

# HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2020

**HDRC CASE NO:** 2020-295  
**ADDRESS:** 2146 W GRAMERCY PLACE  
**LEGAL DESCRIPTION:** NCB 6822 BLK LOT 12, W 15 FT OF 11 & E 25 FT OF 13  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Antonio Vasquez/VASQUEZ ANTONIO O & CYNTHIA  
**OWNER:** Antonio Vasquez/VASQUEZ ANTONIO O & CYNTHIA  
**TYPE OF WORK:** Driveway gate replacement  
**APPLICATION RECEIVED:** June 25, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing driveway gate.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 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.

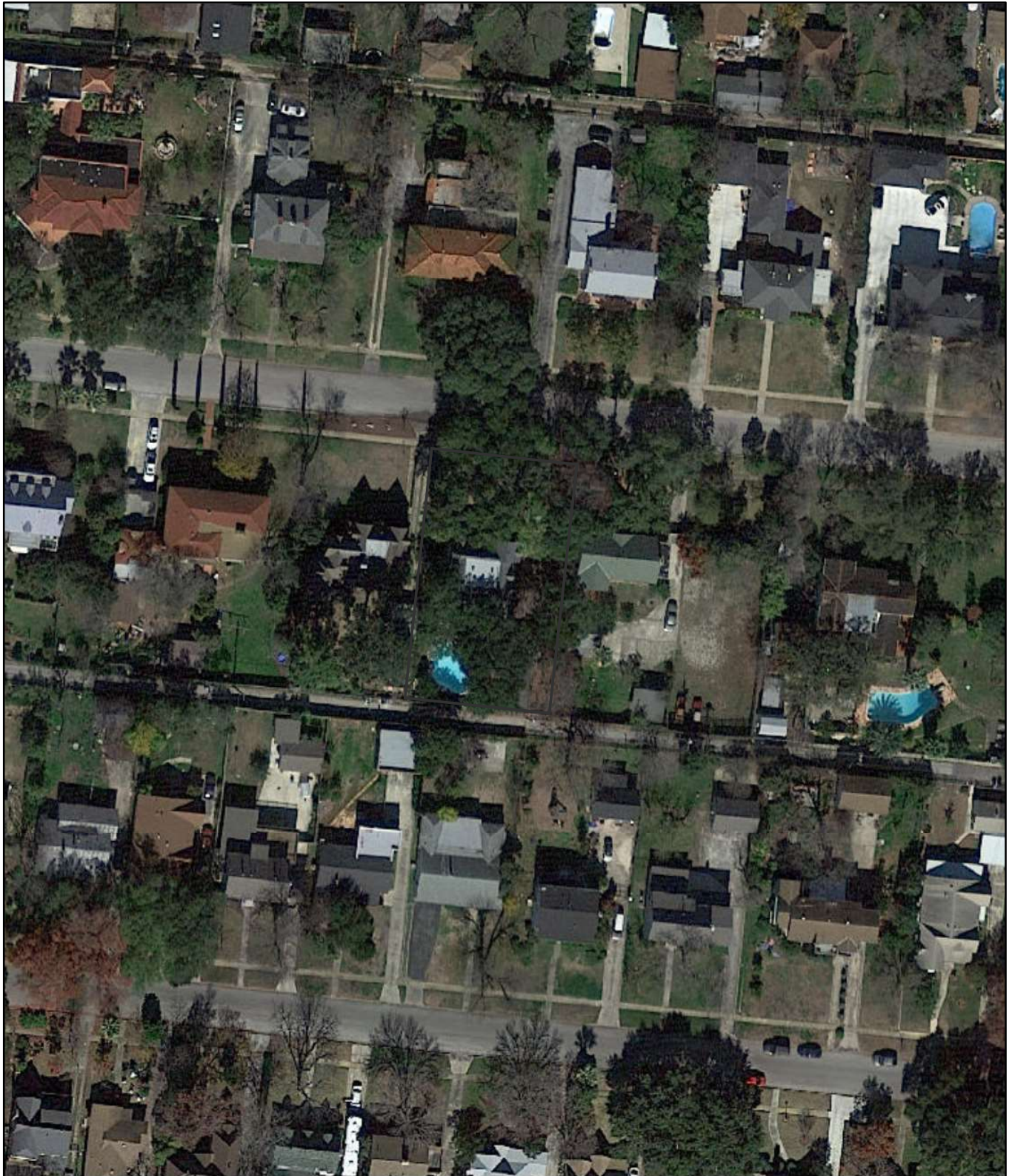
## **FINDINGS:**

- a. The property located at 2146 W Gramercy was constructed circa 1920 in the Tudor Revival style. The primary structure is a 2-story, singly-family residence and features a high-pitch composition shingle side gable roof with a prominent front gable and several dormers, brick cladding, and two-over-two and one-over-one windows. The property features a deep front setback and a brick retaining wall set at the front façade wall plane that is over 7 feet high. The property is contributing to the Monticello Park Historic District.
