

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

HDRC CASE NO: 2019-465
ADDRESS: 227 GREENLAWN
LEGAL DESCRIPTION: NCB 8417 BLK 2 LOT 45
ZONING: R-5, H
CITY COUNCIL DIST.: 1
APPLICANT: ROJAS JAIME ISRAEL TREJO
OWNER: ROJAS JAIME ISRAEL TREJO
TYPE OF WORK: Installation of a 2nd driveway, accessory structure, and rear addition
APPLICATION RECEIVED: August 05, 2019
60-DAY REVIEW: October 04, 2019
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Construct a 7' by 15' rear addition on 9' by 18' concrete slab.
- 2) Install 4' wide concrete walkway.
- 3) Install secondary east-side 12' wide concrete driveway approximately 335' long.
- 4) Install 90' by 60' concrete parking pad at the end of the proposed driveway.
- 5) Construct 30' by 60' metal garage structure on proposed parking pad.

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.

5. Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

7.Landscape Design

A.PLANTINGS

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scalespecies should be avoided. Historic lawn areas should never be reduced by more than 50%.

B.ROCKS OR HARDSCAPE

i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

4. Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

- a. The primary structure at 227 Greenlawn was constructed circa 1935 with Tudor Revival influences and first appears on the 1951 Sanborn map. The one-story single-family residential structure has an irregular footprint, and features a cross gabled composition shingle roof with a single front gabled dormer on the front roof elevation, an inset front porch entry, neutral colored stone siding, a stone chimney located on the west elevation, and a west concrete driveway that leads to the rear yard. The lot measures approximately 105 feet in width and 405 feet in length.
- b. **COMPLIANCE** – On a site visit conducted on August 2, 2019, staff found that a small portion of foundation was being repaired and site work for a second east-side driveway had begun. The applicant and owner had been cooperative to obtain a number of administrative approvals and submitted the remaining items on August 5, 2019, to be heard at the next available HDRC hearing.
- c. **REAR ADDITION** – The applicant has proposed to install 7' by 15' rear addition for utilities on top of a new 9' by 18' concrete slab where the condenser will be placed. The proposed addition will feature Hardie lap siding, a composition shed roof, a rear facing horizontal window, and siding facing door. Staff finds that the proposed addition is consistent with the Guidelines for Additions in scale, massing, and roof form. However, staff finds that stucco siding would be more appropriate for a historic stone house than Hardie lap siding, that the rear window should match in size and configuration to windows on the existing structure, and that a design of the door should be specified and appropriate.
- d. **WALKWAY** – The applicant has proposed to install a center walkway featuring poured concrete that is four-feet (4') in width. Per the Guidelines for Site Elements 5.A.iii., new walkways should follow the historic alignment, configuration, and width of sidewalks and walkways found historically within the district. The property featured a non-original curving stone walkway from 2014 to 2019. Staff finds that straight and centered poured concrete walkways are found in the district and is appropriate. The width of the walkway should be limited to 3 feet or match the pattern of sidewalks in the historic district.

