



# City of San Antonio

## Agenda Memorandum

**File Number:**15-1912

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**Agenda Item Number:** 7.

**Agenda Date:** 3/6/2015

**In Control:** Historic and Design Review Commission

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HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2015

Agenda Item No: 7

HDRC CASE NO: 2015-088

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: R5 H

CITY COUNCIL DIST.: 1

DISTRICT: Monte Vista Historic District

APPLICANT: Steve Haynes

OWNER: Antonio Serna

TYPE OF WORK: Install 5 condensing units in front of the house

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace an existing condensing unit and install 4 new condensing units in the front yard of the house. The proposed units will be screened using landscaping.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

## 5. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

i. Visibility-Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

### B. SCREENING

ii. Freestanding equipment-Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

### FINDINGS:

a. Consistent with the Guidelines for Additions, mechanical equipment should not be located in front yards or in locations that are clearly visible from the street. The proposed units will be located in the front yard and although visibility of the units will be minimized due to the large front setback and a wall that encloses the front yard, installation of additional units in the front yard should be avoided.

b. Mechanical equipment should be screened from view as recommended by the Guidelines for Additions. The proposed units will be screened with a low hedge to minimize view.

### RECOMMENDATION:

Staff does not recommend approval as submitted based on finding a. If the request is approved, staff recommends that the units are screened from view based on finding b.

### CASE MANAGER:

Adriana Ziga