

## HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

**HDRC CASE NO:** 2019-615  
**ADDRESS:** 403 N HACKBERRY ST  
**LEGAL DESCRIPTION:** NCB 576 (929 E CROCKETT), BLOCK 15B LOT 14  
**ZONING:** R-3, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Mario Crosswell/CCP Premier Investments LLC  
**OWNER:** San Antonio San Antonio/CCP PREMIER INVESTMENTS LLC  
**TYPE OF WORK:** Front yard fence  
**APPLICATION RECEIVED:** September 25, 2019  
**60-DAY REVIEW:** November 24, 2019  
**CASE MANAGER:** Huy Pham

### REQUEST:

The applicant is request a Certificate of Appropriateness for approval to construct a 5-foot-tall privacy fence flush to the front façade plane and intersecting the wraparound porch.

### APPLICABLE CITATIONS:

5.Guidelines for Site Elements

#### 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 at 403 N Hackberry began construction in 2017, and was completed by 2019. The two-story single-family structure features architectural details that are influenced by the Craftsman and Minimal Traditional styles of historic structures within the Dignowity Hill Historic District, namely the primary gable form flanked by shed roof porches and carports. The structure features an atypical configuration of a front wraparound porch leading to a side porch.
- b. COMPLIANCE – On a site visit on April 30, 2019, staff found that solid wood front and rear fences were installed at 403 and 407 N Hackberry prior to approval. The applicant/owner has complied by removing most of the front yard fence portions of both properties while requesting approval to maintain the side yard fence at 5 feet

in height on the property at 403 N Hackberry at the next available Historic and Design Review Commission hearing.

- c. FENCE DESIGN – The applicant has proposed to install a 5 foot tall solid wood privacy fence to enclose the side porch which is connected to the front porch. Per the Guidelines for Site Elements 5.B.i., new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character; design of fences should respond to the design and materials of the house or main structure. Per the Guidelines for Site Elements 5.C.i., privacy fences should be set back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence. Staff finds that privacy fences of that style and height are not found in the front yard nor bisecting wraparound porches and should be avoided.
- d. FENCE LOCATION – The applicant has proposed to install a 5 foot tall solid wood privacy fence perpendicular to the front façade plane to enclose the side porch which is connected to the front porch. Per the Guidelines for Site Elements 5.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 appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. Additionally, new front yard fences or walls should not be introduced within historic districts that have not historically had them. Side and rear fences set behind the front façade plane are found throughout the historic district. However, staff finds that privacy fences of that style and height are not found in front yards nor do they bisect wraparound porches, and should be avoided.
- e. FENCE HEIGHT –The applicant has proposed to install a 5 foot tall solid wood privacy fence perpendicular to the front façade plane to enclose the side porch which is connected to the front porch. Per the Guidelines for Site Elements 5.B.iii., applicants limit the height of new fences and walls within the front yard to a maximum height of four feet. Solid fences, if approved, are allowed 3 feet in the front yard and 6 feet in the rear yard. Staff finds the rear yard for this property is defined by the second front-facing façade plane because of the wraparound front porch configuration. The solid privacy fence should be set to rear at its current height.

#### **RECOMMENDATION:**

Staff does not recommend approval of the proposed fencing as installed based on finding b through e. A solid privacy fence may be approved administrative if it is set in the rear yard, which for this property is defined by the second front-facing façade plane.

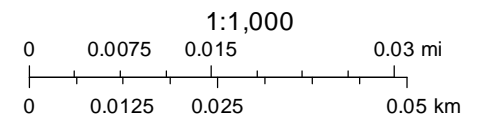
#### **CASE COMMENT:**

COMPLIANCE – On a site visit on April 30, 2019, staff found that solid wood front and rear fences were installed at 403 and 407 N Hackberry prior to approval. The applicant/owner has complied by removing most of the front yard fence portions of both properties while requesting approval to maintain the side yard fence at 5 feet tall on the property at 403 N Hackberry at the next available Historic and Design Review Commission hearing.