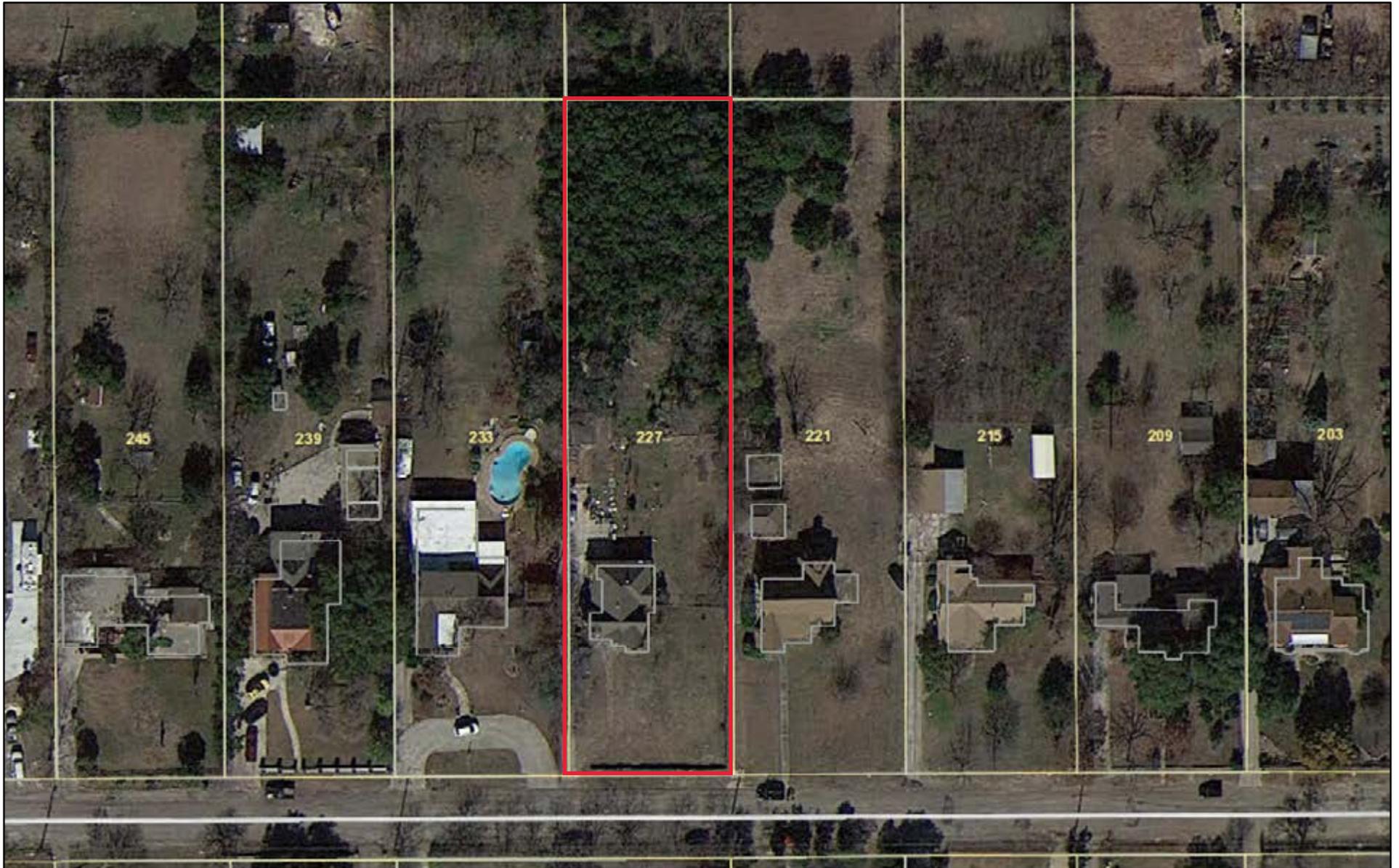
- e. **SECOND DRIVEWAY** – The applicant has proposed to install a secondary twelve-foot (12') driveway along the east-side of the property with a three-foot (3') setback from the neighboring fence line. The driveway would span 335' before meeting the proposed parking pad. The property currently features a 10' wide driveway on the west-side of the property leading the immediate rear yard of the primary historic structure. Per the Guidelines for Site Elements 5.B.ii., introducing new curb cuts where not historically found should be avoided. While additional driveways or curb cuts are atypical of historic structures, a number of properties in Greenlawn feature two curb cuts including 290, 244, 233, 214, 202 166, 162, 127, and 126 Greenlawn. Per the Guidelines 5.B.i 5.new driveways should feature a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet; pervious paving surfaces may be considered where replacement is necessary to increase storm water infiltration. Staff finds that the width of the driveway should be limited to 10 feet instead of 12 feet as proposed.
- f. **PARKING PAD** – The applicant has proposed to install a 90' by 60' parking pad at the furthest rear of the property at the end of the proposed driveway with a 10' west-side set back, a 3' east-side setback, and 5' rear setback. The parking pad would provide 5400 square feet of impervious cover. The lot currently features 42,525 square feet in size. Additionally, the parking pad would be separated from the front half of the lot including the primary historic by approximately 11,000 square feet of existing and planned tree canopy. While an atypical feature to the block, staff finds that the proposed parking pad would be minimally visibly by being set by approximately 335' and screened by tree canopies and a privacy fence.
- g. **REAR ACCESSORY STRUCTURE** – The applicant has proposed to install rear accessory structure on the proposed parking pad featuring a shed metal roof, metal siding, two vehicle bays and two pedestrian door ways that is 60' in width and 30' in depth. The proposed accessory structure will be located on the west side of the property line with 10' set back from the neighboring fence line, following the orientation of the primary and existing assessor structure. Per the Guidelines for New Construction: Garages and Outbuildings, staff finds that the proposed massing, location, and orientation is generally appropriate. However, staff finds that the materials and roof form should instead feature wood or Hardie board-and-batten and a simple gable roof to relate to the existing accessory structure on the property.

