

**HISTORIC AND DESIGN REVIEW
COMPLIANCE AND TECHNICAL ADVISORY BOARD
July 19, 2024**

HDRC CASE NO: 2024-238
ADDRESS: 4950 SAN PEDRO AVE
LEGAL DESCRIPTION: NCB 9016 BLK 8 LOT 71 DILLEY SUBD
ZONING: O-2, H
CITY COUNCIL DIST.: 2
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Mariano E Molina | CLEARFIELD CONSTRUCTION LLC
OWNER: Mariano E Molina | CLEARFIELD CONSTRUCTION LLC
TYPE OF WORK: Carport construction, fence replacement, artificial turf installation, and site work modifications
APPLICATION RECEIVED: June 28, 2024
60-DAY REVIEW: August 27, 2024

REQUEST:

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

1. Construct an approximately 751 sqft rear carport.
2. Replace the existing front and side yard fence with a wire mesh panel fence measuring approximately 6' in height.
3. Install artificial turf and river stones.
4. Modify the existing site work.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements, and a variance may be required.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.

- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

Xeriscaping & Responsible Landscaping: City of San Antonio Historic Design Guidelines Landscaping Policy Document

THE DO NOT'S

- Do not develop proposals that remove over 50% of the total green space in the front yard.
- Do not fully remove plants from the planting strip (the space between the sidewalk and street). Retaining at least 50% plantings in this area is highly encouraged to reduce the heat island, aid in rainwater absorption on streets, and create a lively pedestrian experience.
- Do not utilize gravel, decomposed granite, or other small rock ground cover as the primary element of your landscaping plan.
- Do not incorporate black, non-native, or artificially colored rocks.
- Do not incorporate rock ground cover with an overall diameter of greater than 2 inches.
- Do not incorporate large boulders or flagstone as accent pieces. Consider integrating drought-tolerant trees or low shrubbery instead to add visual diversity and interest.
- Do not incorporate excessive use of concrete or impervious (non-permeable) hardscaping. Hardscaping is best for functional purposes only: driveways, walkways, steps, and patios.

FINDINGS:

- a. The property located at 4950 San Pedro Ave, historically addressed 286 W Wildwood, is a one-story, residential structure that is currently used as a commercial building. This structure first appears in the 1951 Sanborn Map and features stone-cladding and a composition shingle roof. This property contributes to the Olmos Park Terrace Historic District.
- b. VIOLATION – On January 2, 2024, staff received a 311 report of fence modifications without a Certificate of Appropriateness (COA). Staff reached out to the property owner to submit an application and informed them that their request will require review by the Compliance and Technical Advisory Board (CTAB).

- c. CARPORT (MASSING AND FORM) – The applicant is requesting approval to construct an approximately 751 sqft rear wood-framed carport with a r-panel metal roof on the south side of the property. The proposed carport is 38’6”Lx19’6”W and approximately 10’ in height. The Historic Design Guidelines for New Construction 5.A.i states that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds the carport’ massing and form generally conforms to Guidelines.
- d. CARPORT (MATERIALS) – The applicant is requesting approval to construct an approximately 751 sqft rear wood-framed carport with a r-panel metal roof on the south side of the property. New Construction 5.A.iii states additions should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The primary structure on the lot features stone cladding and a composition shingle roof. The r-panel metal roof is generally consistent with the architectural style of the structure and for a rear carport. Staff finds the proposed carport generally appropriate.
- e. FENCE REPLACEMENT – The applicant is requesting approval to replace the existing decorative metal perimeter fence measuring approximately 4’ in height with a wire mesh panel perimeter fence measuring approximately 6’ in height. Site Elements 2.B.i. states new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure. Site Elements 2.B.ii. states to avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. Site Elements 2.B.iii. states to limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. Site Elements 2.B.iv. states to not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing. The proposed fence is a variant of chain link fencing and exceeds the height recommended by Guidelines for front yard fences. Staff finds the fence replacement does not conform to Guidelines.
- f. LANDSCAPE MODIFICATIONS – The applicant is requesting to install artificial turf in the front yard and river stones on the San Pedro Ave facing side yard. Site Elements 3.A.ii. stipulates that historic lawn areas should never be reduced by more than 50%. The Xeriscaping and Responsible Landscaping policy document states to not incorporate rock ground cover with an overall diameter greater than 2 inches. Staff finds the installation of artificial turf and river stone generally appropriate; however, the applicant should incorporate at least 50% natural plant coverings.
- g. SITE WORK MODIFICATIONS – The applicant is requesting approval to remove the existing front walkway, install square concrete pavers, and install a flagstone-style concrete pad in the front yard. The applicant has not provided staff the measurements for the flagstone-style concrete pad. The Historic Design Guidelines for Site Elements 5.A.i. states to repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place. Site Elements 5.A.ii. states to replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material. Site Elements 5.A.iii. states to follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree. Historically, concrete pads are not located in the front yard within the Olmos Park Terrace Historic District. Staff finds the removal of the existing front walkway, installation of square concrete pavers, and installation of a flagstone-style concrete pad in the front yard does not conform to Guidelines.

RECOMMENDATION:

Item 1: Staff recommends approval of item 1, based on findings a through d, with the following stipulation:

- i. That the applicant meet all setback standards as required by city zoning requirements and obtain a variance from the Board of Adjustment if applicable.

Item 2: Staff recommends approval of item 2, based on findings a and e, with the following stipulations:

