

# HISTORIC AND DESIGN REVIEW COMMISSION

May 21, 2025

**HDRC CASE NO:** 2025-108  
**ADDRESS:** 462 MARY LOUISE  
**LEGAL DESCRIPTION:** NCB 6697 BLK 6 LOT 20  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Ramon Torres/Creedco Pros LLC  
**OWNER:** Sondra Grohman/GROHMAN SONDRA L  
**TYPE OF WORK:** Construction of a second-story addition  
**APPLICATION RECEIVED:** April 23, 2025  
**60-DAY REVIEW:** June 22, 2025  
**CASE MANAGER:** Caitlin Brown-Clancy

## REQUEST:

The applicant is requesting a Certificate of Appropriateness to

1. Construct a 600 sf second story addition at the SE corner of the historic structure atop an existing addition.
2. Enclose an existing opening on Eastern façade of existing addition.
3. Construct a 33 sf mechanical room at the SW corner of the existing historic structure.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

### *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 1. Massing and Form of Residential Additions

##### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

##### B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

#### 3. Materials and Textures

##### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

##### C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.



#### 4. Architectural Details

##### A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

##### *Standard Specifications for Windows in New Construction*

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

#### **FINDINGS:**

- a. The structure located at 462 Mary Louise is a single-family home constructed in the Spanish Eclectic style and first appearing on the 1938 Sanborn. An addition was added to the SE corner of the home between 1938 and 1955 as evidenced by Historic Aerials. The structure features a symmetrical façade with a center arched entry flanked by bay windows on the first floor and ganged windows on the second, along with a central octagonal window situated above the entry. A porte-cochere is located on the Eastern side of the home. The structure is clad in limestone with a side gabled clay tile roof and three arched attic vents. The property is contributing to the Monte Vista Historic District.
- b. **CURRENT REHABILITATION** – This property is currently undergoing an extensive exterior rehabilitation and has received several COA's for the following scopes; stone façade repair, window repair and replacement, roof replacement, and foundation repair.
- c. **SE ADDITION (LOCATION AND CONTEXT)** – The applicant is proposing to construct an approx. 600 sf second story addition atop the pre-1955 addition at the SE corner of the home. Guideline 1.A.i states that residential additions should be sited at the rear of side of the building whenever possible to minimize views of the addition from the public right-of-way. Additionally, Guideline 1.A.ii states that

new residential additions should be in keeping with the existing, historic context of the block. The 400 block of Mary Louise is populated with large homes many of which are two-stories and specifically those immediately adjacent to 462 Mary Louise. Staff finds the proposed location appropriate.

