

## HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

**HDRC CASE NO:** 2019-466  
**ADDRESS:** 162 GREENLAWN  
**LEGAL DESCRIPTION:** NCB 8418 BLK 3 LOT 45  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Greenlawn Estates Historic District  
**APPLICANT:** Linda and Louis Trinidad  
**OWNER:** Linda and Louis Trinidad  
**TYPE OF WORK:** Construction of a rear addition  
**APPLICATION RECEIVED:** August 01, 2019  
**60-DAY REVIEW:** September 30, 2019  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a 692 square-foot rear addition.

### APPLICABLE CITATIONS:

#### 3. Guidelines for Additions

##### 1. Massing and Form of Residential Additions

###### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

###### B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

#### 3. Materials and Textures

##### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

## B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

## C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

## 4. Architectural Details

### A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

## FINDINGS:

- a. The primary structure at 162 Greenlawn was constructed circa 1949 and contributes to the Greenlawn Estates Historic District. The structure is a one-story minimal traditional home with vinyl siding, with a gable-on-hip roof with composition shingles on a pier and beam foundation with a stone skirting. The home features vinyl sash and vinyl picture windows, and an attached shed roof front porch with iron stair railing. There is a chain link fence along the side property lines up to the right-of-way, and a wide double car concrete driveway to an added attached garage with two car bays.
- b. COMPLIANCE – The applicant disclosed during the submission of the application on August 1, 2019, that a rear addition was constructed without permits and prior to approval. At this time, staff remains concerned about the quality and accuracy of the submitted measured drawings. The applicant has been cooperative to update those drawings per a commission action.
- c. ADDITION – The applicant has proposed to install an addition on the rear the structure to feature 692 square-feet, aluminum windows, and smooth Hardie siding.
- d. FOOTPRINT – The proposed addition adds 692 square-feet to the existing 1644 square-foot structure. Per the Guidelines for Additions 3.B.iv. residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposed additional footprint to be consistent with the Guidelines.
- e. ROOF FORM – The proposed addition features a shed roof descending from front to rear, and a rear facing gable. Per the Guidelines for Additions 1.A.iii., additions should feature a similar roof pitch, form, overhang, and orientation as the historic structure. Per the Guidelines for Additions 1.B.ii., additions should be limited to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way; full-floor second story additions that obscure the form of the original structure are not appropriate. Staff finds that the proposed roof forms do not relate to the primary historic structure in both style and how they are integrated into existing roof forms. Existing gables should be extended and new gables should only be considered when necessary. Shed roofs, if used, should descend from existing roof pitches rather than ascending to reveal a new wall plane.
- f. MATERIALS – The applicant has proposed materials to feature smooth Hardie-siding, composition shingles, and aluminum windows. Per the Guidelines for Additions 3.Ai., materials should be used that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible; any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds that the proposed materials match or relate to existing materials on the primary historic structure and are generally appropriate.
- g. TRANSITION BETWEEN OLD AND NEW – Per the Guidelines for Additions 1.A.iv. additions should utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Besides the change in material, staff finds that a vertical trim piece should be also be installed between old and new forms.