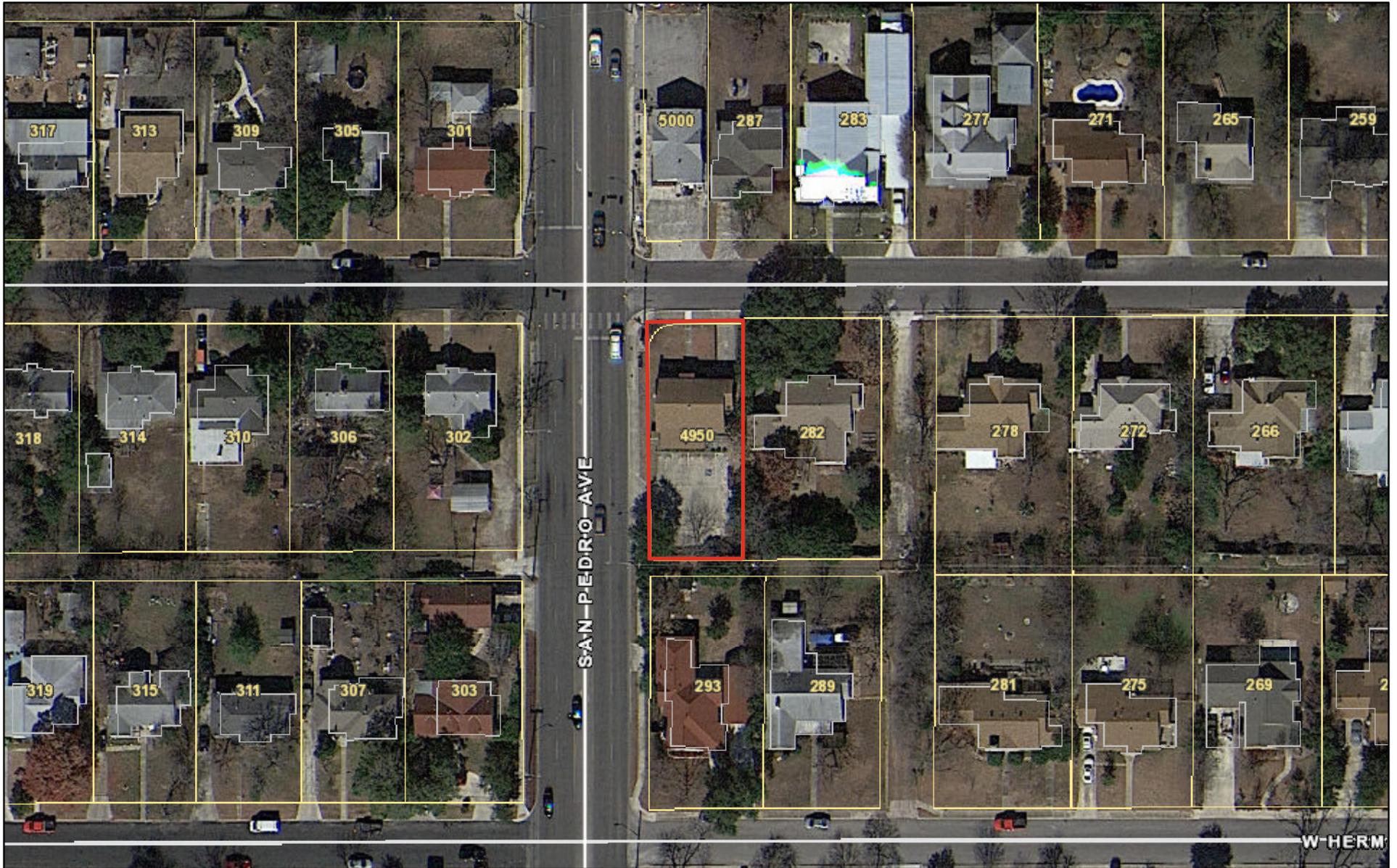
- i. That the applicant install a decorative metal fence at the front yard measuring no more than 4’ in height.
- ii. That the applicant install a decorative metal fence at the side yard, behind the front façade of the structure, measuring no more than 6’ in height.

Item 3: Staff recommends approval of item 3, based on findings a and f, with the following stipulation:

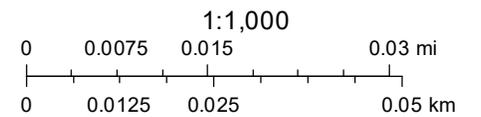
- i. That the applicant incorporate at least 50% natural plantings within the landscape and submit to staff an updated landscape site plan.

Item 4: Staff does not recommend approval of item 4, based on findings a and g. Staff recommends the applicant return the site work to its historic condition.

City of San Antonio One Stop



July 11, 2024





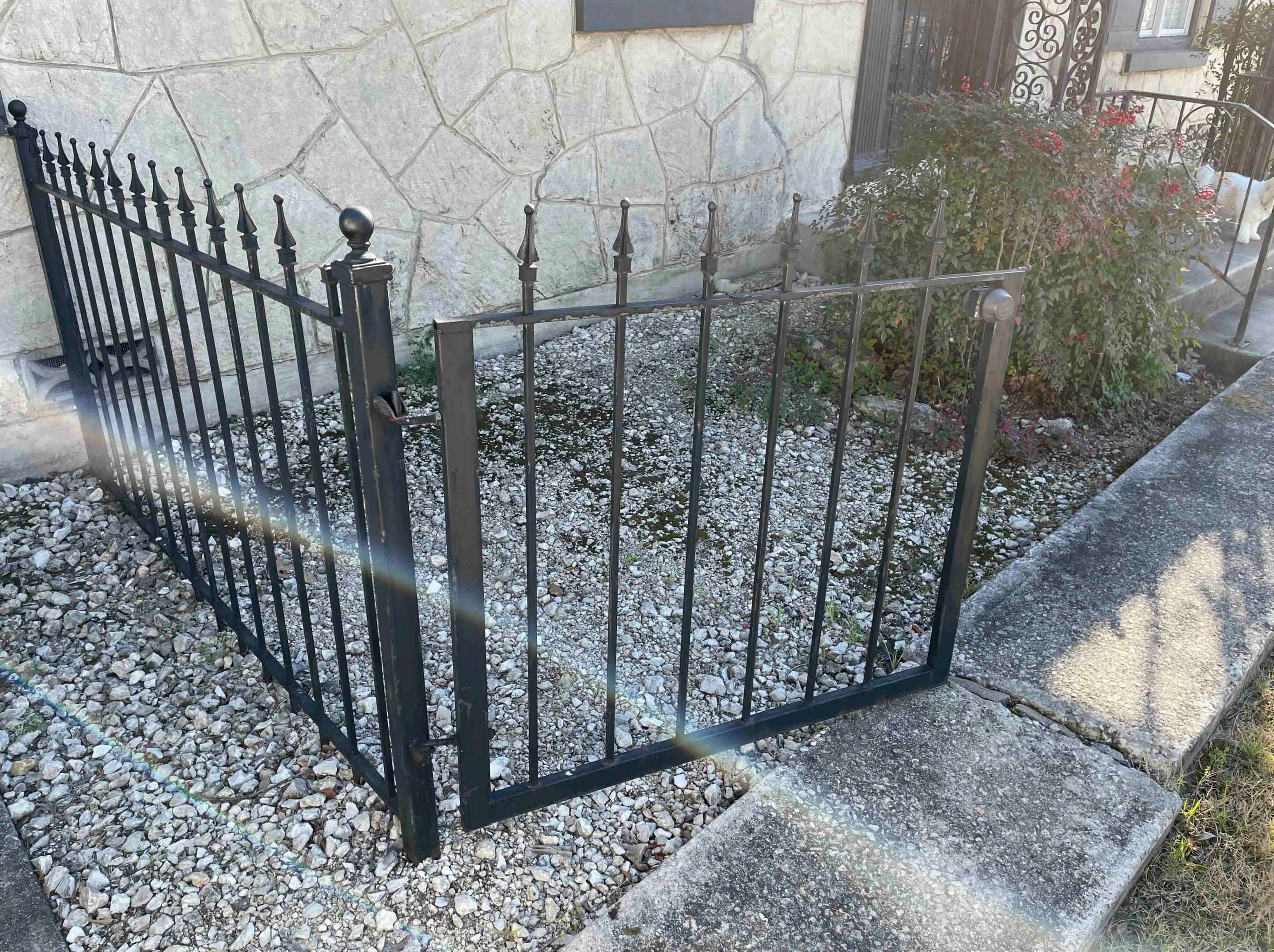
San Pedro Smiles
210-737-6900
Dental & Cosmetic Care