RECOMMENDATION:

Staff recommends approval of items 1 through 5 based on findings b through g with the following stipulations:

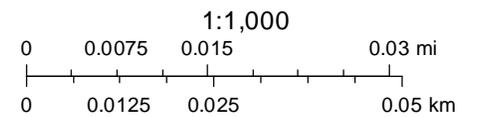
- i. That the rear addition features an appropriate door style, stucco siding instead of wood lap siding, and window(s) matching the existing structure in size and configuration and meet the standard stipulations: *Meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.*
- ii. That the width of the front walkway is limited to 3' or match pattern of sidewalks in the historic district.
- iii. That the new east-side driveway features a width of 10' instead of the proposed 12'
- iv. That the new rear accessory structure feature wood or Hardie board-and-batten siding and a gable roof instead of the proposed shed roof.
- v. That updated measured drawings and site plan with specifications for the rear addition, rear accessory structure featuring appropriate details are provided to staff prior to purchase and installation.

227 Greenlawn



August 12, 2019

-  Recorded Plats
-  Preliminary Plats



CoSA

CubeSmart Self Storage

Reeso Tile Importers

A-1 Engineering

227 Greenlawn Drive

Greenlawn Dr

Greenlawn Dr

Greenlawn Dr

Gardina

Gardina

Gardina

Map

Google

Mu

Mel



227 Greenlawn Drive

Greenlawn Dr

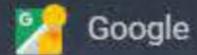
Greenlawn Dr

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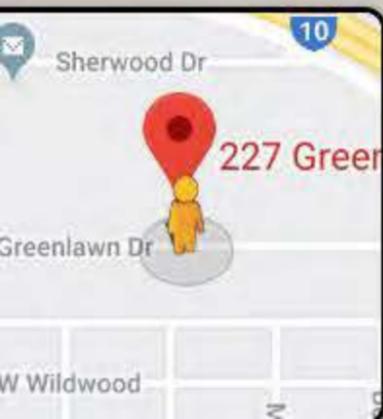
Map

