

HISTORIC AND DESIGN REVIEW COMMISSION

February 02, 2022

HDRC CASE NO: 2022-065
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 & Jennifer Rosas
OWNER: Benjamin & Jennifer Rosas
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: January 21, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 202 Mary Louise.

APPLICABLE CITATIONS:

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 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 and received Historic Tax Certification on July 2, 2021. The applicant is requesting Historic Tax Verification.
- 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.
- c. Staff conducted a site visit on January 27, 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 violations on the property.
- d. 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.

- e. Approval of Tax Verification by the HDRC for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

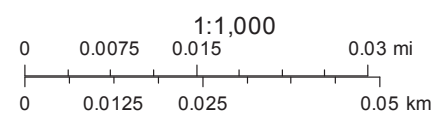
Staff recommends approval based on findings a through e.

City of San Antonio One Stop

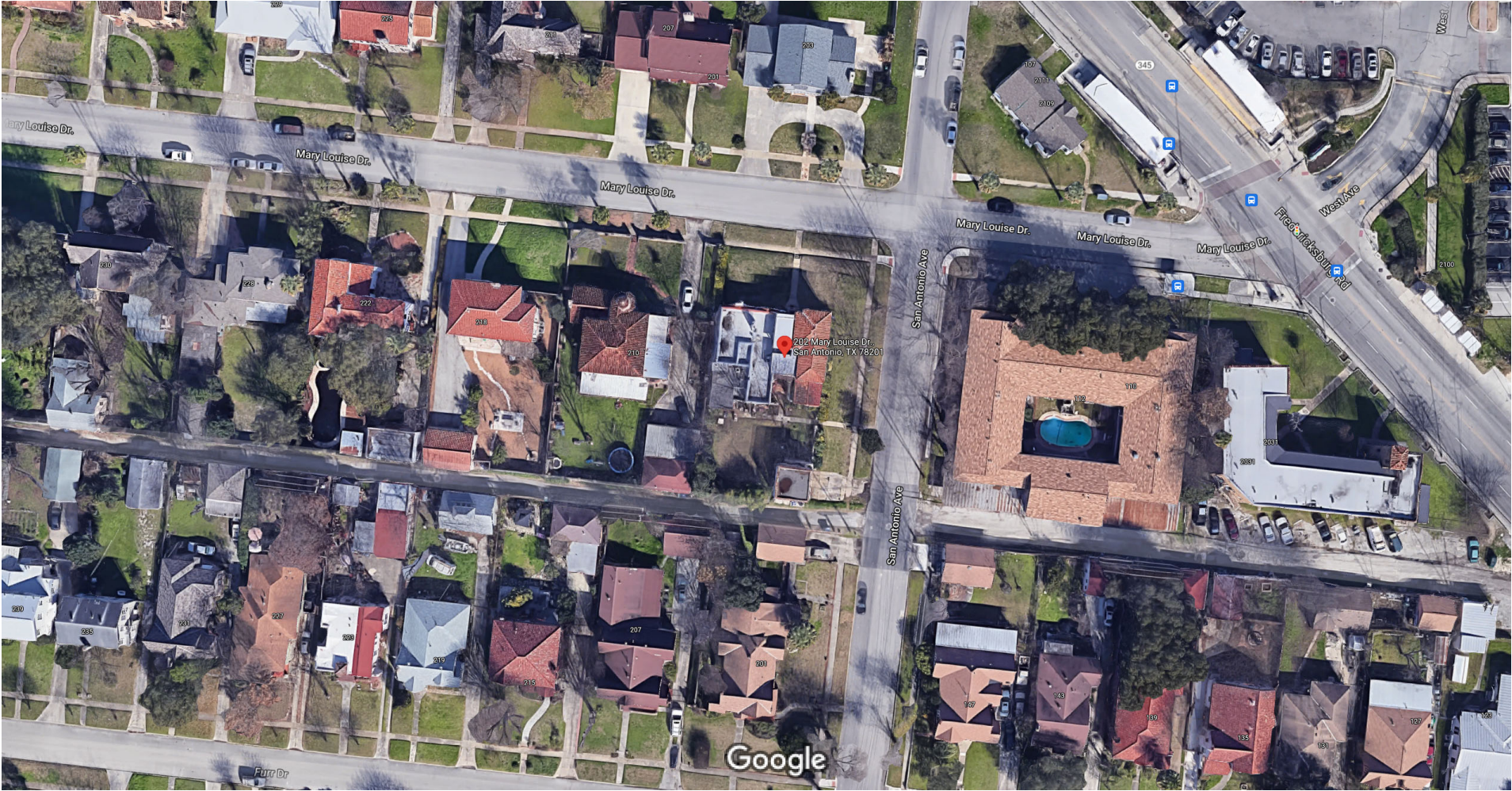


June 23, 2021

— User drawn lines



Google Maps 202 Mary Louise Dr.



