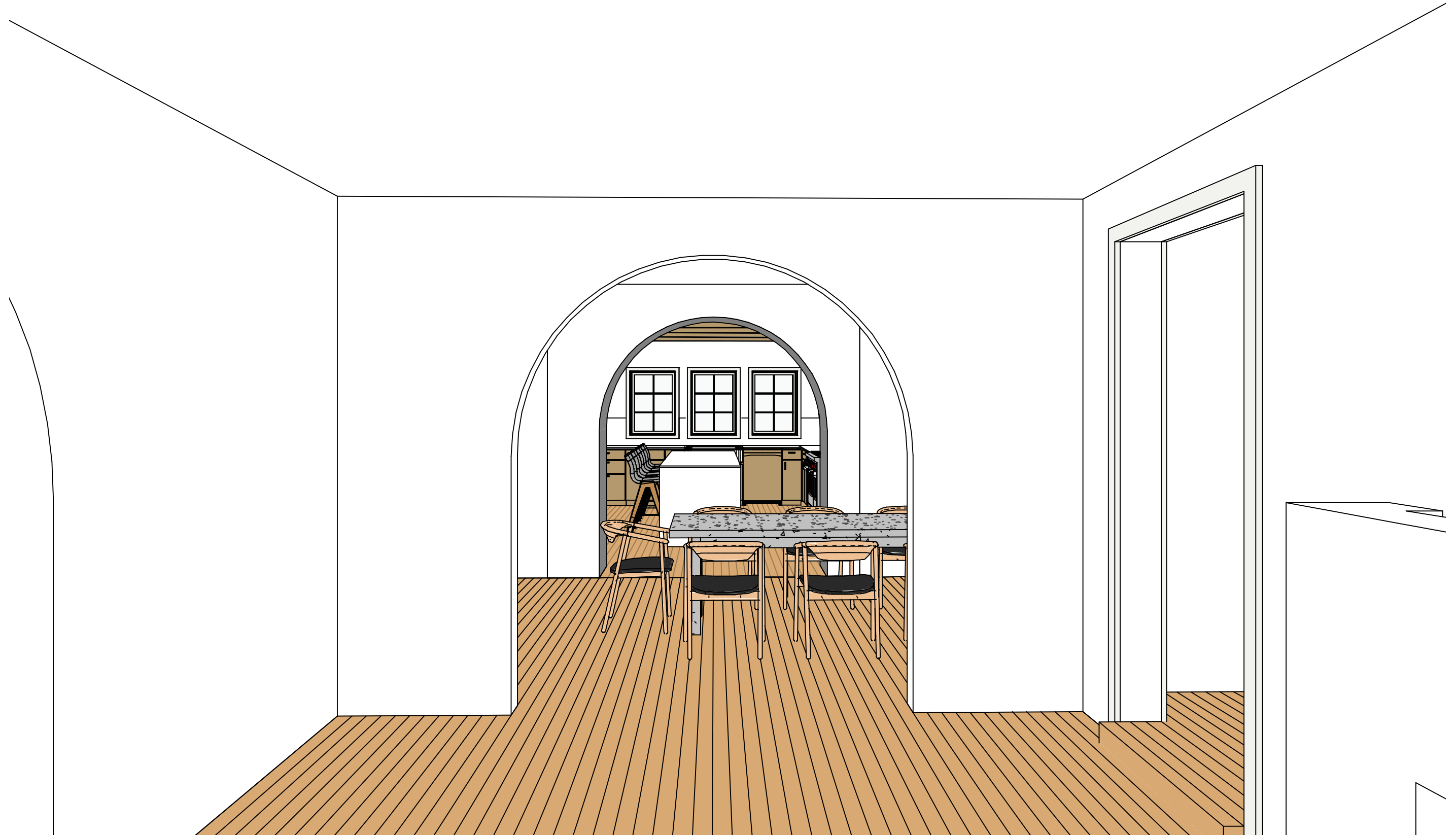




EXISTING ARCHES AND ROOF LEAK WATER DAMAGE







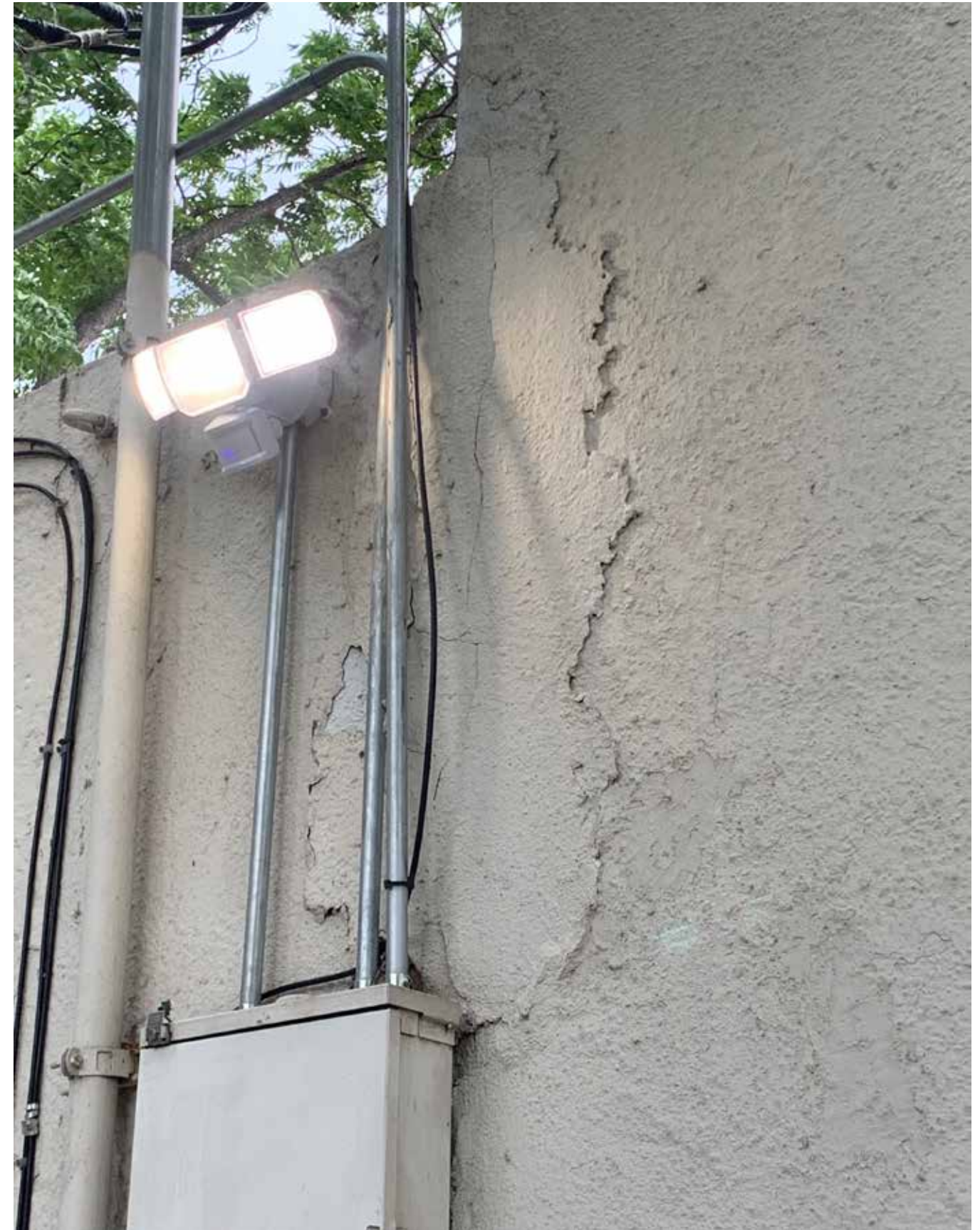


EXISTING WINDOWS TO BE RESTORED





## EXISTING STUCCO TO BE RESTORED





EXISTING ROOFING TO BE RESTORED AND REPAIRED





PROJECT BUDGET AND SCHEDULE

202 Mary Louise Project Budget					
Scope		Material Unit Cost	Install Cost	Quantity	Unit
Permanent Plumbing Fixtures					
Master Bathtub				1	ea.
Master Shower Fixture Package				2	ea.
Master Tub fixtures				1	ea.
Master Toilet				1	ea.
Master Sink+Vanity				2	ea.
Master Mirrors				2	ea.
Total					
Plumbing System Updates					
Refrigerator Water				1	
Master Vanity relocation				2	
Master Toilet drain relocation				1	
Tub supply and drain				1	
Install shower at Casita				1	
Gas Line replacement at Stove				1	
Total					
Kitchen Updates					
Lower Cabinets				28	Linear Feet
Tall Cabinet				5	
Upper Cabinets				10	Linear Feet
Counter tops				100	Square Feet
Beams				7	
Backsplash				55	Square Feet
Faucet				1	ea.
Sink				1	ea.
Disposal				1	ea.
Total					
Roof Repair and Restoration					
