

HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

HDRC CASE NO: 2019-547
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: TRINIDAD LOUIS A & LINDA F
OWNER: TRINIDAD LOUIS A & LINDA F
TYPE OF WORK: Construction of a rear addition
APPLICATION RECEIVED: September 13, 2019
60-DAY REVIEW: November 12, 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 one story, minimal traditional structure features front facing gabled roofs, a primary hipped roof, a pier and beam foundation, and exterior materials that include original stone and non-original vinyl siding. The home features vinyl windows, a shed porch roof and wrought iron columns and railings. There is a chain link fence along the side property lines that extends 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. DESIGN REVIEW COMMITTEE – The request was referred to a Design Review Committee (DRC) site visit at the August 21, 2019, HDRC hearing. At the site visit on August 28, 2019, the applicant explained that the shed was installed only because they did not have funds to complete the project and intended to return the slope down towards the attached garage addition. DRC members found the project to be generally appropriate while warning the applicant about potential issues regarding encroaching on the side setbacks, creating unresolved roof valleys, and the addition of forms that would detract from the original front façade. The applicant is aware that the constructed rooftop addition on the attached garage may require a setback variance.
- d. ADDITION – The applicant has proposed to construct a rear addition to feature 692 square-feet, aluminum windows, and smooth Hardie siding.
- e. 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.
- f. ROOF FORM – The applicant has updated their roof plan and has proposed to install a subordinate rear facing gable and a primary side-facing gable that matches the height of the primary historic roof. The new front slope will require roof replacement and changes in roof form to the non-original attached garage. 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 relate to and are subordinate to the primary historic roof form.
- g. 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.

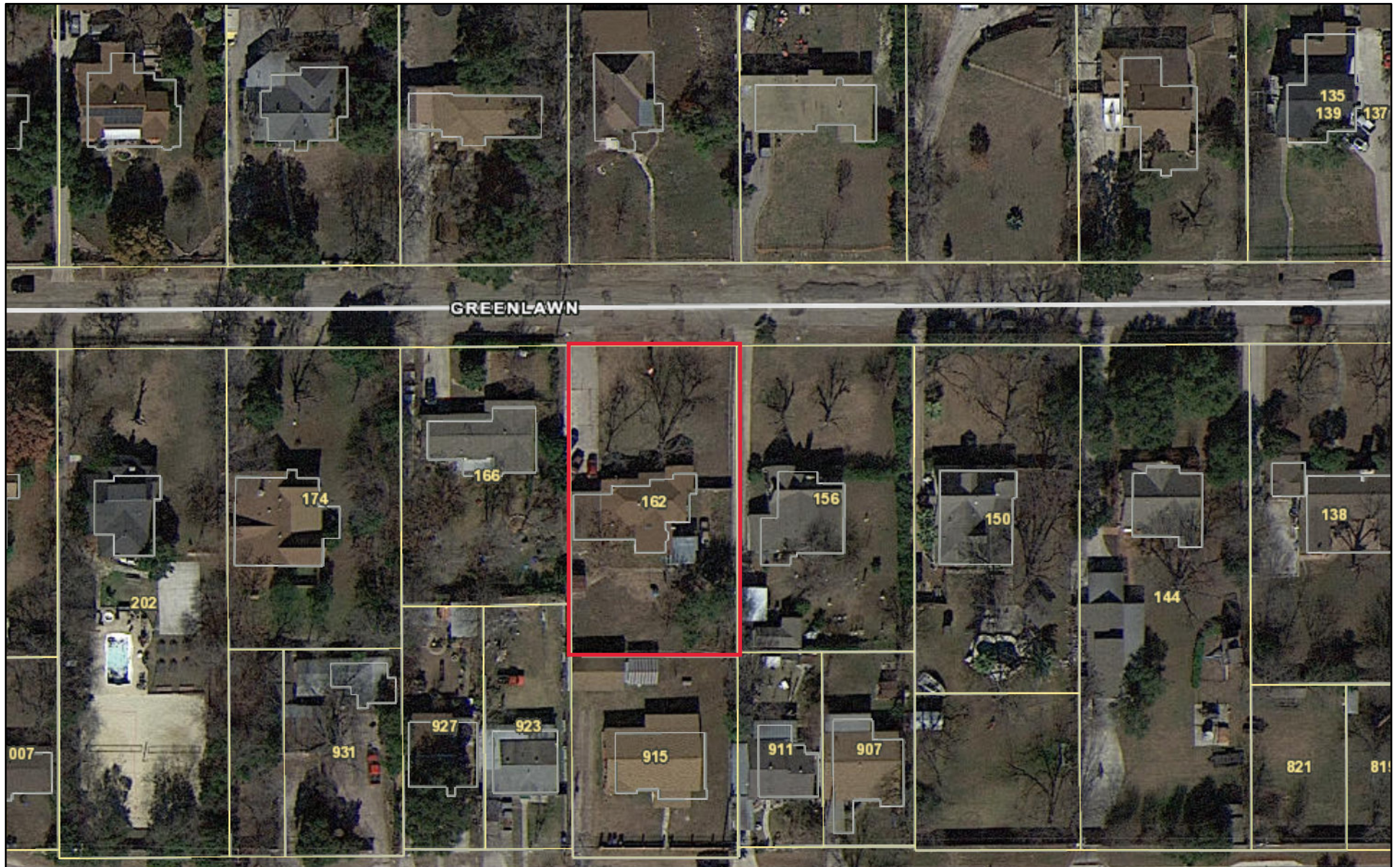
- h. **TRANSITION BETWEEN OLD AND NEW** – Per the Guidelines for Additions 1.A.iv., additions should utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. In addition to a subtle change in material, staff finds that a vertical trim piece should be also be installed between old and new forms.