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

Google Maps 202 Mary Louise Dr.



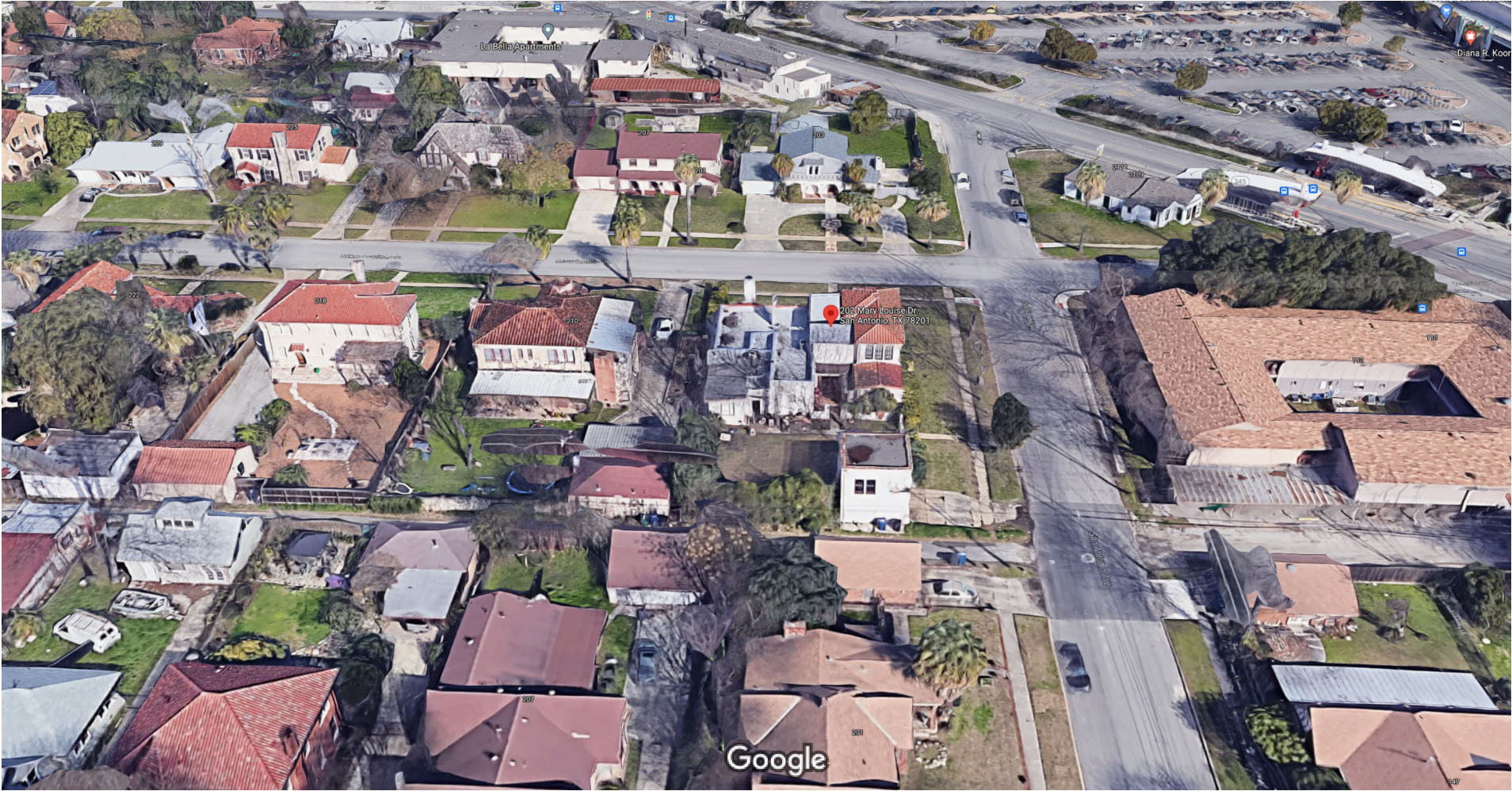
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Google Maps 202 Mary Louise Dr.



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202 Mary Louise Dr. | San Antonio, TX



HISTORIC REHABILITATION APPLICATION PART 2 | JANUARY 2022

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.

