

HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 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.

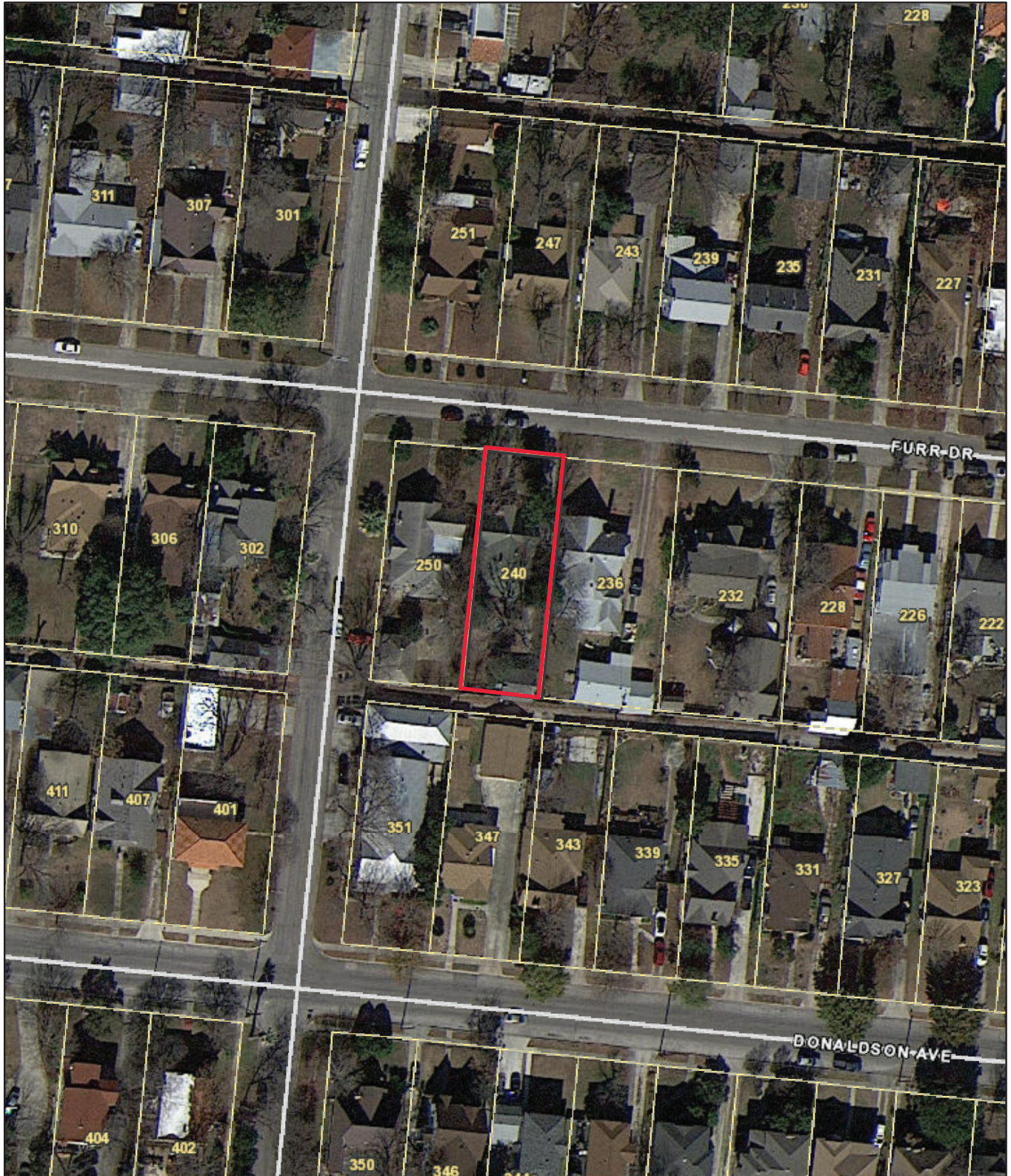
FINDINGS:

- 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 fully 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:

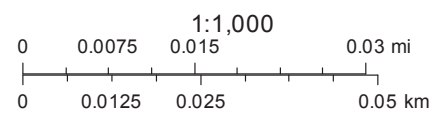
Staff does not recommend approval based on findings a through b. Staff recommends that the driveway gate is installed at a location behind the front façade wall plane.