RECOMMENDATION:



Staff recommends approval based on findings c through h with the following stipulations:

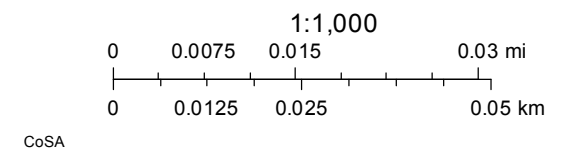
- a. That a vertical trim piece be installed to distinguish between old and new forms, in addition to the subtle change in material
- b. That the applicant comply with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment, if applicable.

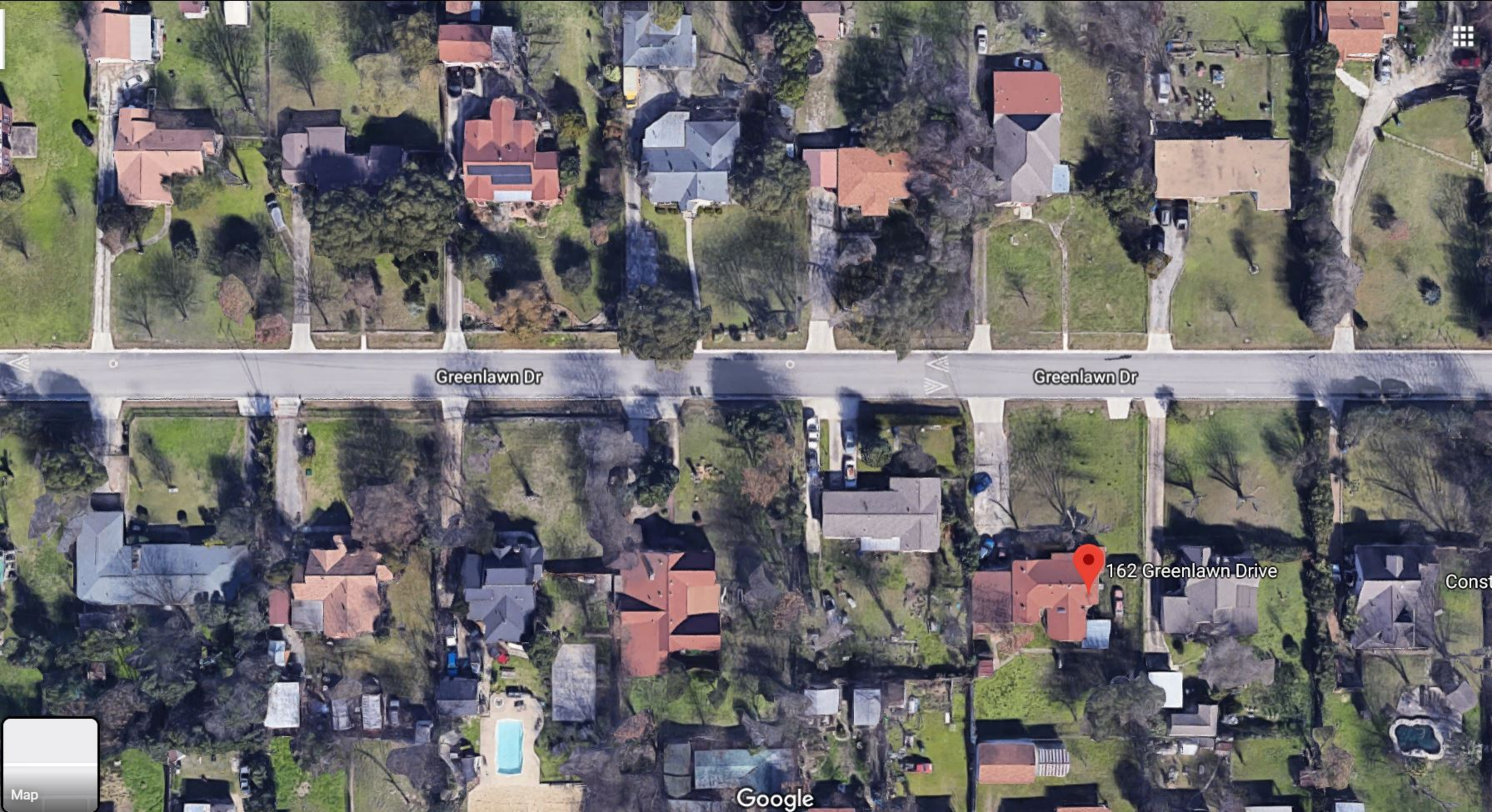
162 Greenlawn



August 12, 2019

-  Recorded Plats
-  Preliminary Plats





Greenlawn Dr

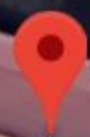
Greenlawn Dr

162 Greenlawn Drive

