

HISTORIC AND DESIGN REVIEW COMMISSION COMPLIANCE AND TECHNICAL ADVISORY BOARD

March 21, 2025

HDRC CASE NO: 2025-041
ADDRESS: 808 N PINE ST
LEGAL DESCRIPTION: NCB 1656 BLK D LOT 6 & N 23.87 FT OF 7
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Michael Ramirez
OWNER: Michael Ramirez/RAMIREZ MICHAEL & DARNISHA D
TYPE OF WORK: Installation of a front yard fence with a driveway gate
APPLICATION RECEIVED: February 11, 2025
60-DAY REVIEW: April 12, 2025
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron, front yard fence at 808 N Pine Street, located within the Dignowity Hill Historic District. The applicant has proposed for the fence to feature four (4) feet in height and to feature a sliding driveway gate.

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.

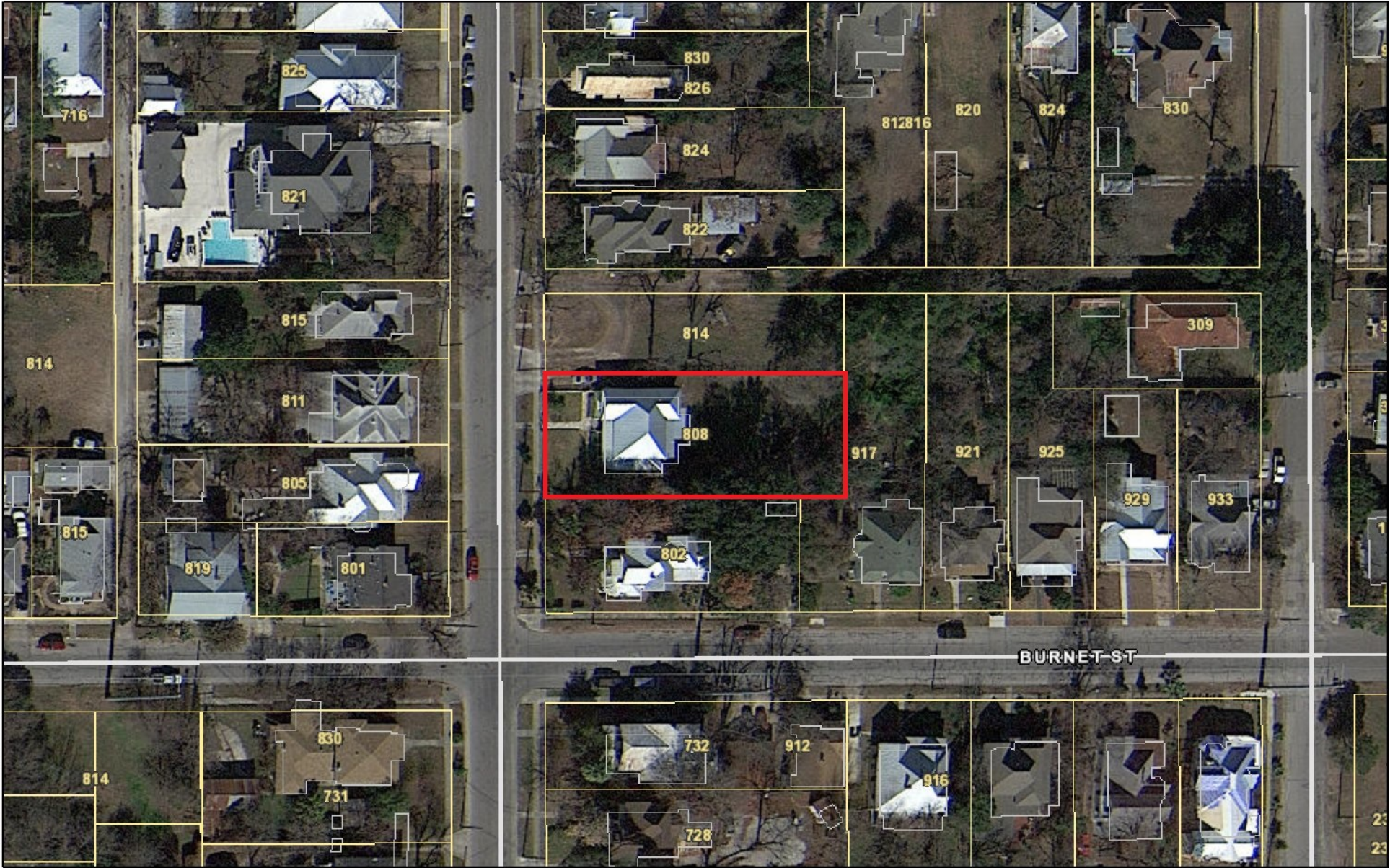
FINDINGS:

- a. The historic structure at 808 N Pine was constructed circa 1910 and is found on the 1912 Sanborn Map. The historic structure was constructed in the Folk Victorian style and is contributing to the Dignowity Hill Historic District.
- b. The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron, front yard fence at 808 N Pine Street, located within the Dignowity Hill Historic District. The applicant has proposed for the fence to feature four (4) feet in height and to feature a sliding driveway gate.
- c. FENCING – The Guidelines for Site Elements 2.B. notes that new fences should appear similar to those used historically within the district in terms of their scale, transparency, and character; should not be installed in a location where a fence did not historically exist, should be limited to four (4) feet in height, and should be constructed of materials that are historically used within the district. Fences are found historically on N Pine Street and throughout the Dignowity Hill Historic District. Staff finds the proposed front yard fence to be appropriate.
- d. DRIVEWAY GATE – The applicant has proposed a driveway gate to span the driveway's width at the property line. Staff finds that a driveway gate at this location is appropriate. Staff finds that a driveway gate's location behind the front façade of the historic structure would restrict the owner's access to the vehicle given the narrow width of the driveway.