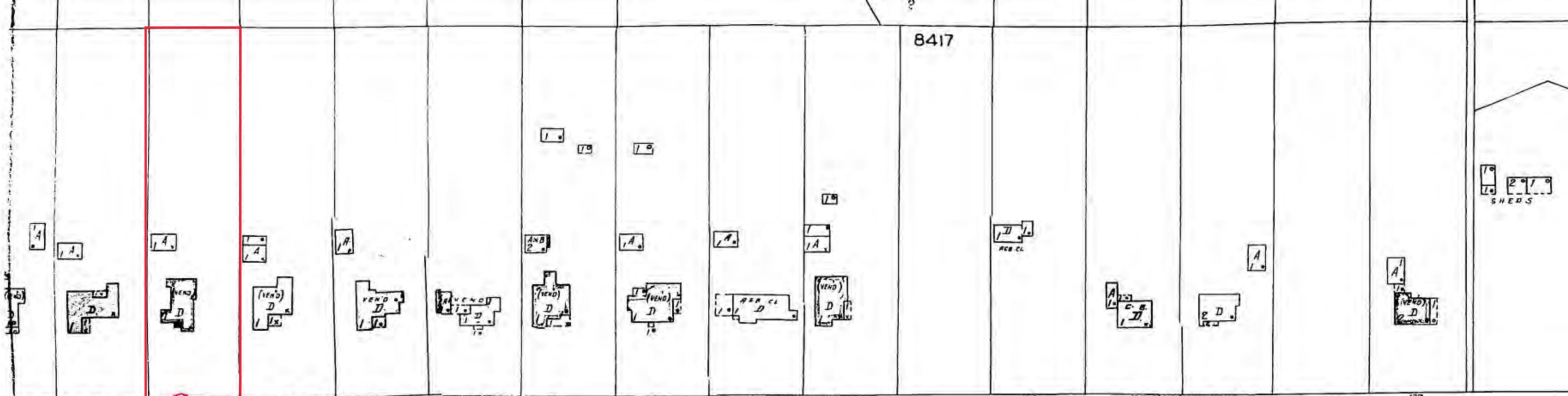
227 Greenlawn Dr

San Antonio, Texas

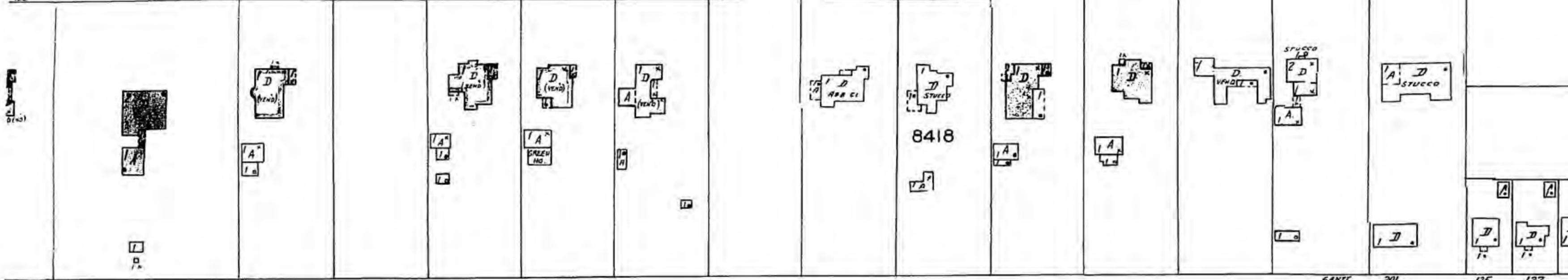


Street View - Apr 2019





107 109 111 113 GREENLAWN DR. 115 GREENLAWN 117 119 121 123 GREENLAWN 125 129 135 GREENLAWN 151 153 137
 4" W.P. (H.S.)
 108 110 112 116 118 120 124 126 128 130 132 134 136 GREENLAWN 140
 D.N. GREENLAWN DR.



45 UNPRVED 45 430 GRANT 930 GRANT 418 GRANT 402 45 45 312 308 302 45 229 GRANT 212 206 202 45 135 127 130 126



Investigation Report

Property

Address	227 Greenlawn
District/Overlay	Other (public, landmark, etc.)
Owner Information	ROJAS JAIME ISRAEL TREJO

Site Visit

Date	08/02/2019
Time	09:49 AM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	Contractor(s)
Types of Work Observed	Site Elements
Amount of Work Completed	50%
Description of work	Installation of a new 12 ft driveway. Driveway area had been leveled, base was planned for today. Foundation repair.
Description of interaction	Staff advised for immediate submission of an application, lead contractor was cooperative to stop work order.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s)
Will post-work application fee apply?	No

Documentation

Photographs	
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Investigation Report



08/02/2019 09:53 AM

3 ft side setback
90 ft
3 ft side setback
10 ft rear setback

30 x 60 Metal
Garage

60 ft

Existing Shed
No changes

Maintain
canopy and
add more
trees, no new
hard scape

Squaring
Driveway
parking pad
expansion
(20 x 10 ft)