City of San Antonio One Stop

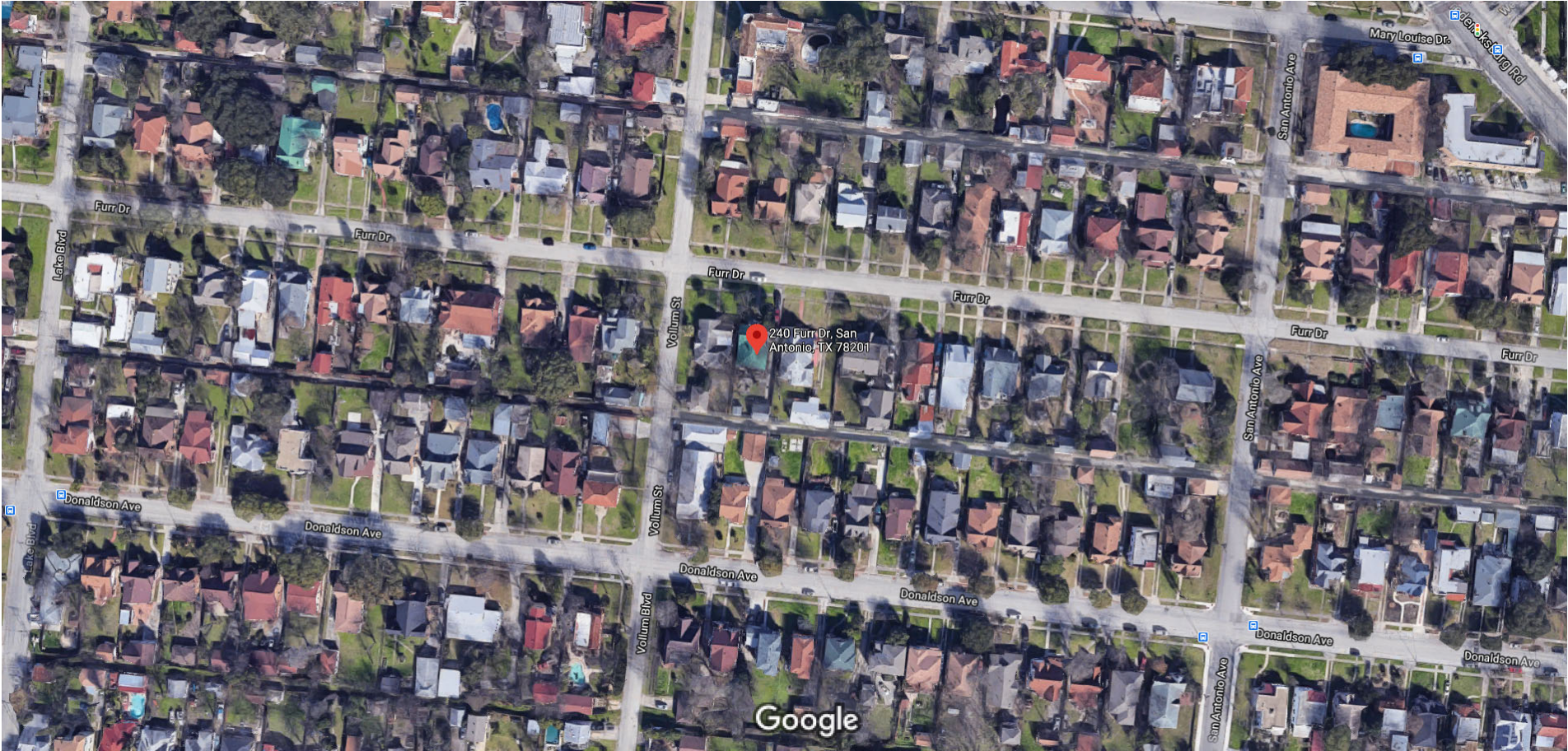


March 29, 2021

— User drawn lines



Google Maps 240 Furr Dr



Imagery ©2021 Google, Imagery ©2021 CAPCOG, Maxar Technologies, Map data ©2021 100 ft

