

# HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

**HDRC CASE NO:** 2021-122  
**ADDRESS:** 240 FURR DR  
**LEGAL DESCRIPTION:** NCB 6694 BLK 3 LOT 15  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Pauline Moreno  
**OWNER:** Pauline Moreno  
**TYPE OF WORK:** Driveway gate replacement  
**APPLICATION RECEIVED:** February 25, 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 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.

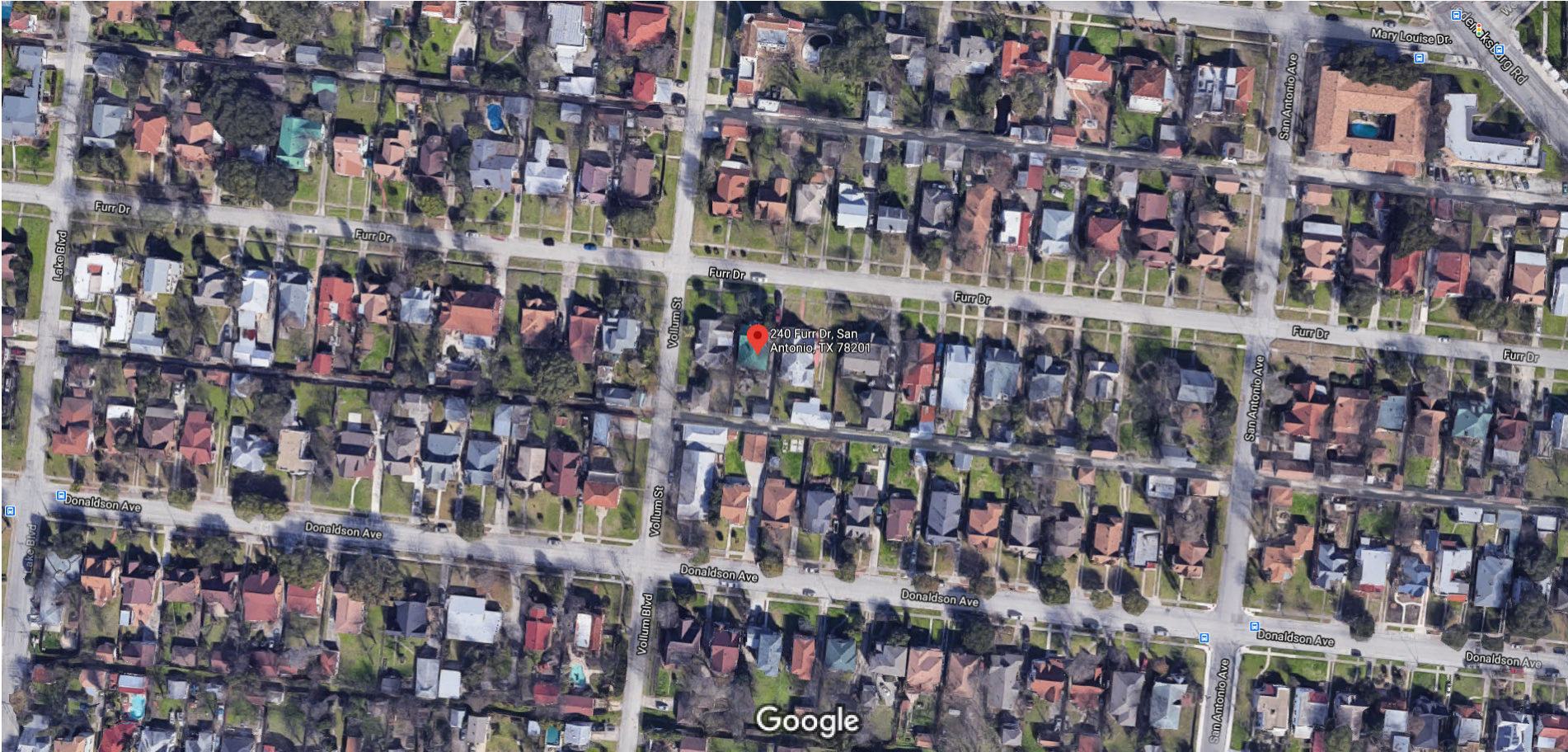
## FINDINGS:

- a. The property located at 240 Furr is a 1-story, single-family home designed in the Tudor Revival style. The structure features a side gable composition shingle roof, a dominant, steeply pitched front gable, a prominent front façade chimney with a stucco finish, wood siding, one-over-one and fixed windows, and a flat-roof carport with stucco columns. The property is contributing to the Monticello Park Historic District.
- b. DRIVEWAY GATE REPLACEMENT – The applicant has proposed to replace the existing wood driveway gate with a fully wood driveway gate featuring horizontal cedar planks, a steel frame, steel posts, and arm actuators installed on the exterior of the driveway gate. While the driveway gate is replacing an existing driveway gate of a similar height that also swings outward, Guideline 2.C.i for Site Elements states that privacy fences should be set back from the front façade of the building, rather than aligned with the front façade of the structure to reduce their visual prominence. Although the applicant is requesting a driveway gate, not a privacy fence, the proposed gate reads like privacy fencing and should be set behind the existing carport. The existing driveway gate is a nonconforming condition. Staff does not find the proposal consistent with the Guidelines.

**RECOMMENDATION:**

Staff does not recommend approval based on findings a through b. Staff recommends that the driveway gate is installed at a location behind the front façade wall plane.

Google Maps 240 Furr Dr



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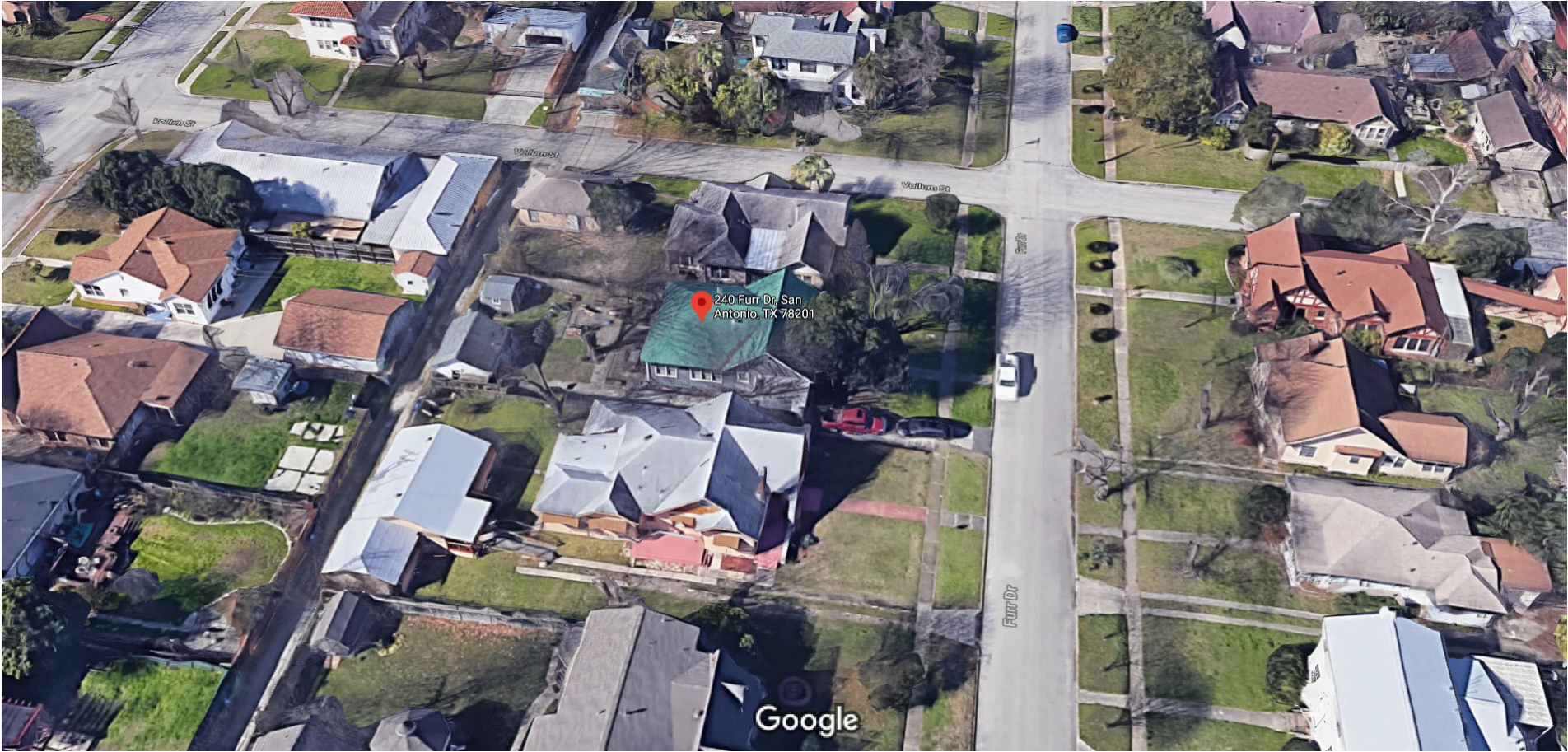
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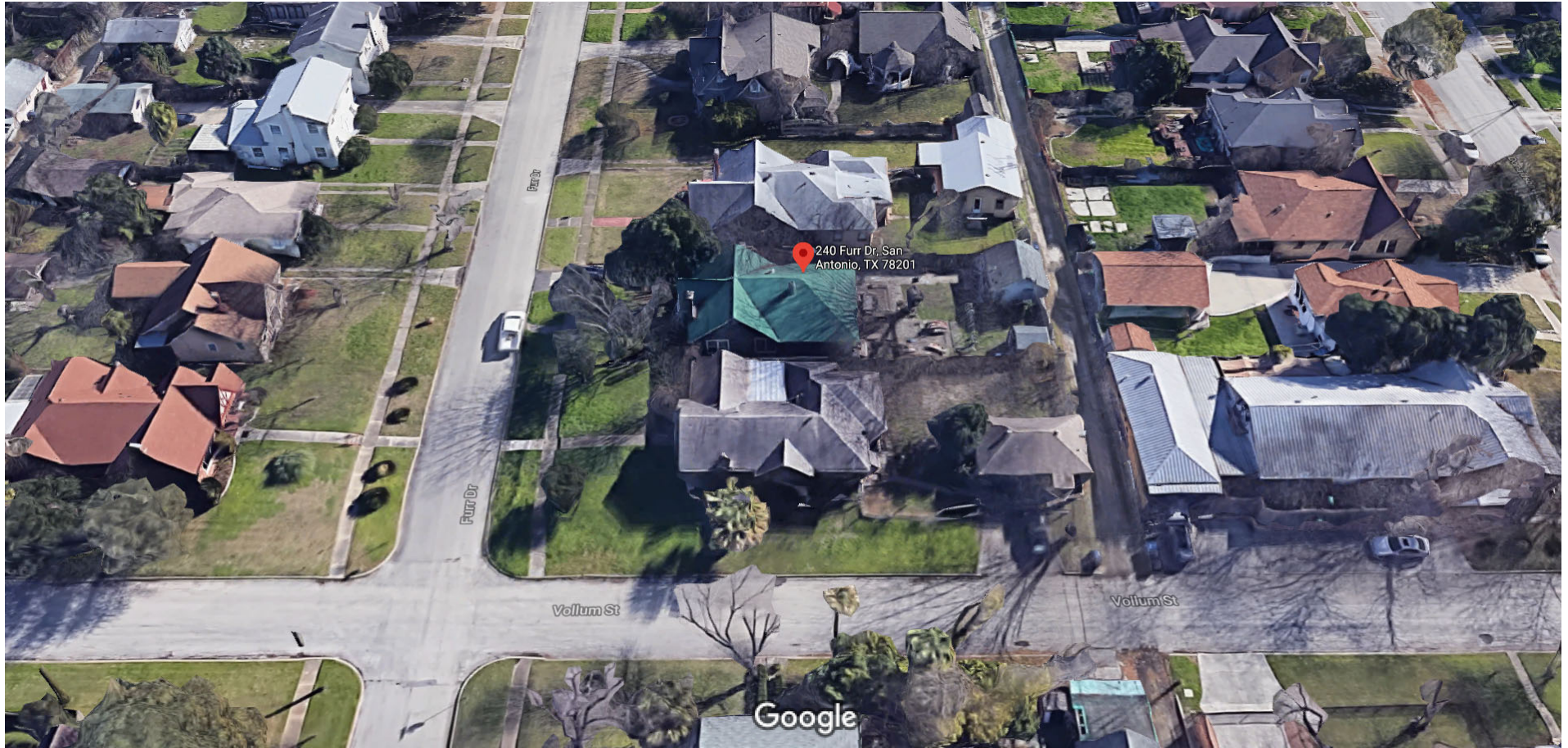
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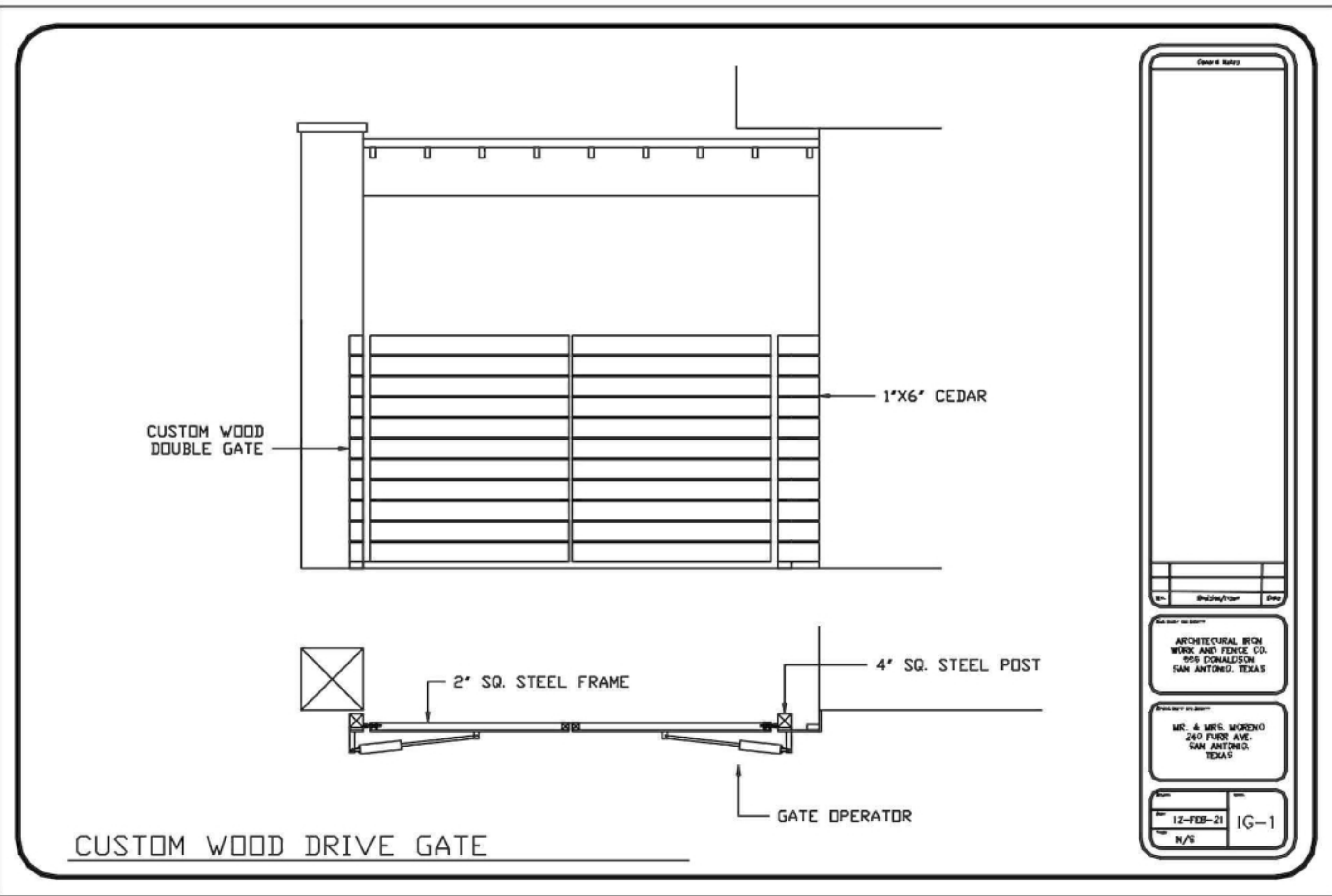






