

HISTORIC AND DESIGN REVIEW COMMISSION

March 03, 2021

HDRC CASE NO: 2021-049
ADDRESS: 202 BUSHNELL
LEGAL DESCRIPTION: NCB 6328 BLK 1 LOT 12,13,14, 15, 41,42,43,44, E 1.87 OF 11 & 40, W 38.8 OF 16 & 45
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Daniela Serna/SERNA ANTONIO IV & DANIELA GONZALES DE
OWNER: Daniela Serna/SERNA ANTONIO IV & DANIELA GONZALES DE
TYPE OF WORK: Driveway gate
APPLICATION RECEIVED: January 22, 2021
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 install a 5-foot-tall wrought iron driveway gate set back from the existing front stucco with 4-foot-tall sections of wrought iron fencing.

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:

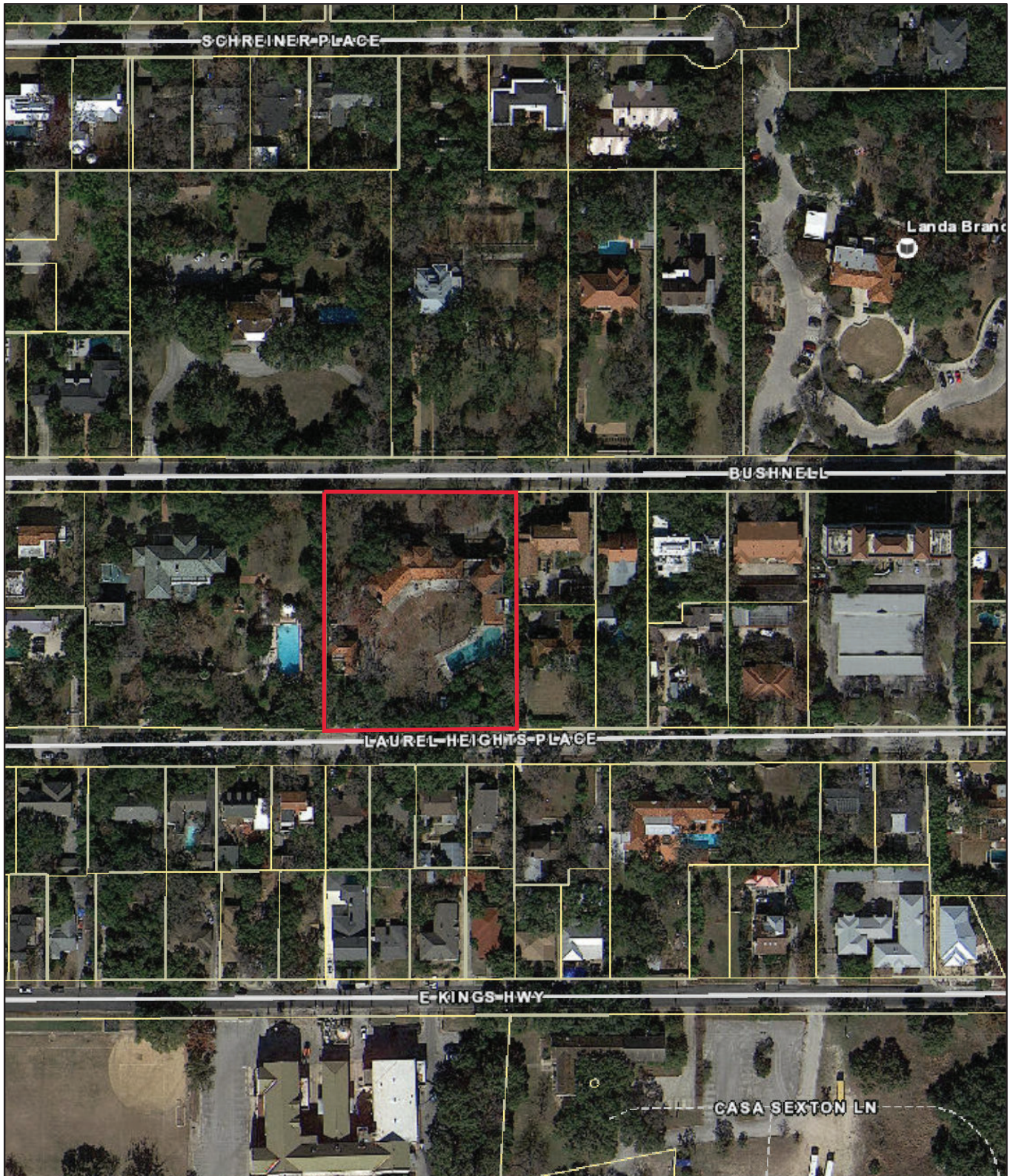
- a. The primary structure located at 202 Bushnell is a 2-story, single-family residence constructed circa 1925 in the Spanish Colonial Revival style. The house was designed by Atlee B. Ayres and first appears on the Sanborn Map in 1951. The structure features an L-shape plan with a central cylindrical stair tower, a tile roof, stucco cladding, and a decorative entry alcove. The property features a stucco perimeter wall. The property is contributing to the Monte Vista Historic District.
- b. **GATE DESIGN AND HEIGHT** – The applicant has proposed to install a 5-foot-tall wrought iron driveway gate. The proposed driveway gate will connect to the existing stucco perimeter wall by 4-foot-tall wrought iron fencing installed along the driveway. The wrought iron driveway gate and fence design will follow the pattern of the existing front entry gate. According to the Historic Design Guidelines, new front yard fences should appear similar to those used historically within the district in terms of their scale, transparency, and character. Guideline 2.B.iii for Site Elements states that the height of new fences and walls within the front yard should be limited to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. Staff finds that traditional wrought iron fencing is generally appropriate for the Monte Vista Historic District. Staff finds that due to the ornamental detail at the top of the gate, it is appropriate for the driveway gate to extend to 5 feet at its highest point.
- c. **GATE LOCATION** – The applicant has proposed to install a 5-foot-tall wrought iron driveway gate set back approximately 16 feet from the existing front stucco perimeter wall. The proposed driveway gate will connect to the existing stucco perimeter wall by 4-foot-tall wrought iron fencing installed along the front 17 feet of the driveway on the east and the front 16 feet of the driveway on the west. According to the Historic Design Guidelines, new front yard fences should follow historic fence placements in the district. The applicant has provided evidence that front driveway gates set back from the front yard fence have been installed at other properties on the block. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the front driveway gate and fencing installation based on findings a through c with the following stipulation:

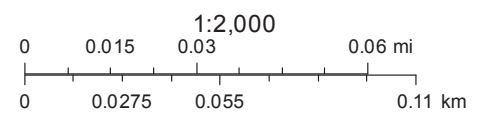
- i. That the maximum height at the peak of the driveway gate is 5 feet.
- ii. That the final construction height of the approved gate and fencing may not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

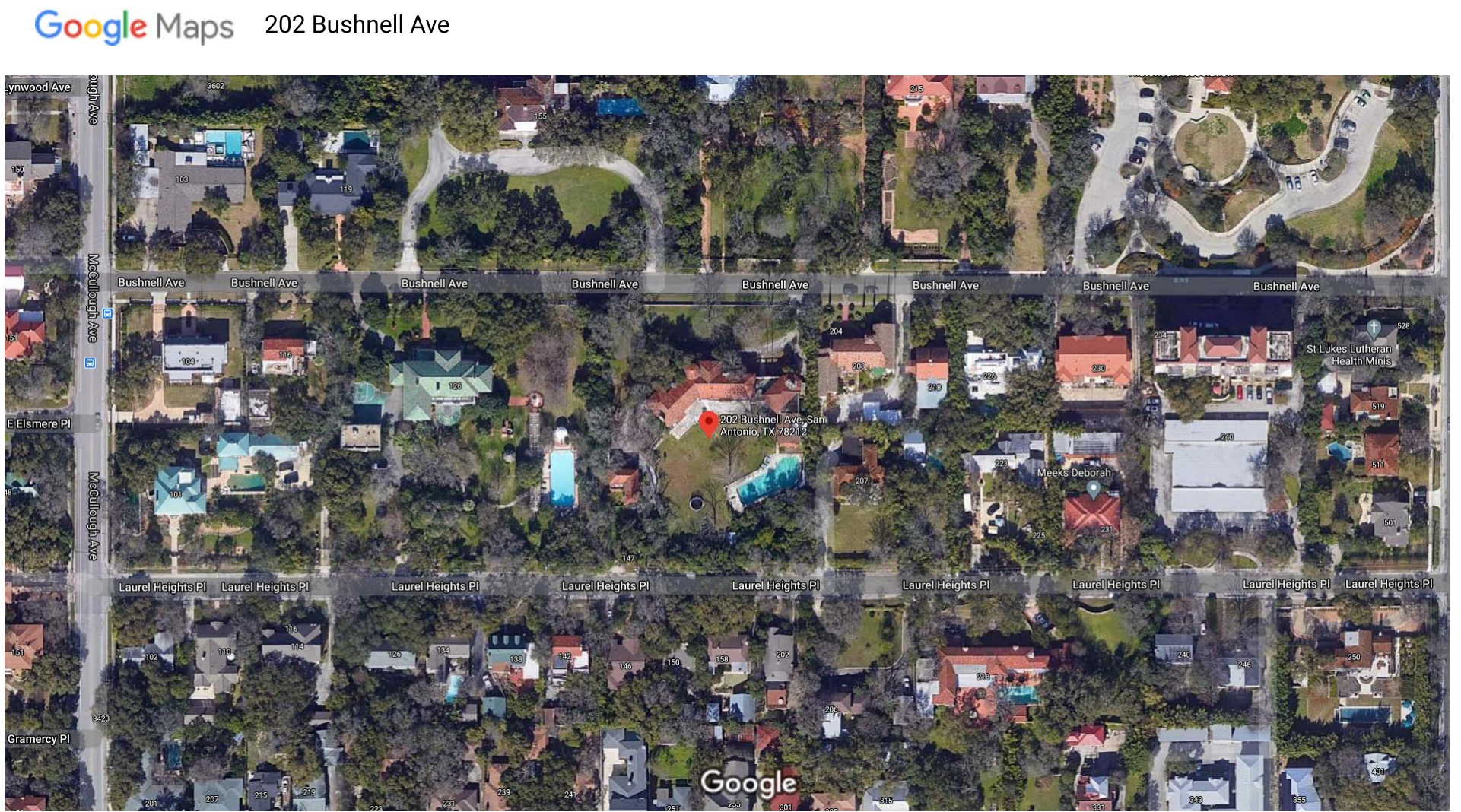