**RECOMMENDATION:**

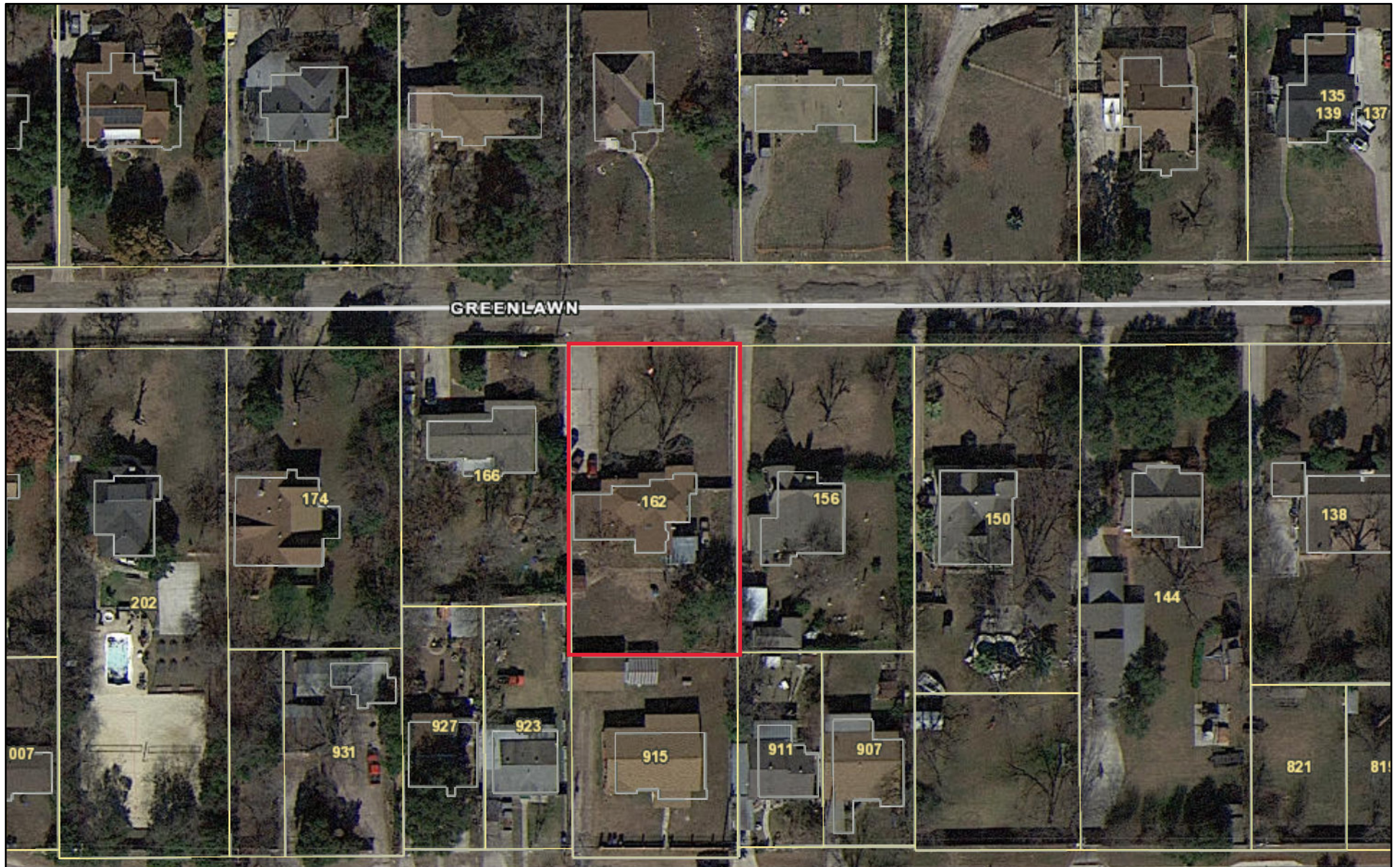
Staff does not recommend approval based on the submitted drawings and roof form noted in finding b and e. Staff finds that the footprint and materials are generally appropriate; however, staff recommends that the applicant resubmit a revised design that resolves the roof form's inconsistency with the Guidelines and features a vertical trim piece to distinguish between old and new forms – with measured elevation drawings and a roof plan. If the commission denies any item, the applicant must reverse or correct the violation(s) within 90 days unless stipulated otherwise.

**CASE COMMENT:**



COMPLIANCE – The applicant disclosed during the submission of the application on August 1, 2019, that a rear addition was constructed without permits and prior to approval. At this time, staff remains concerned about the quality and accuracy of the submitted measured drawings. The applicant has been cooperative to update those drawings per a commission action.