Google Maps 240 Furr Dr



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Google Maps 240 Furr Dr



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Google Maps 240 Furr Dr



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Google Maps 240 Furr Dr



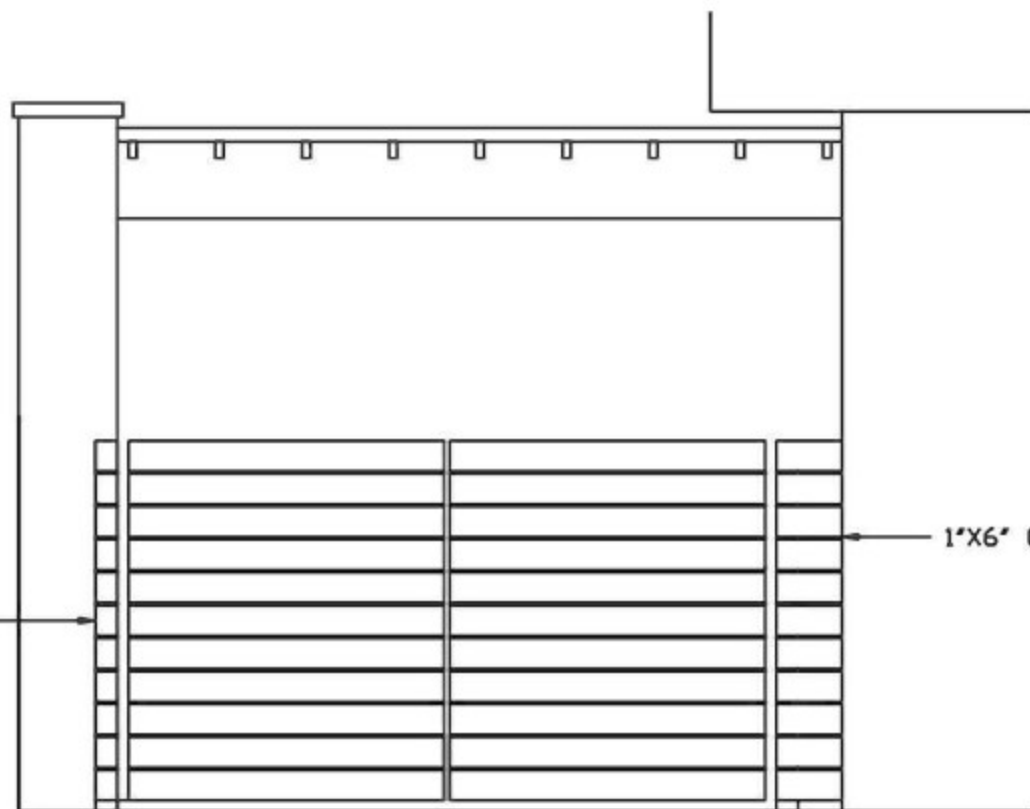
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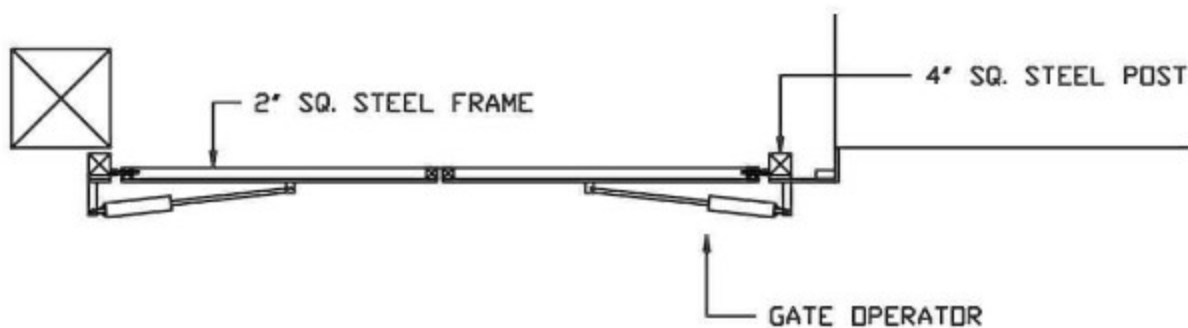