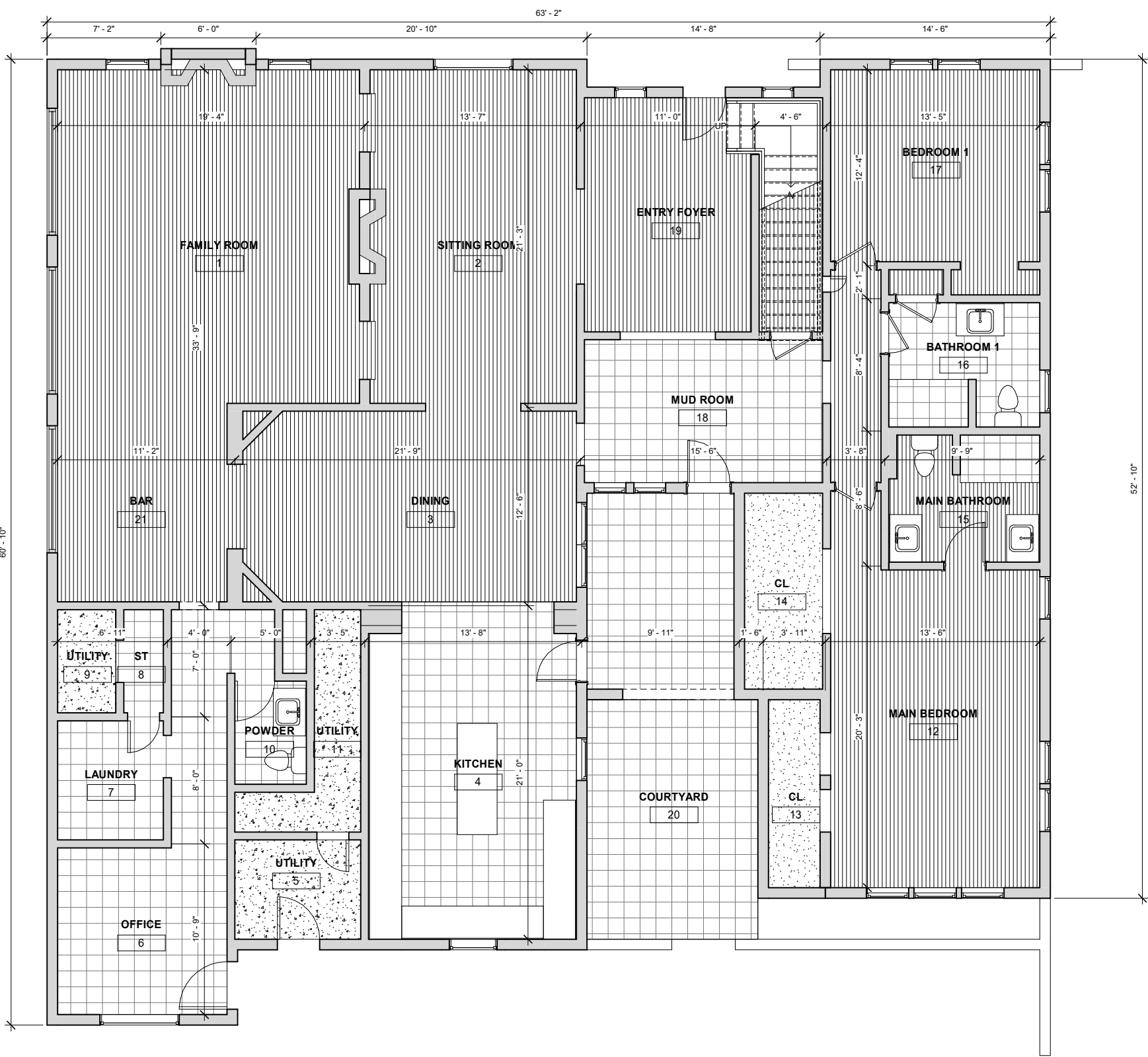
Our goal is to restore the pieces of this homes character that are currently hidden under layers of poorly crafted additions. We want to reintroduce the warmth and quality of craftsmanship that once defined this prominent home. Our intention is not to overpower the historic aspects of this house, rather 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 existing leaking modified bitumen roofing membrane
- Reseal flat roof joints and seams
- Landscape front yard with drought tolerant vegetation

INTERIOR REPAIR, RENOVATIONS, AND IMPROVEMENTS

Architectural:

- Repair and level Foundation
- Repair and replace broken, rotted, and/or damaged framing
- Replace rotted wood flooring
- 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
- Install new LED lighting throughout