DOWNWOOD

ENTRANCE

Handwritten graffiti in white paint on a black fence, appearing to read "CITY OF HOUSTON" in a stylized, cursive font.







4950

5







JULIA GONZALEZ
REALTY

SPEED
LIMIT
30

W. WILDWOOD



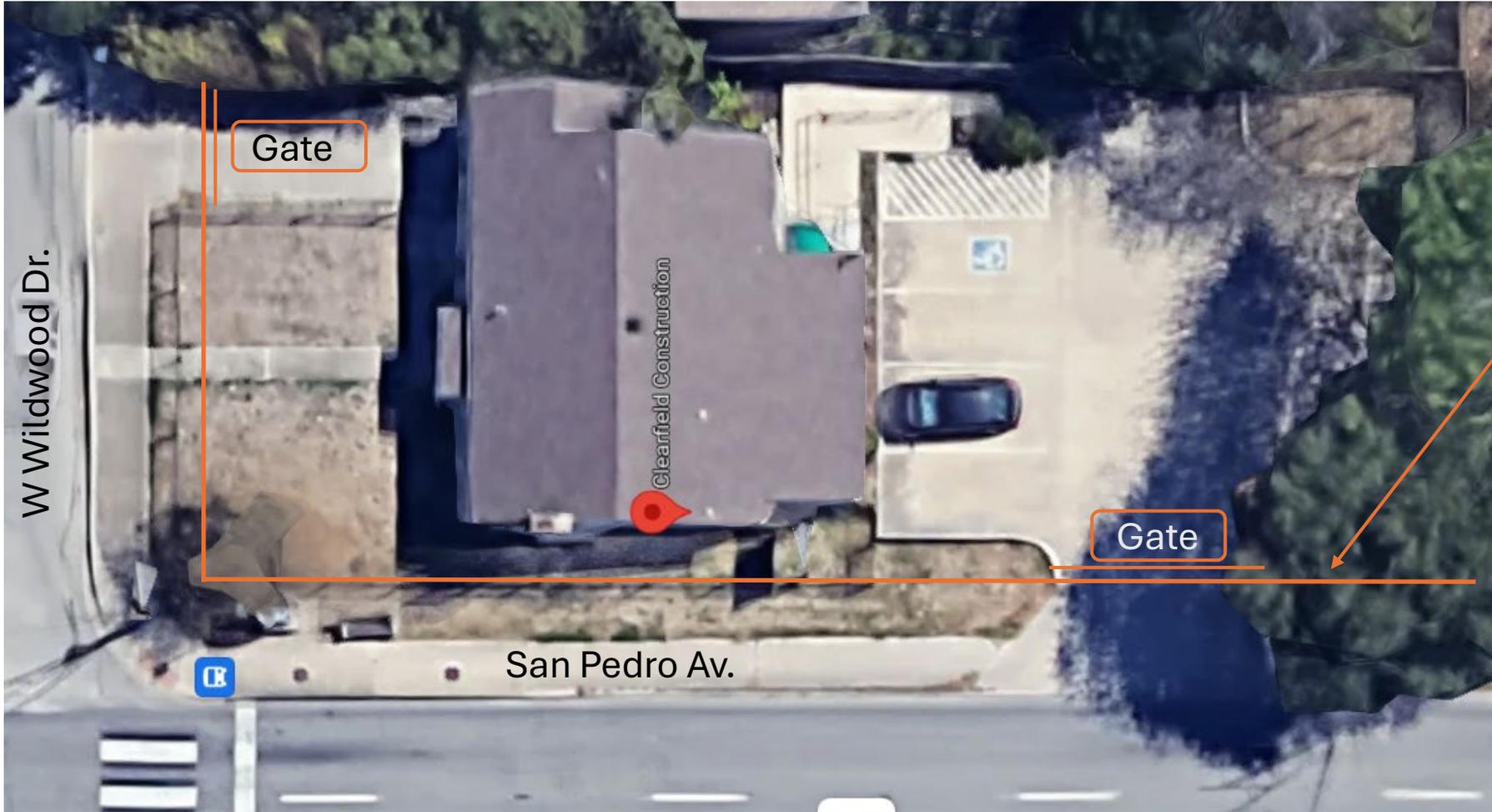


VIA
BUS STOP NUMBER
67456
4



W. WILDWOOD





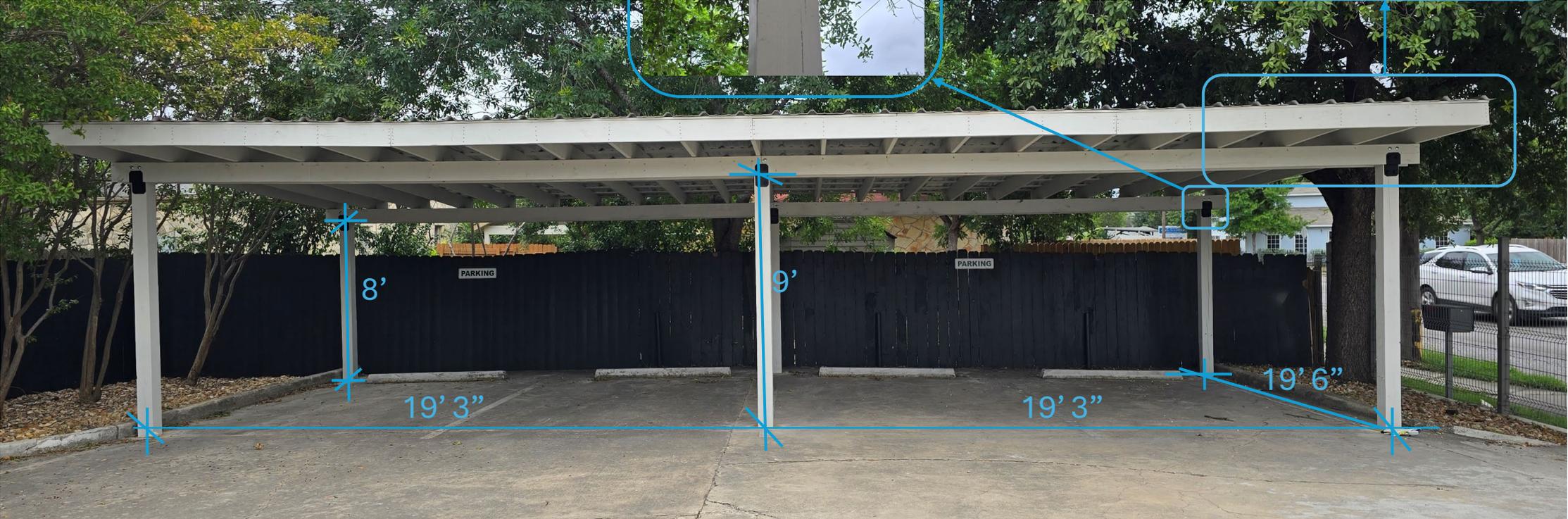
4950 San Pedro Ave.
San Antonio, TX 78212

- Fence 5' tall (Design Master)
- Post every 8'
- 1 Manual gate 19' long
- 1 Manual gate 10' long
- Concrete spread footing



4950 San Pedro Ave,
San Antonio, TX 78212

Carport is a single slope patio cover with metal roof.
Concrete footings for Post.





Investigation Report

Property

| | |
|-------------------|-----------------------------|
| Address | 4950 San Pedro |
| District/Overlay | Olmos Park Terrace |
| Owner Information | Clearfield Construction LLC |