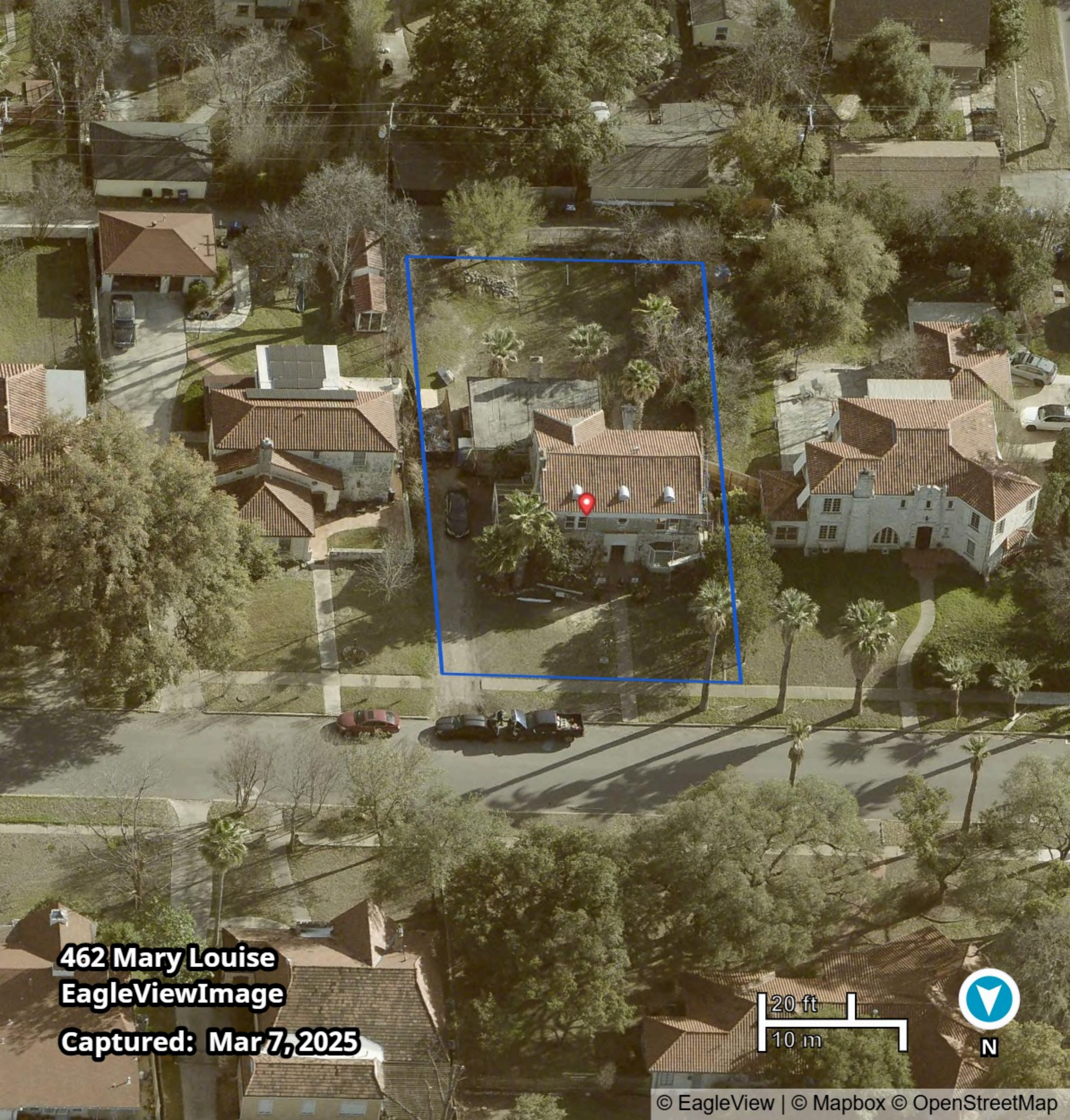
- d. SE ADDITION (MASSING AND SCALE) – The applicant is proposing to construct an approx. 600 sf addition atop the pre-1955 addition. Guideline 1.B.iv states that the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. The proposed addition does not increase the existing building's footprint. Additionally, Guideline 1.B.v states that the height of new additions should be consistent with the height of the existing structure. The proposed ridge height tops out at XX while the existing structure tops out at approx. X. The proposed height does exceed that of the existing structure. Staff find the proposed massing and scale consistent with the Guidelines.
- e. SE ADDITON (ROOF FORM) – The applicant has proposed two roof forms; a side gable and a hip roof form. Guideline 1.A.iii states that a similar roof pitch, form, overhang, and orientation as the historic structure for additions should be utilized. Staff finds both proposed roof forms consistent with the Guidelines but prefers a hip roof form to indicate a difference between the existing and new construction.
- f. MATERIALS – The applicant is proposing to clad the new addition in a limestone similar to the existing cladding and a clay tile roof. At this time, the applicant has not submitted material specifications. Guideline 3.A.i states that materials that match in type, color, and texture of existing should be utilized and to include an offset or reveal to distinguish the addition from the historic structure whenever possible. Staff finds the proposed materials consistent with the Guidelines but finds the applicant should detail the proposed stone band of the new construction in such a way that differentiates itself from the existing stone band of the existing structure. Additionally, staff finds the applicant should submit all material specifications for review prior to the issuance of a COA.
- g. WINDOWS – The applicant is proposing to install glass block windows on the Eastern façade of the new addition that match existing and wooden sashed windows on the front and rear facades of the new addition that match existing. At this time, the applicant has not submitted window specifications. The Standard Specifications for Windows in New Construction state that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Staff finds the proposed windows appropriate but finds the applicant should submit manufacturer specifications for the wooden windows prior to the issuance of a COA.
- h. FENESTRATION ENCLOSURE – The applicant is requesting to enclose an existing opening on the Eastern façade of the pre-1955 addition, two ganged windows on the second story at the SW corner of the historic building and another existing opening on the second floor of the Eastern façade of the historic building. The Guidelines for Exterior Maintenance and Alterations state that the filling in of historic door or window openings should be avoided. However, as the proposed fenestration pattern will resemble that of existing and is historic in patterning staff finds the proposed enclosures appropriate, though staff finds the applicant should make every effort to salvage and reuse any removed windows/doors in the new construction.
- i. SW ADDITION – The applicant is requesting to add a one-story, 33 sf mechanical closet at the SW corner of the existing structure. This closet will be clad in stone similar to existing and feature a clay tile roof with a shed roof form. Staff finds the proposal is consistent with the Guidelines in regard to scale, massing, and materiality.

## **RECOMMENDATION:**

- 1. Staff recommends the construction of a second story, 600 sf addition at the SE corner atop the existing pre-1955 addition with the following stipulations;
  - a. That the applicant submit all material and window specifications to staff for review prior to the issuance of a COA based on findings a, f and g.

- b. That the applicant make every effort to salvage and reuse any removed windows from the historic structure and pre-1955 addition in the new construction based on finding h.
  - c. That the applicant detail the proposed stone band of the new construction in such a way that differentiates itself from the existing stone band of the existing structure based on finding and f.
- 2. Staff recommends approval to enclose an existing opening on the Eastern façade of the pre-1955 addition located at the SE corner of the structure based on findings a and h.
- 3. Staff recommends the approval to construct a 33 sf mechanical closet at the SW corner of the existing structure based on findings a and i.



