

## HISTORIC AND DESIGN REVIEW COMMISSION

June 04, 2025

**HDRC CASE NO:** 2025-135  
**ADDRESS:** 240 E LULLWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6727 BLK 3 LOT 21 AND 22  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** KRISTEN WEBER/Lullwood Studio  
**OWNER:** KRISTEN WEBER/WEBER KRISTEN L & DANIEL R STACY  
**TYPE OF WORK:** New construction of a 2-story rear accessory structure  
**APPLICATION RECEIVED:** May 15, 2025  
**60-DAY REVIEW:** July 14, 2025  
**CASE MANAGER:** Bryan Morales  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 1,992 sf 2-story rear accessory structure.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, 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 principal 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.

#### *Standard Specifications for Windows in Additions and New Construction*

- o **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in roof appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- o **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- o **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- o **DEPTH:** There should be a minimum of 2" 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

## **FINDINGS:**

- a. The property located at 240 E Lullwood Ave is a 2-story residence in the Prairie-style constructed c. 1934 and first appears in the 1934 Sanborn map. The primary structure features a brick exterior, one-over-one and four-over-four wood windows, and hipped roof forms. New construction of a 2-story rear accessory structure received HDRC approval in 2011 and has not been completed. This property contributes to the Monte Vista Historic District.
- b. CASE HISTORY – On October 19, 2011, the applicant received approval from the Historic and Design Review Commission (HDRC) for the demolition of a rear garage and new construction of a 2-story rear accessory structure. In 2018, Office of Historic Preservation (OHP) staff reissued the Certificate of Appropriateness (COA).
- c. NEW CONSTRUCTION – The applicant is requesting approval to construct an approximately 1,992 sf 2-story accessory structure with a garage at the rear of the property. The Guidelines for New Construction 5.A. notes that new outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing primary structure on the lot features a footprint of approximately 1,634 square feet and 2-stories in height. The proposed 2-story accessory structure features a total footprint of approximately 996 square feet, or approximately 61% of the primary structure's footprint. Accessory structures on the block vary in height between 1 and 2-stories. Staff finds the proposed height and general massing generally appropriate.
- d. LOT COVERAGE – The applicant is requesting approval to construct a 2-story detached rear accessory structure with a garage. The lot is approximately 6,700 sf. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. The combined square-footage of the existing primary structure, secondary structure, and the proposed rear accessory structure is approximately 2,854 sf or 43% of the total lot coverage. Staff finds that the footprint of the proposed rear accessory structure generally appropriate.
- e. ORIENTATION & SETBACKS – The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- f. ROOF FORM & MATERIAL – The applicant is requesting approval to construct a 2-story rear accessory structure with a garage featuring a side-facing standing seam metal gable roof, a north-facing dormer, and a south-facing gable. New Construction 5.A.iii. and 5.A.iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the roof forms and material conforms to Guidelines.
- g. ARCHITECTURAL DETAILS – The applicant is requesting approval to construct a 2-story accessory structure at the rear of the property featuring a double-bay with two garage doors; two-over-two, one-over-one, and fixed windows; second-story balcony at the north façade; an oriel at the east façade; and an oriel at the west façade. The Guidelines for New Construction 5.A.iii. and 5.A.iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the proposed architectural details generally appropriate.
- h. ARCHITECTURAL DETAILS (MATERIALS) – The applicant is requesting approval to construct a 2-story accessory structure with a garage at the rear of the property with cedar shake siding. New Construction 5.A.iii. and 5.A.iv. note that new accessory structures should relate to the period of construction of the primary historic structure

on the lot by using complementary materials and simplified architectural details. Staff finds the installation of the cedar shake siding generally appropriate.

- i. **ARCHITECTURAL DETAILS (FENESTRATION PATTERN)** – The applicant is requesting approval to install three single doors, three dormer windows, a fixed window, two one-over-one windows, two garage doors, and four two-over-two windows on the north façade; one fixed window, two two-over-two windows, and a gable window on the east façade; one fixed window and two one-over-one windows on the south façade; and five fixed windows and two two-over-two windows on the west façade. New Construction 2.C.i. related to window and door openings stipulates to incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Staff finds the proposed fenestration pattern generally appropriate.
- j. **WINDOWS & DOORS (MATERIALS)** – The applicant has not provided staff window, door, or garage door specifications. Per *Standard Specifications for Windows in New Construction*, new windows on new construction should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. New Construction 5.A.v. states to incorporate garage doors with similar proportions and materials as those traditionally found in the district. Window, door, and garage door specifications are required for review prior to the issuance of a Certificate of Appropriateness.