City of San Antonio One Stop



February 12, 2021

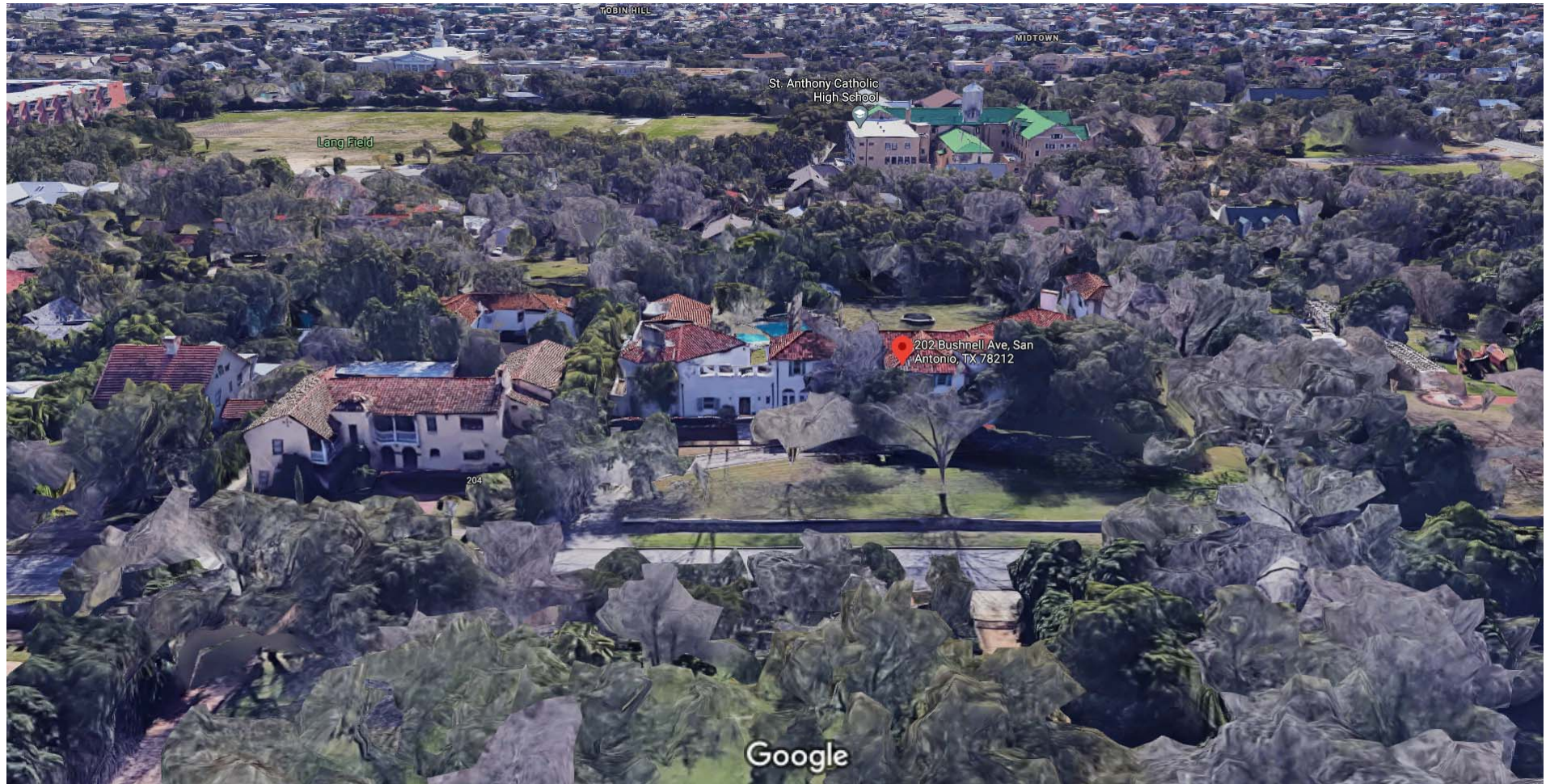
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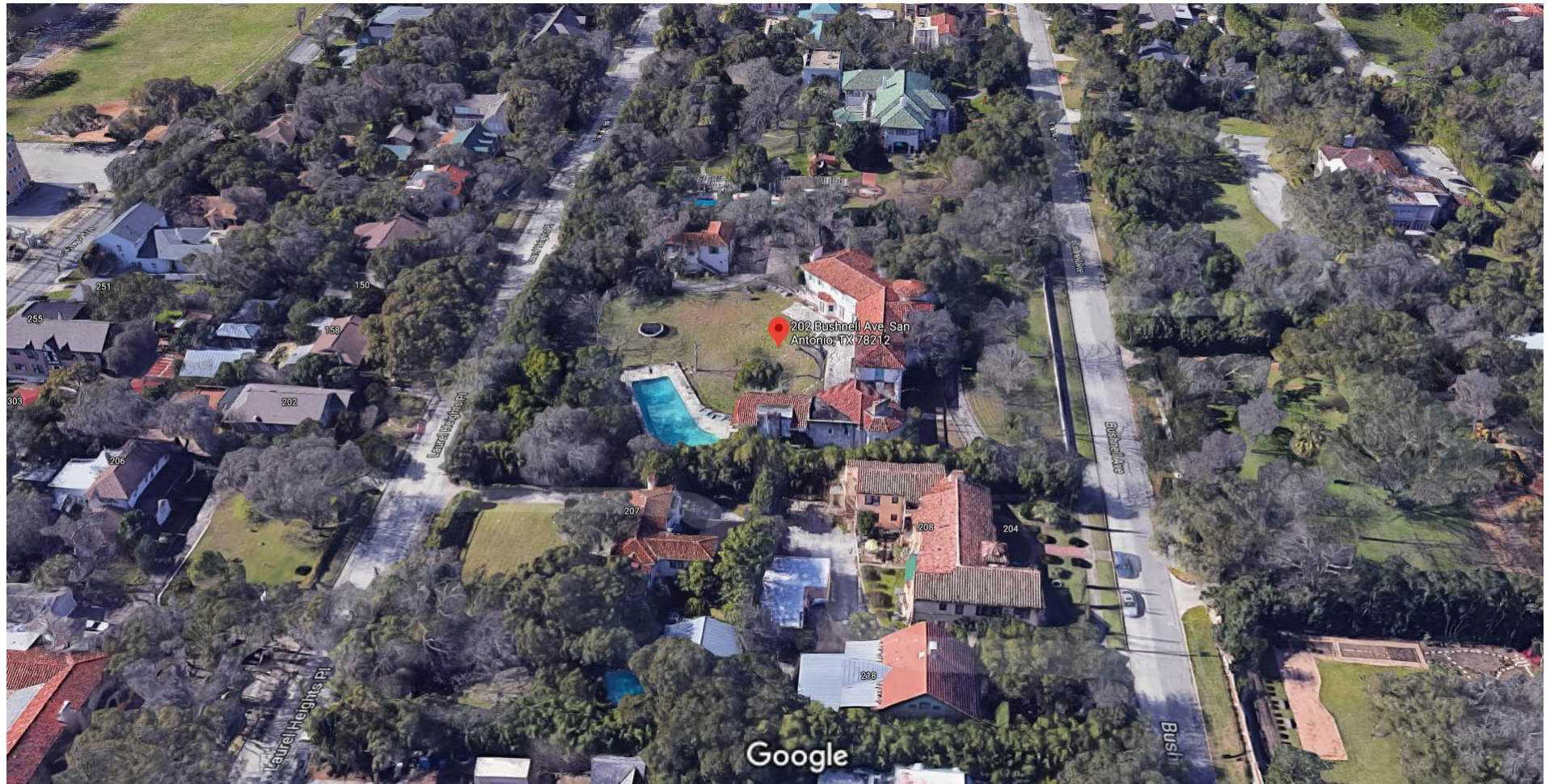
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Google Maps 202 Bushnell Ave



