



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION COMMISSION ACTION

September 19, 2018

HDRC CASE NO:

2018-407

COMMON NAME:

Proposed Greenlawn Estates Historic District

ADDRESS:

250 GREENLAWN
922 VANCE JACKSON
1006 VANCE JACKSON
263 GREENLAWN
290 GREENLAWN
260 GREENLAWN
257 GREENLAWN
251 GREENLAWN
215 GREENLAWN
209 GREENLAWN
221 GREENLAWN
227 GREENLAWN
233 GREENLAWN
239 GREENLAWN
245 GREENLAWN
244 GREENLAWN
238 GREENLAWN
232 GREENLAWN
220 GREENLAWN
214 GREENLAWN
208 GREENLAWN
202 GREENLAWN
174 GREENLAWN
203 GREENLAWN
175 GREENLAWN
169 GREENLAWN
163 GREENLAWN
157 GREENLAWN
151 GREENLAWN
166 GREENLAWN
162 GREENLAWN
156 GREENLAWN
150 GREENLAWN
144 GREENLAWN
138 GREENLAWN
132 GREENLAWN
126 GREENLAWN
127 GREENLAWN
133 GREENLAWN
5650 IH 10 W
137 GREENLAWN
139 GREENLAWN

135 GREENLAWN
145 GREENLAWN

LEGAL DESCRIPTION:

NCB 8418 BLK 3 LOT 26
NCB 8418 BLK 3 LOT 1
NCB 8417 BLK 2 LOT 8 & E 100 FT OF 7
NCB 8417 BLK 2 LOT 8A
NCB 8418 BLK 3 LOT 3A
NCB 8418 BLK 3 LOT N 184 FT OF 4
NCB 8417 BLK 2 LOT 50
NCB 8417 BLK 2 LOT 49
NCB 8417 BLK 2 LOT 43
NCB 8417 BLK 2 LOT 42
NCB 8417 BLK 2 LOT 44
NCB 8417 BLK 2 LOT 45
NCB 8417 BLK 2 LOT 46
NCB 8417 BLK 2 LOT 47
NCB 8417 BLK 2 LOT 48
NCB 8418 BLK 3 LOT 33 THRU 35
NCB 8418 BLK 3 LOT 7
NCB 8418 BLK 3 LOT N 204 FT OF 8 & 9
NCB 8418 BLK 3 LOT N 201.5 FT OF 10
NCB 8418 BLK 3 LOT N 180 FT OF 11
NCB 8418 BLK 3 LOT N 181.5 FT OF 12
NCB 8418 BLK 3 LOT 13
NCB 8418 BLK 3 LOT N 184 FT OF 14
NCB 8417 BLK 2 LOT 41
NCB 8417 BLK 2 LOT 40
NCB 8417 BLK 2 LOT 39
NCB 8417 BLK 2 LOT 38
NCB 8417 BLK 2 LOT 37
NCB 8417 BLK 2 LOT 36
NCB 8418 BLK 3 LOT 27 AND 28
NCB 8418 BLK 3 LOT 45
NCB 8418 BLK 3 LOT N 184 FT OF 17
NCB 8418 BLK 3 LOT N 205.96 FT OF 18
NCB 8418 BLK 3 LOT 19
NCB 8418 BLK 3 LOT N 203 FT OF 20
NCB 8418 BLK 3 LOT 21
NCB 8418 BLK 3 LOT N 200 FT OF 22
NCB 8417 BLK 2 LOT 54
NCB 8417 BLK 2 LOT SW TRI 47 FT OF 24 & S IRR 362 FT OF 33
NCB 8417 BLK 2 LOT S 200 FT OF 34
NCB 8417 BLK 2 LOT 35

APPLICANT:

Burt Barr - 150 Greenlawn

OWNER:

Various -

REQUEST:

The applicant is requesting approval for a historic designation of the Greenlawn Estates Historic District and a recommendation for approval to the Zoning Commission and to the City Council. The proposed district includes the one block of Greenlawn Drive between Vance Jackson Road and West Road. It contains 41 parcels total.

FINDINGS:

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

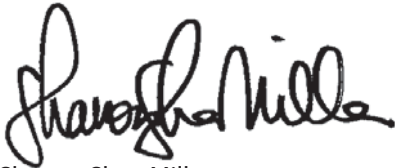
properties occupied by the property owner at the time of the designation. The incentive is a 20% tax exemption on City taxes for 10 years provided the owner remains in the property. k. The City also offers a Substantial Rehabilitation tax incentive. After substantial rehabilitation of a historic property, 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.

RECOMMENDATION:

Staff recommends approval for designation of the Greenlawn Estates Historic District and a recommendation for approval to the Zoning Commission and to the City Council based on findings a through g.

COMMISSION ACTION:

The Historic and Design Review Commission approves the historic designation of the Greenlawn Estates Historic district with an amended boundary to exclude 1006 Vance Jackson, and recommends approval to the Zoning Commission and the City Council for historic district designation.



Shanon Shea Miller
Historic Preservation Officer