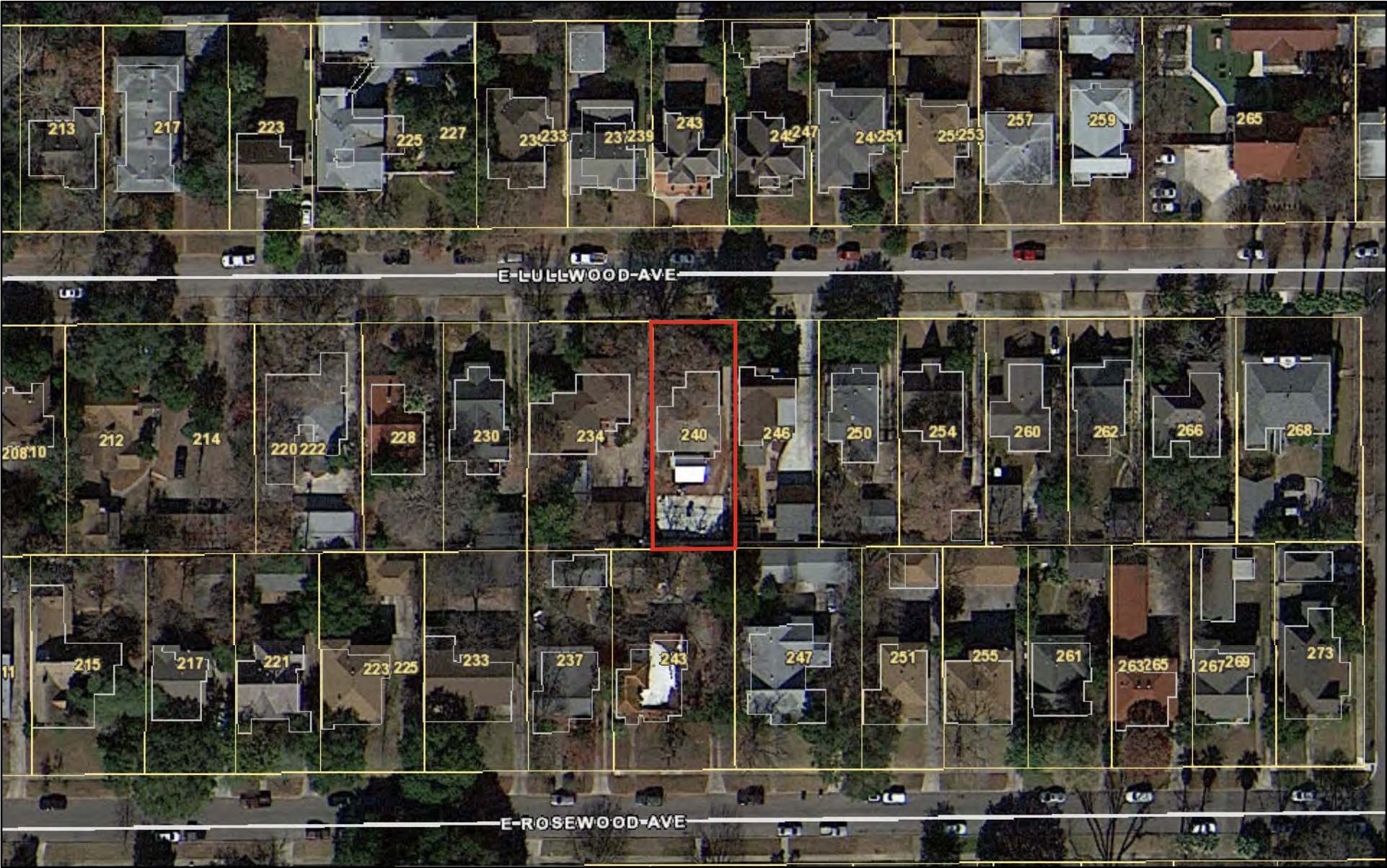
## **RECOMMENDATION:**

Staff recommends approval of the request, based on findings a through j, with the following stipulations:

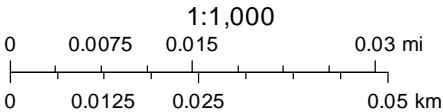
- i. That the applicant installs a fully wood or aluminum-clad wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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 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 applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.
- iii. That the applicant install a fully wood garage door or a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iv. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.