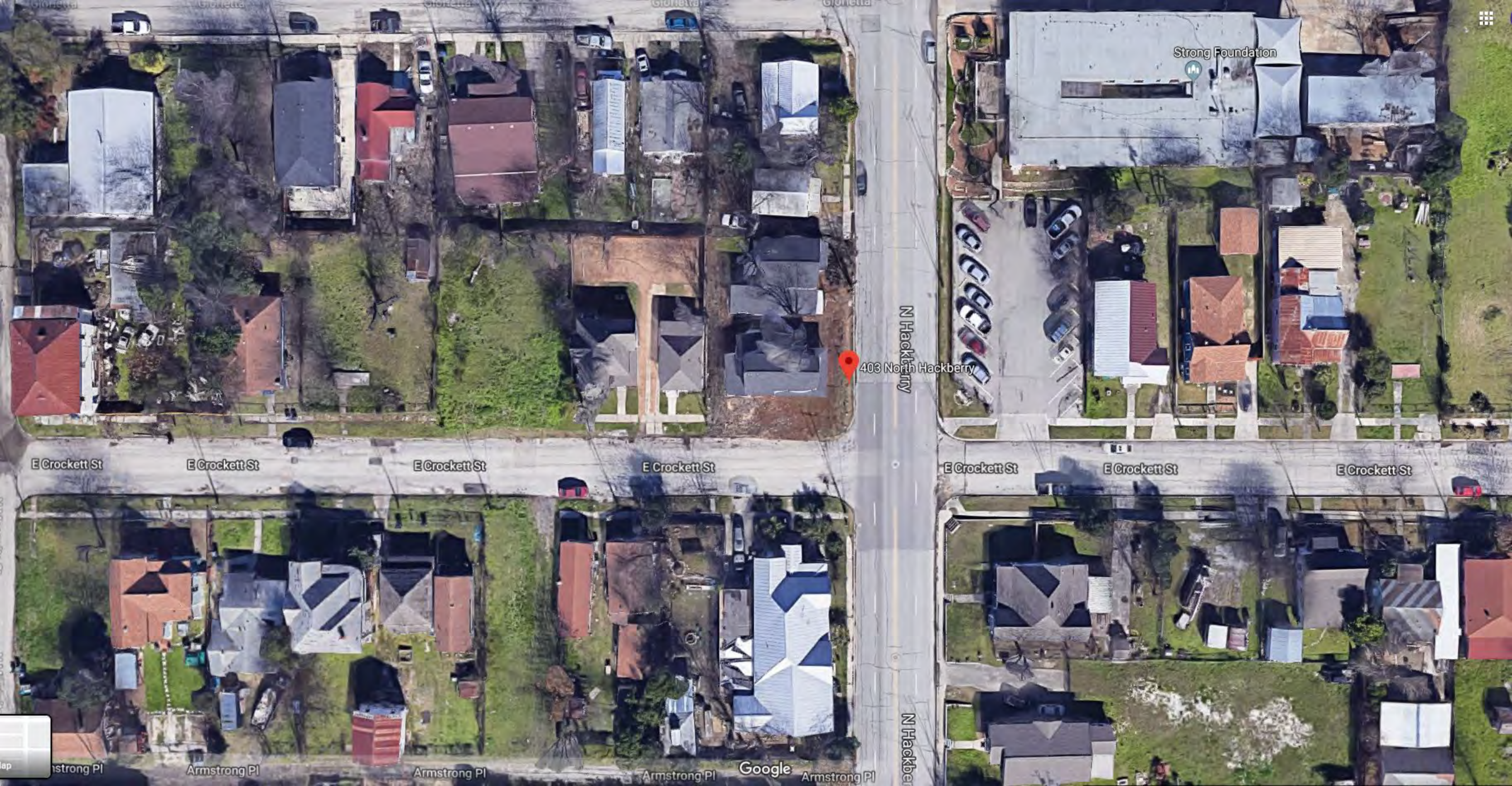
# 403 N Hackberry



October 16, 2019







Strong Foundation

403 North Hackberry

N Hackberry

E Crockett St

E Crockett St

E Crockett St

E Crockett St

E Crockett St

E Crockett St

E Crockett St

Armstrong Pl

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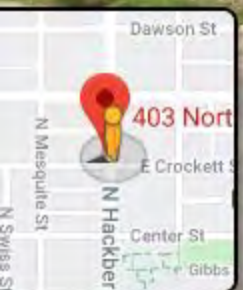
N Hackberry