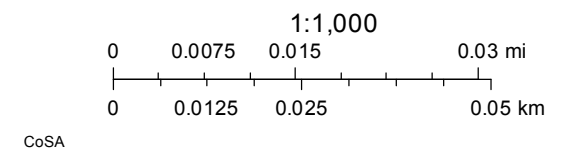


# 162 Greenlawn

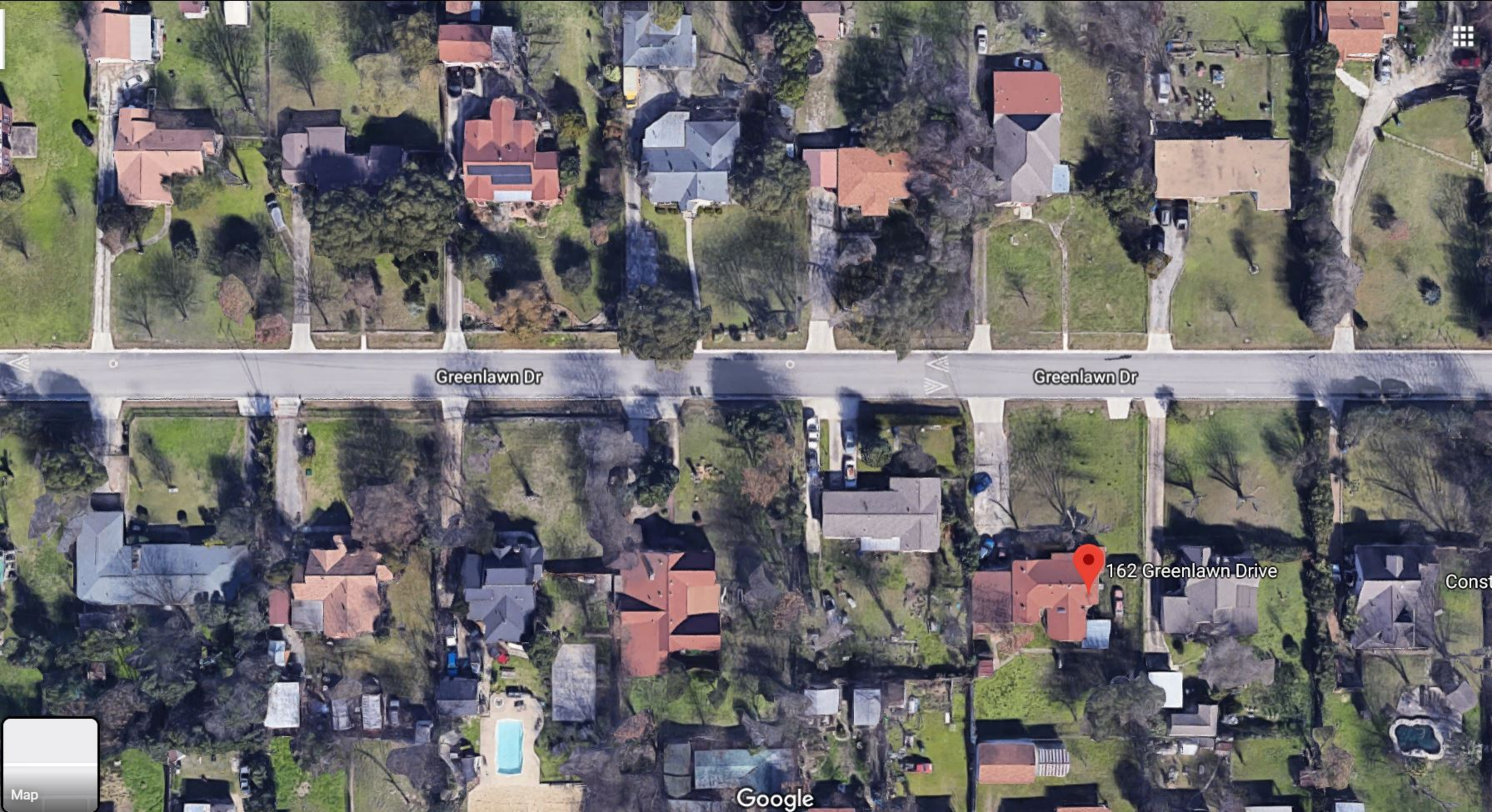


August 12, 2019

-  Recorded Plats
-  Preliminary Plats







Greenlawn Dr

Greenlawn Dr

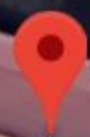
162 Greenlawn Drive

Const