City of San Antonio One Stop



May 28, 2025







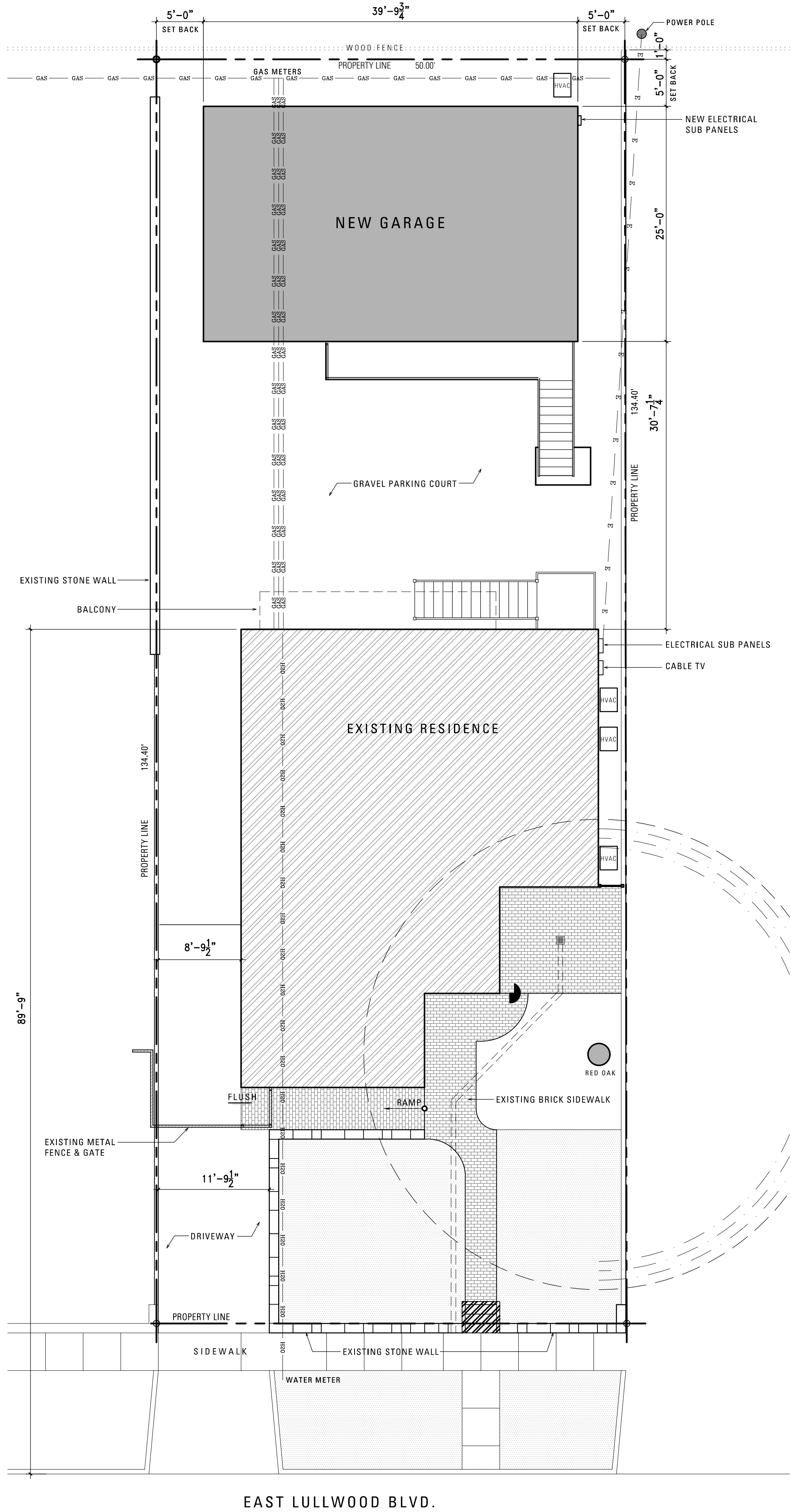




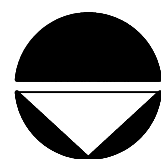








**SITE PLAN:** 240 E LULLWOOD  
SCALE: 1/8" = 1'-0"



**PROJECT INFORMATION**

OWNER KRISTEN WEBER & DANIEL STACY  
PROPERTY ADDRESS 240 E LULLWOOD  
SAN ANTONIO, TX 78212  
LEGAL DESCRIPTION LOT 21 & 22, BLOCK 3, NEW CITY BLOCK 6727,  
NORTHCREST SUBDIVISION, LOCATED IN BEXAR COUNTY, TEXAS  
ACCORDING TO PLAT THEREOF RECORDED IN BEXAR COUNTY,  
TEXAS BEING MORE PARTICULARLY DESCRIBE BY METES AND  
BOUNDS AS ATTACHED HERETO.