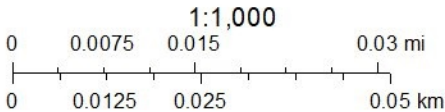
RECOMMENDATION:

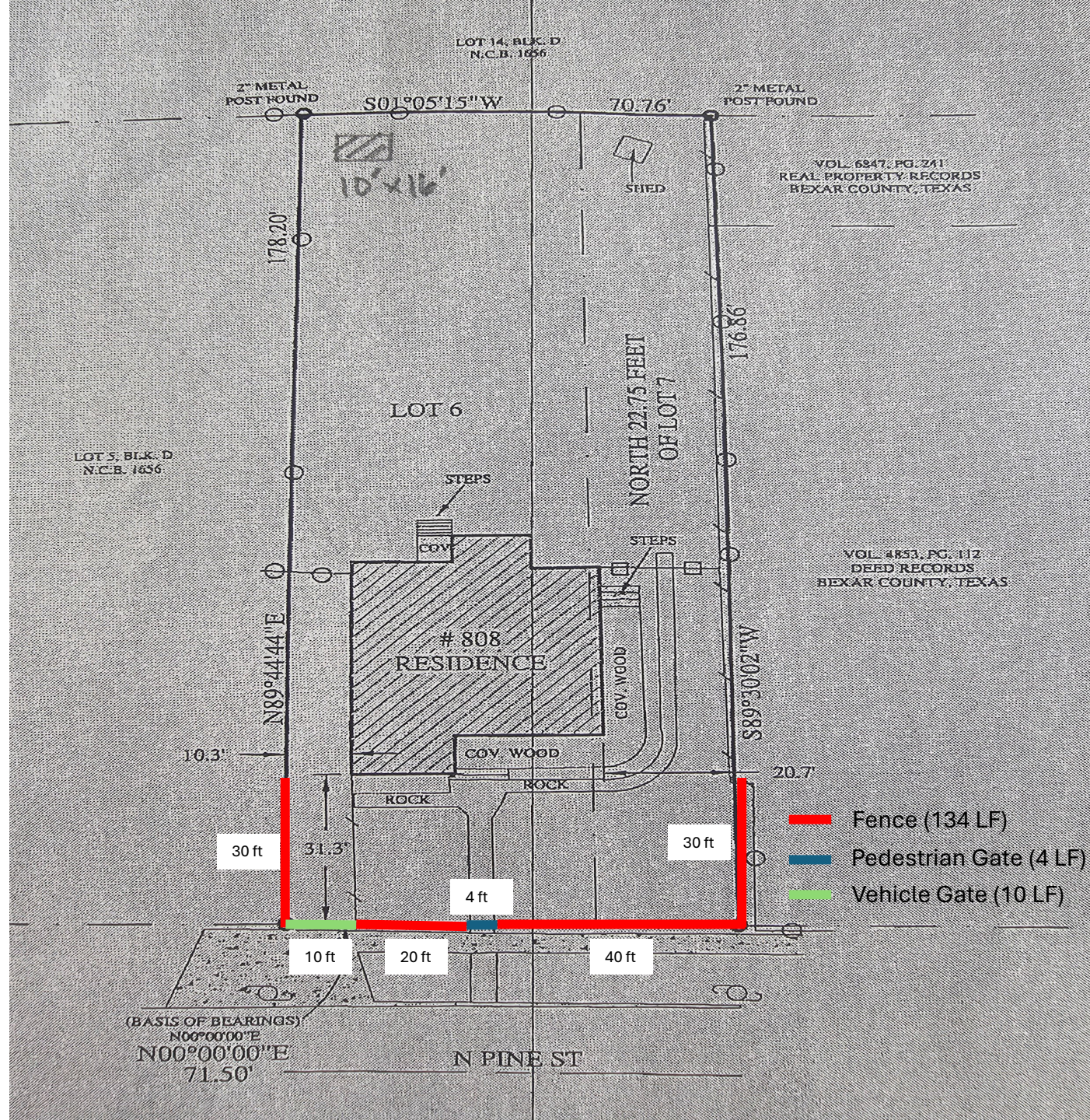
Staff recommends approval based on findings a through d with the stipulation that no portion of the fence exceeds four (4) feet in height, including gates. This would include the elimination of arched gates.

City of San Antonio One Stop



March 14, 2025



















NO
TRESPASSING

NO
TRESPASSING

BEWARE
of DOG



825

NO
TRESPASSING



830