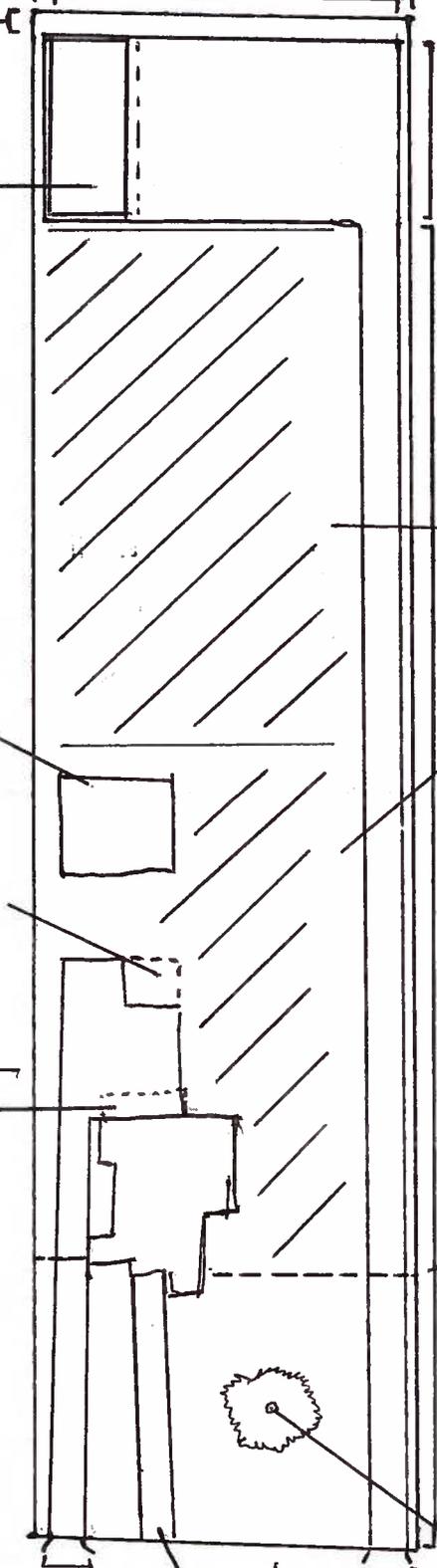
335 ft

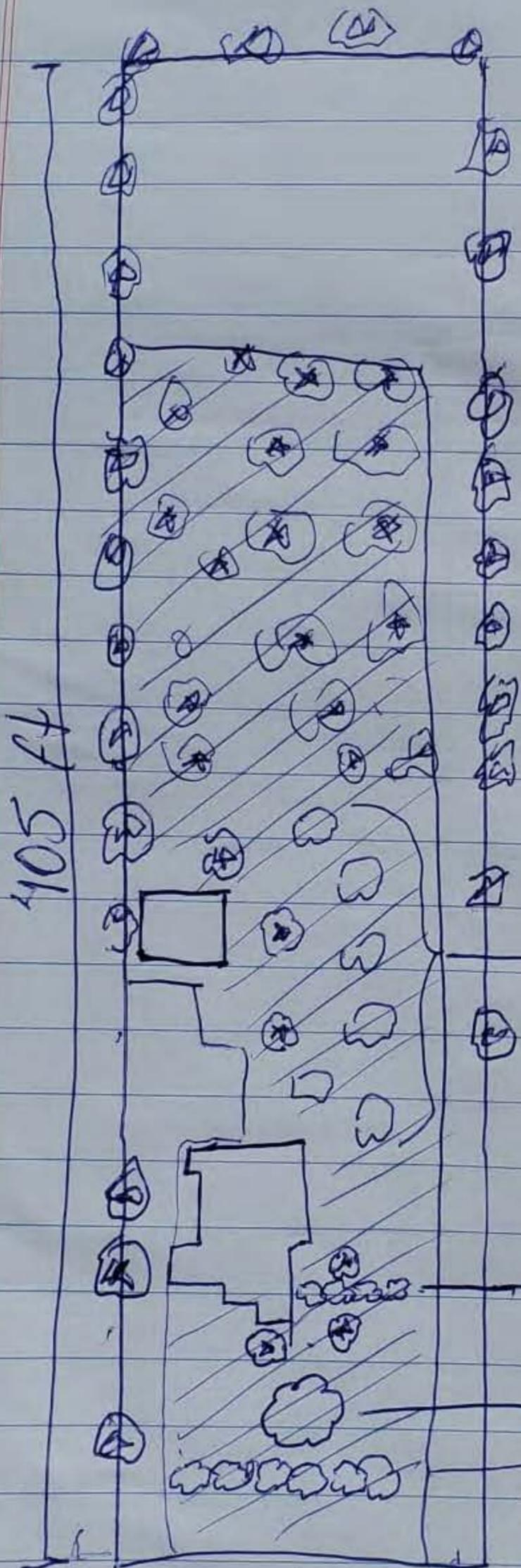
7 x 15 Addition
x 18 concrete
slab

Proposed
6 ft privacy
fence (w/
replacement
throughout
rear)

10 ft
existing
Proposed
4 ft wide
poured
concrete
12 ft
Proposed

Proposed frontyard
tree, and bushes,
no new hardscapes





☁ New bush or tree

☁~~X~~ (Existing)

▨ Area to level with top soil, keeping natural elevation

→ Proposed fruit trees (Pear, apple, peach, etc.)