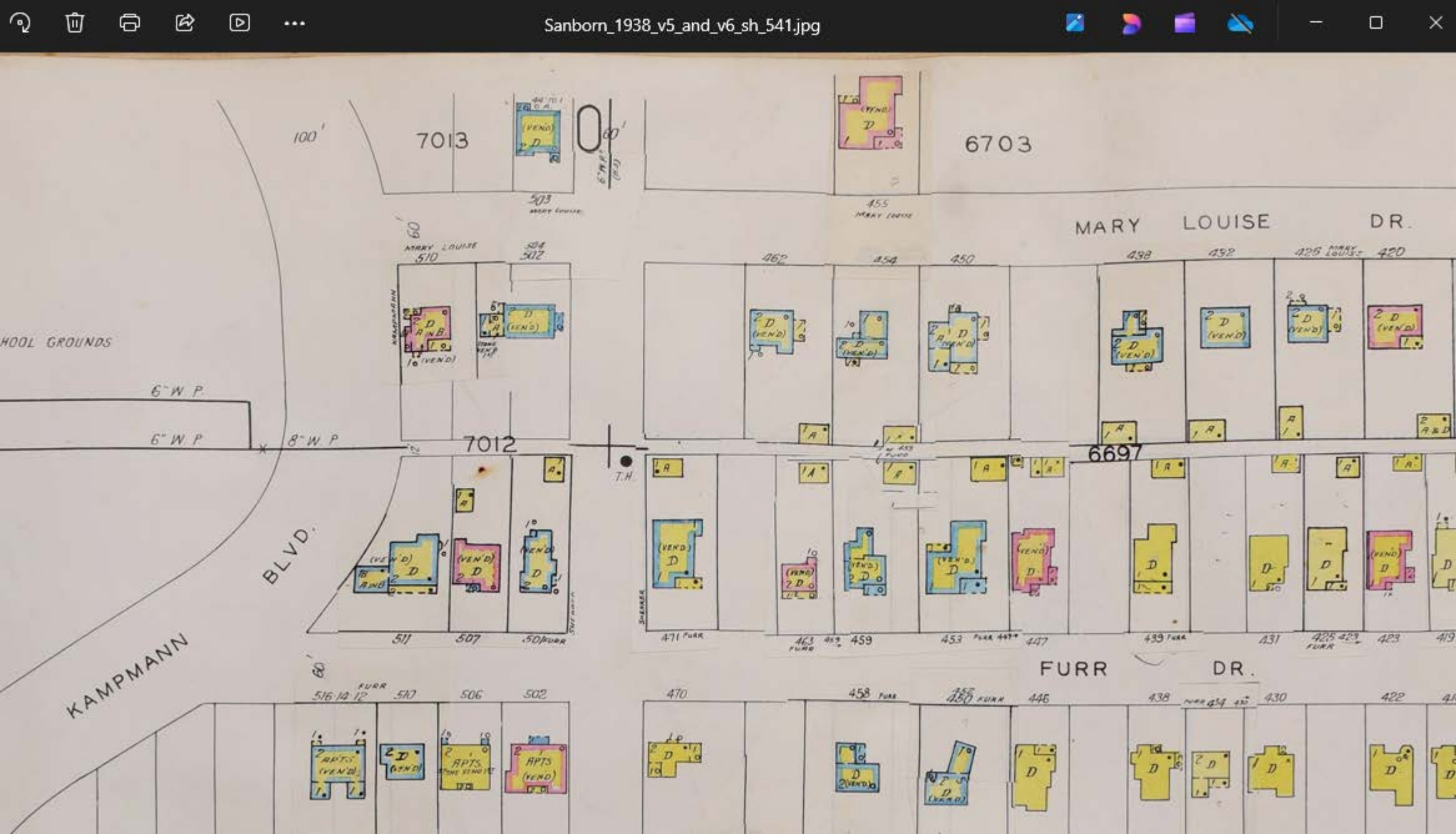


**462 Mary Louise**  
**EagleViewImage**  
**Captured: Mar 7, 2025**

20 ft  
10 m







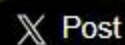
462 mary louise san antonio texas



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atlases

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2014

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**N**

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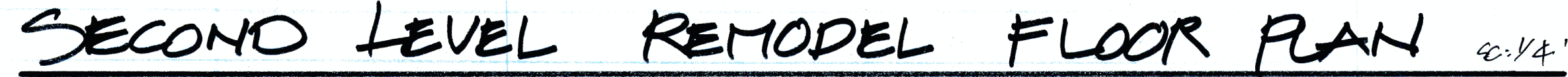
A REMOVAL & ADDITION FOR

MRS. SONDRA L. GROTHMAN

402 MARY LOUISE ST. SAN ANTONIO TX 78201

JOB # 2025-2  
 DATE: 3/24/25  
 DRAWN BY: Russell D. Felan  
 SHEET # A-2 of 4

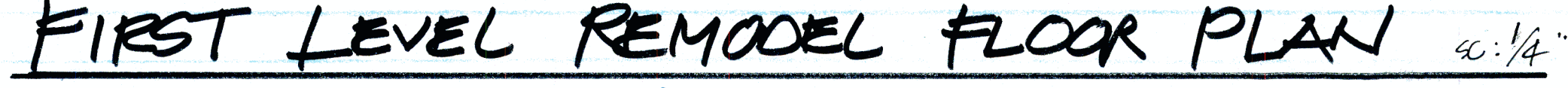
- R1) NEW 2x4 WOOD STUDS @ 16" OC WITH STONE FINISH EXTERIOR TO MATCH EXIST. JOIST (ALLOW FOR EXTERIOR SHEATHING BOARD & WALL INSULATION)
- R2) REMOVE EXISTING DOOR AND FRAME. PATCH OPENING WITH 2x4 WOOD STUD @ 16" OC WITH STONE FINISH (SEE NOTE R-1)
- R3) EXISTING WINDOW TO REMAIN. BLACKEN WDW WITH 2x2 WOOD FRAMING & GUPS ON INSIDE OF WINDOW
- R4) DECOR. BRICK FINISH (SEE GAPS ELEVATIONS SHEET A-1)
- R5) NEW INTERIOR STUD WALL: 2x4 STUDS AT 16" OC FINISH WITH GUPS BOTH SIDES OF NEW STUD WALL
- R6) REMOVE EXISTING CASED OPENING AND PATCH OPENING WITH 2x4 WOOD STUDS @ 16" OC AND NEW GUPS BOTH SIDE OF WALL
- R7) NEW 2x6 WOOD STUDS @ 16" OC. (WET WALL AT TOILET ROOM)
- R8) REMOVE EXISTING WINDOW AND PATCH OPENING WITH 2x4 WOOD STUDS & STONE FINISH