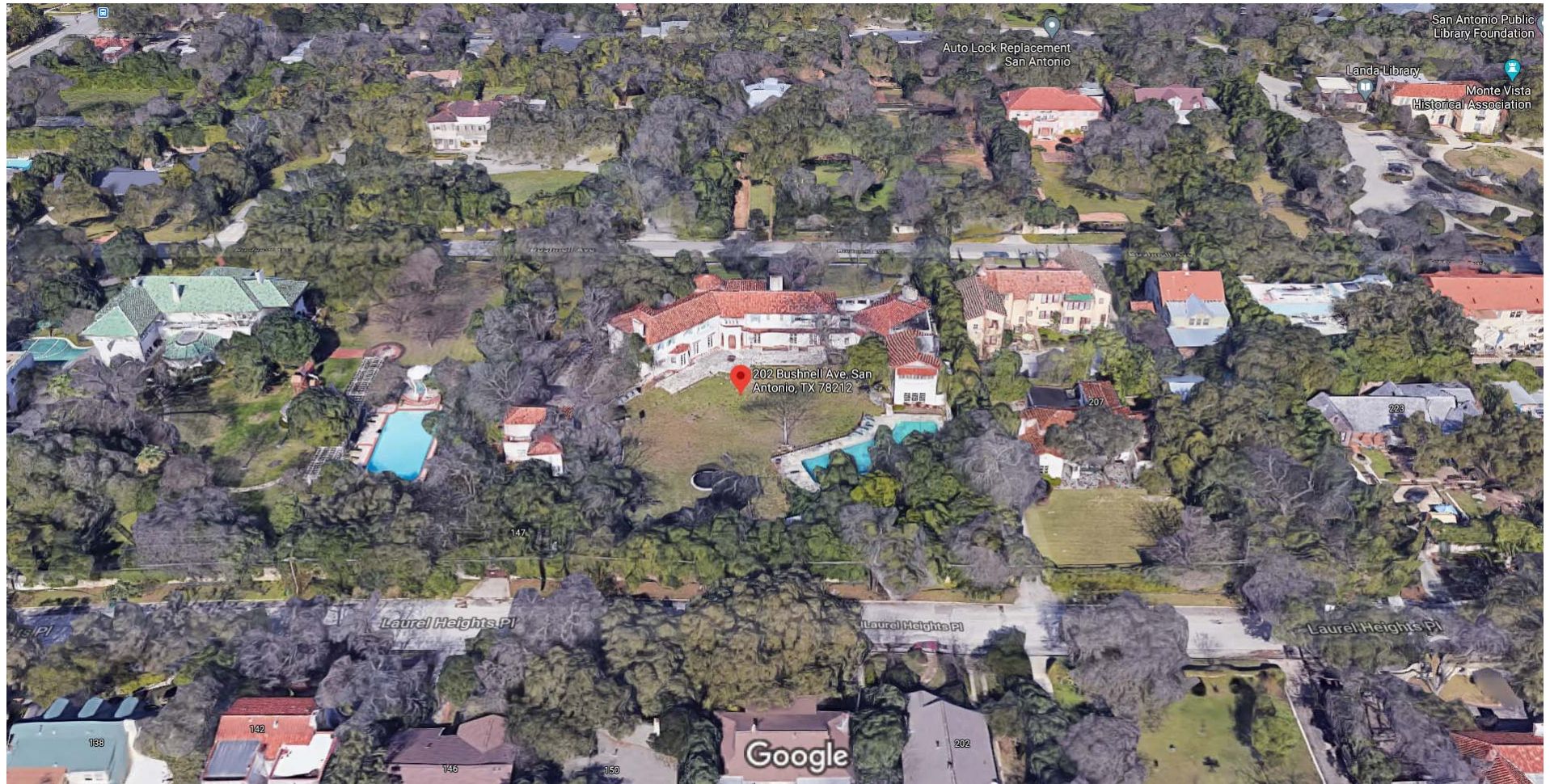
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Google Maps 202 Bushnell Ave