- b. **GATE REPLACEMENT** – The applicant has proposed to install a new driveway gate. The existing driveway gate is set behind the front façade wall plane and is an open metal picket design. The proposed replacement driveway gate will be similar in form and height and will be a solid metal design with ornamental detailing. The gate will be 8 feet high at the center apex and just over 7 feet tall at the shortest points, which meet the existing 7'2" brick retaining wall. UDC Section 35-514(c)(1) states that the maximum height permitted for rear yard fences is 6 feet. Guidelines 2.A.ii for Site Elements states that existing fencing should be replaced only when deteriorated sections are beyond repair. Replacement materials should match to the color, texture, size, profile, and finish of the original. Guideline 2.B.v for Site Elements states that new fences should be constructed 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. The existing rear fence and driveway gate exceed 6 feet and are similar in size, scale, material, and form to the existing fencing and driveway gates at adjacent properties. Staff finds that the proposed replacement gate matches the existing in height and overall design aesthetic. Staff finds the proposal appropriate.

## **RECOMMENDATION:**

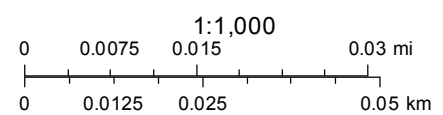
Staff recommends approval based on findings a through b.

# City of San Antonio One Stop



June 30, 2020

— User drawn lines





Google Maps 2146 W Gramercy Pl



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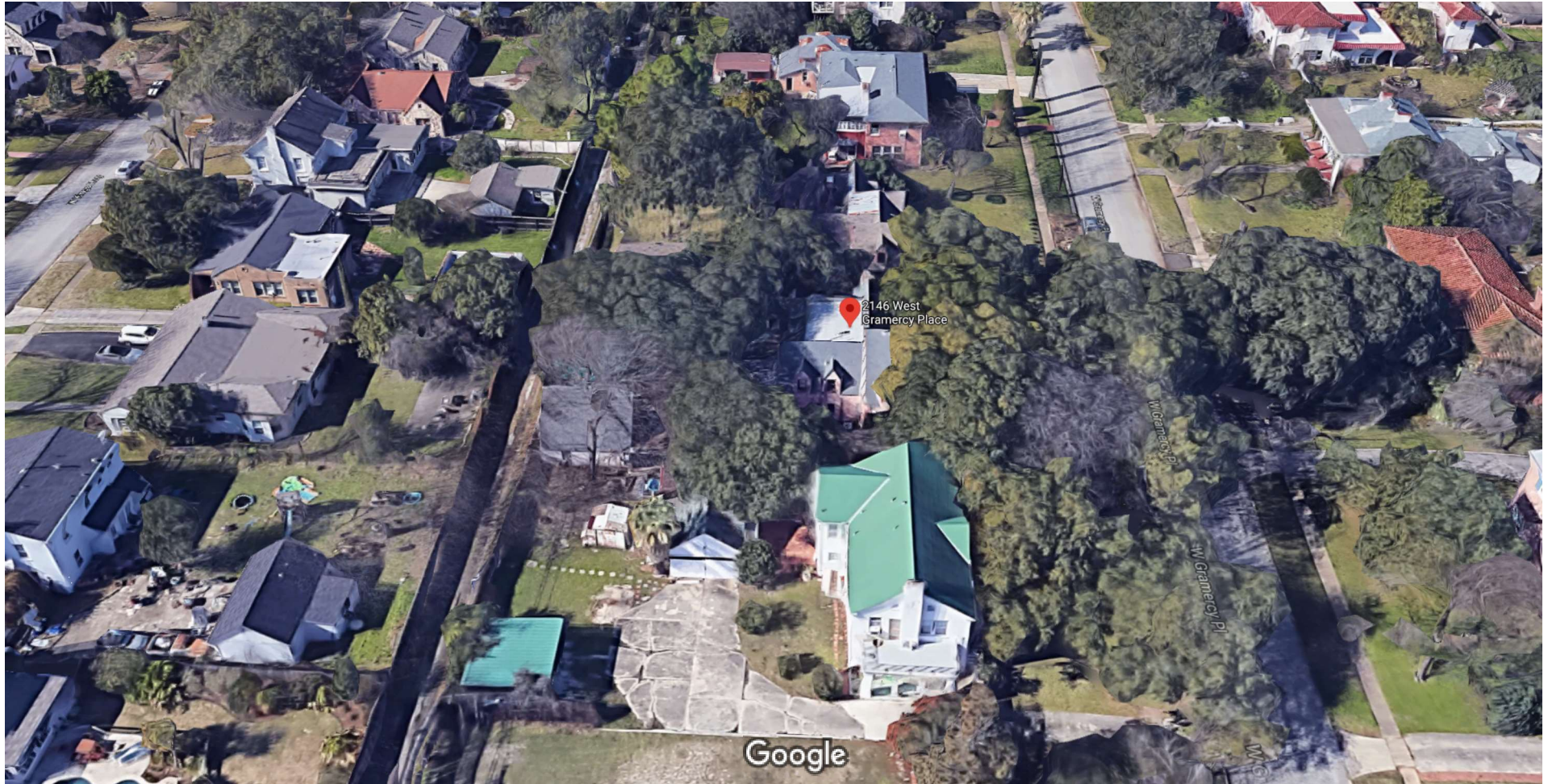
## Google Maps 2146 W Gramercy Pl