Site Visit

| | |
|----------------------------|--|
| Date | 07/03/2024 |
| Time | 04:18 PM (-5 GMT) |
| Context | other [see field notes] |
| Present Staff | Bryan Morales |
| Present Individuals | None |
| Types of Work Observed | Site Elements, Additions |
| Amount of Work Completed | Completed |
| Description of work | Construction of fence and carport; site work and landscaping modifications to include artificial turf and river rock installation. |
| Description of interaction | N/A. Property owner submitted application prior to SWO. |

Action Taken

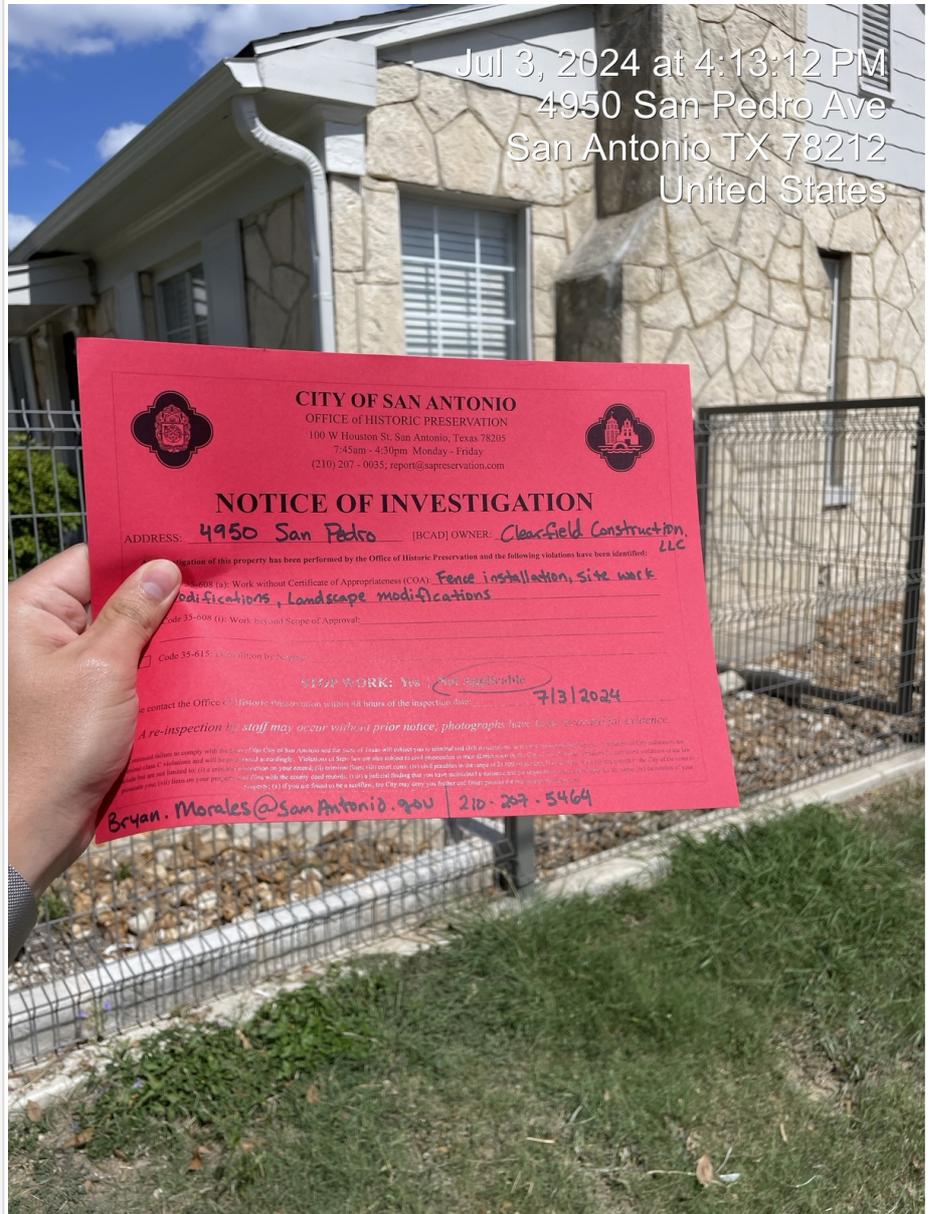
| | |
|---------------------------------------|--|
| Violation Type | No Certificate of Appropriateness (Code 35-451a) |
| OHP Action | Posted "Notice of Investigation" |
| Will post-work application fee apply? | To be determined |