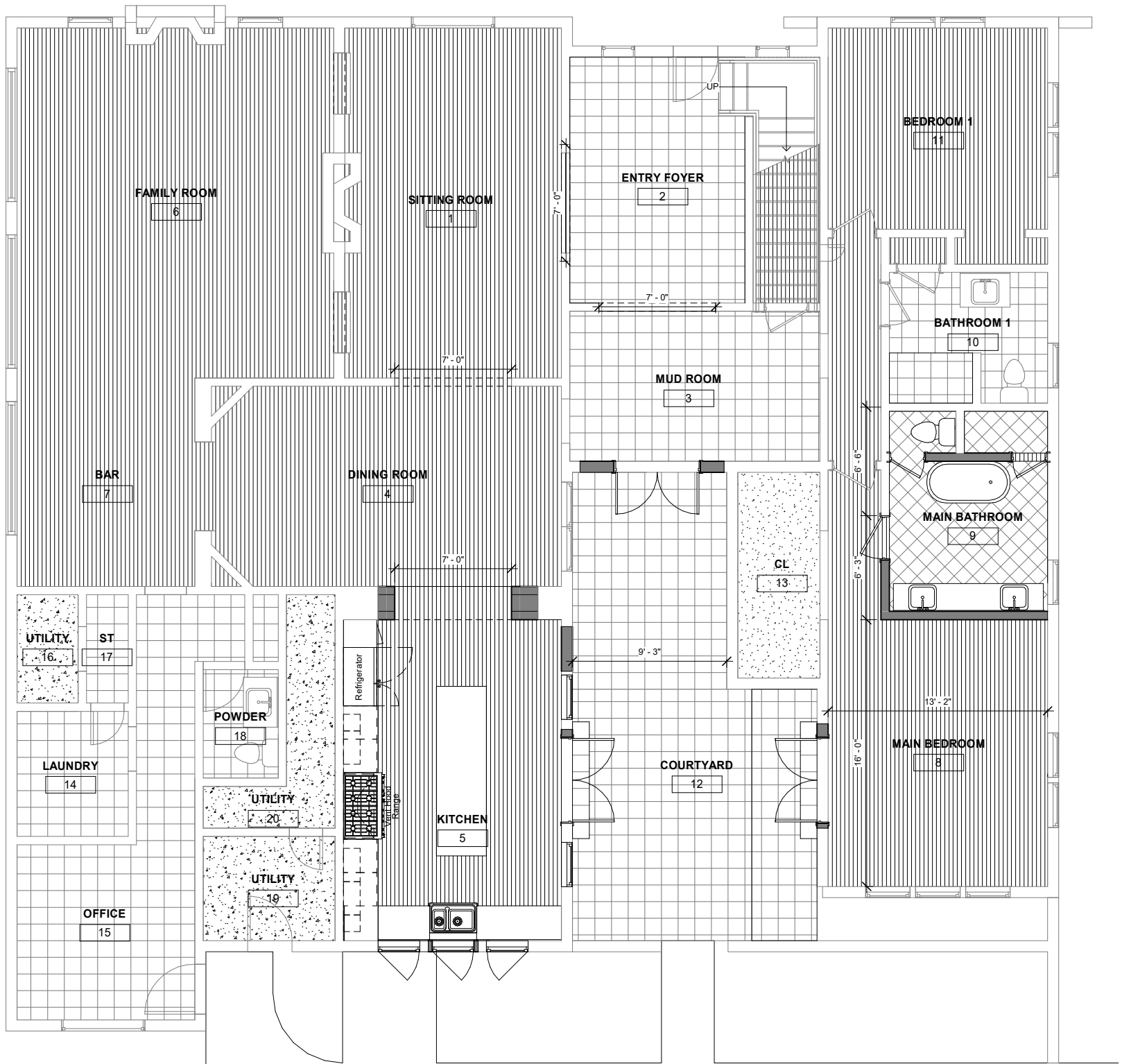
Plumbing:

- 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.



TERMITE DAMAGE, WATER DAMAGE, AND ROTTED FOUNDATIONS



NEW FRAMING, REPAIRED FOUNDATIONS, NEW FLOORING TO MATCH EXISTING



PAINTED ORIGINAL FLOORING



REFINISHED AND RESTORED ORIGINAL FLOORING THROUGHOUT



PREVIOUS ARCHES AND ROOF LEAK WATER DAMAGE



NEW ARCHES AND REPAIRED WATER DAMAGE



PREVIOUS ROOFING TO BE RESTORED AND REPAIRED



The area with the blisters and openings.



An opening in the SBS



An opening in the SBS

REPAIRED AND RESTORED ROOFING



The removed base flashing.



Area primed.



new sbs coating applied



new flashings and sealants applied



The removed base flashing and area of field.



Base SBS sheet.