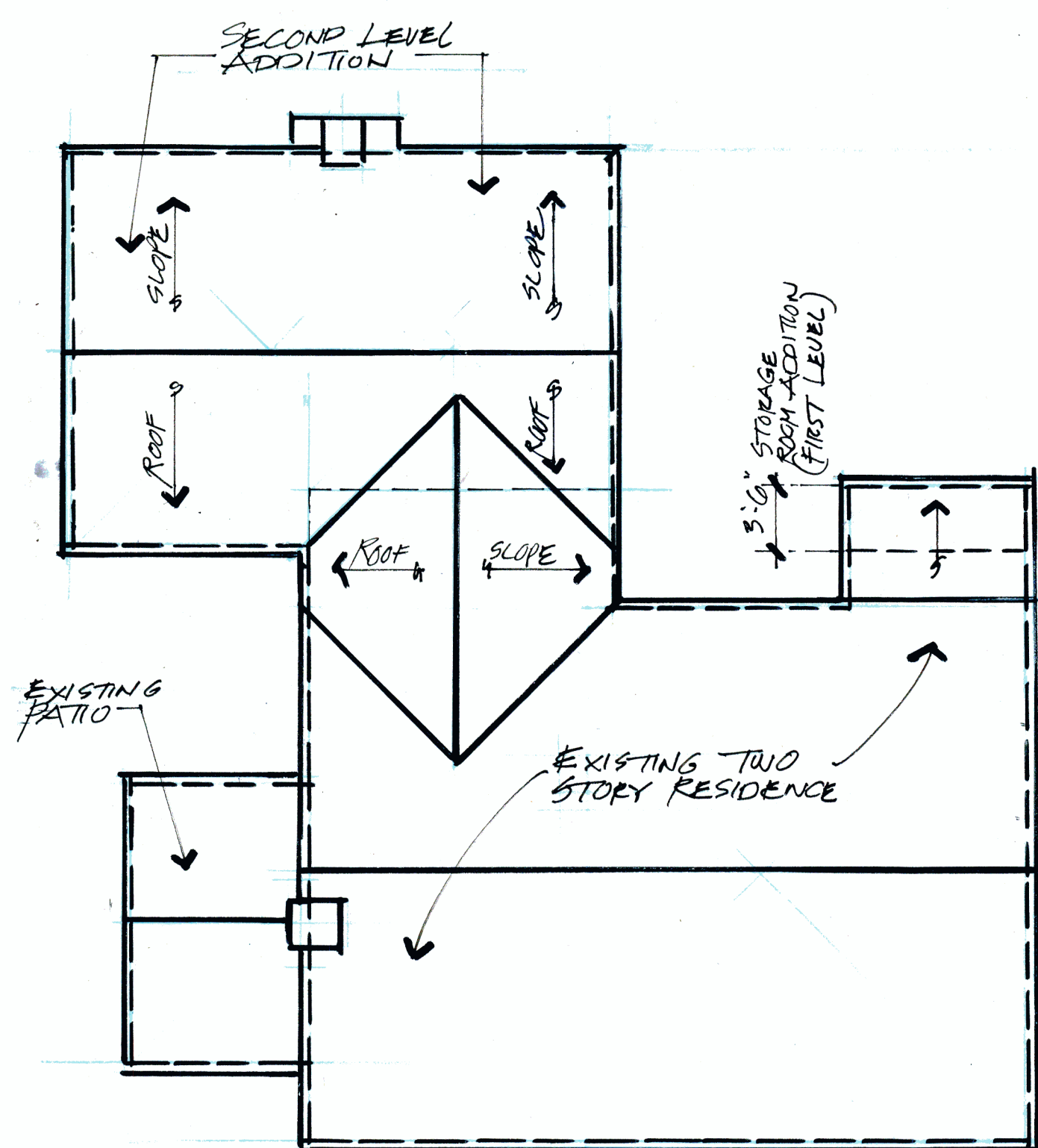
R-9 REMOVE EXISTING DOOR AND FRAME AND PATCH OPENING WITH 2x4 WOOD STUDS AND SHEETROCK FINISH.

R-10 PROVIDE HOT AND COLD WATER LINES TO WASHER AND SINK PROVIDE NEW DRAIN LINE FOR WASHER AND SINK (VENT TO ROOF)

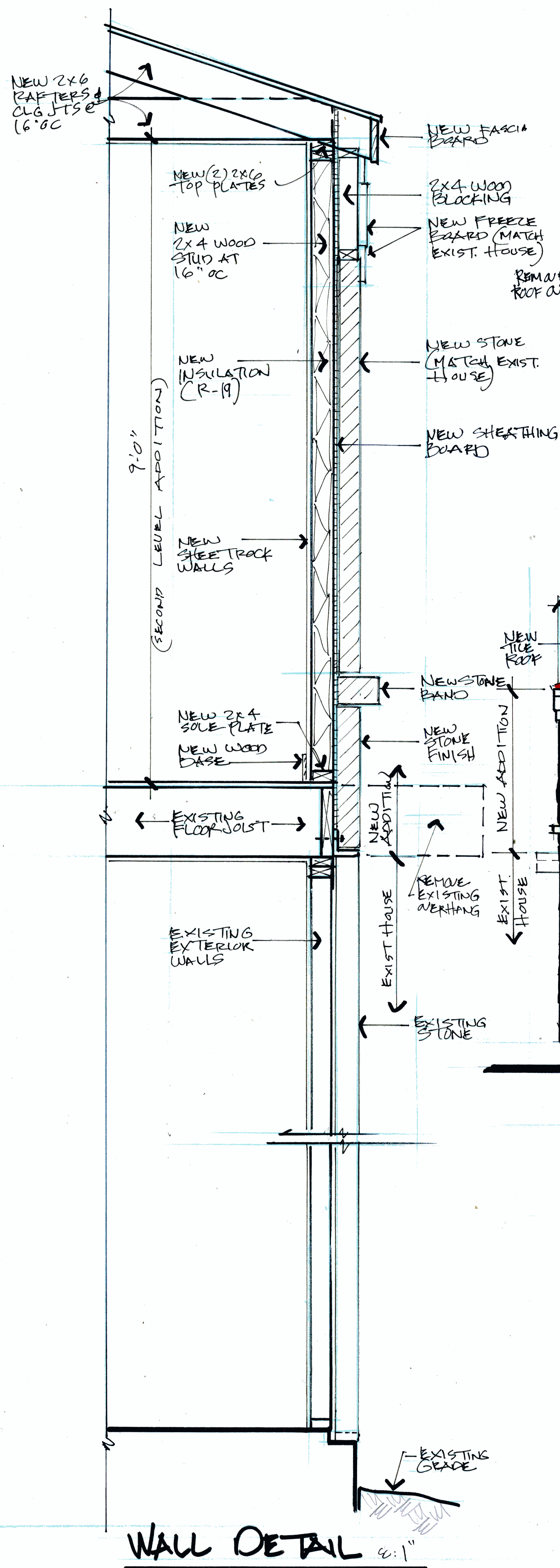
R-11 REMOVE EXISTING WINDOWS FOR NEW OPENING TO MASTER BEDROOM.