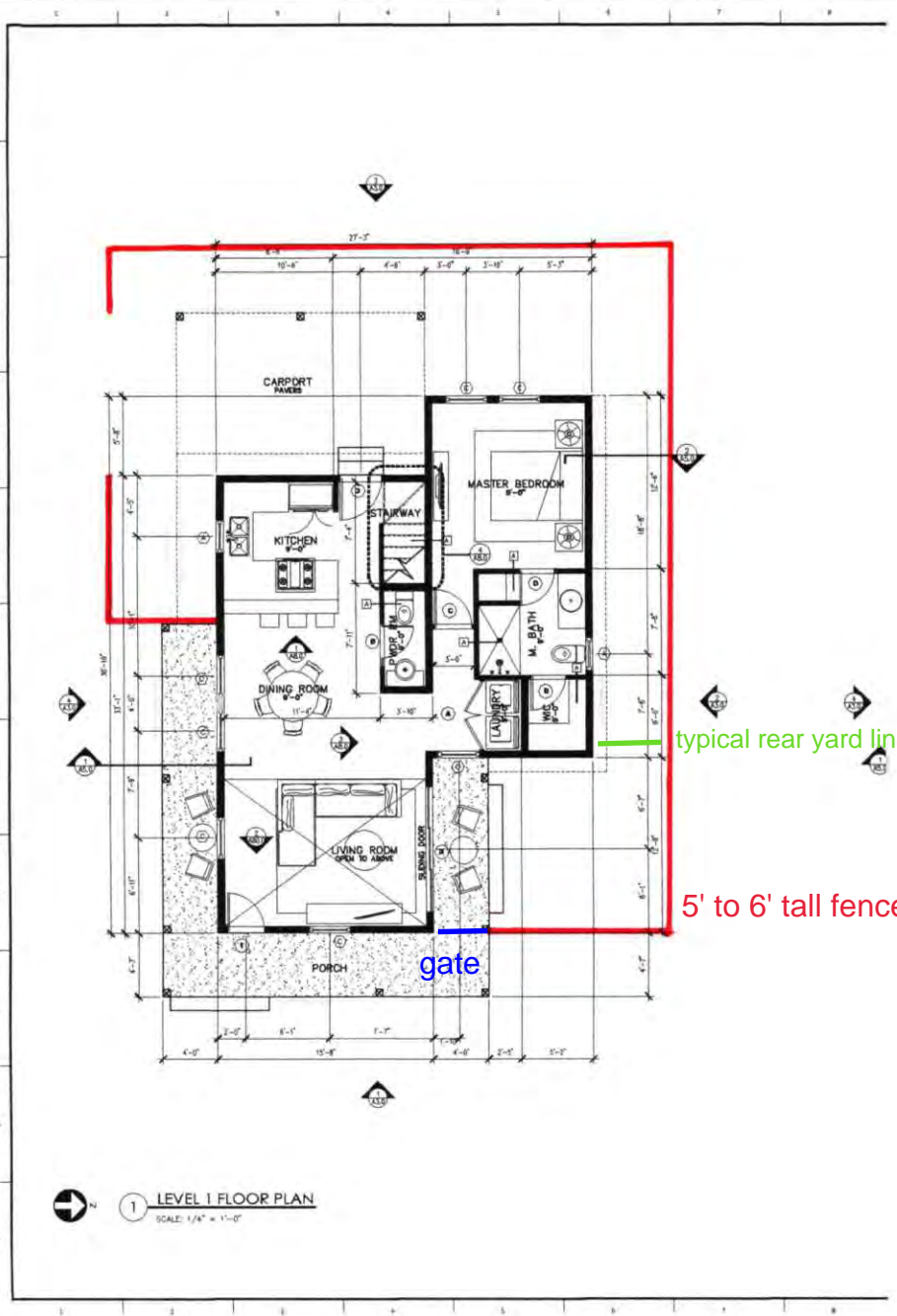


403 North Hackberry











April 30, 2019 at 3:59 PM  
929 E Crockett St  
San Antonio TX 78202  
United States





April 30, 2018 3:59 PM  
929 E Crockett St  
San Antonio TX 78202  
United States