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Google

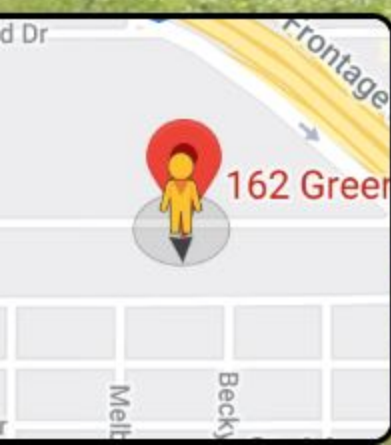
Map

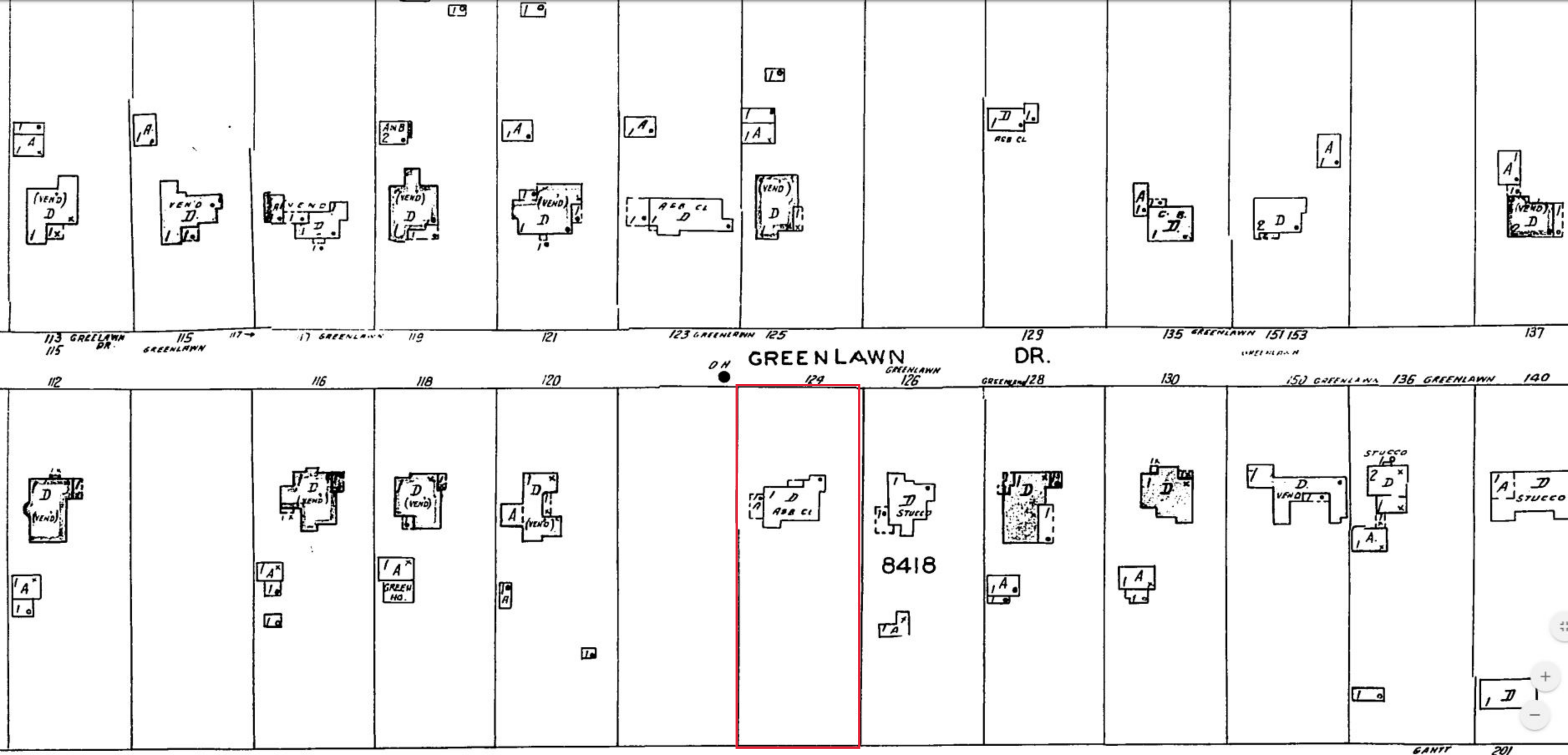


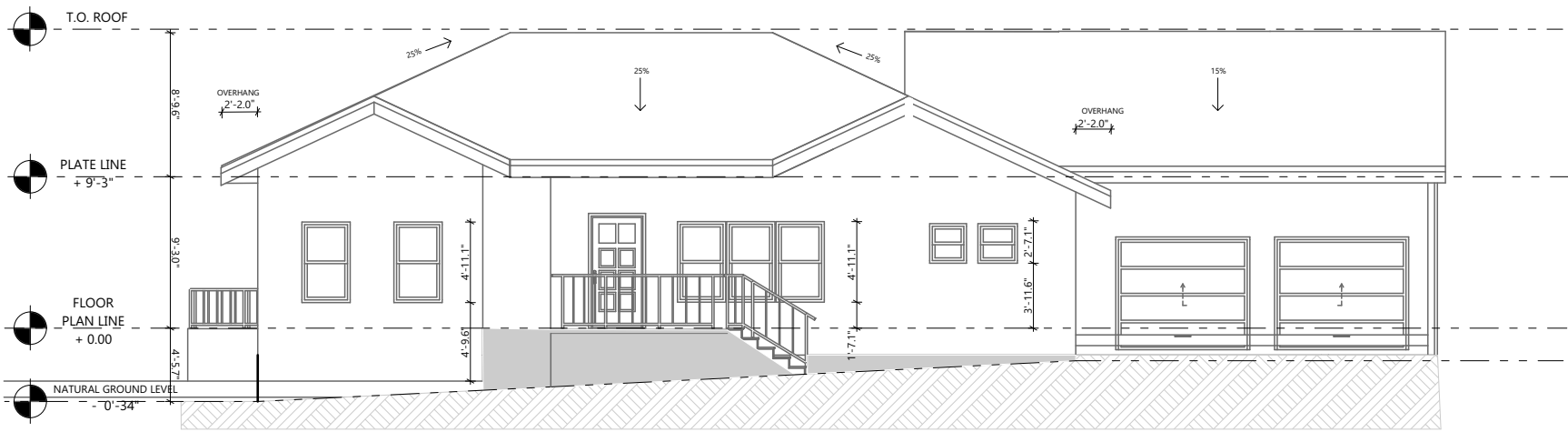
162 Greenlawn Drive

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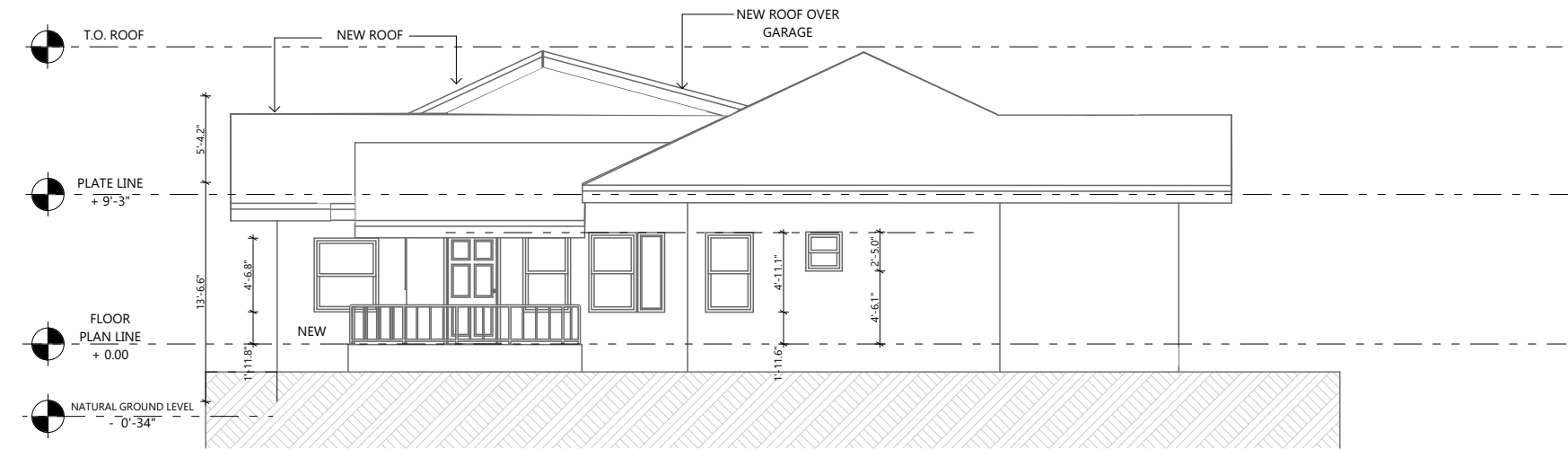




