

# HISTORIC AND DESIGN REVIEW COMMISSION

August 18, 2021

**HDRC CASE NO:** 2021-367  
**ADDRESS:** 1129 N HACKBERRY ST  
1127 N HACKBERRY ST  
1123 N HACKBERRY ST  
**LEGAL DESCRIPTION:** NCB 513 BLK LOT 3 & 4  
**ZONING:** C-2, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Mary Hardee/HARDEE MARY ELLEN &  
**OWNER:** HARDEE MARY ELLEN &  
**TYPE OF WORK:** Fencing  
**APPLICATION RECEIVED:** July 21, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron fence at 1123, 1127, and 1129 N Hackberry. The proposed fence will feature an overall height of approximately six (6) feet, including three (3) inches of a concrete foundation. These three addressed lots are currently void of structures and are located at the corner of N Hackberry and Sherman.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 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.
- vi. 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:

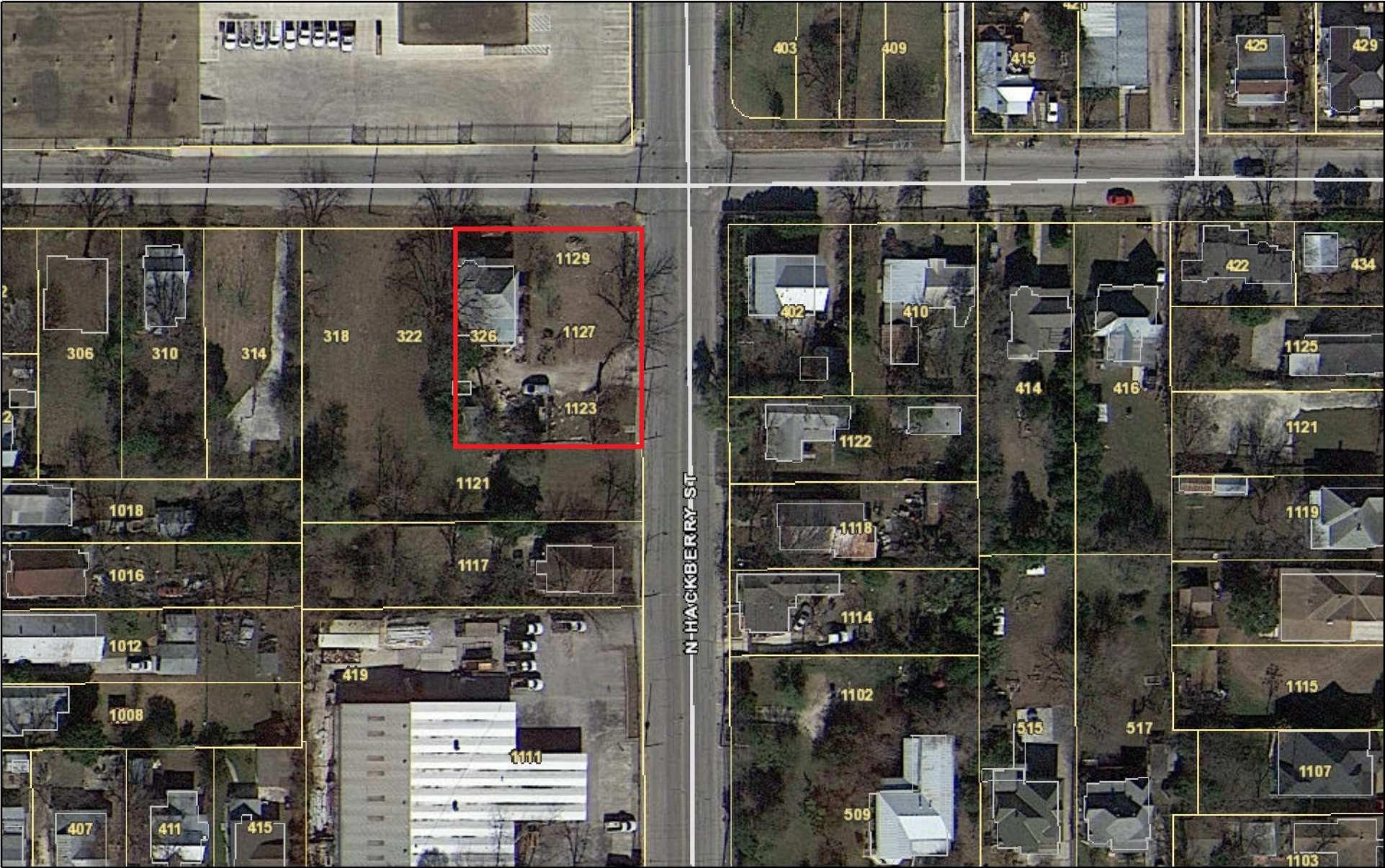
- a. The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron fence at 1123, 1127, and 1129 N Hackberry. The proposed fence will feature an overall height of approximately six (6) feet, including three (3) inches of a concrete foundation. These three addressed lots are currently void of structures and are located at the corner of N Hackberry and Sherman.
- b. FENCING – The Guidelines for Site Elements 2.B. notes that fences and walls should appear similar to those found historically within the district in terms of their scale, transparency, and character; that fences should be installed where appropriate historically, should be limited to four (4) feet within the front yard and should be constructed of materials similar to those found historically within the district. The applicant has proposed to install a wrought iron fence to feature six (6) feet in height. Generally, staff finds the proposed fencing design to be appropriate; however, staff finds that front yard fencing should not exceed four (4) feet in height, per the Guidelines.