**FOR SALE**

210-954-0125



April 30, 2019 at 3:58 PM  
929 E Crockett St  
San Antonio TX 78202  
United States



April 30, 2019 at 3:58 PM  
929 E Crockett St  
San Antonio TX 78202  
United States







403











Center  
Dignowity Hill Historic District  
500 100

N Mesquite  
100 200









N Palmetto  
600  
Dignowity Hill Historic District

Nolan  
1100  
Dignowity Hill Historic District  
1200



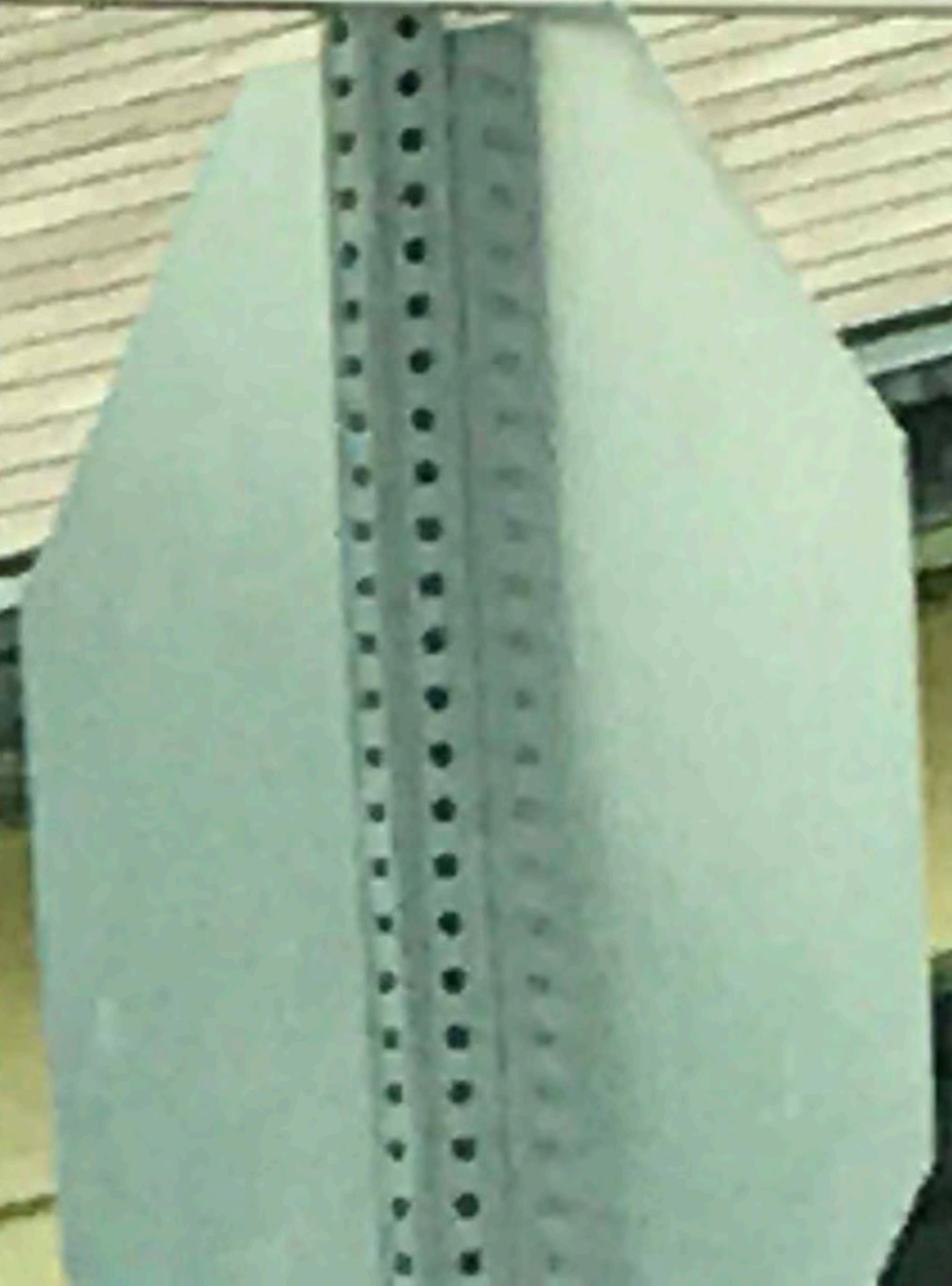






Nolan  
Dignowity Hill Historic District  
1000 1100

Muncey  
Dignowity Hill Historic District  
100 200







103







Gorman  
300  
Dignowry Hill Historic District

Muncey  
100  
Dignowry Hill Historic District

STOP







N Pine  
800 Dignowity Hill Historic District 800

Hays  
700 Dignowity Hill Historic District 800