North

NORTH ELEVATION

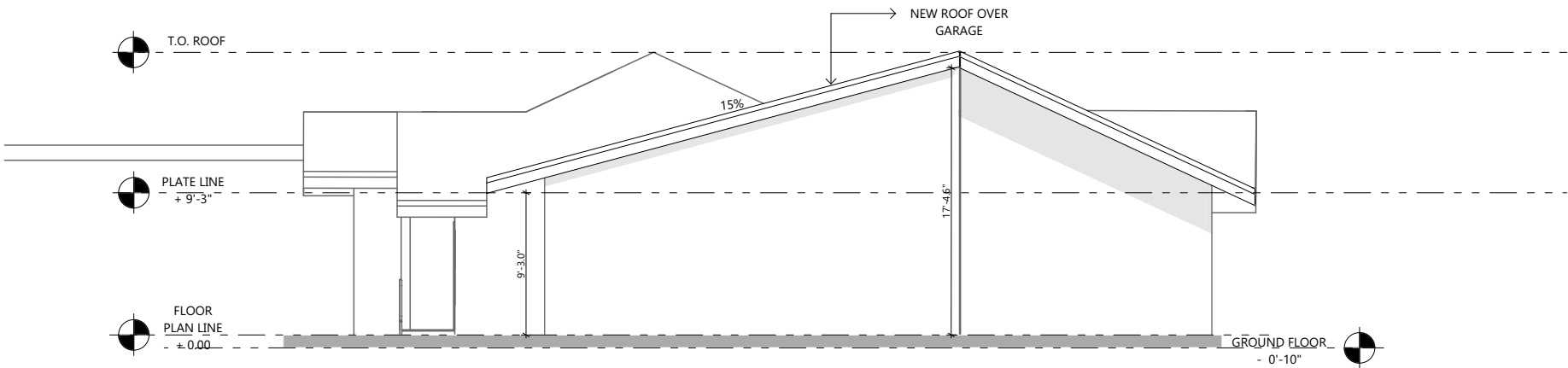
3/32" = 1'-0"



East

EAST ELEVATION

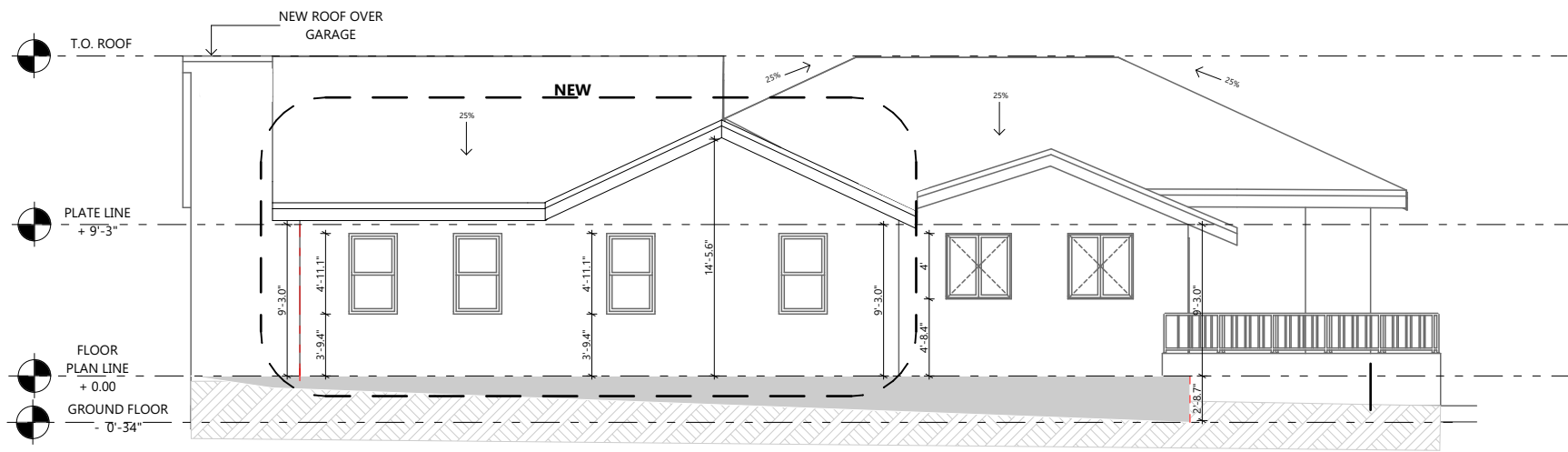
3/32" = 1'-0"



