

## HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

**HDRC CASE NO:** 2020-412  
**ADDRESS:** 615 N PINE ST  
**LEGAL DESCRIPTION:** NCB 563 BLK 7 LOT E 150 FT OF 11  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Armando Ortiz/ORTIZ ARMANDO P & LORETTA M  
**OWNER:** Armando Ortiz/ORTIZ ARMANDO P & LORETTA M  
**TYPE OF WORK:** Front yard fence  
**APPLICATION RECEIVED:** September 17, 2020  
**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 4-foot tall wrought iron 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.
- 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.

### FINDINGS:

- a. The primary structure at 615 N Pine was constructed circa 1910 in the Craftsman style and contributes to the Dignowity Hill Historic District. The one-story single-family structure features a primary front-facing gable with a turned gable to the rear and a subordinate gable to the front flanked by an inset porch with Craftsman style tapered wood columns.
- b. FENCE – The applicant has proposed to install a 4-foot tall wrought iron fence to wrap around the front yard including a pedestrian gate.
- c. FENCE DESIGN – The applicant has proposed to install a wrought iron front fence, matching the fence design in the submitted example photo. 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; the design of fence should respond to the design and materials of the house or main structure. Staff finds that a wrought iron front is consistent with the Guidelines and appropriate within the district.
- d. FENCE LOCATION – The applicant has proposed to install the fence around the front and side property lines to meet the existing rear privacy fence. 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 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.

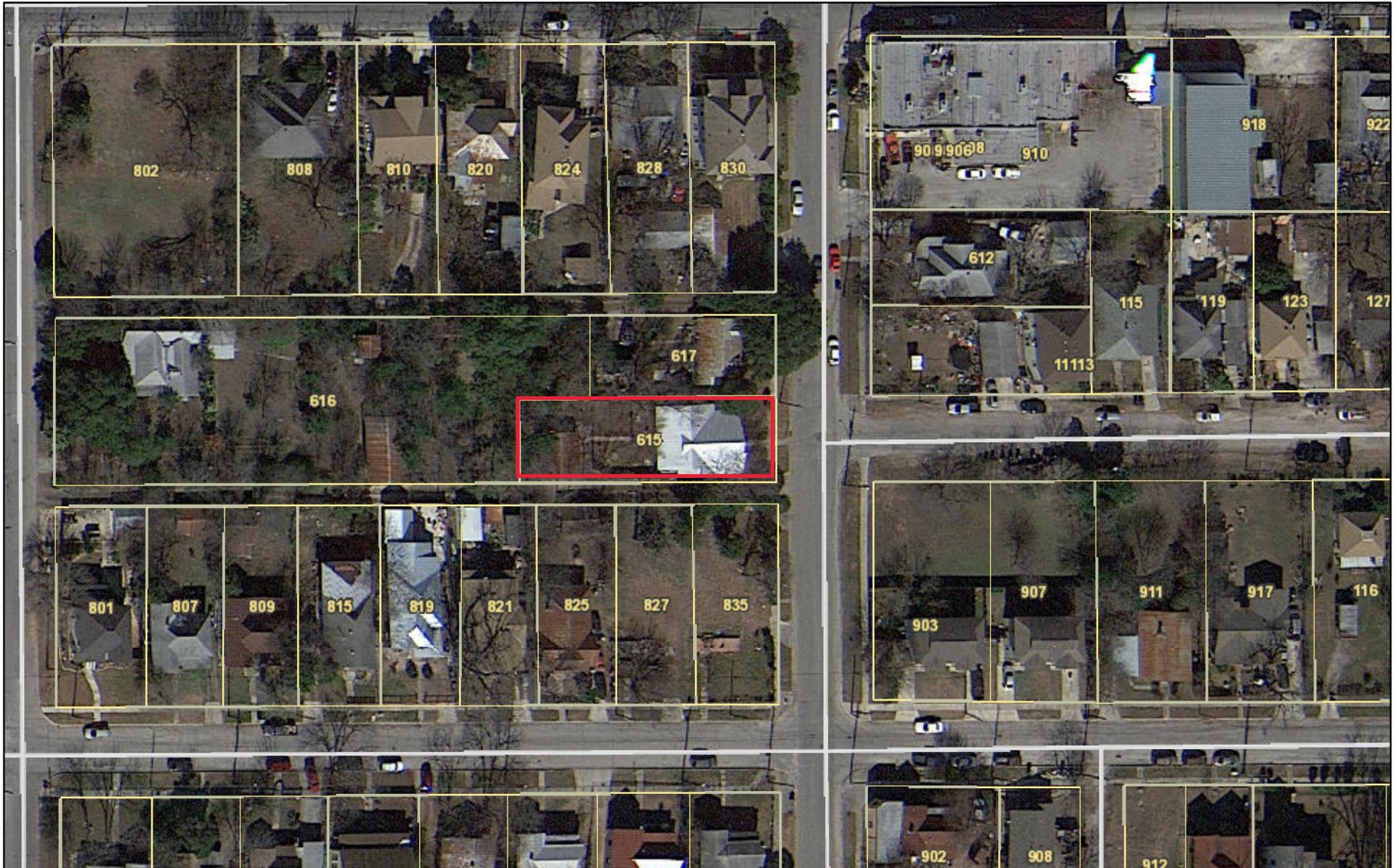
Staff finds that fences are found on N Pine on similar properties and within the Dignowity Hill Historic District.