### RECOMMENDATION:

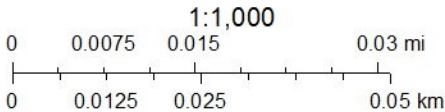
Staff recommends approval based on findings a through b with the following stipulations:

- i. That the overall height of the proposed fencing not exceed four (4) feet in height, as noted in finding b.

City of San Antonio One Stop



August 12, 2021















Fence directly across the street.



312 Sherman St





with Tap Measure.







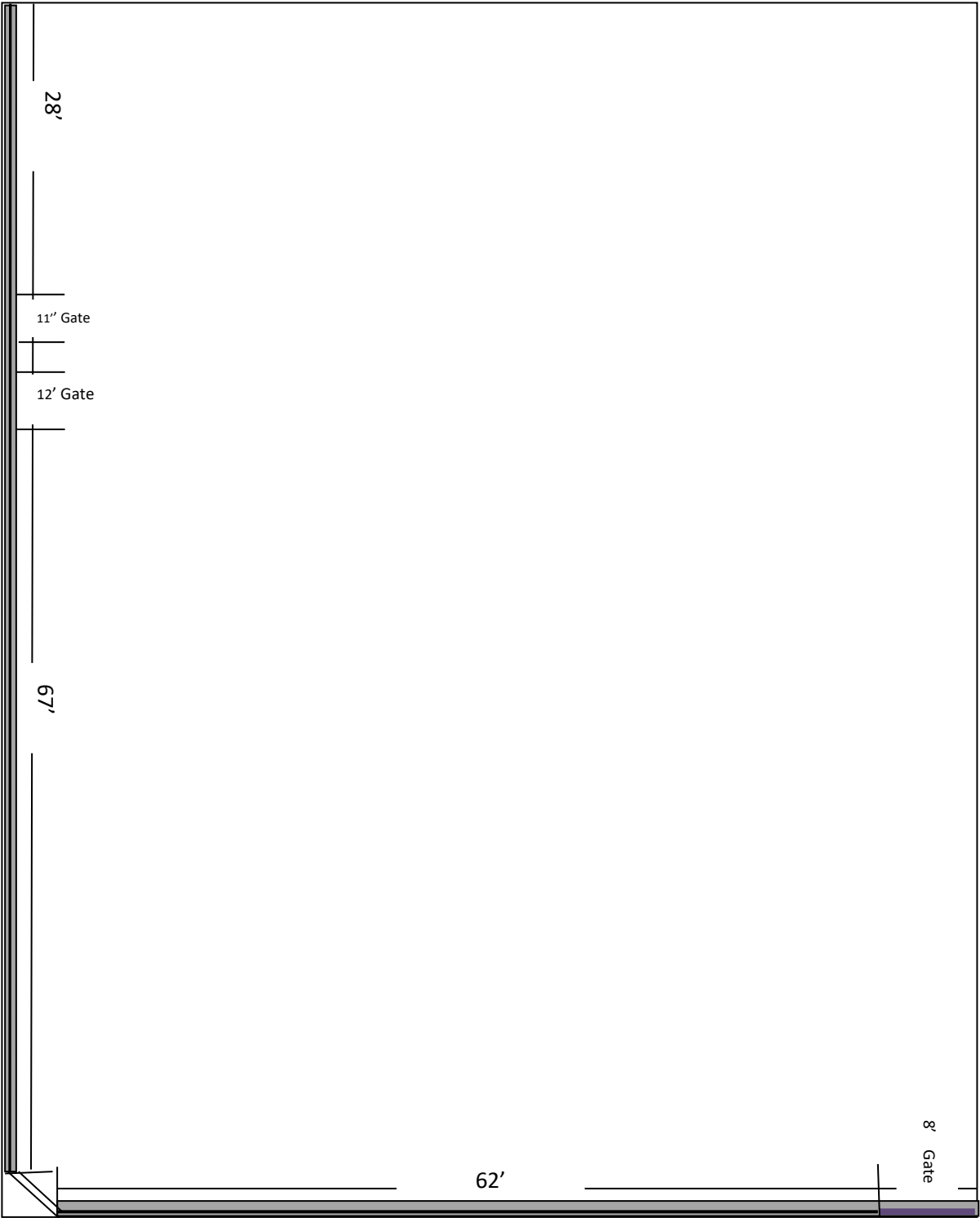
The fence will look like the following to match the existing already approved fence:



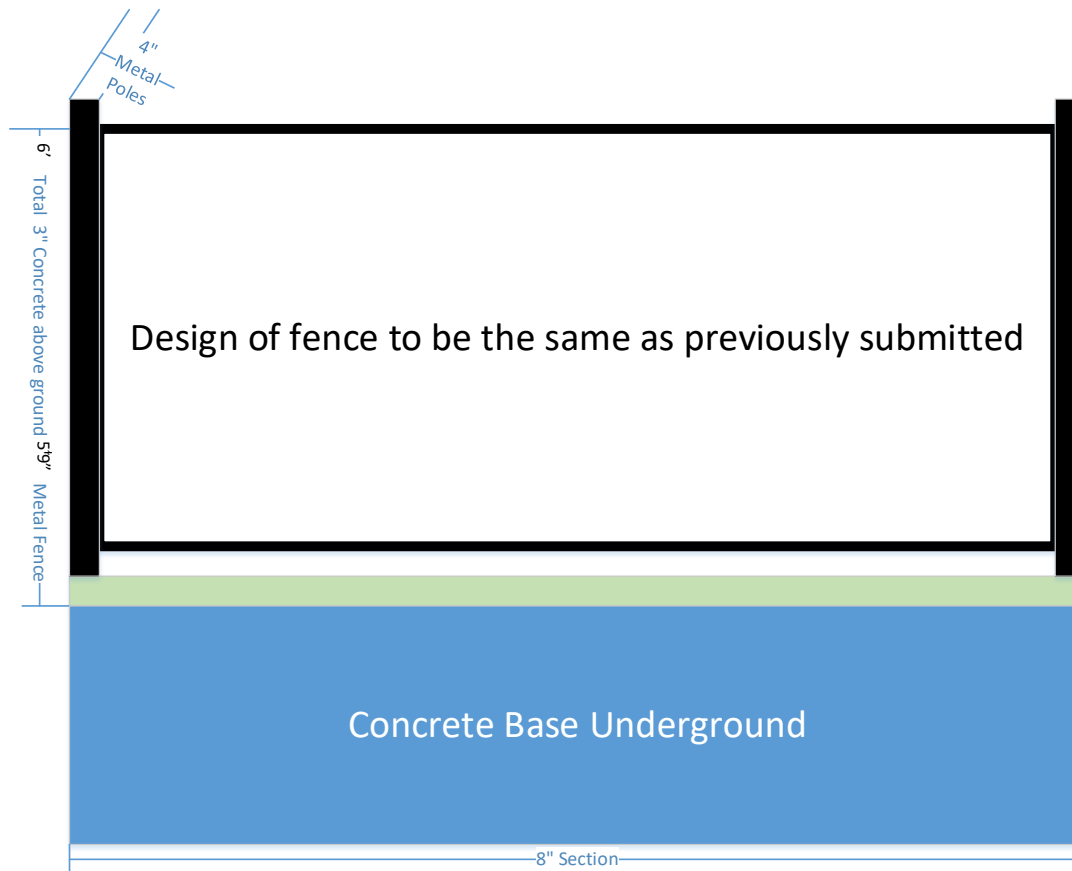
The fence will be 8" wide of cement base with the fence 2" in width.