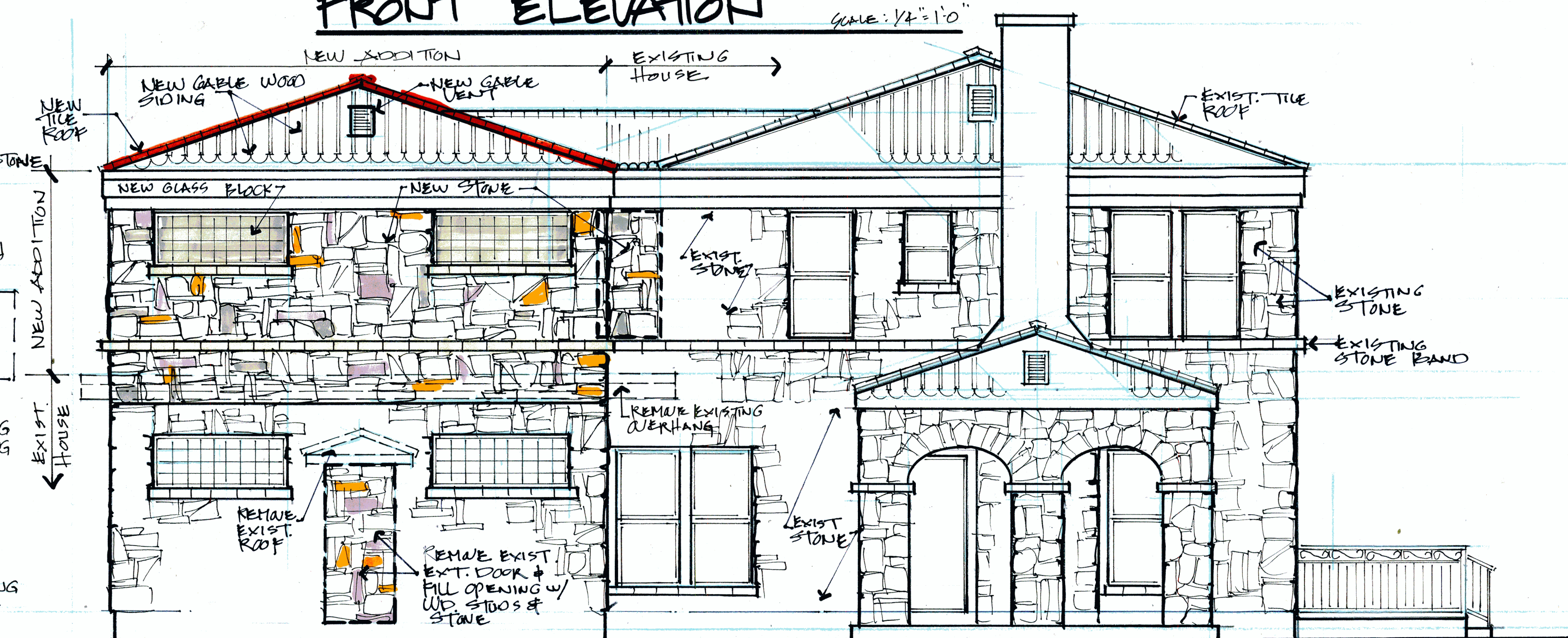




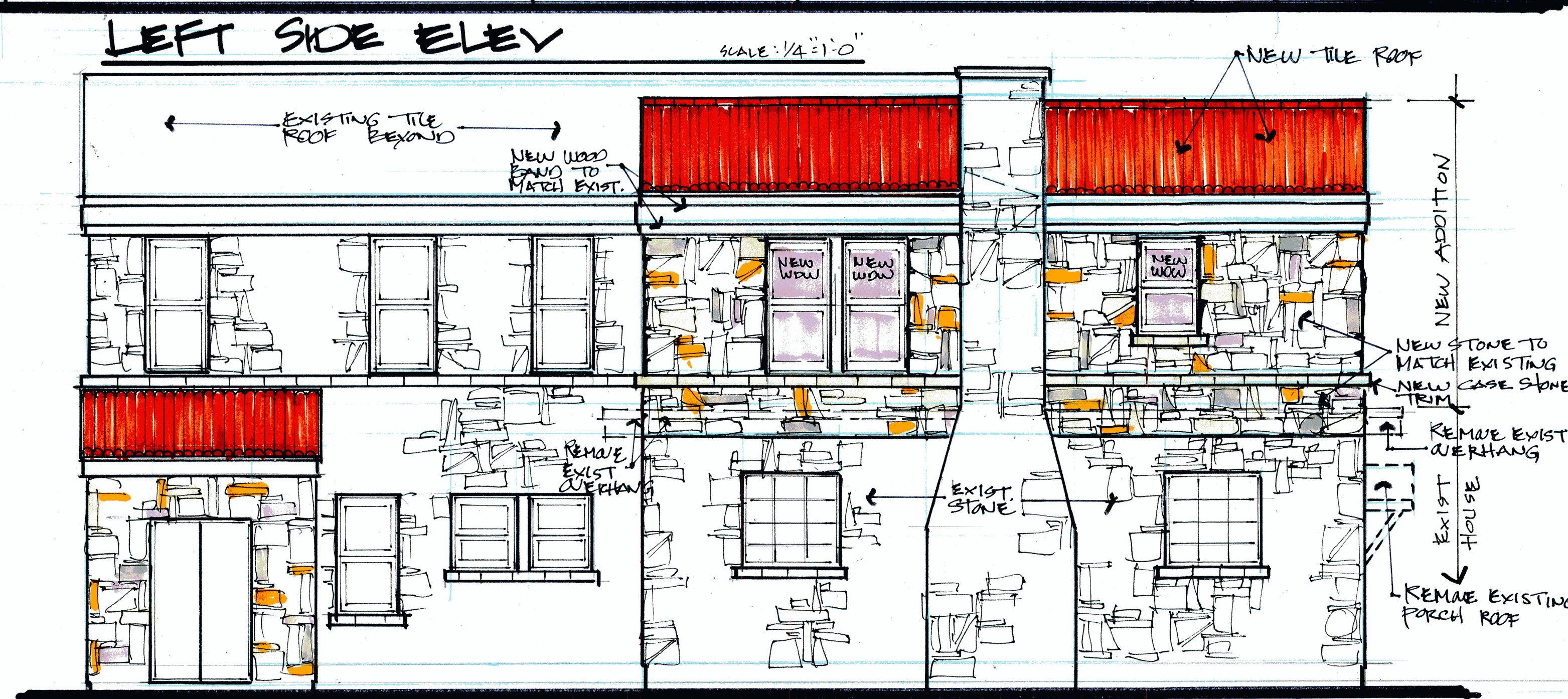
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SCALE: 1/4" = 1'-0"