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Henry Missy Bustamante



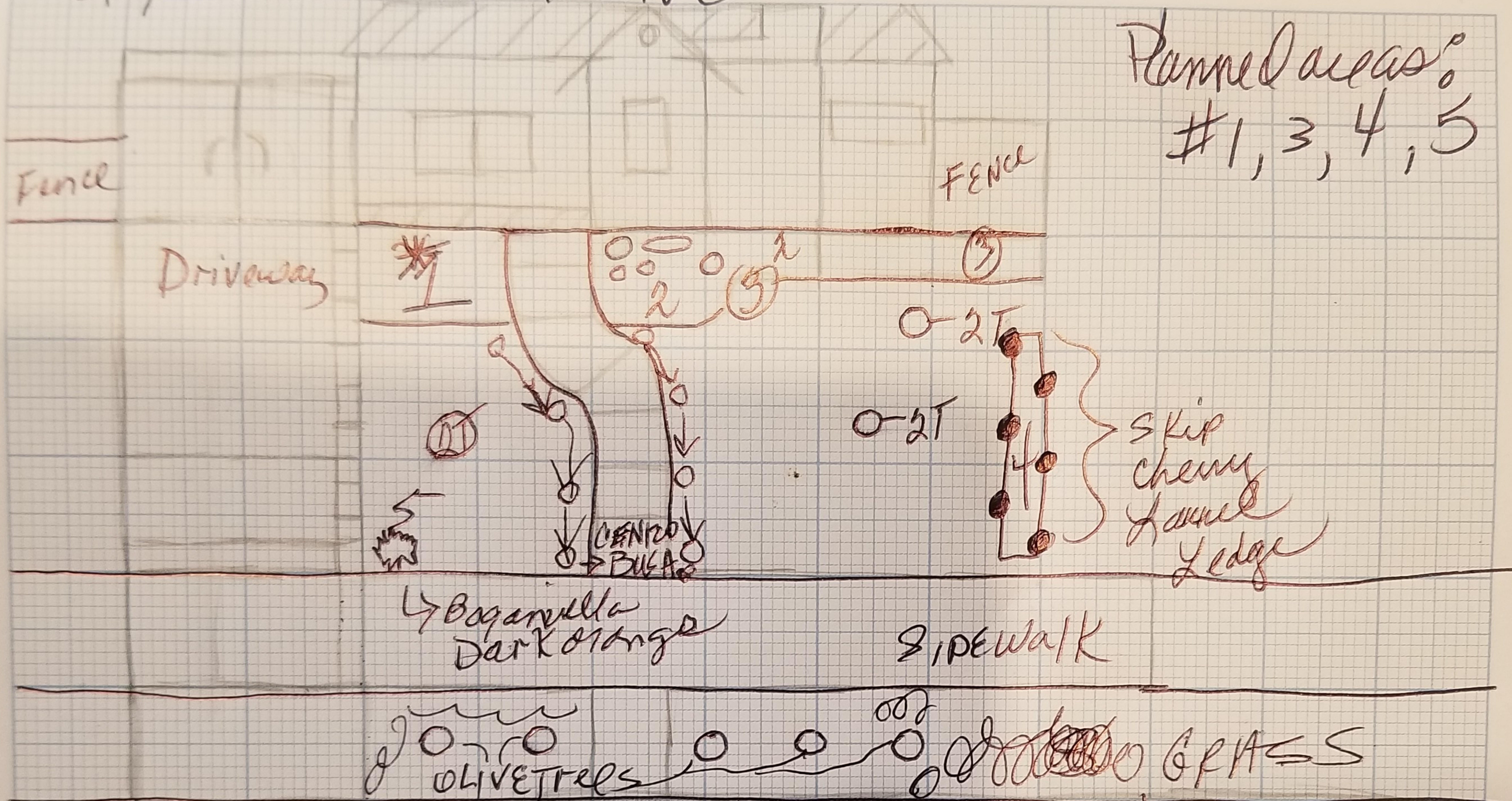
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Edit



240 FURR DRIVE



STREET

Does flowers: 5

② Established plants:

① TX WILD Flowers  
autumn Sage - Red  
Giant Blue Sage  
mexican Hat - yellow  
Skullcaps - Red  
Salvia  
✱ Rosemary Bush  
Firecracker  
Black Dalea

③ ~~offence~~ Fence  
Jasmine

By House:

Lincospectam

Cast no.

Viburnum

4 SKIP Cherry Laurel Lodge

5. Bogavila

P