Documentation



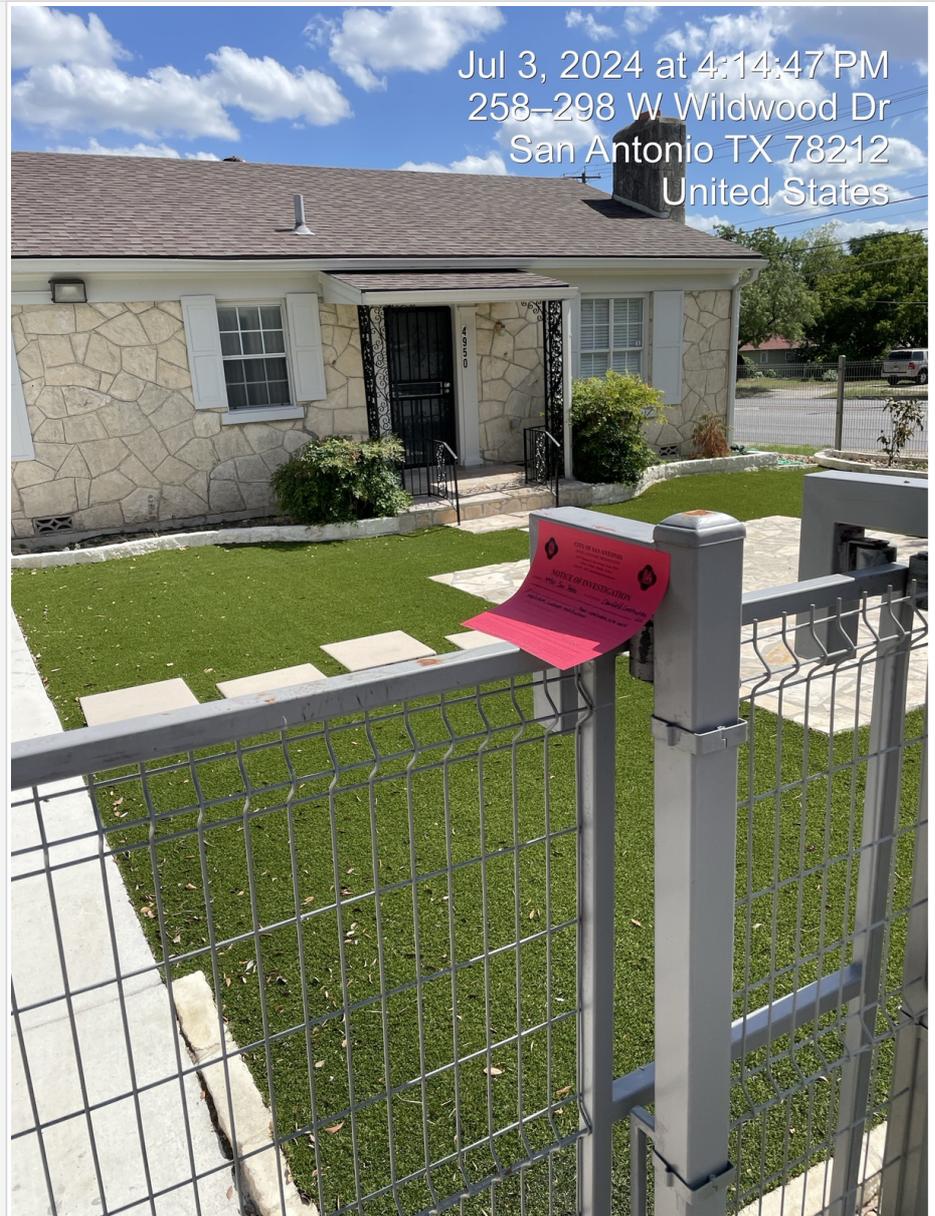
Investigation Report

Photographs



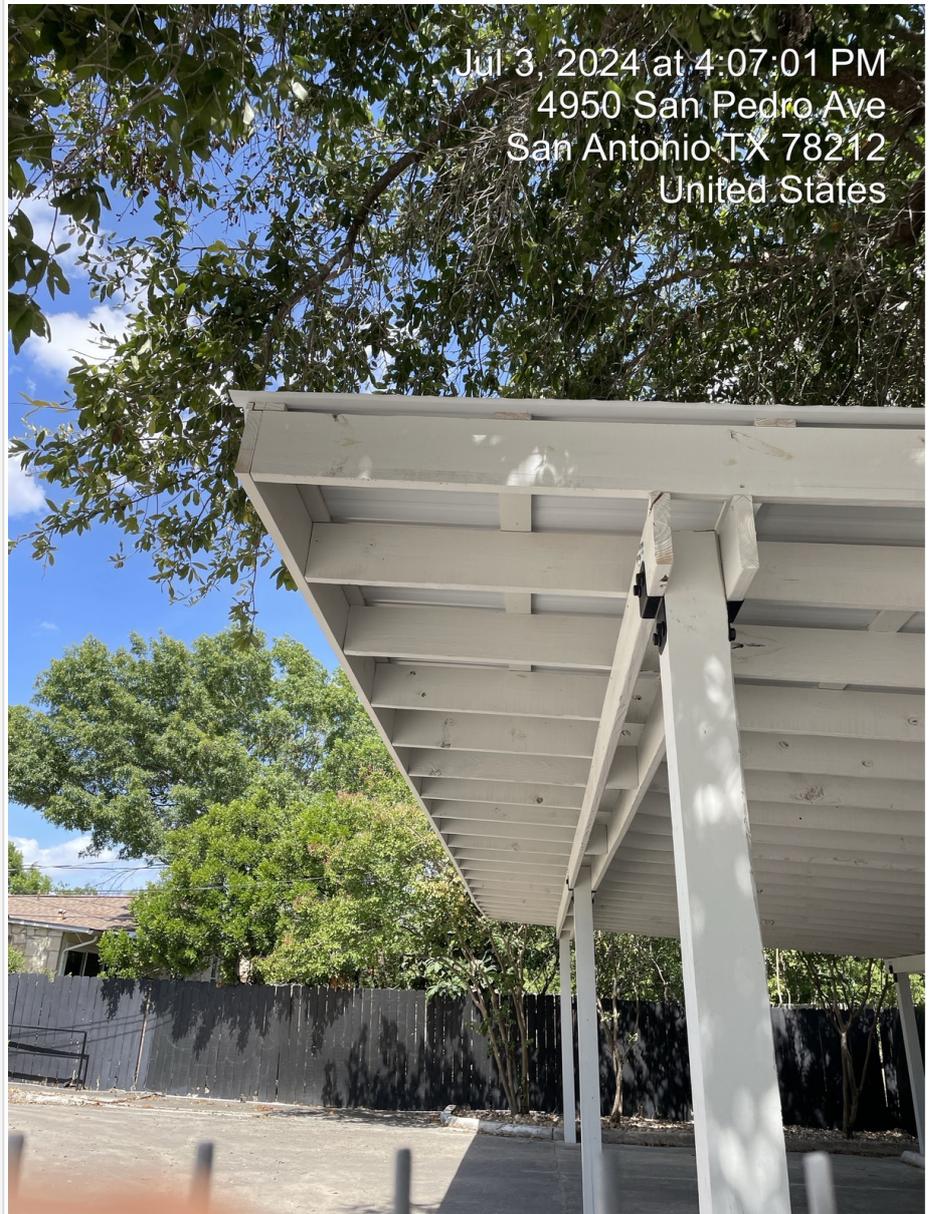


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