- e. FENCE HEIGHT – The applicant has proposed to install a fence with a height of four-feet. 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 appropriateness of a front yard fence is dependent on conditions within a specific historic district. Staff finds the proposed height is consistent with the Guidelines

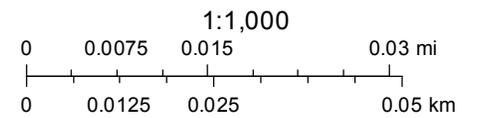
**RECOMMENDATION:**

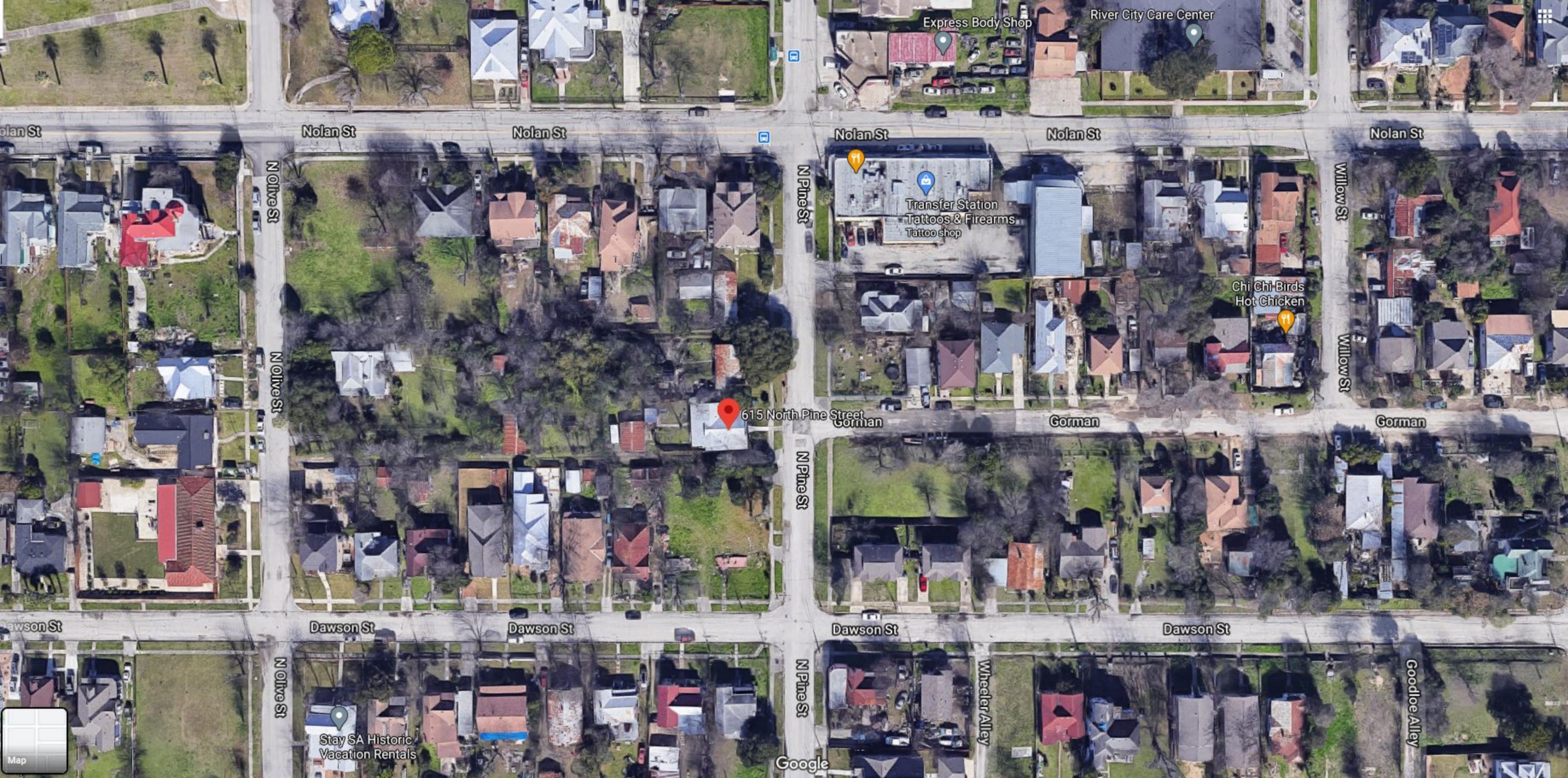
Staff recommends approved as proposed based on the findings.