Rebuild tile roof				240	Square Feet
Repair/Replace Mod. Bit.				2000	Square Feet
Replace missing/damaged clay tile					
Trim/flashing at garage					
Repair downspouts					
Total					
Exterior Repair and Restoration					
Window Repair/Glass Replacement				2	ea.
New windows (back of house)				5	ea.
Stucco Patch/Repair				200	Square Feet
Rotted Framing Replacement				3	
Trim/Detail/Vent Repair					
Total					
Paint/Finish					
Interior Paint				1000	Square Feet
Exterior Paint				500	Square Feet
Total					
Electrical Repairs and Fixtures					
Bedroom Lights				1	ea.
Master Bedroom Light				1	ea.
Master bathroom sconces				2	ea.
Master Shower and Toilet				2	ea.
Master Closet				1	ea.
Laundry				1	ea.
Kitchen (can lights)				6	ea.
Kitchen Pendant lights				3	ea.
Pantry (can lights)				1	ea.
Dining				1	ea.
Dining Sconce Lights				2	ea.
Living				2	ea.

Studio
Garage light
Garage Door Opener
Bathroom Vanity Lights
Bathroom Lights
Storage Room Light
Exterior Flood Lights
Total
<b>HVAC Updates</b>
New Condenser and Furnace
Total
<b>Door Restoration</b>
Reseal Exterior Doors
Replace patio doors