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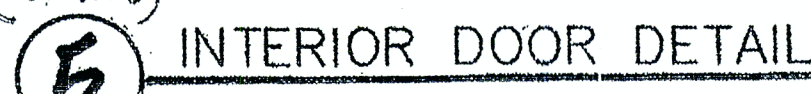
CELL: (210) 584-0504

PROJECT: CRESCO ROS LLC  
OWNER: RAMON TORRES  
TEL: 218-6802  
RAMON@CRESCO.PRO

A REMODEL & ADDITION FOR  
MRS. SANDRA L. GROTHMAN  
402 MARY LOUISE ST., SAN ANTONIO, TX 78201

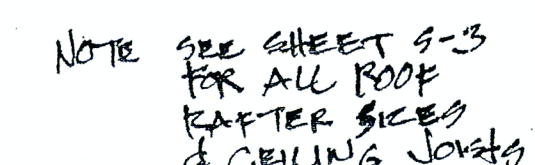
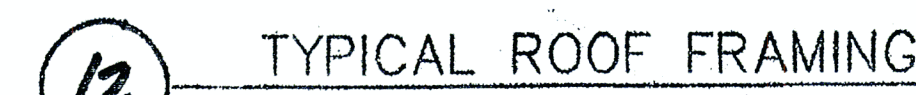
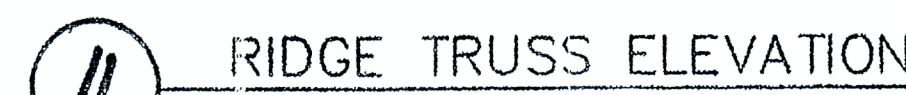
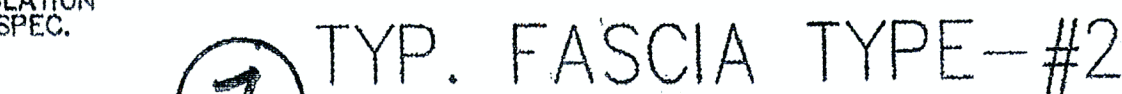
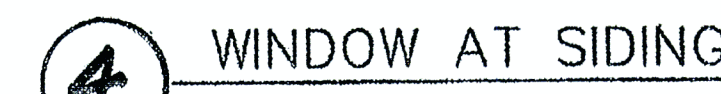
JOB # 2025-02  
DATE: 3/24/25  
DRAWN BY: Russell D. Felan  
SHEET # A-3 of 4