Google

Map



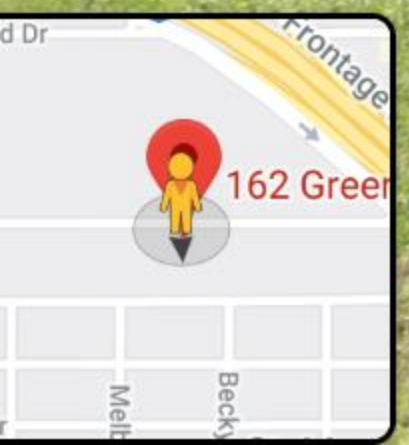


162 Greenlawn Drive

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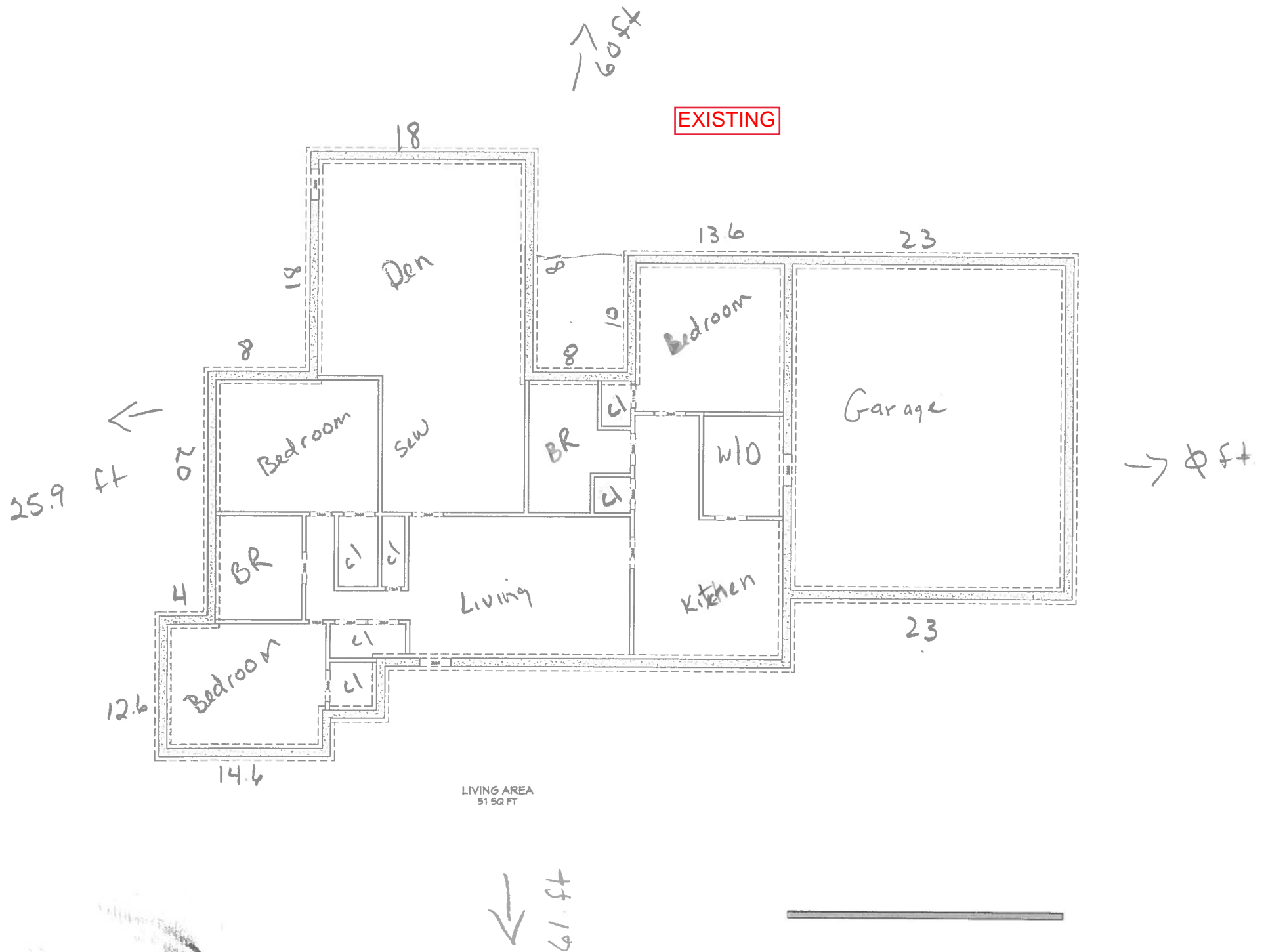


162 Greenlawn Dr. San Antonio, Texas 78201

Propose Work (Addition to 162 Greenlawn Dr.