# 615 N Pine



September 30, 2020





Express Body Shop

River City Care Center

Nolan St

Nolan St

Nolan St

Nolan St

Nolan St

Nolan St

N Olive St

N Pine St

Willow St

Transfer Station  
Tattoos & Firearms  
Tattoo shop

Chi Chi Birds  
Hot Chicken

615 North Pine Street  
Gorman

Gorman

Gorman

Gorman

Dawson St

Dawson St

Dawson St

Dawson St

Dawson St

N Olive St

N Pine St

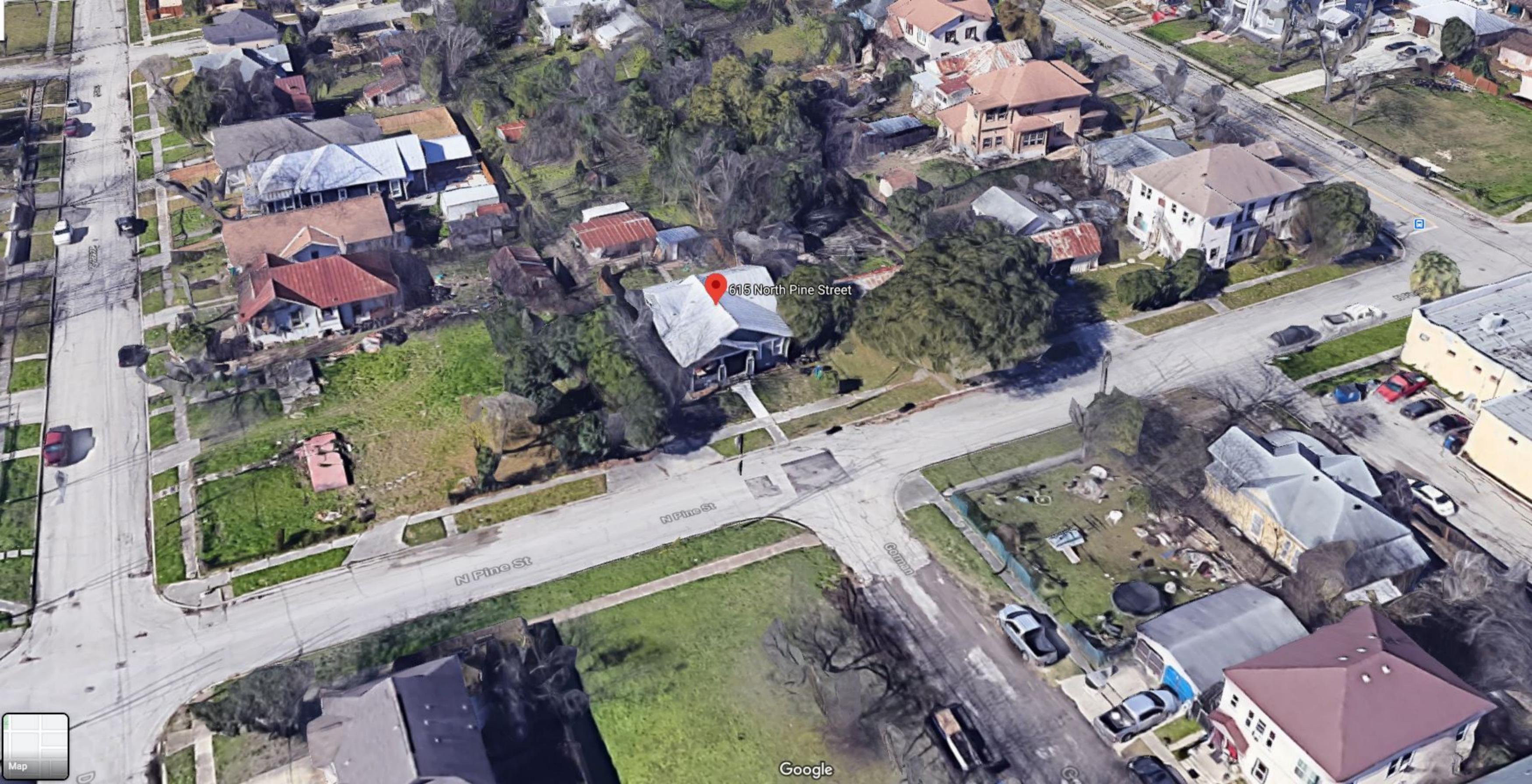
Wheeler Alley

Goodloe Alley

Stay SA Historic  
Vacation Rentals

Google





615 North Pine Street

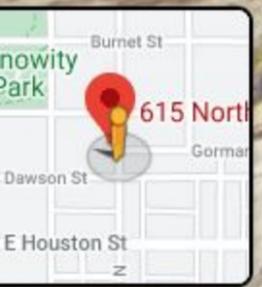
N Pine St

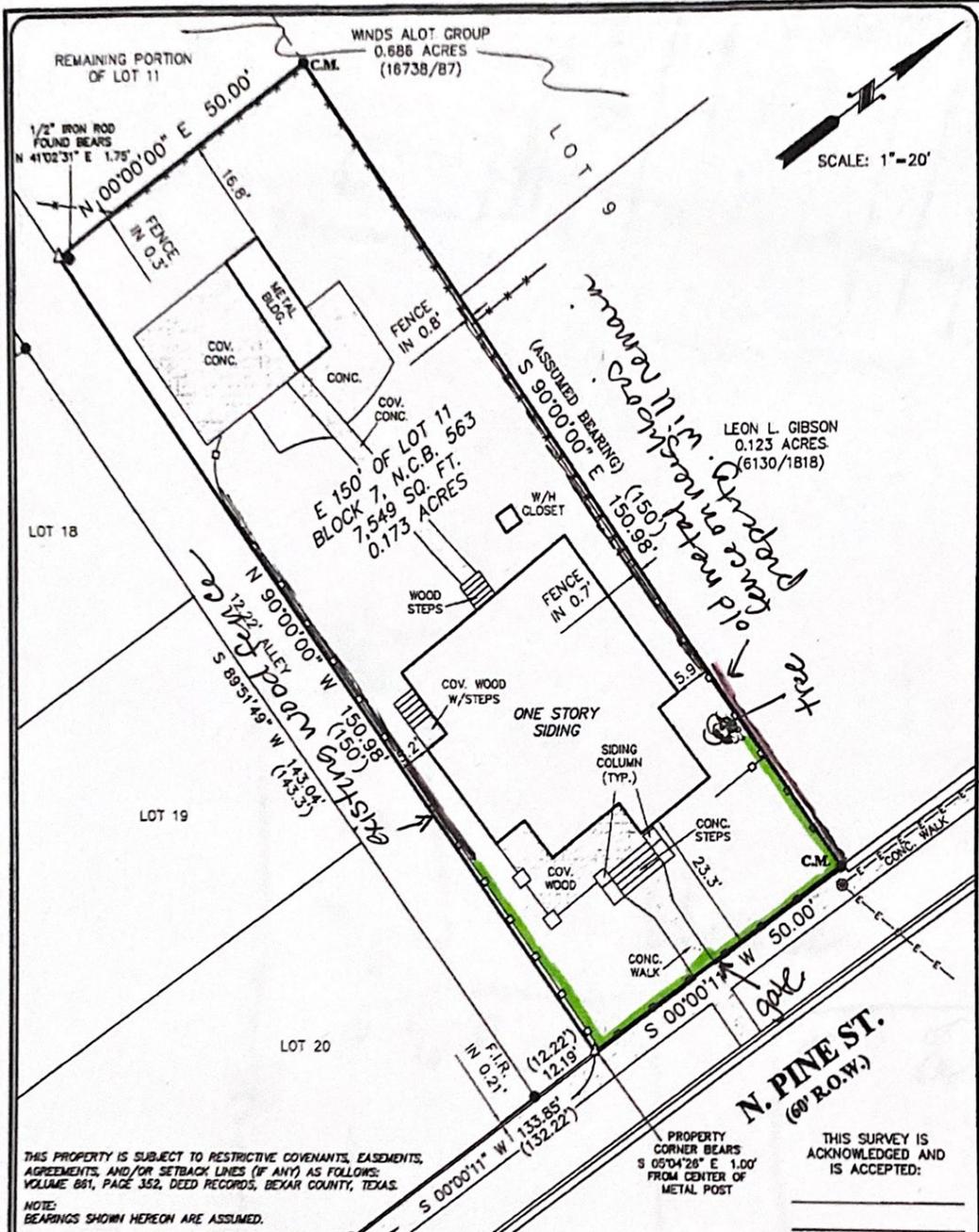
N Pine St

Coman



Google





THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 661, PAGE 352, DEED RECORDS, BEXAR COUNTY, TEXAS.

NOTE: BEARINGS SHOWN HEREON ARE ASSUMED.

PROPERTY CORNER BEARS S 05°04'28\"/>

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. This property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48028C, Panel No. 0418G, which is dated 08/28/2010. By mailing from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



**Property Address:**  
615 N. PINE ST.

**Property Description:**  
THE EAST ONE HUNDRED FIFTY FEET (E 150') OF LOT 11, BLOCK 7, NEW CITY BLOCK 563, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**Owner:**  
615 N. PINE TRUST

FIRM REGISTRATION NO. 10111700

**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9500 FAX (210) 372-9599

**LEGEND**

- △ = CALCULATED POINT
- = FIND 1/2" IRON ROD
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- = WIRE FENCE
- = CHAIN LINK FENCE
- = POWER POLE
- ⊙ = ELECTRIC METER
- ⊙ = OVERHEAD ELECTRIC
- ⊙ = GAS METER
- ⊙ = WATER METER