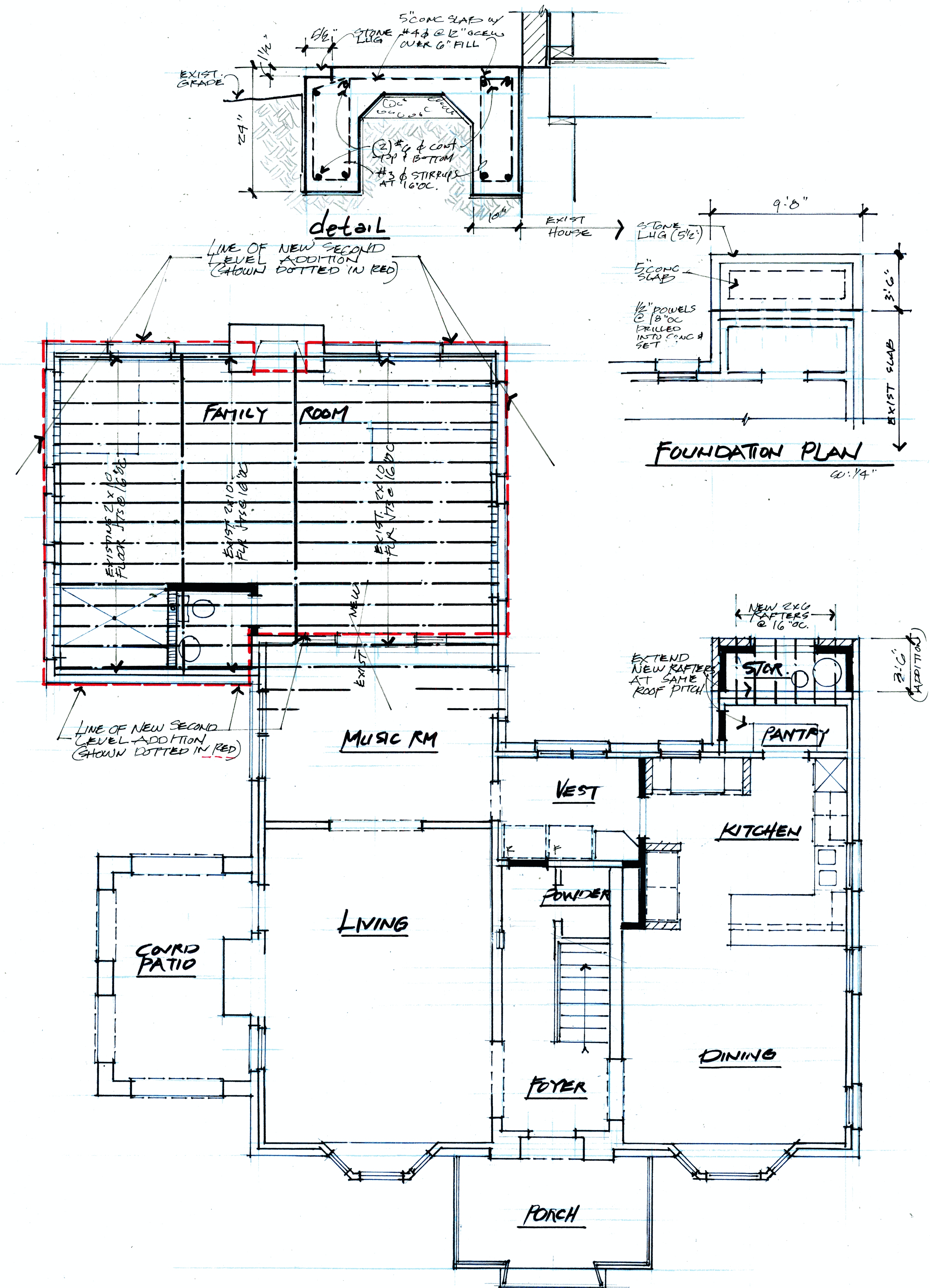
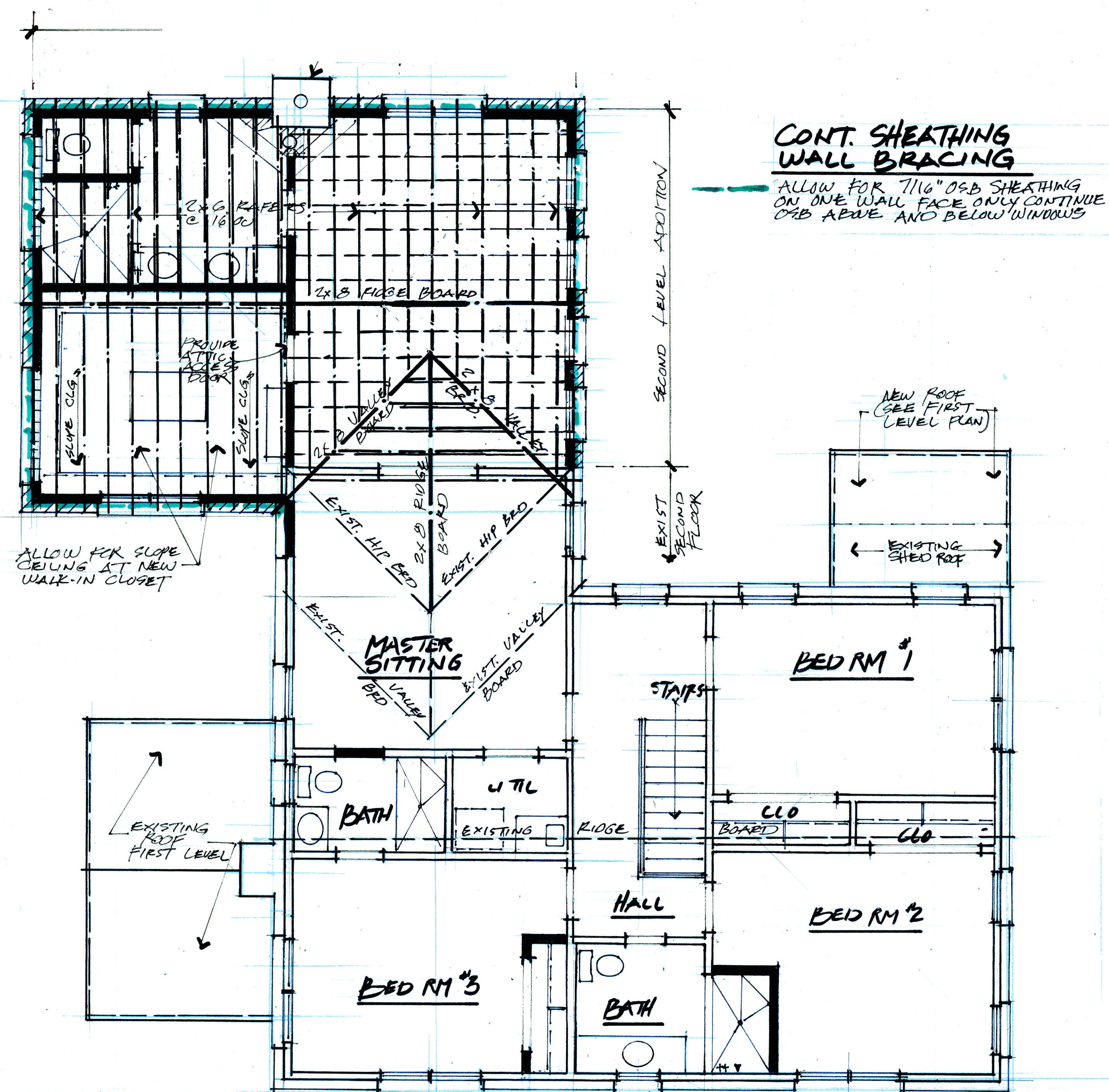