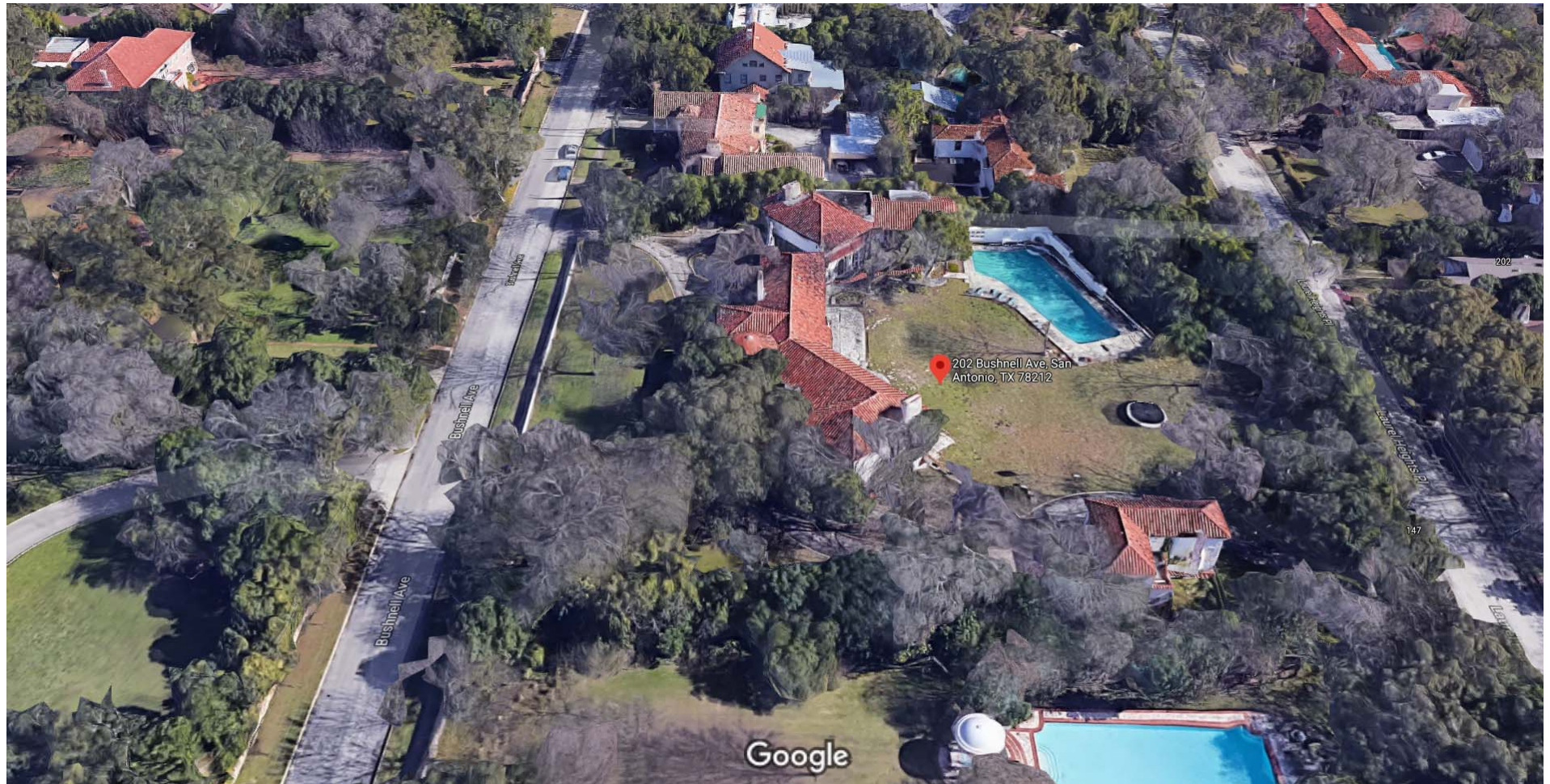
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Google Maps 202 Bushnell Ave



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Google Maps 202 Bushnell Ave



