



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

November 20, 2018

APPLICATION FOR CHANGE OF ZONING, WESTFORT HISTORIC DISTRICT

Summary:

The Office of Historic Preservation is requesting a change in zoning to add the “H” historic overlay for the 100 and 200 block of Greenlawn Drive between Vance Jackson and West Avenue to include a new Greenlawn Estates Historic District (H). The district will include 40 properties.

The Office of Historic Preservation is also to waive all related fees.

OHP Staff recommends approval.

Case Comments:

At the time of this submission 75% of property owners are in support of designation.

The application came to OHP with a boundary that included 41 parcels. The HDRC recommended approval of a revised boundary, removing 1006 Vance Jackson from the proposed district.

Case History:

November 20, 2018 –Zoning Commission hearing

September 19, 2018 –Historic & Design Review Commission (HDRC) hearing (Approved with the removal of 1006 Vance Jackson)

July 6, 2018 – 51% threshold met

January 31, 2018 – OHP Informational Meeting

January 8, 2018 – Meet & Greet

November 2, 2017 – OHP received an application, submitted by a property owner within the boundary

Applicable Citations

Note: UDC Section 35-607 (a) states that historic districts shall consist of at least two or more structures that meet at least three of the designation criteria. The proposed Greenlawn Estates Historic District meets criteria 3, 5, 8, 10 and 11. All properties within the proposed boundary are found to be contributing.

UDC Section 35-607 – Sec. 35-607. - Designation Criteria for Historic Districts and Landmarks:

- a. Process for Considering Designation of Historic Districts and Landmarks. Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. Criteria for Evaluation.
 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;
 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;5.
Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;
11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;

Findings of Fact:

- a. The request for historic district designation was submitted by a property owner within the proposed boundary on November 2, 2017.
- b. SUMMARY - The proposed district includes a portion of the Greelawn Estates plat. Greenlawn Estates was subdivided in 1922 by Don Yates, and included Greenlawn and Sherwood Drives. There were 98 large lots, available in two uniform sizes. Yates built one Tudor Revival home (150 Greenlawn), then sold Greenlawn Estates to developer Otto Klaus in 1927. The area includes an eclectic mix of styles, including Tudor Revival, Mission Revival, Minimal Traditional, and Ranch homes. UDC Section 35-607 (a) states that historic districts must meet at least three of the designation criteria. The proposed Greenlawn Estates Historic District meets criteria 3, 5, 8, and 10. All structures included in the proposed boundary are contributing with the exceptions of four:
 - 126 Greenlawn
 - 132 Greenlawn
 - 135/139 Greenlawn
 - 251 Greenlawn
- c. BACKGROUND -- The applicant is requesting approval for historic district designation for the Greenlawn Estates Historic District and a recommendation for approval to the Zoning Commission and to the City Council for Historic zoning designation.
 - The proposed district will include the 100 and 200 block of Greenlawn Drive, with two properties having Vance Jackson addresses. It contains 41 non-municipal parcels total.
 - On December 22, 2017, OHP mailed notification of a Meet & Greet held January 8, 2018, to discuss the design review process and answer questions property owners may have. Eight property owners were present at this meeting.
 - On January 31, 2018, a public informational meeting, required by the UDC, for the proposed historic district was held for property owners within the boundary. Six property owners were present at this meeting.
 - On July 6, 2018, the staff of the Office of Historic Preservation received and verified 31 return notices or 75% of the property owners within the proposed boundary that are in support of the designation. In accordance with the UDC, staff has forwarded the application to the HDRC for review.
- d. SITE CONTEXT – The Greenlawn Estates neighborhood is a small area located in northwest San Antonio in the Los Angeles Heights Neighborhood. The neighborhood was first developed in the 1930s and includes excellent examples of Tudor Revival, Ranch, and Minimal Traditional style homes. The size and scale of the properties in the neighborhood range from modest to grand, and the dates of construction of the properties range from 1922 through 2017. The differing ages in properties along the street are knitted together by uniform landscape features including very large lots, front lawns with berms, and significant setbacks of over 30 feet. Building materials of the earlier constructed properties include stone, brick, and wood, and the newer properties use wood and synthetic materials.
- e. HISTORIC CONTEXT - Greenlawn Estates was subdivided in 1922 by Don Yates, and included Greenlawn Drive and Sherwood Drive. There were 98 large lots, available in two uniform sizes. Yates built one Tudor Revival home (150 Greenlawn), then sold Greenlawn Estates to developer Otto Klaus in 1927. Klaus built another Tudor Revival home (163 Greenlawn) and advertised heavily in the *Express-News*. Infill was slow, but by 1950, about 75% of the homes had been built.
- f. ARCHITECTURAL ASSESSMENT – The eclectic collection of styles in this neighborhood reflects the slow growth of the neighborhood. Many of the later homes built in the Minimal Traditional style have features that reveal a Tudor Revival influence, such as steep pitched multi-gabled roofs and massive chimneys. With the exception of one lot with new construction (the original home burned in the 1980s), the block is entirely intact.
- g. EVALUATION - As referenced in the applicable citations, Greenlawn Estates Historic District meets UDC criterion [35-607 (b)3], [35-607 (b)5], [35-607 (b)8], [35-607 (b)10], [35-607 (b)11], for a finding of historic significance in the process of seeking designation as a local historic district. In order to be eligible for a historic district, at least two properties must meet at least three of the criteria; Greenlawn Estates Historic District

meets four.

- **(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** for its connection with Otto Klaus, a prominent San Antonio builder.
 - **(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the properties reflect an eclectic mix of styles and maintain a high level of historical, architectural, and cultural integrity related to their location within the plat; the style of homes, including Tudor Revival, Ranch and minimal traditional houses; and use of stone and wood construction.
 - **(8) Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** Greenlawn Estates is an architecturally eclectic neighborhood with a mix of styles and types. The eclectic styles reflect the chronology of the neighborhood's development. House styles include Tudor Revival, Mission Revival, Minimal Traditional and Ranch. Primary materials found include stone, brick, and wood. There is one vacant lot located at 1006 Vance Jackson, a residential structure zoned for office use, and one property built in 2017.
 - **(10) Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;** the proposed district boundary is part of the Greenlawn Estates subdivision platted in 1922. The neighborhood includes large lots, front lawn berms, and setbacks over 30 feet.
 - **(11) It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** these homes exemplify the economic heritage of the city during the 1920s through 50s as the city grew outside its original city limits.
- h. If the HDRC concurs that the proposed district meets criteria and is eligible for designation and recommends the historic district designation for the Greenlawn Estates Historic District, then their recommendation shall be submitted to the zoning commission. Once the zoning commission makes their recommendation, it will be submitted to the city council. The city council shall review and shall approve or deny the proposed historic district.
- i. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners shall follow the historic and design review process before permits can be issued, until a final resolution from City Council. Written approval (a Certificate of Appropriateness) must be obtained for any exterior work.
- j. Historic districts possess cultural and historical value and contribute to the overall quality and character of the City. The City offers a tax incentive for all residential properties occupied by the property owner at the time of the designation. The incentive is a 20% tax exemption on City taxes for 10 years provided the owner remains in the property.
- k. The City also offers a Substantial Rehabilitation tax incentive. After substantial rehabilitation of a historic property, the property owners may choose one of two tax incentives, including having the city property taxes frozen for 10 years at the pre-rehabilitation value, or paying no city property taxes for the first five years, and for the next five years, city property taxes are assessed at the value that is 50% of the post-rehabilitation assessed value.

ATTACHMENTS

Proposed boundary map

HDRC Recommendation

HDRC and published Exhibits

Letter of Support from the SA Conservation Society