→ Proposed Bushes

→ Proposed Big Oak or similar

→ Proposed bushes

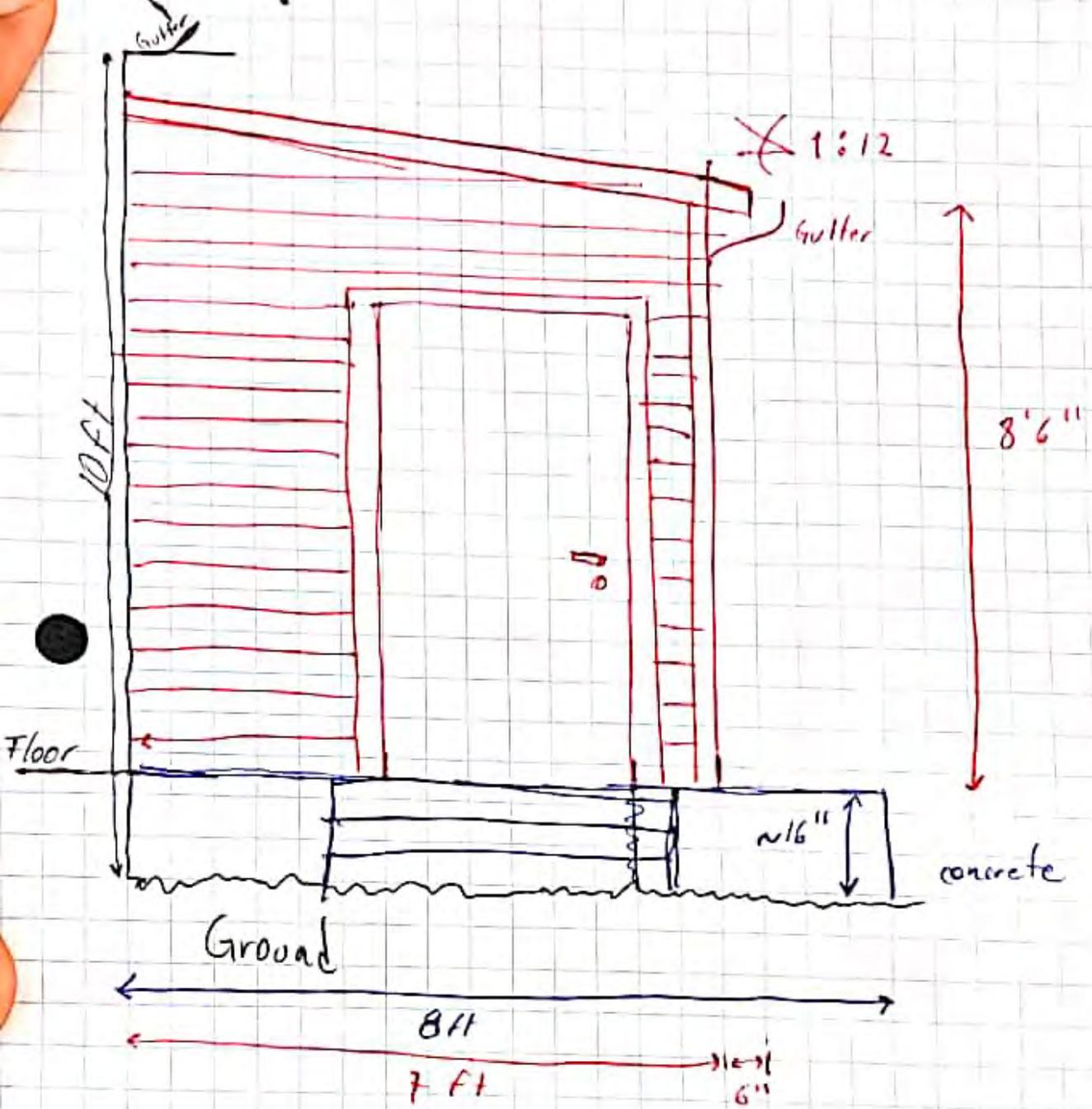
Front

102 ft