West

WEST ELEVATION

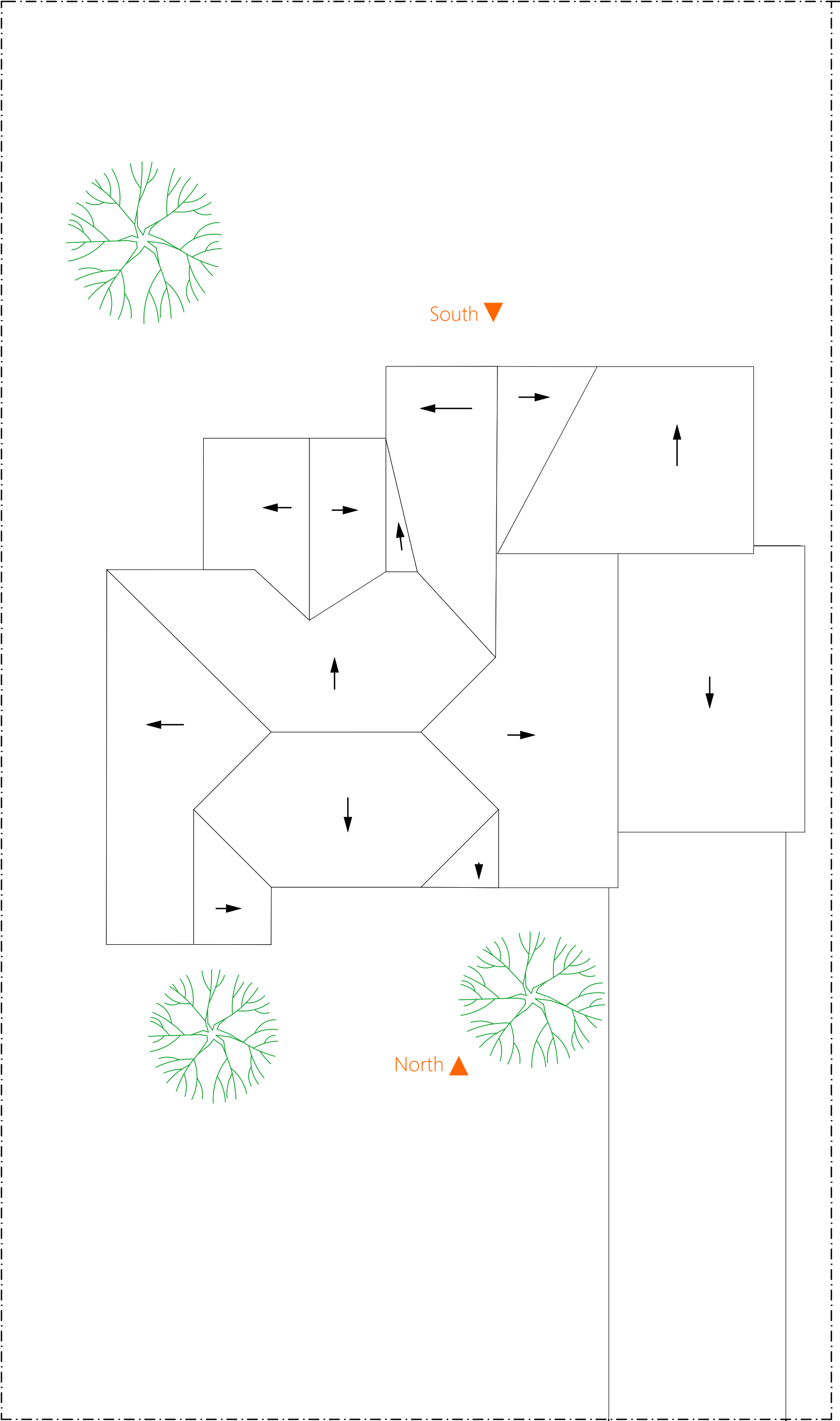
3/32" = 1'-0"



South

SOUTH ELEVATION

3/32" = 1'-0"

