



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Pre-Submittal Consultation Report

DATE: 05/12/2026

Address: 503 Mary Louise Dr

Meeting Location: Webex

APPLICANT: Tim Clark; Michael Clancy

DRC Members present: Jeff Fetzner; Monica Savino

Staff Present: Bryan Morales, Edward Hall

Others present: Lisa Garza

REQUEST: Removal of an existing rear accessory structure and construction of a 2-story rear accessory structure.

COMMENTS/CONCERNS:

MC: Current rear structure is approximately 1,000 sf. [Going over presentation]. The property owner has a note from a structural engineer stating the structure is not in great condition. It will be deconstructed.

MS: Please pull up the site plan. Can you point out what the route of the existing driveway? MC: The existing driveway is in a weird condition. The driveway is right up against the house – about 1' off. JF: Are you proposing to get rid of that driveway? TC: We would get rid of the curb cut and add landscaping.

MS: What is the degree of service for the alley.? TC: It's not clear about it might have been accessed from the alleyway. MS: Make sure that the request is really clear. I would like to see the interior in a DRC for the rear accessory structure. MC: The property owner is fine with that. TC: The engineer said that there are about five different foundation structures and various add-ons that makes it difficult to repair the structure. JF: The part with the tile roof, is that original? TC: Yes, but the tiles are not original. They are concrete and were installed around 8-10 years ago.

JF: My first thought when viewing the rendering is that it doesn't quite go with the main house. It's tall, the material is different; but I'm looking at it and the materials used is in keeping with what rear accessories would have used. I'm warming up to it. One thought – the shape of the roof – you might look at a hipped roof instead of a gable. It looks really “in your face” from the street. A hipped roof might be more appropriate. MS: I agree. What I missed when viewing the rendering – the collection of the main house and the original ADU – I missed seeing what made them a pair (the roof).

JF: I'm thinking a prefinished terracotta red roof would help along with the hipped. MS: I can see that.

MS: The alley-facing façade has a lot of items that may need to be addressed. The windows, new roof form, etc. shows a disconnect between all the other elevations. Playing with the window placement might be helpful. TC: It feels hard on

this side because it's alley-facing and the windows would be at a power line. It doesn't seem to work. MC: We could go with no windows.

TC: Could we trim out a window to only show the top? MS: Why would you? It would be difficult.

JF: There is a house behind you with vertical casement windows, maybe look at that for these rooms. Daylight and living spaces is critical for the occupants. I would encourage you to have windows and to have other ways to incorporate new windows.

OVERALL COMMENTS:

