

HISTORIC AND DESIGN REVIEW COMMISSION

April 21, 2021

HDRC CASE NO: 2021-169
ADDRESS: 229 ISABEL ST
LEGAL DESCRIPTION: NCB 3978 BLK 4 LOT 25
ZONING: R-6, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Elda Franco/Franco ELDA J
OWNER: Elda Franco/Franco ELDA J
TYPE OF WORK: Front yard fence
APPLICATION RECEIVED: March 30, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron front yard fence.

APPLICABLE CITATIONS:

5. Guidelines for Site Elements

2. Fences and Walls

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.

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.

6. 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:

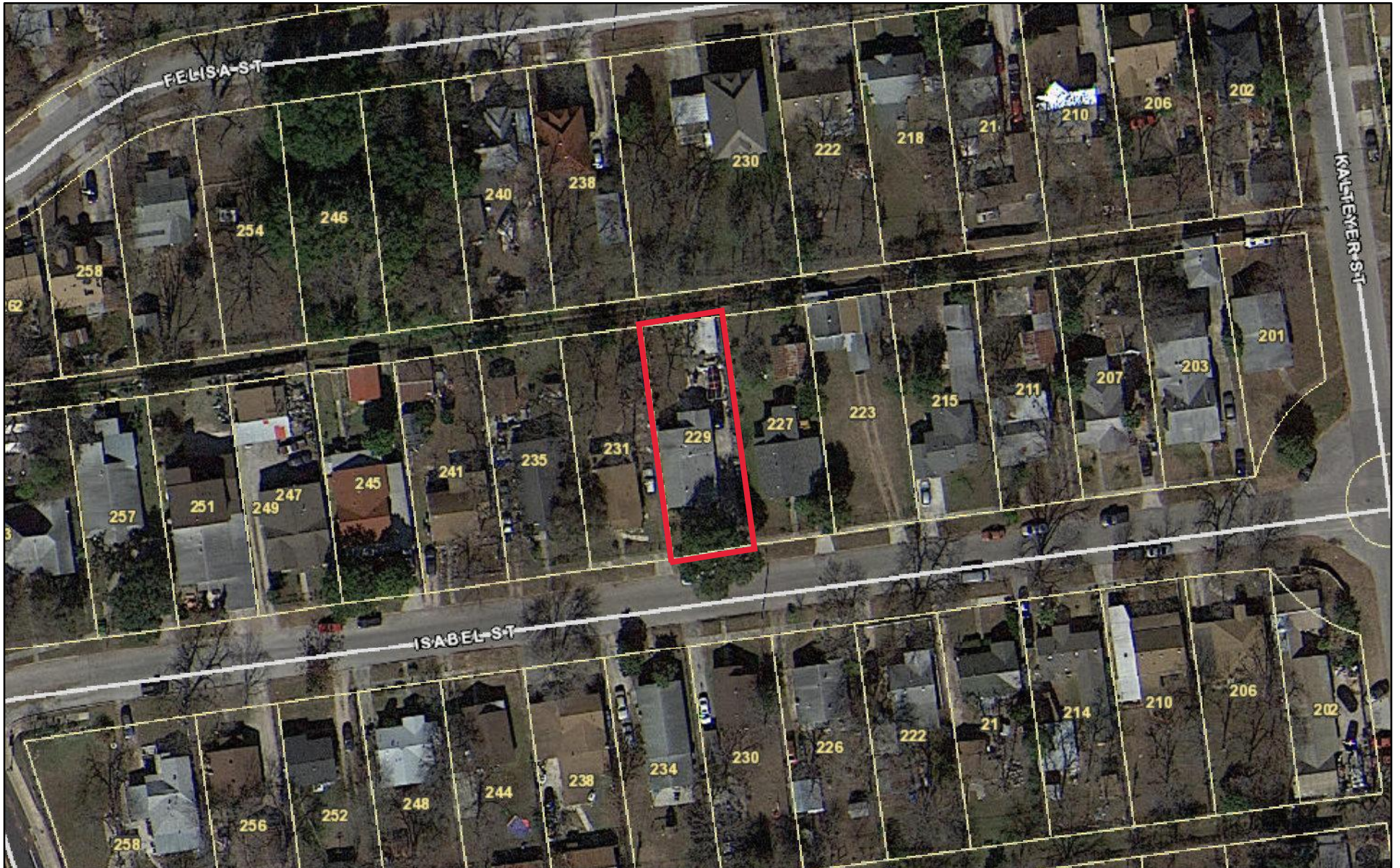
- a. The primary structure at 229 Isabel was constructed circa 1950 and contributes to the Mission Historic District. The one-story single-family structure features a front-facing and turned gable, an inset porch, and bay window with asbestos tile siding, black aluminum windows, and a composition shingle roof.
- b. FENCE DESIGN – Per the Guidelines for Site Elements 2.B.i., new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character; applicants should design of fence should respond to the design and materials of the house or main structure. The applicant has proposed to install a traditional black wrought iron fence. Staff finds that the fence design and materials appropriate.

- c. FENCE LOCATION – Per the Guidelines for Site Elements 2.B.ii., applicants should avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The applicant has proposed to install a front yard fence across the front property line. Staff finds that fences are found in the district and immediate block and is appropriate.
- d. FENCE HEIGHT – Per the Guidelines for Site Elements 2.B.iii., applicants should limit the height of new fences and walls within the front yard to a maximum of four feet. The applicant has proposed a height of 4 feet which is consistent with the Guidelines.
- e. DRIVEWAY GATE – Staff typically recommends driveway gates turn at the front yard corners and be set behind the front façade plane rather than at the front of the driveway. Staff finds that returning the fence to meet the front corner of the house would create nonconforming condition against the side-facing window. Front driveway gates are also found on the block and within Mission Historic District. Staff finds the proposed fence line with the front gate location appropriate.