## Investigation Report

### Property

Address	929 E Crockett - 403 N Hackberry
District/Overlay	Dignowity Hill
Owner Information	CCP PREMIER INVESTMENTS LLC

### Site Visit

Date	04/30/2019
Time	04:02 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	None
Types of Work Observed	Site Elements
Amount of Work Completed	75%
Description of work	New front and rear yard fencing, horizontal solid wood at varying heights

### Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a), Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Posted "Notice of Investigation"
Will post-work application fee apply?	No

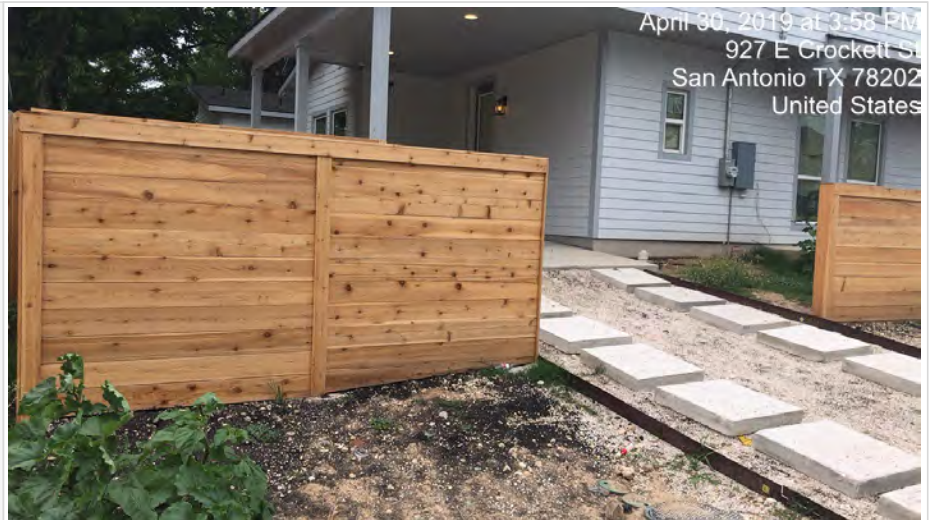
### Documentation

Photographs	
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## Investigation Report