This is what the fence will look like when finished from above:



This is what a section of the fence will look like from the front:



Original COA





# CITY OF SAN ANTONIO

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

March 06, 2013

**HDRC CASE NO:** 2013-062  
**ADDRESS:** 326 Sherman, 1129 & 1123 Hackberry  
**LEGAL DESCRIPTION:** NCB 513 BLK E25 LOT W IRR 47.2 OF 3 ARB A13 E  
HLF 25, NCB 513 BLK E 1/2 25 LOT N 33 FT OF 4 & E  
8 FT OF N 33 FT OF 3, NCB 5130 BLK HLF LOT25  
LOT S 47.33 FT OF 4  
**HISTORIC DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Mary Ellen Hardee 326 Sherman St.  
**OWNER:** Mary Ellen Hardee  
**TYPE OF WORK:** Fencing

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace an existing 4' chain link front yard fence at 326 Sherman with a new 4' wrought iron fence and stone retaining wall. The property slopes down from the front of the home to the street and the applicant hopes to mitigate erosion of the front yard by constructing a retaining wall below the fence.
2. Install a new fence around properties at 1123 and 1129 Hackberry, which are adjacent to 326 Sherman and owned by the same individual. The proposed fence will be 6' tall wrought iron with stone pillars and stone base.

### FINDINGS:

- a. Staff performed a site visit to the property on February 18, 2013. At that time, staff found that the home at 326 Sherman is in need of substantial rehabilitation and staff commends the homeowners for their efforts to restore this structure, including restoring the existing historic wood windows.
- b. While there are examples of historic retaining walls on properties in the vicinity of the home at 326 Sherman, staff finds that this is not a dominant character defining feature of this block in particular. Similarly, since the elevation change from the front of the home on this property to the street is less dramatic than many of the retaining wall examples, the introduction of a retaining wall should be avoided as it is not in keeping with the Historic Design Guidelines for Site Elements, Section 2.B.ii.
- c. Staff finds that replacing the existing 4' high front yard chain link fence with a new 4' high wrought iron fence is appropriate for a residential property in a historic district such as Dignowity Hill where front yard fences are common, in accordance with the Historic Design Guidelines for Site Elements, Section 2.B.ii.
- d. The properties at 326 Sherman and 1129 Hackberry have frontage on Sherman St., which is the northern boundary of this portion of the Dignowity Hill Historic District. Directly across Sherman St. from these properties is a large industrial and warehouse area.
- e. The two parcels which face Hackberry St. are owned by the same property owner as 326 Sherman. They



13-062  
2/13

1. Staff finds that the proposed 6' wrought iron fence is appropriate and sufficiently transparent for the two parcels that face Hackberry, but that introducing a stone base along the fence is not in keeping with the historic character of the area and should be avoided, in accordance with the Historic Design Guidelines for Site Elements, Section 2.B.i and ii.

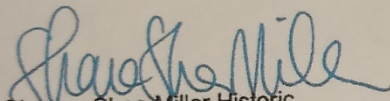
**RECOMMENDATION:**

1. Staff recommends approval with the stipulation that the new wrought iron fence be installed in the same location as the existing chain link fence and that a new retaining wall not be introduced, based on findings b and c.
2. Staff recommends approval with the stipulation that the proposed 6' wrought iron fence with stone pillars be installed without the proposed stone base, based on findings d, e and f.

**COMMISSION ACTION:**

Approval with staff recommendations based on findings a through f.

Confirmation was submitted indicating applicant agrees to meet the required stipulations.

  
Sharon Shea Miller Historic  
Preservation Officer