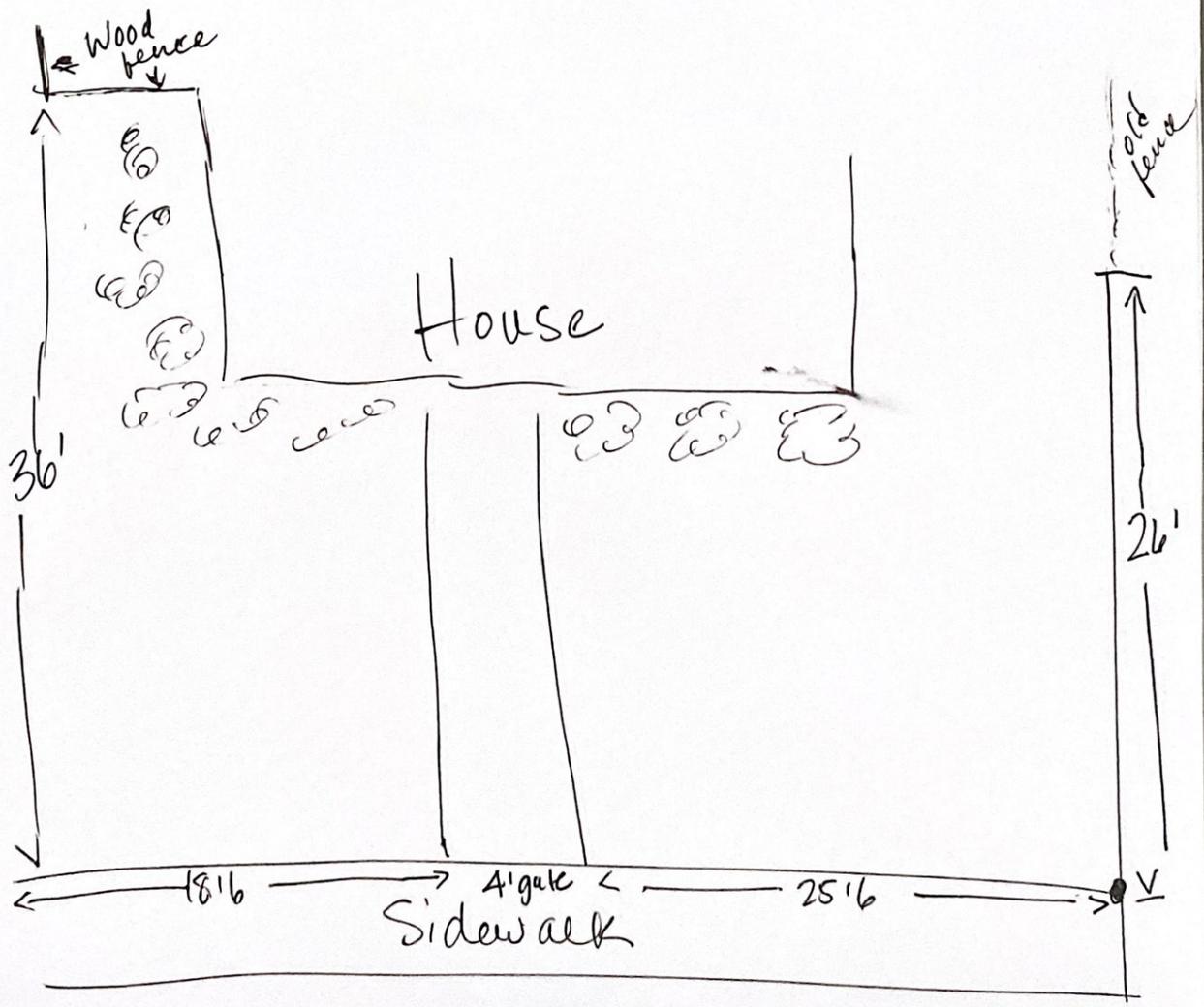
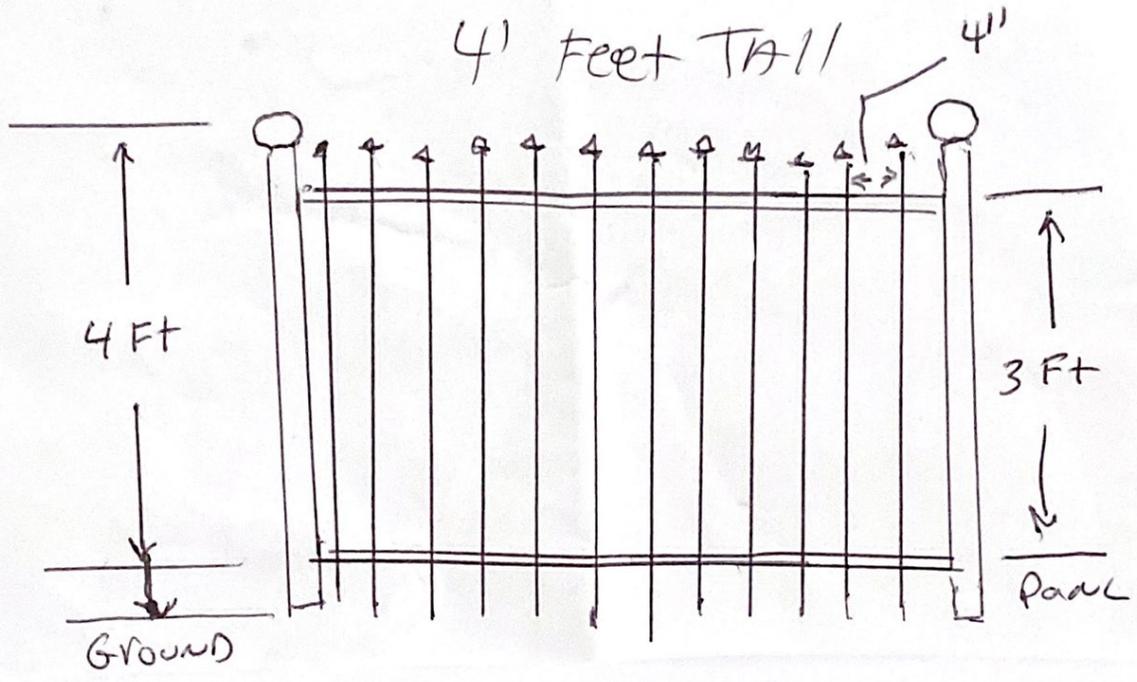
DRAWN BY: AMS

STATE OF TEXAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARK J. EWALD  
5095

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

*Mark J. Ewald*

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095





615



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802

NO  
PARKING  
ANYTIME  
TOW AWAY ZONE  
→





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