**GENERAL INFORMATION**

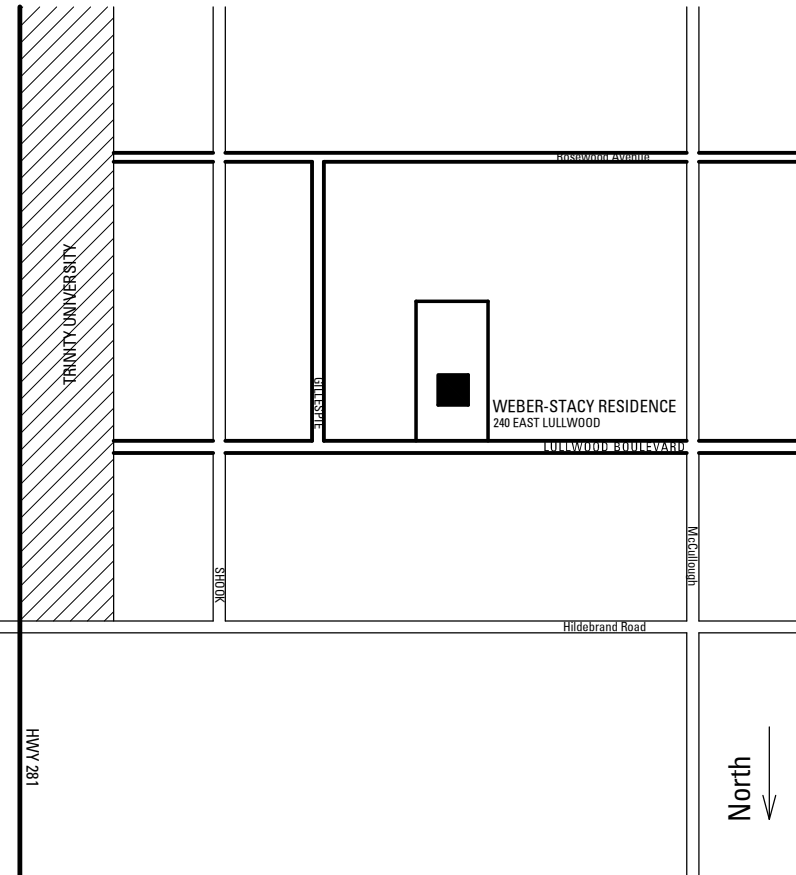
- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES. IN CASES WHERE CODES CONFLICT, THE MORE STRINGENT SHALL GOVERN.
- THE DRAWINGS THAT FOLLOW SHALL BE REFERRED TO AS CONSTRUCTION DOCUMENTS. BOTH WITHIN AND IN THE CORRESPONDING SPECIFICATIONS PROVIDED, AND IN ALL CORRESPONDENCE THUS FORTH.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING / COORDINATING ALL NECESSARY FIELD INSPECTIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE THE EXTENT OF WORK TO BE DONE. NO ADDITIONAL CLAIMS SHALL BE ALLOWED FOR WORK THAT SHOULD HAVE BEEN INCLUDED IN THE ORIGINAL INSPECTION.
- IF ANY SCOPE OF WORK INDICATED ON THE DRAWINGS IS DETERMINED TO CONFLICT WITH CONDITIONS IN THE FIELD, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE DESIGNER FOR INTERPRETATION AND CLARIFICATION OF THE WORK PRIOR TO INITIATING THE WORK.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE. ALL DIMENSIONS ARE FROM FACE OF ICF BLOCK OR WOOD STUDS, UNLESS NOTED OTHERWISE.