Security Camera + Keypad Lock
Total
<b>Tile Replacement</b>
Pre-sealed Saltillo 12x12
Thinset Mortar
Grout
Tile backer
Master Bath Floor
Master Bath Heated Floor
Master Bath Shower Walls
Master Bath Glass Doors
Total
<b>Wood Floor Restoration</b>
Repair+Refinish
Stair treads
Landing
entry foyer and back foyer
Tile Demolition and Original Floor Repairs
Total
<b>Drywall and Framing Restoration</b>
Master Suite Walls and Ceilings
Living/Kitchen/Dining Openings
Total
<b>Iron Repair and Restoration</b>
Repair Fencing
Total
<b>Landscape</b>
Front Landscaping
Back Landscaping
Total
Sub Total
Contractor Fees 20%
Permits
Clean up and Trash Disposal
Construction Contingency 5%
<b>Total Project Cost</b>

	1	ea.
	2	ea.
	2	ea.
	3	ea.
	3	ea.
	1	ea.
	4	ea.
	1	ea.
	6	ea.
	3	ea.
	6	ea.
	300	Square Feet
	7	Per bag (45SF coverage)
	3	Per bag (90SF coverage, 1/2" joint)
	20	Per 3x5 Panel
	115	Square Feet
	50	Square Feet
	115	Square Feet
	2	ea.
	2215	Square Feet
	17	tread count
	1	
	300	
	300	
	1	Square Feet
	6	each
	100	Linear Foot
	250	Square Feet
	250	Square Feet

SCHEDULE

Total Construction Duration 3 Months