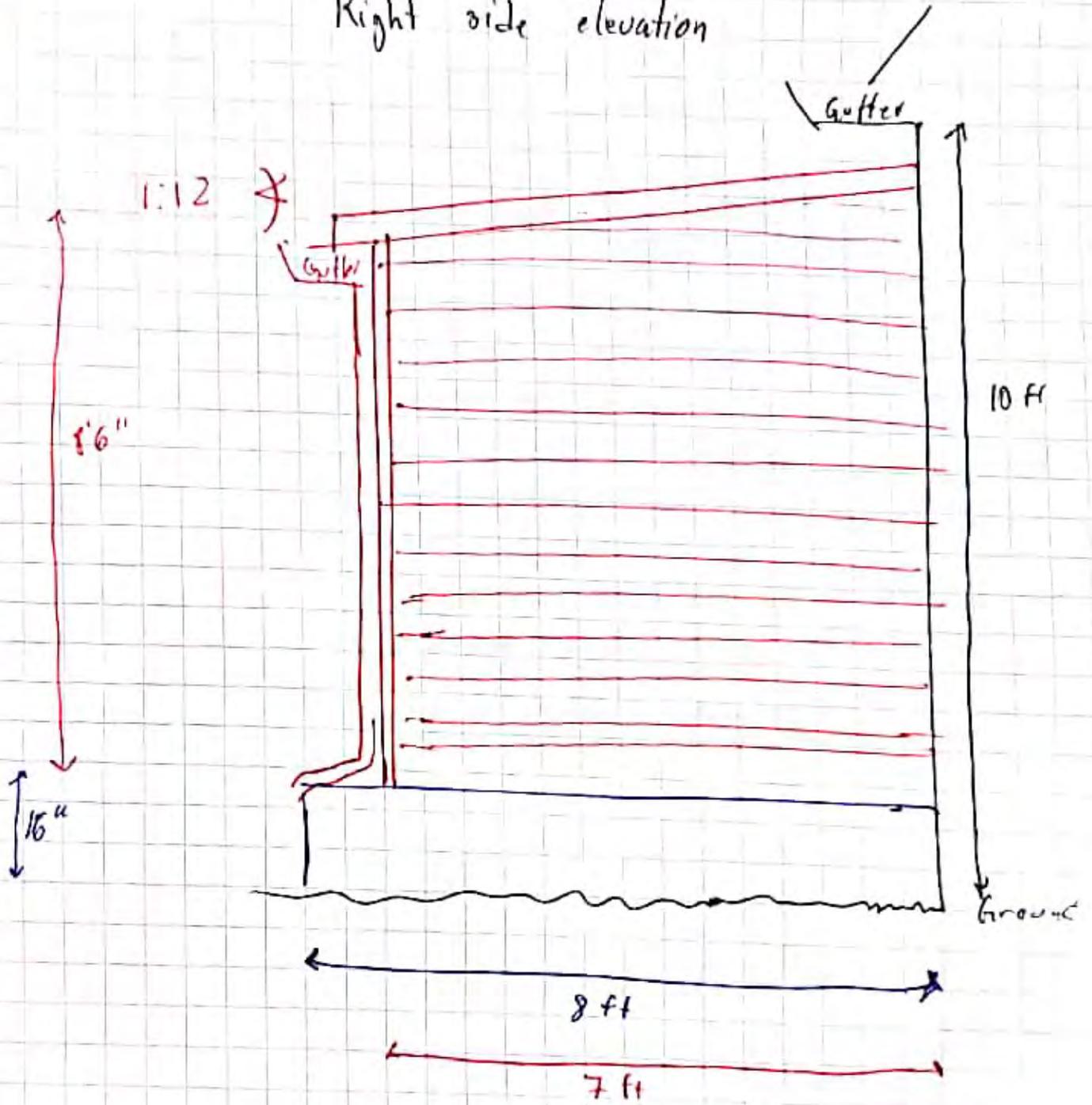
10 ft

105 ft

Left side elevation

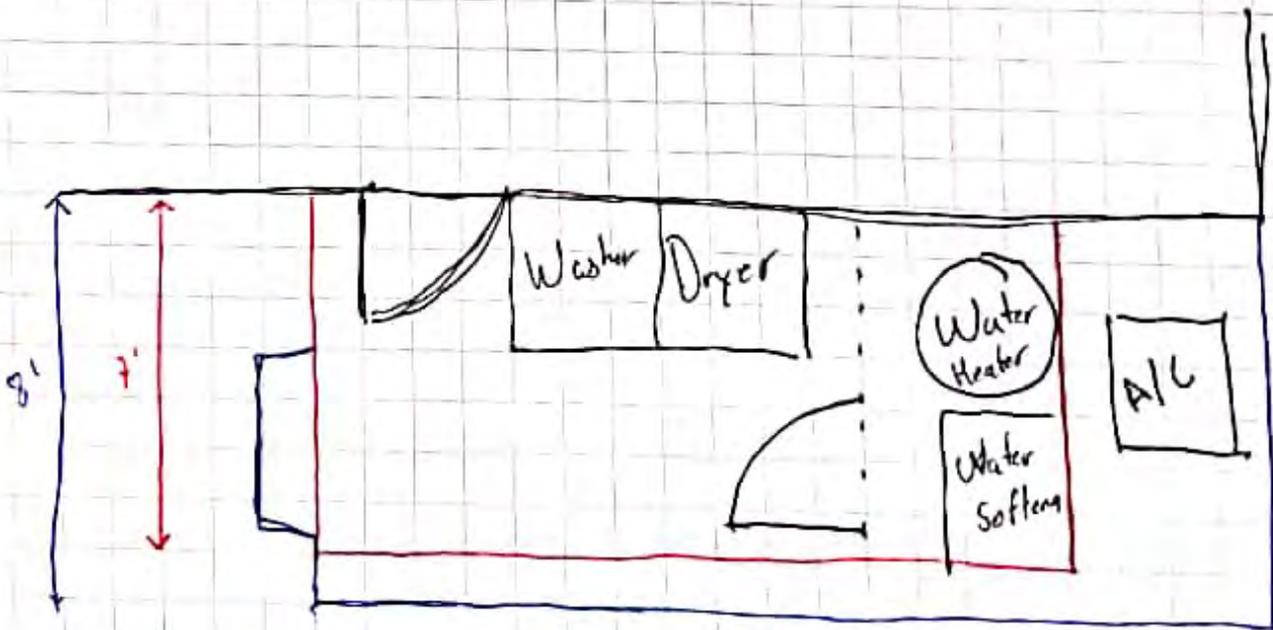
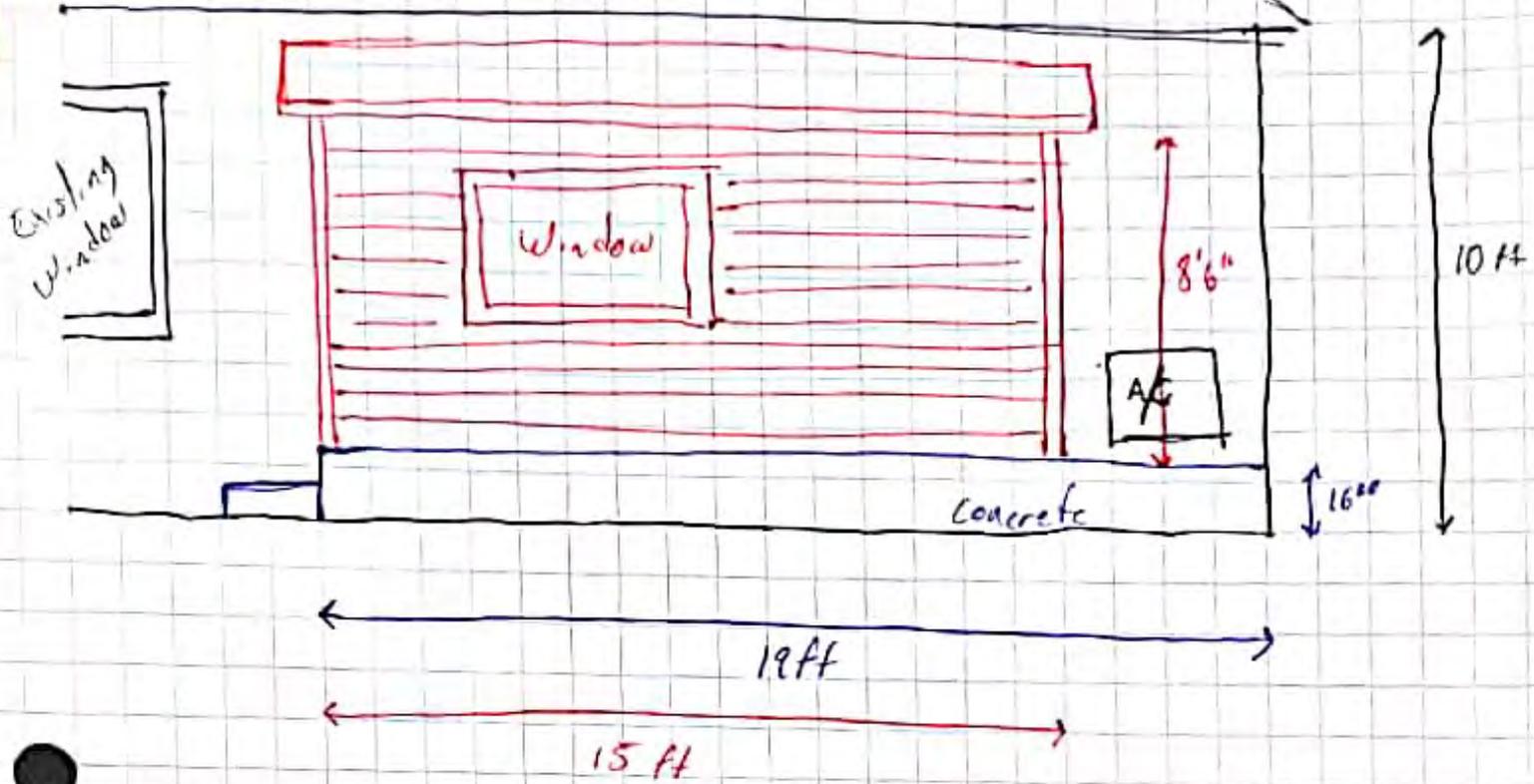