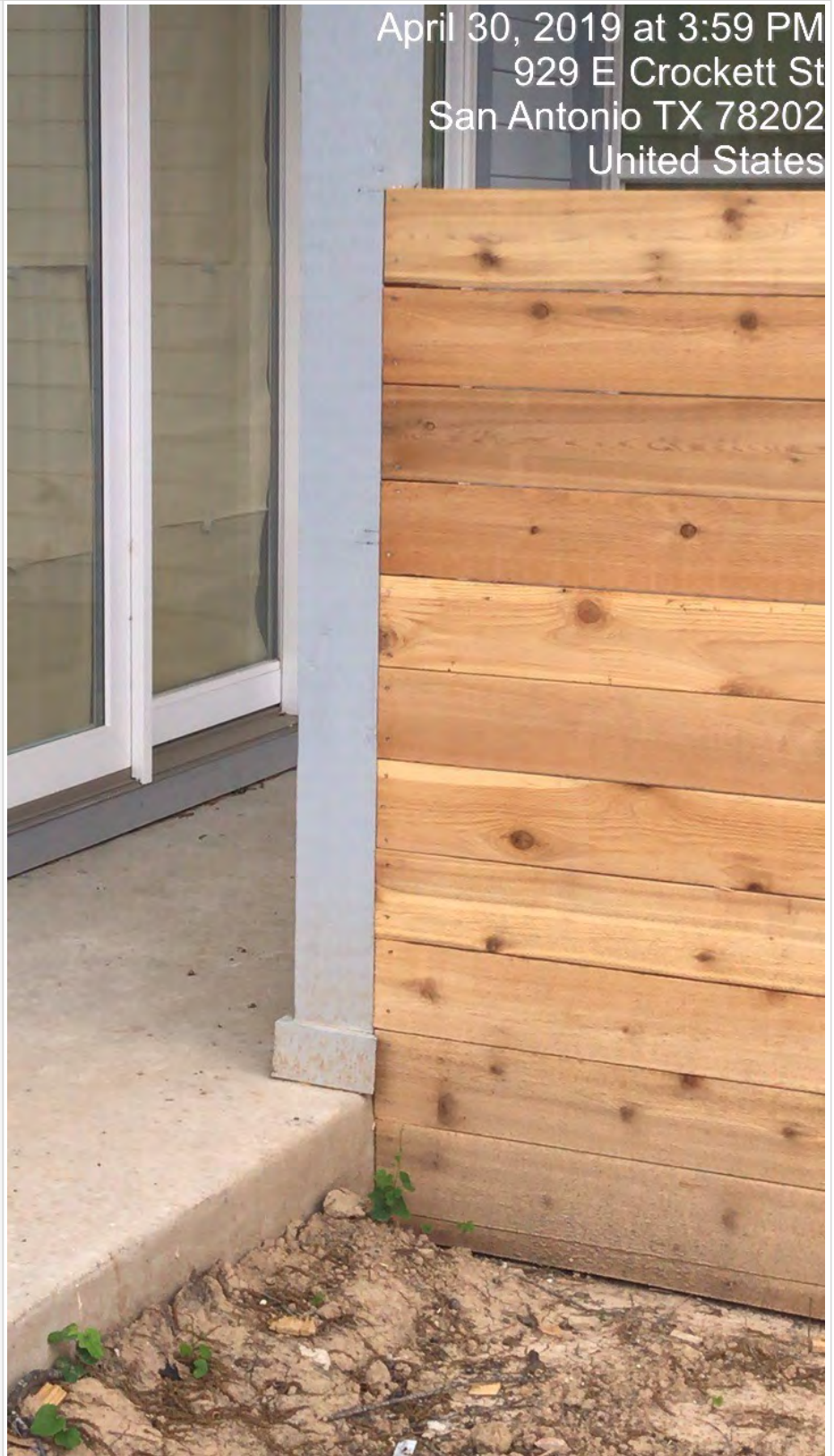






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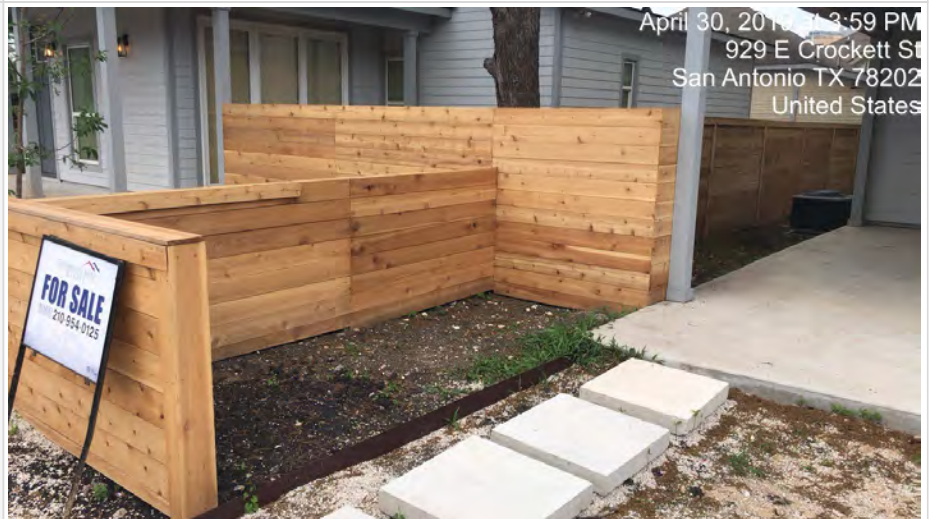
April 30, 2019 at 3:59 PM  
929 E Crockett St  
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United States







## Investigation Report







## Investigation Report



04/30/2019 04:05 PM