10 SILL - TYPICAL

## 9 RIDGE TRUSS







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RAMON TORRES

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for

MR. ZORA L. GROHMAN

747-7 MARY LOUISE ST., ANTONIO, TEX. 10201

Job# 2025-02

3/24/25

AWN BY:  
Russell D. Felen

ET #

3-1

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**PROPERTY OWNER**  
**MRS. SANDRA L. GROHMAN**  
 402 MARY LOUISE ST  
 SAN ANTONIO, TEXAS 78201  
 PROPERTY ID# 381680

**BUILDER**  
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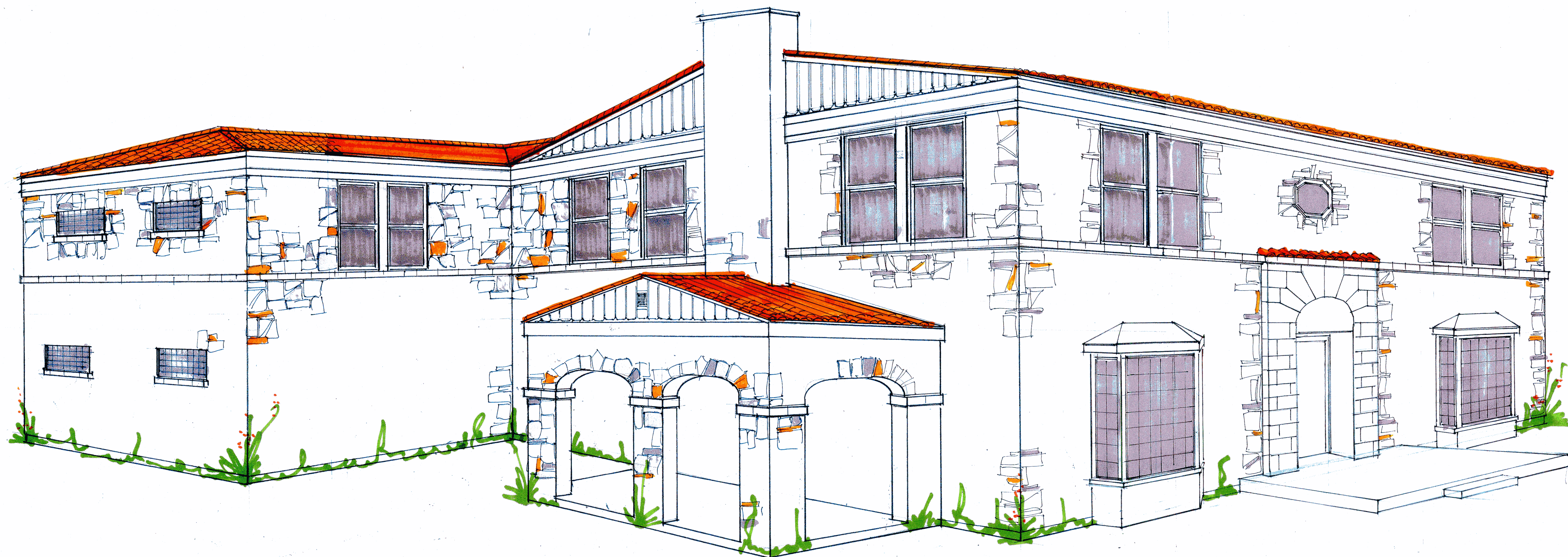
### LIST OF DRAWINGS

COVER SHEET: PROJECT INFO,  
 SQ. FOOTAGE, RESIDENCE REMODELING  
 A-1 SITE PLAN, KITCHEN CABINET  
 ELEVATION, RIGHT SIDE ELEV.  
 A-2 FIRST LEVEL REMODEL FLOOR PLAN,  
 SECOND LEVEL REMODEL FLOOR PLAN,  
 REMODEL NOTES.  
 A-3 EXTERIOR ELEVATIONS, REF PLAN  
 WALL DETAIL.  
 A-4 TYPICAL DETAIL SHEET  
 S-1 FIRST LEVEL STRUCTURAL PLAN  
 SECOND LEVEL STRUCTURAL PLAN

### SQ. FOOTAGES

EXISTING FIRST LEVEL	1852.17 #SF
NEW STORAGE ADDITION	33.25 #SF
<b>TOTAL FIRST LEVEL</b>	<b>1885.42 #SF</b>
EXISTING SECOND LEVEL	1180.42 #SF
NEW MASTER BRN/BATH	633.22 #SF
<b>TOTAL FOOTAGE SECOND LEVEL</b>	<b>1814.18 #SF</b>
<b>COVERED PATIO: 1ST. 50 #SF</b>	
First Level: 1885.42 #SF	
Second Level: 1814.18 #SF	
<b>TOTAL NEW SF: 3699.60 #SF</b>	





**PROPERTY OWNER**  
**MRS. SONORA L. GROHMAN**  
 462 MARY LOUISE ST  
 SAN ANTONIO, TEXAS 78201  
 PROPERTY ID# 381680

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**D E S I G N**

**P L U S**

2410 W. COMMERCE SAN ANTONIO, TEXAS 78207

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 REMODEL NOTES,  
 A-3 EXTERIOR ELEVATIONS, PORCH PLAN  
 WALL DETAIL.  
 A-4 TYPICAL DETAIL SHEET  
 S-1 FIRST LEVEL STRUCTURAL PLAN  
 SECOND LEVEL STRUCTURAL PLAN

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EXISTING SECOND LEVEL	1180.42 SF
NEW MASTER BRN/ BATH	633.22 SF
<b>TOTAL FOOTAGE SECOND LEVEL</b>	<b>1814.64 SF</b>
COVERED PATIO:	157.50 SF
<b>FIRST LEVEL:</b>	<b>1885.42 SF</b>
<b>SECOND LEVEL:</b>	<b>1814.18 SF</b>
<b>TOTAL NEW SF.</b>	<b>3699.60 SF</b>