Right side elevation



Front & Top View

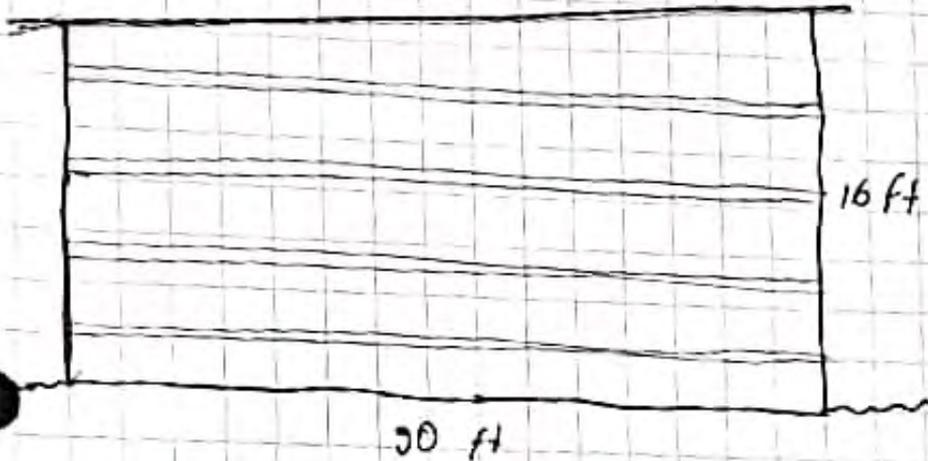
Elev.



Metal storage/Garage

5ft casement
← →
Left elevation

1:12



5ft casement
← →

Right elevation