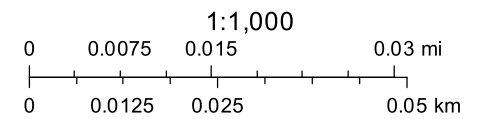
RECOMMENDATION:

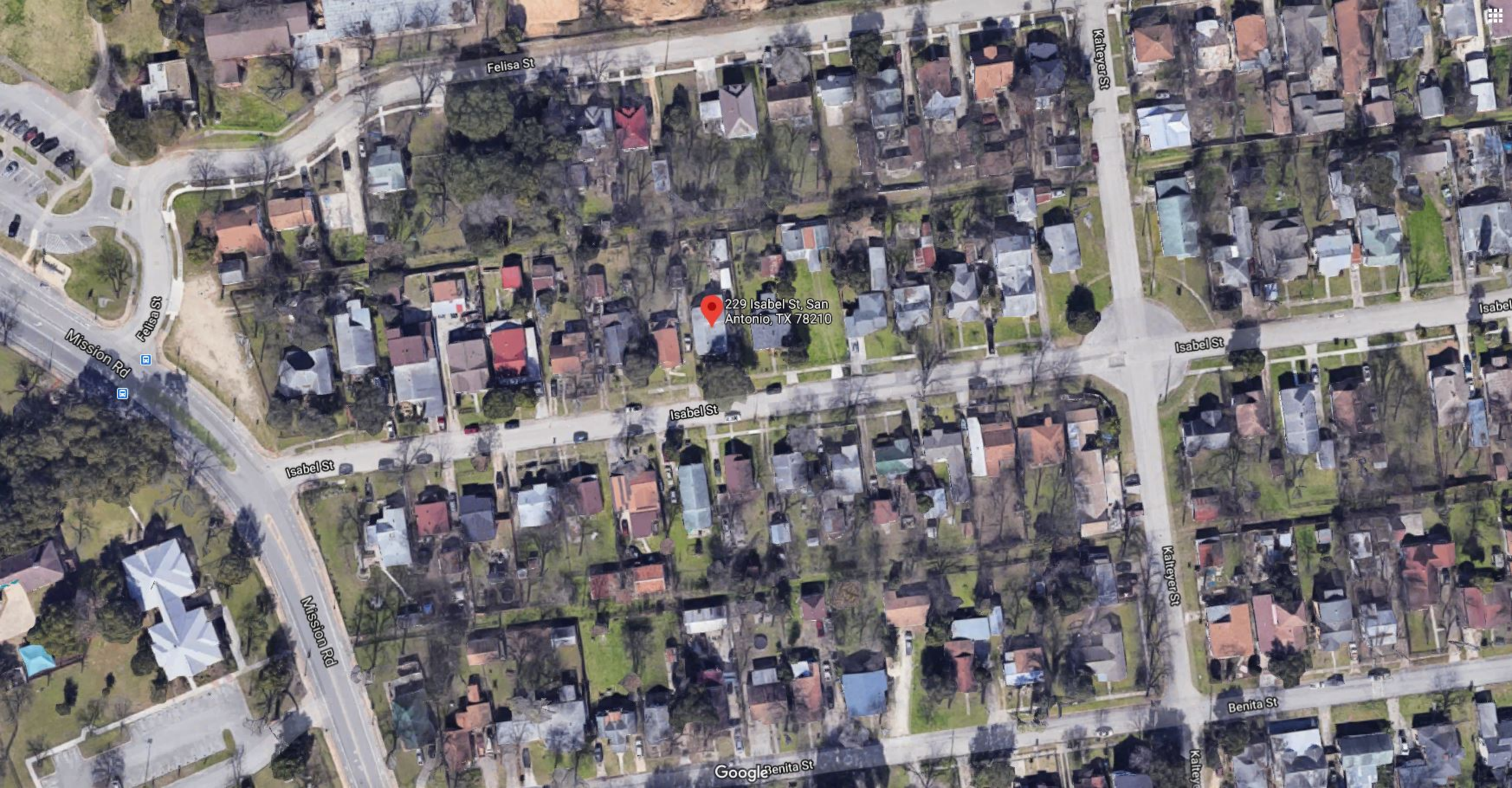
Staff recommends approval as submitted based on the findings with the stipulation that the fence does not exceed the proposed height of 4 feet at any portion and that any mechanical or solar equipment for the gate is set behind or screened for minimal visibility from the public right-of-way.

229 Isabel



April 13, 2021





229 Isabel St, San Antonio, TX 78210

Felisa St

Kalteyer St

Mission Rd

Felisa St

Isabel St

Isabel St

Isabel St

Kalteyer St

Mission Rd

Benita St

Google Benita St



229 Isabel St, San Antonio, TX 78210



227 Isabel St
San Antonio, Texas

Google

Street View

ion

229 Isabel
Antonio,

J's Children's Home

Lala's Gordit



Street

curb

15'

3' Gate

3" square post

10' Gate

50'

Drive way

Existing neighbors chain link fence

Existing neighbors chain link fence

Existing neighbors fence