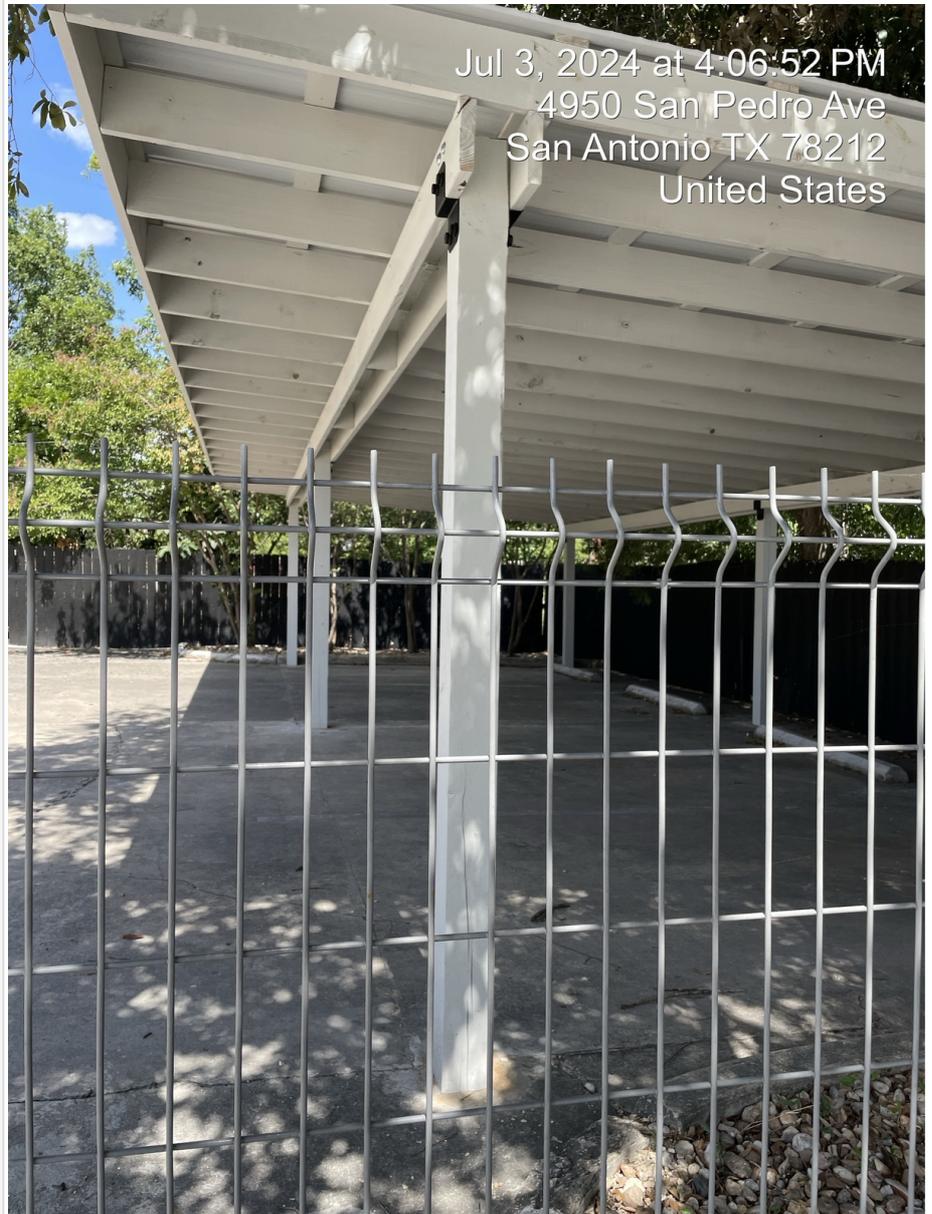


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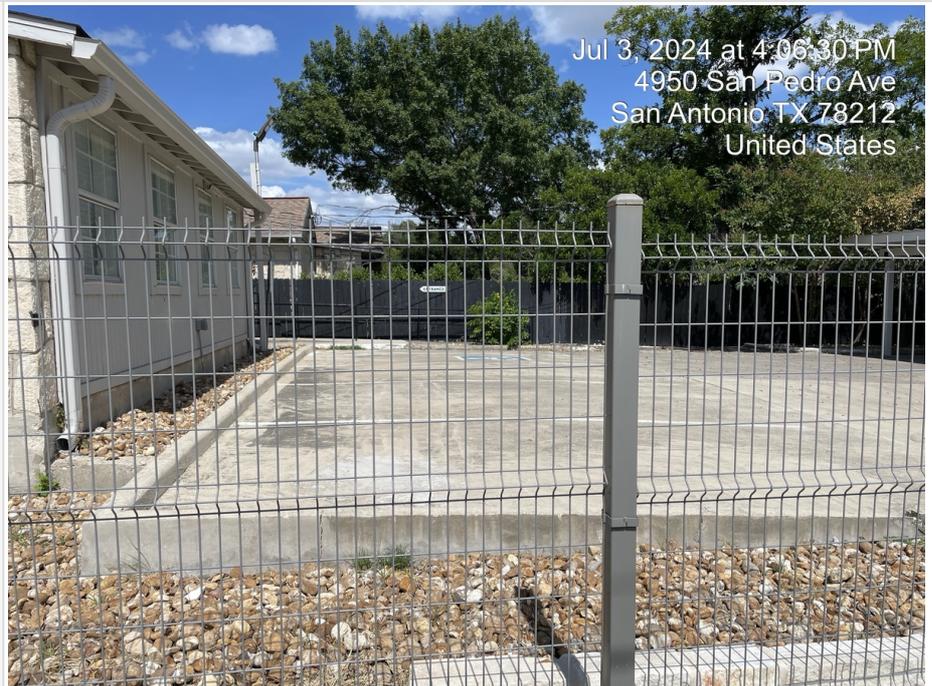