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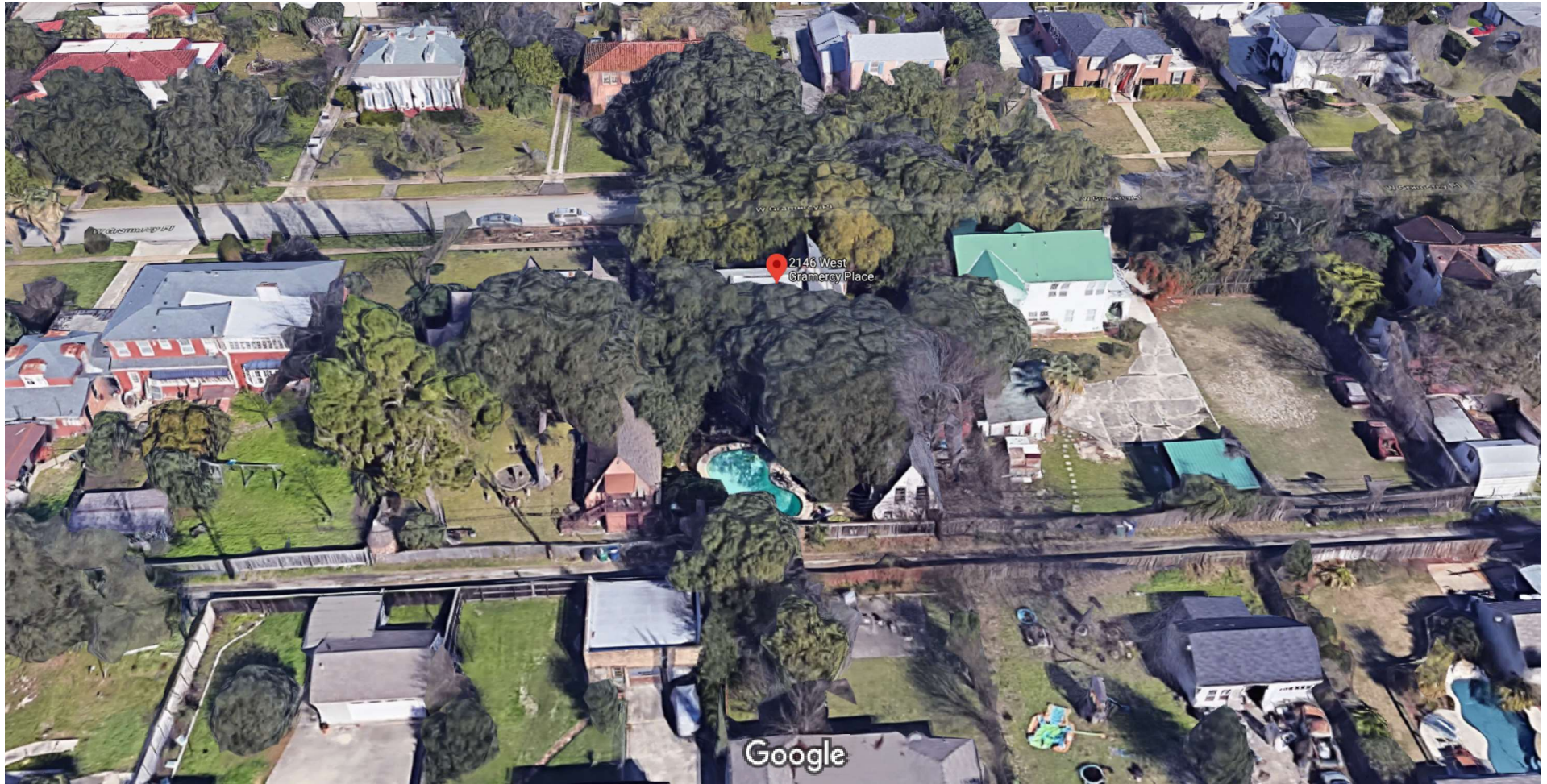
## Google Maps 2146 W Gramercy Pl



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## Google Maps 2146 W Gramercy PI



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## Google Maps 2146 W Gramercy Pl



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2.00m ratings



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13



