Cricket constructed.



SBS cap sheet installed and metal headwall flashing.



new flashings and sealants applied



new flashings and sealants applied

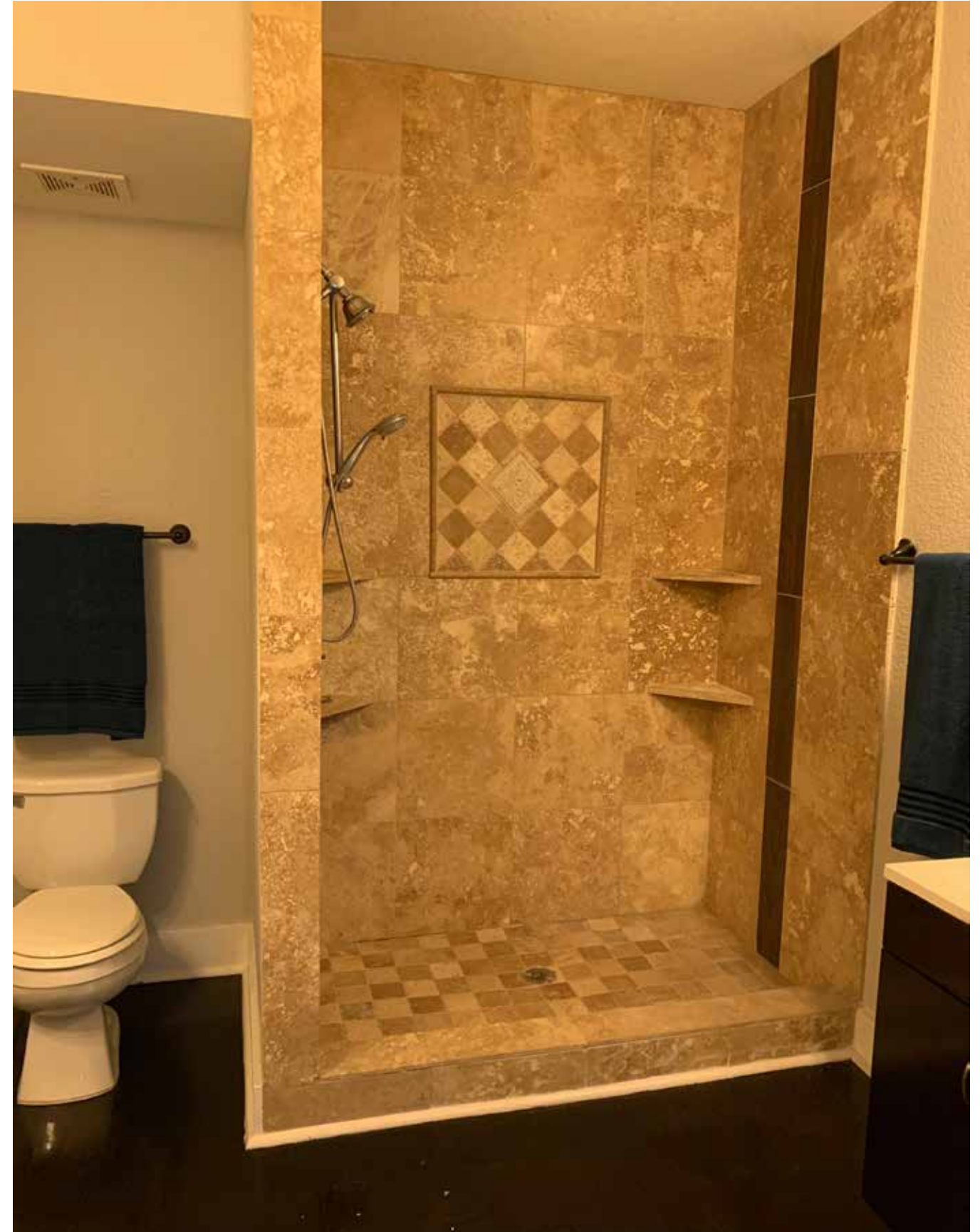
EXISTING KITCHEN WITH ROTTED, BUG INFESTED CABINETS



NEW KITCHEN (ESTIMATED COMPLETION AT THE END OF JANUARY)



EXISTING MAIN BATHROOM WITH BROKEN AND DAMAGED PLUMBING/CABINETS



NEW MAIN BATHROOM (ESTIMATED COMPLETION AT THE END OF JANUARY)



EXISTING LIGHTING



NEW LED LIGHTING THROUGHT



EXISTING BROKEN HVAC AND DAMAGED PLUMBING



NEW HVAC AND REPAIRED PLUMBING