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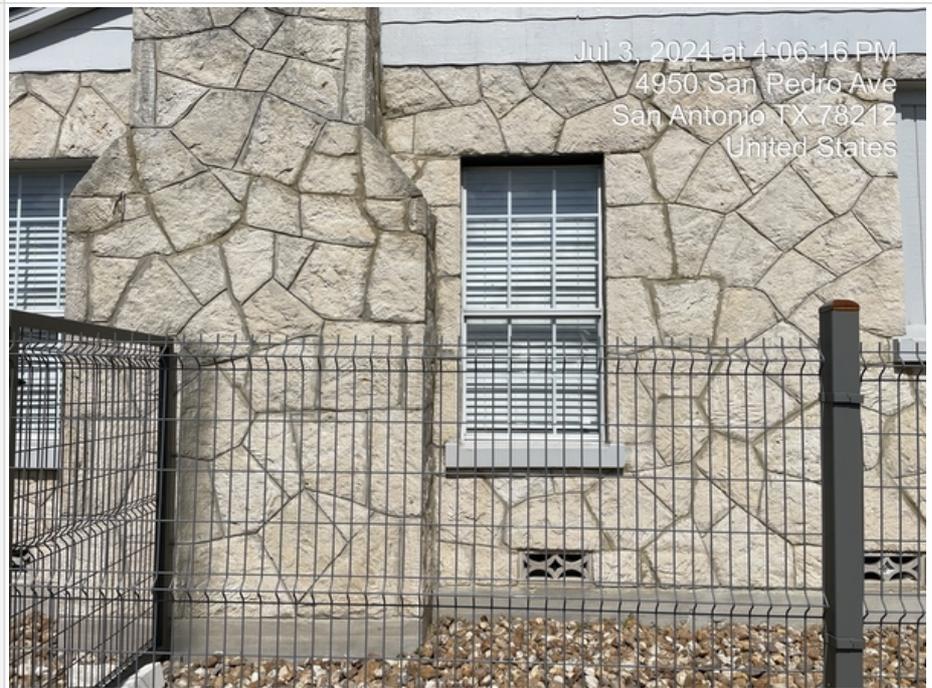
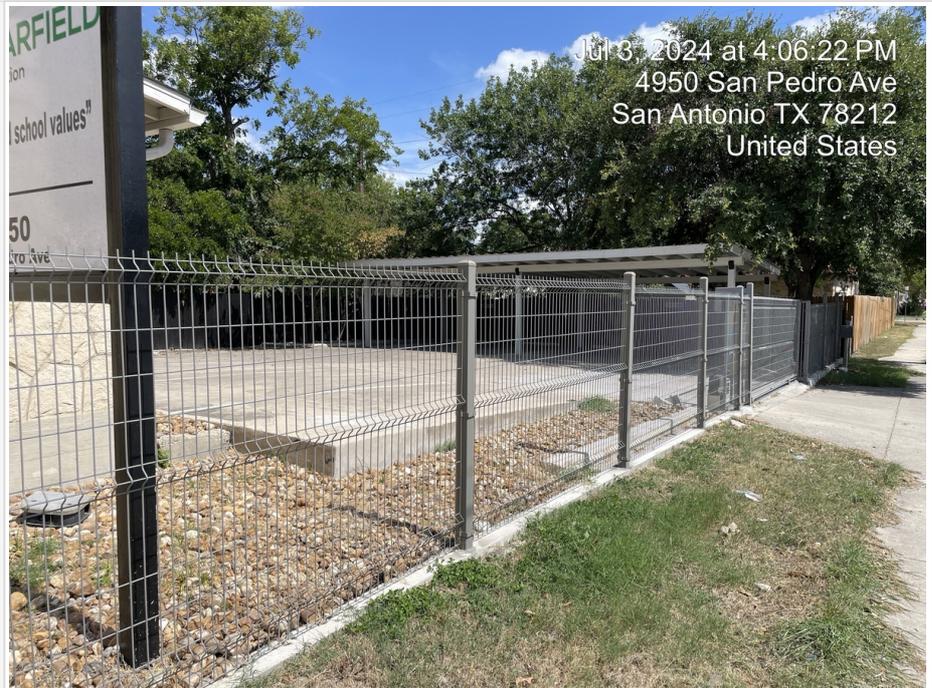


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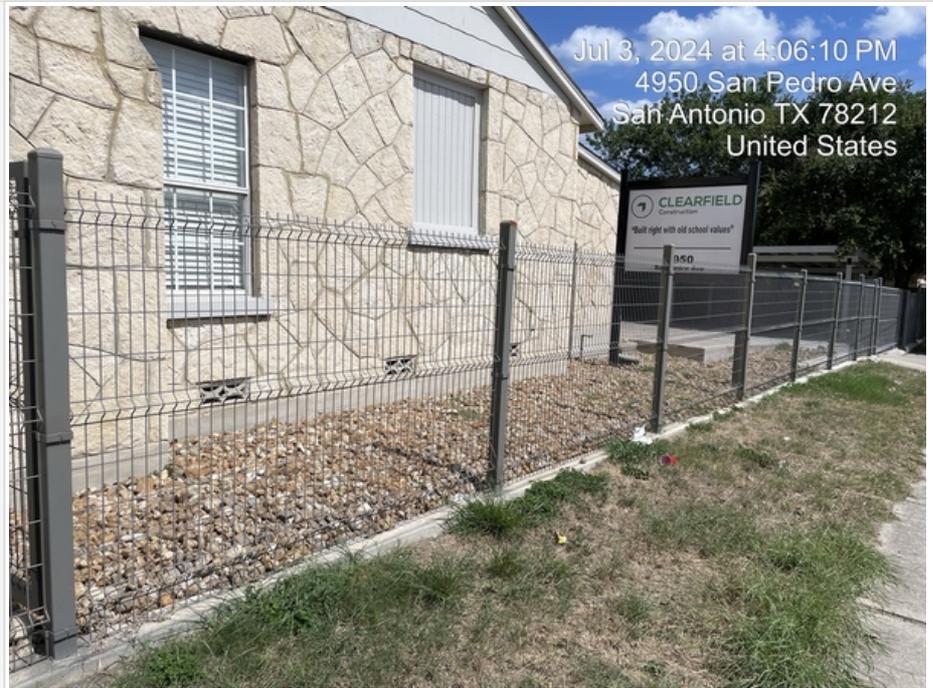