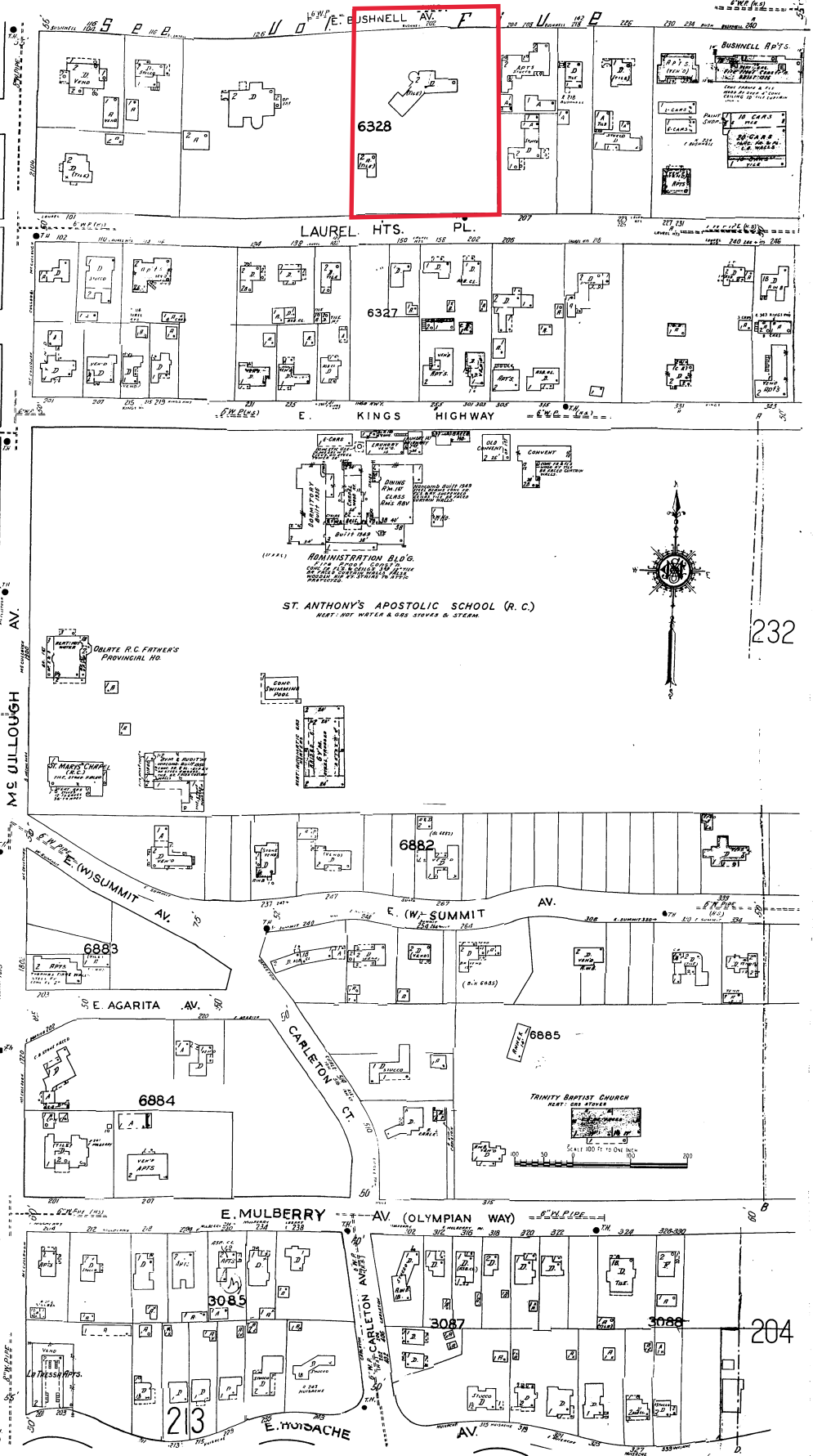
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SCALE 100 FT. TO AN INCH

U o l u m e

S e e

See Vol. Dne.