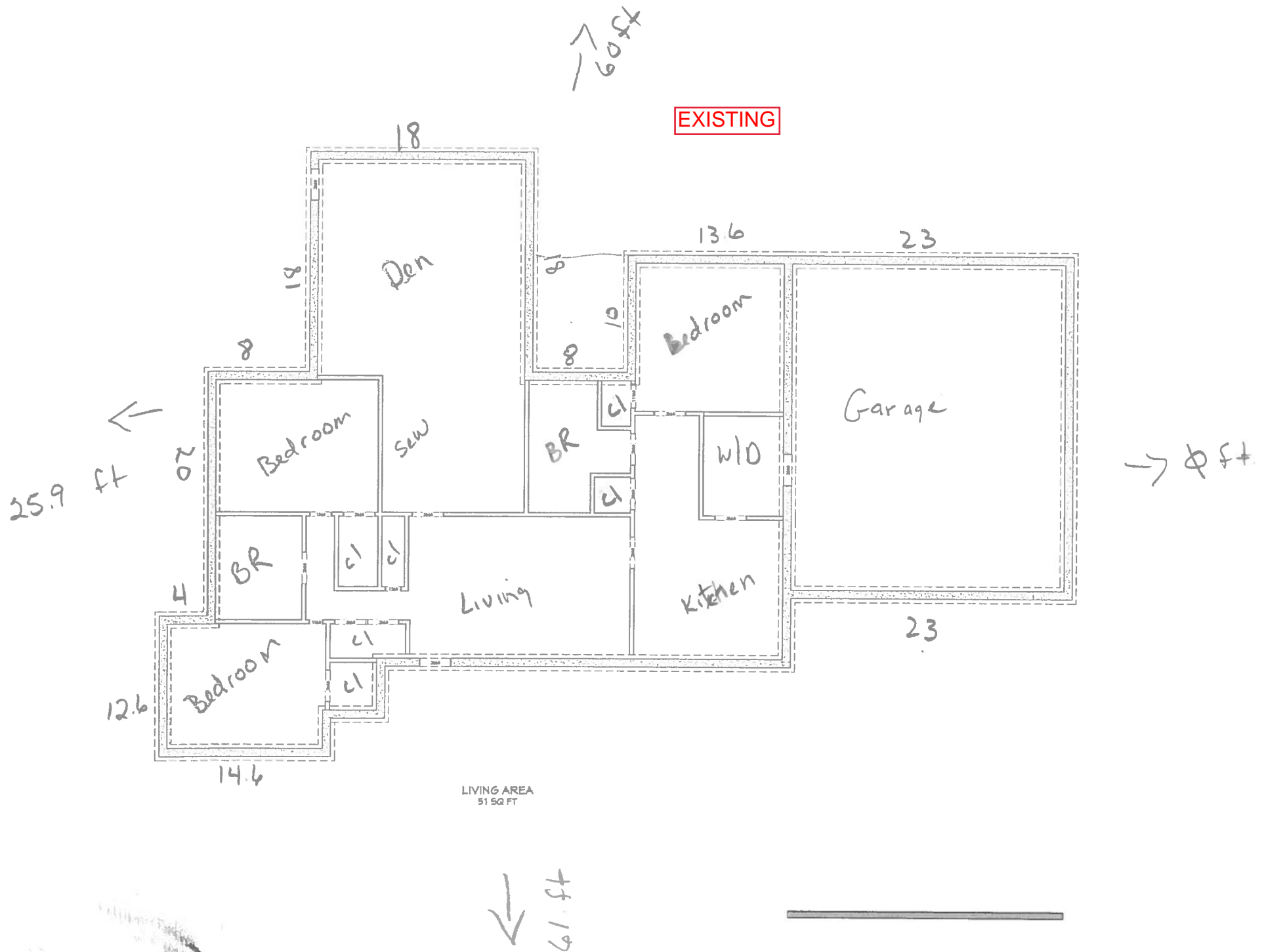


SIDEWALK

GRASS

STREET

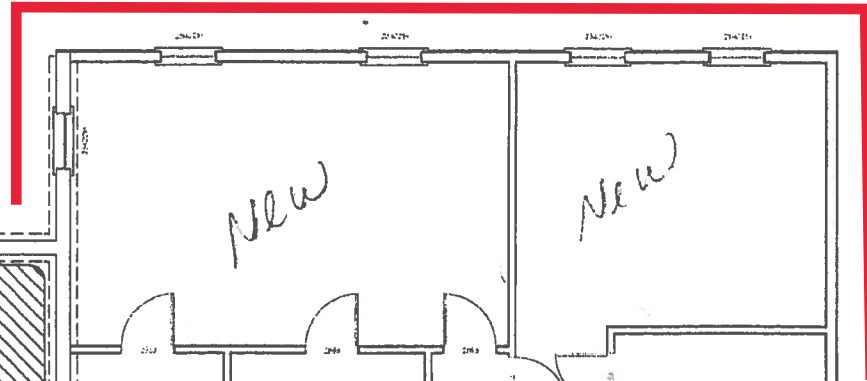
EXISTING



LIVING AREA
51 SQ FT

PROPOSED

S



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

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

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

E

W