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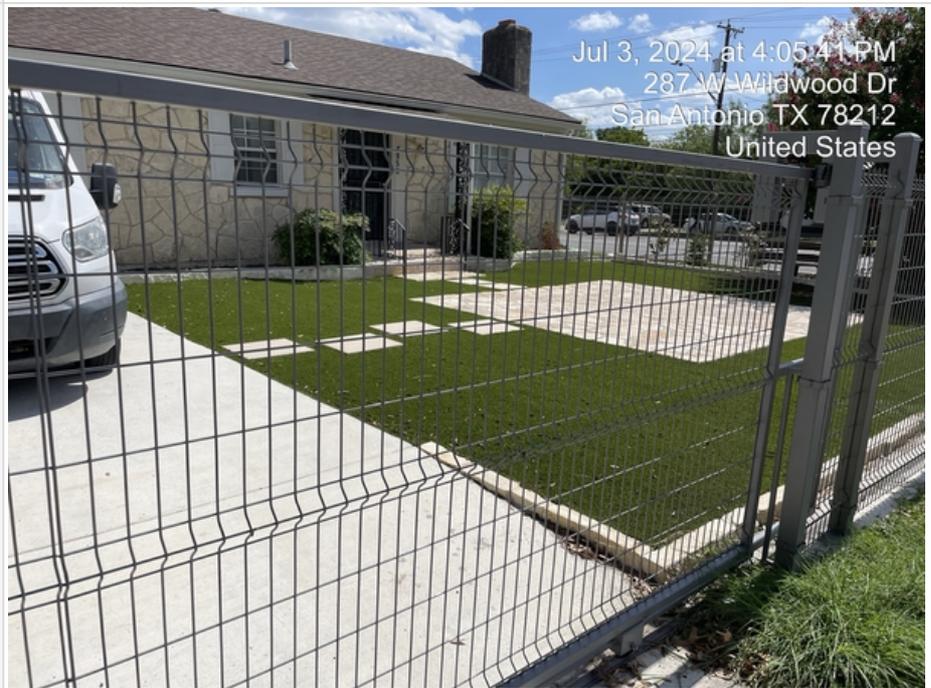


Investigation Report





Investigation Report





Investigation Report



07/03/2024 04:21 PM

Additional photos were taken on another device.

No

From: [Mariano Molina](#)
To: [Bryan Morales \(OHP\)](#)
Cc: [Accounting \(Nicole Hutchins & Mariano Molina\)](#)
Subject: [EXTERNAL] Re: 4950 San Pedro Ave - Phone Call Recap
Date: Monday, July 8, 2024 1:34:51 PM
Attachments: [image001.png](#)

Hi Bryan,

It was good talking with you earlier today.

I have attached some before pictures and some after pictures. Some of the issues we were having are the following:

1. Security and Safety:

- a. We had the catalytic converter stolen from one of our company vehicles
- b. We had vagrants coming into our office parking lot
 - i. There were some homeless people living at the rear where the air conditioning unit is. They had their bed and clothing there.
 - ii. There were some homeless people sleeping at our front door, under the awning. We constantly found old clothing and bedding, trash from food, bags, etc. there
 - iii. There were people using and breaking our exterior electrical outlets.
- c. Our rear fence was "tagged" with gang symbols multiple times.
- d. We had to call the police a couple of times for people high on drugs that would come into our parking lot, from the street. On one occasion, the person was completely nude and defecated and urinated all over our parking lot and then just passed out inside our parking lot.
- e. Some of our employees, three of which are females, usually stay at work after hours, and we are concerned for their safety.
- f. There is a VIA bus stop adjacent to our fence. We feel we need a barrier from the street and the bus stop.

1. Aesthetic:

- a. Fence:
 - i. The old fence was missing several finials and was bent, warped and the metal was corroding. Also, the walk-thru gate was so warped it would not close.
 - ii. The new fence is clean, transparent and looks much better.
- b. Landscape:
 - i. The old landscape was all weeds and dried-out grass. There was a broken sidewalk, with serious tripping hazards, that was also removed and replaced. Garden beds and plants were added.
 - ii. The new landscape looks much better, and we have gotten positive comments from our neighbors.

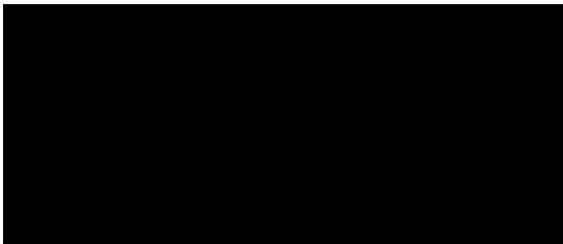
3. Carport/Shade Structure:

- a. We added a shade structure to four of the eight parking stalls. We recently had hail, fortunately there was no damage to our vehicles this time.
- b. We also need protection from the Texas sun. Our vehicles need protection from the sun and the heat, as well as the rain and hail. For these reasons, we added the shade structure.

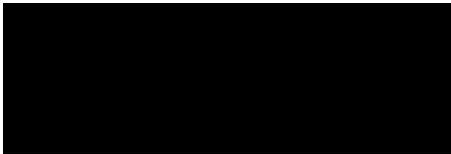
We believe we have improved the property in its aesthetics, functionality and security.

Thank you,

Mariano Molina, P.E.
Managing Member



"Built right with old school values"



From: Bryan Morales (OHP) <Bryan.Morales@sanantonio.gov>

Date: Monday, July 8, 2024 at 11:39 AM

To: Mariano Molina [REDACTED]

Cc: Accounting (Nicole Hutchins & Mariano Molina)
[REDACTED]

Subject: 4950 San Pedro Ave - Phone Call Recap

Hello Mariano,

Thank you for giving us a call. As discussed, the Office of Historic Preservation has not filed a municipal court case at this time; however, we are set to go before the Compliance and Technical Advisory Board (CTAB) on July 19th.

Later this week, we will send you information regarding the hearing and provide staff's recommendations to the CTAB.

If you have any photos of the site before work was done, or any other pertinent information, please reply to this email so we can add them to the files presented on the 19th.

Thank you,

Bryan Morales, MA (he/him/his)
Historic Preservation Specialist, Design Review Team
City of San Antonio, Office of Historic Preservation
Desk: (210) 207-5464 | Office: (210) 207-0035

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