Existing Back Iron Gate

Existing Back Rock Wall

POOL

Garage

HOME

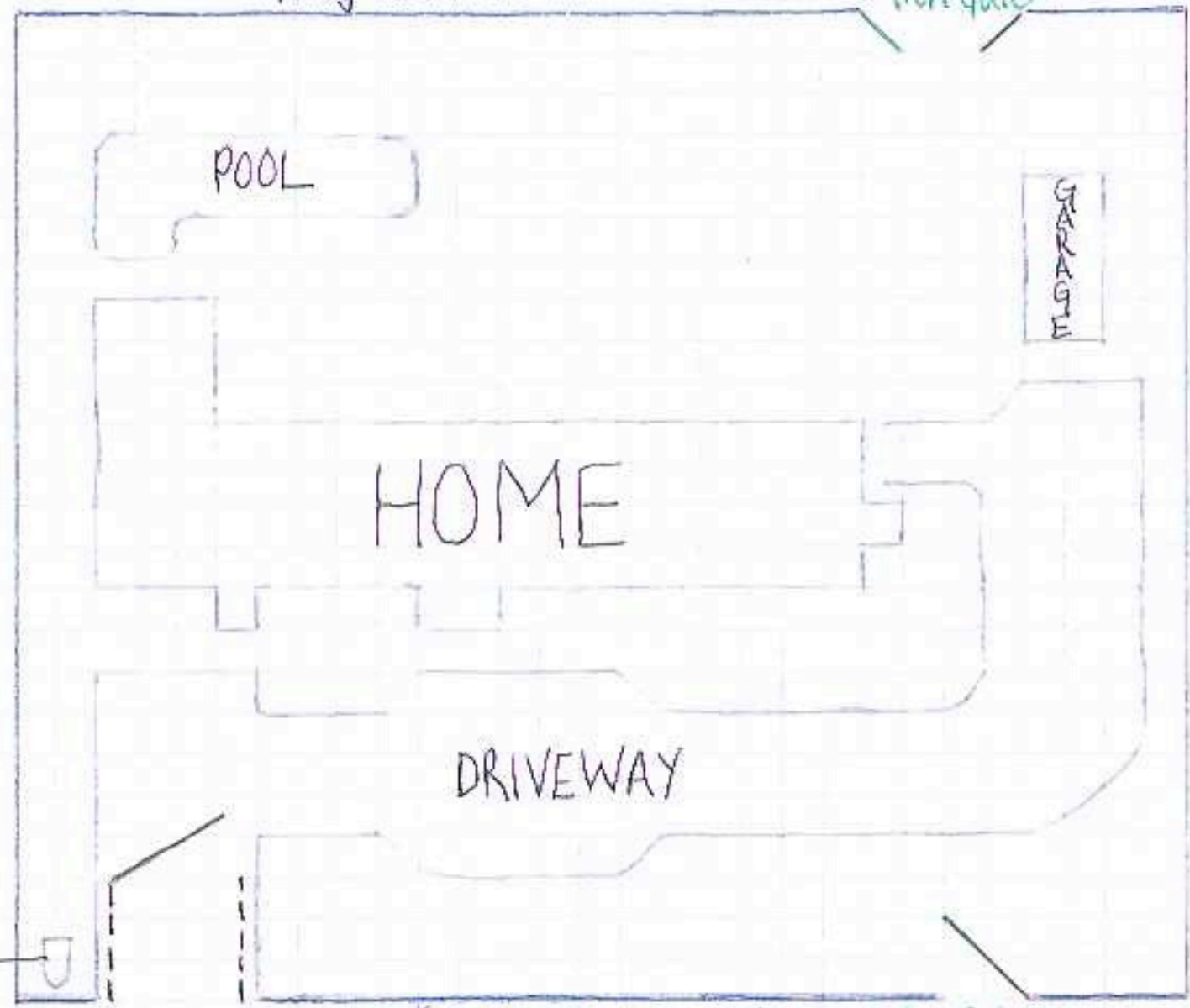
DRIVEWAY

Mailbox

Proposed New Front Gate Iron

Existing Front Stucco Wall

Existing Pedestrian Iron Gate



34 Feet of Fence @	55.00	XX1870.00
13 Feet of Gate @		XX033.00
Feet of Gate @		
2-4" Terminal Posts @	185.00	XX3700.00
Terminal Posts @		
Hard Dig @		
T D H A Old Fence @		
Installation Charge		XX850.00
SW 200 operator		XX370.00