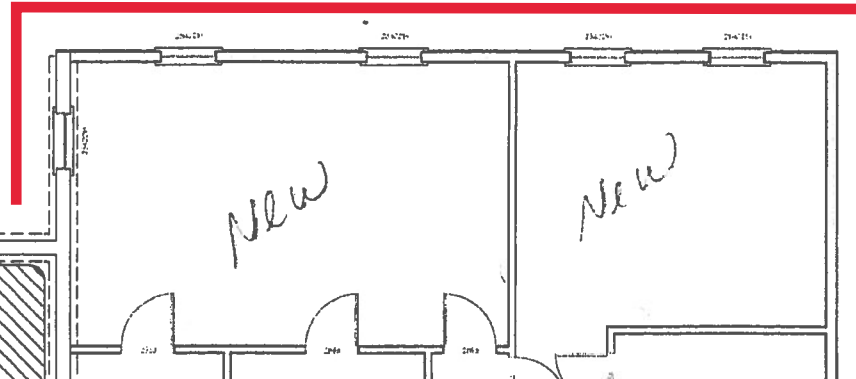
The addition (will) is 36' x 17' rooms on pier and beam foundation in the South Elevation of the house. It will have 36 x 60 white Aluminum windows (similar to the design of the existing bay windows that were removed, and the siding will match the previously smooth textured: hard-board siding, shingle roof.

EXISTING



PROPOSED

S



New

New

FAMILY  
16'-0" X 16'-10"

LIVING  
15'-10" X 10'-6"

KITCHEN  
10'-8" X 10'-8"

E

W

N



## PLOT PLAN

### FOR BUILDING PERMITS

NCB: \_\_\_\_\_

A hand-drawn site plan on graph paper. The plan shows two building footprints: a larger 'New' building and a smaller 'Existing' building. Dimensions are given in feet. Setbacks are indicated by arrows and numbers.

- New Building:**
  - Top width: 36
  - Right side: 17
  - Bottom right corner: 27
  - Bottom width: 23
  - Left side (top section): 18
  - Left side (middle section): 18
  - Left side (bottom section): 10
- Existing Building:**
  - Top width: 18
  - Right side: 18
  - Bottom right corner: 10
  - Bottom width: 33
  - Left side (top section): 8
  - Left side (middle section): 4
  - Left side (bottom section): 13
- Setbacks (indicated by arrows):**
  - Top: 41
  - Left: 43.9
  - Bottom: 61
  - Right: 10
  - Left side (top): 15.9
  - Left side (middle): 20
  - Left side (bottom): 13

Signature of Applicant: \_\_\_\_\_

# South Elevation

Back

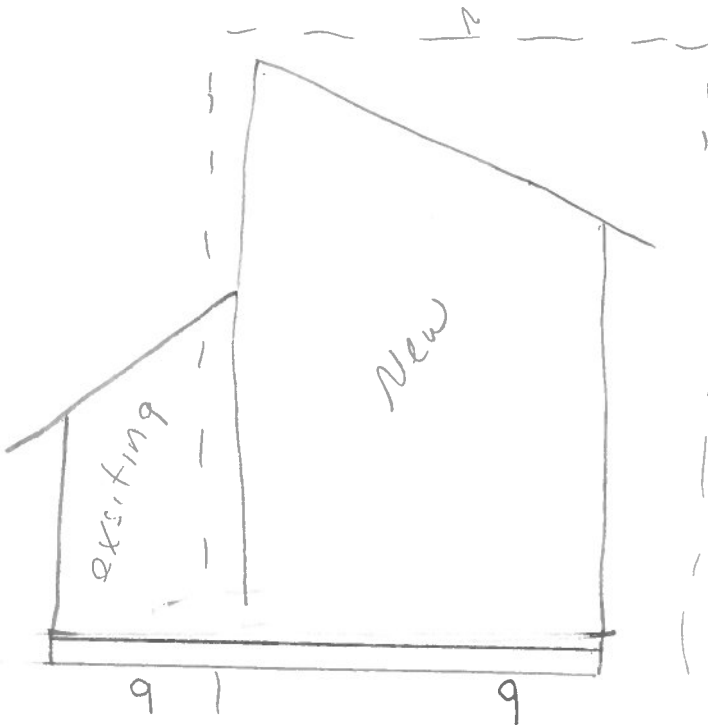


# East Elevation Side





# West Elevation side



FRONT



FRONT VIEW OF ADDITION





## REAR ADDITION ELEVATION





INTERIOR SIDE  
ELEVATION OF  
REAR ADDITION