CUSTOM WOOD
DOUBLE GATE



1"X6" CEDAR



2" SQ. STEEL FRAME

4" SQ. STEEL POST

GATE OPERATOR

CUSTOM WOOD DRIVE GATE

Client Name

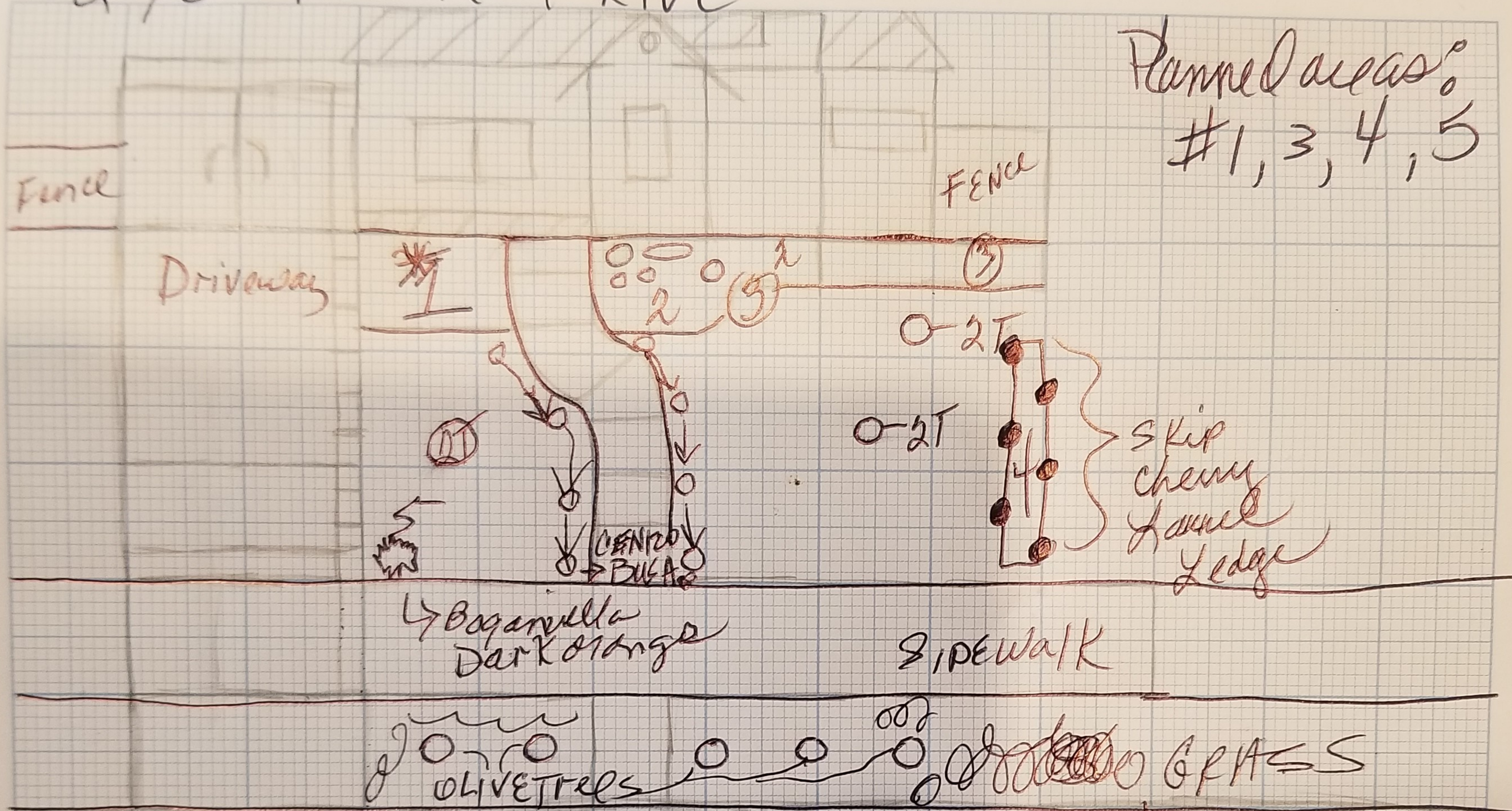
Rev.	Description/Date	Date

ARCHITECTURAL IRON
WORK AND FENCE CO.
855 DONALDSON
SAN ANTONIO, TEXAS

MR. & MRS. MORENO
240 FIRST AVE.
SAN ANTONIO,
TEXAS

Date	Rev.
12-FEB-21	IG-1
N/S	

240 FURR DRIVE



Planned areas:
#1, 3, 4, 5

- Acres flowers:
- (2) Established plants:
- Evergreen
 - Chilipant
 - Roses - white
 - purple
 - FOXTAIL
 - Bird of Prey
 - Elephant Ears
 - 2T - Trees: Olive
 - Palm
 - MT. Laurel
- (1) TX WILD Flowers
- autumn Sage - red
 - Giant Blue Sage
 - mexican Hat - yellow
 - Skullcaps - red
 - Salvia
 - * Rosemary Bush
 - Firecracker
 - Black Dalea
- (3) ~~Acres~~ Fence
- Jasmine
- By House:
- Liriodendron
 - catmint
 - Cast iron
 - Viburnum
- (4) Skip Cherry
- Laurel Ledge
- (5) Bougainvillea

P