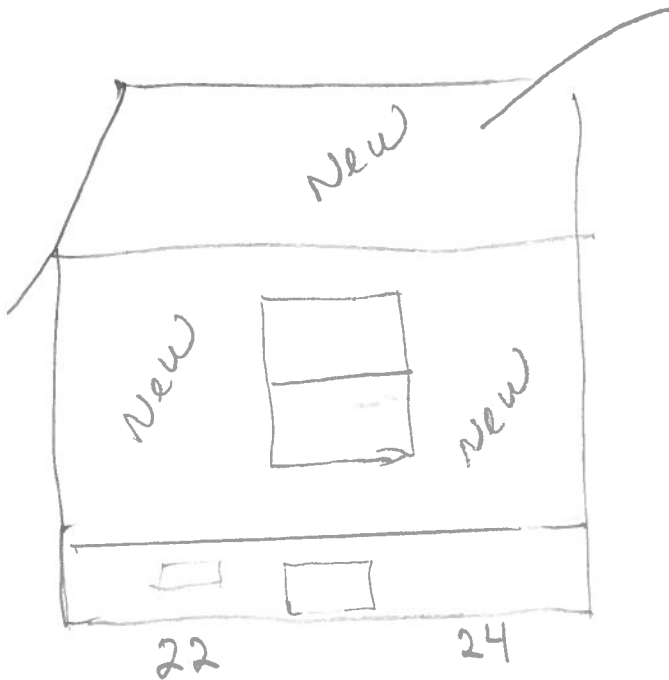
N

South Elevation

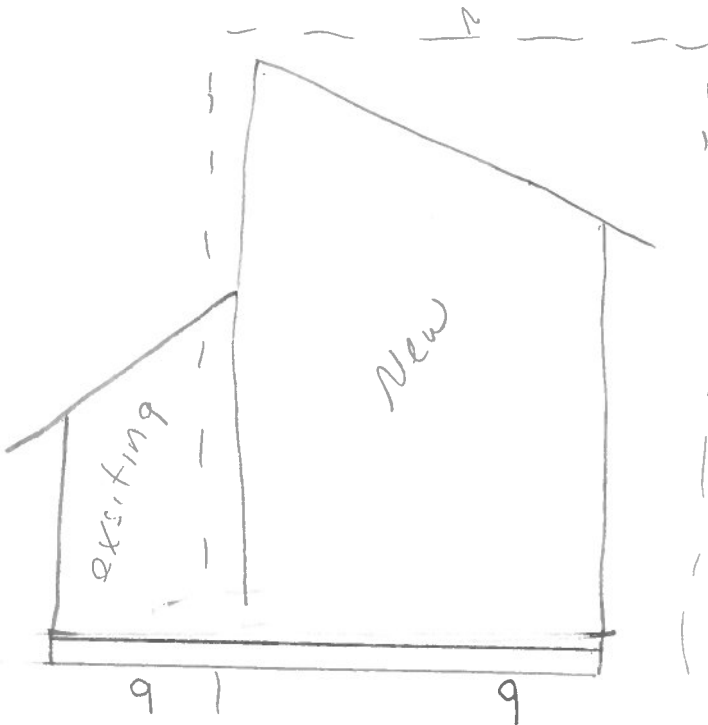
Back



East Elevation Side



West Elevation side



FRONT



FRONT VIEW OF ADDITION

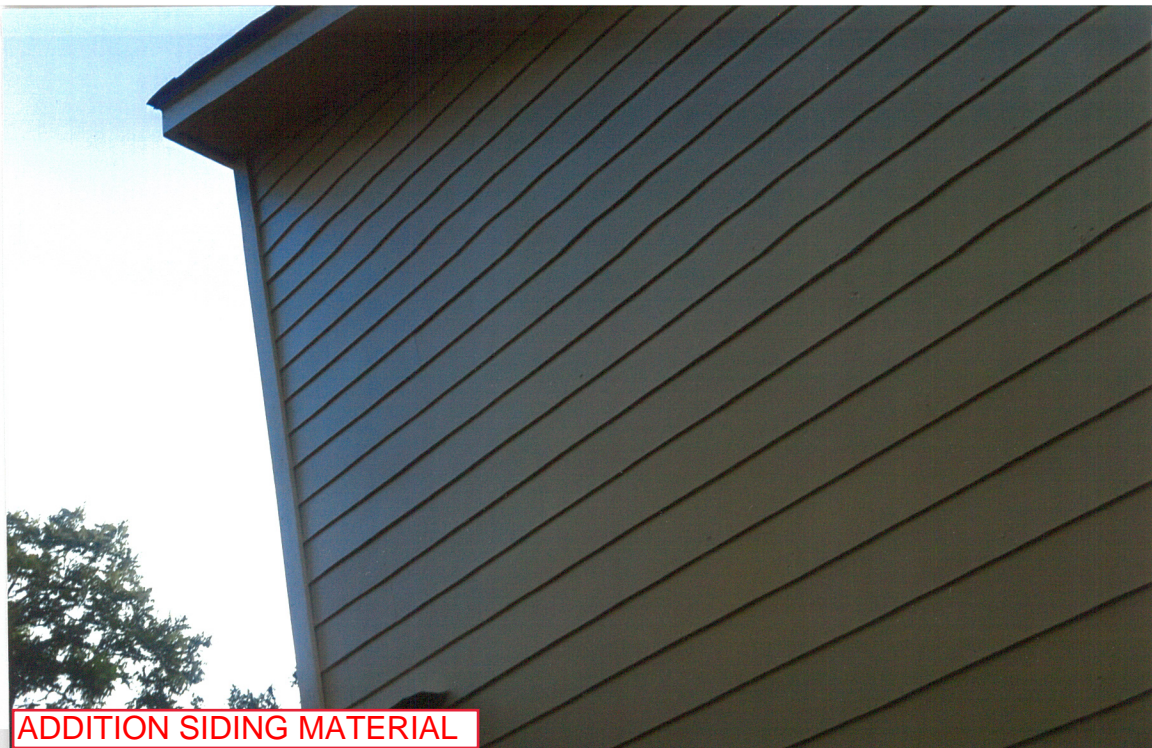


REAR ADDITION ELEVATION





INTERIOR SIDE
ELEVATION OF
REAR ADDITION



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.