AK-11 Key pad		XX370.00
Permit:		\$
Sub-Total:		\$
Tax:		\$
TOTAL: →		\$7183.00
- 1/3 Down Payment:		\$2394.33
Pay this Amount on Completion:		\$

210-365-8313

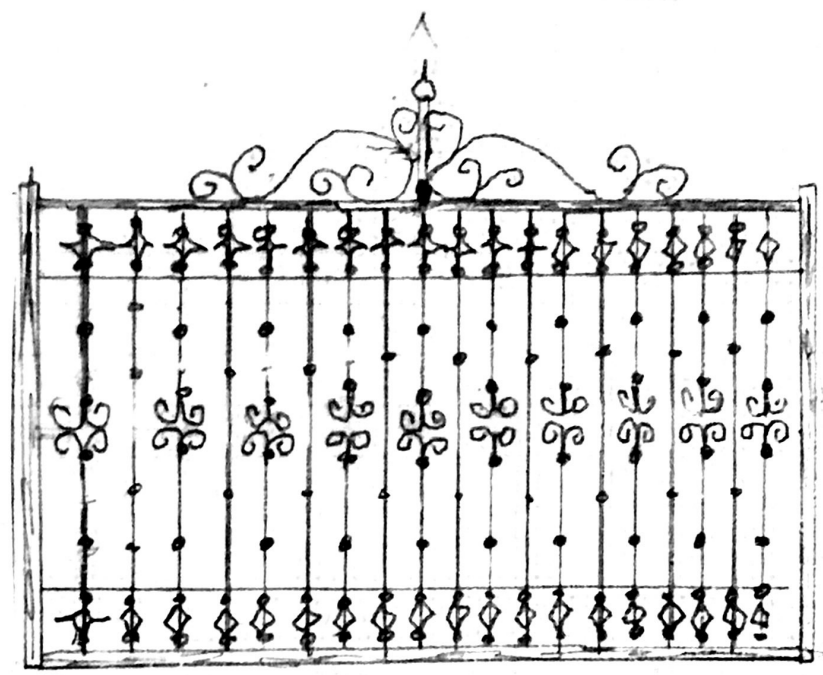
202 Bushnell

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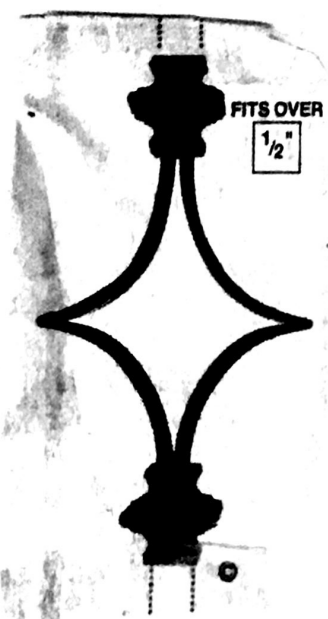
Danielall29@hotmail.com



13-11025-224
17-11/16" - 52-9/16" ± 17.42 lbs.



13'



FITS OVER
1/2"

Top + Bottom

