**DRAWING INDEX**

- A1.1 - COVER, SITE PLAN, & DRAWING INDEX  
A2.1 - GROUND FLOOR PLAN, SECOND FLOOR PLAN, ATTIC PLAN  
A3.1 - EXTERIOR ELEVATIONS  
A4.1 - DOOR & WINDOW SCHEDULE  
A5.2 - WALL SECTIONS & DETAILS  
S0.1 - ENGINEERING - FRAMING NOTES  
S1.1 - ENGINEERING - FRAMING PLAN  
S2.1 - ENGINEERING - FRAMING DETAILS  
8 TOTAL PAGES

\*\* THESE DRAWINGS ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. NO REPRODUCTIONS, PUBLISHING OR USE IN ANY WAY MAY BE DONE WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

**LOCATION MAP**



DATE	ISSUED FOR

LULLWOOD STUDIO  
A DESIGN FIRM



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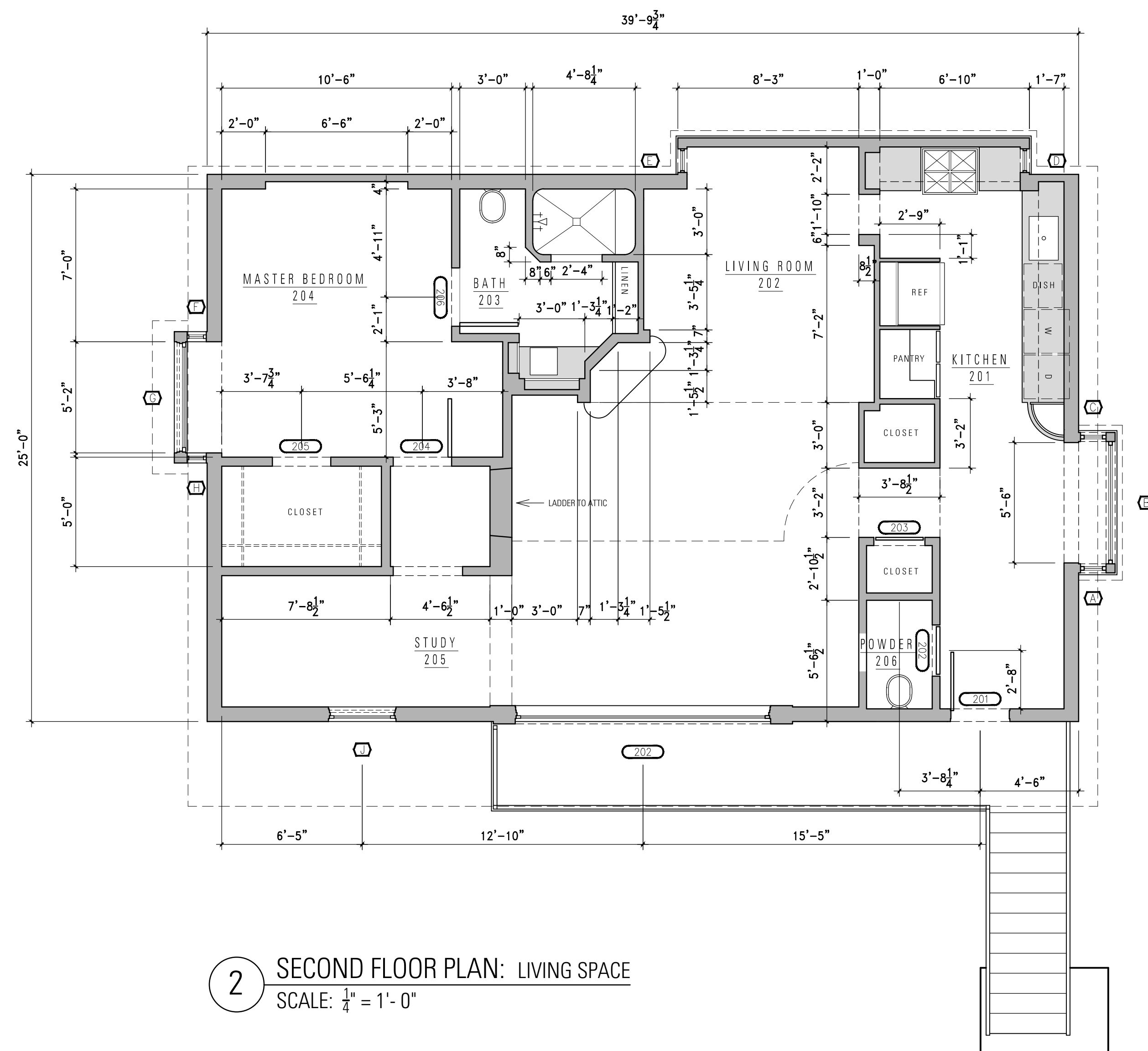
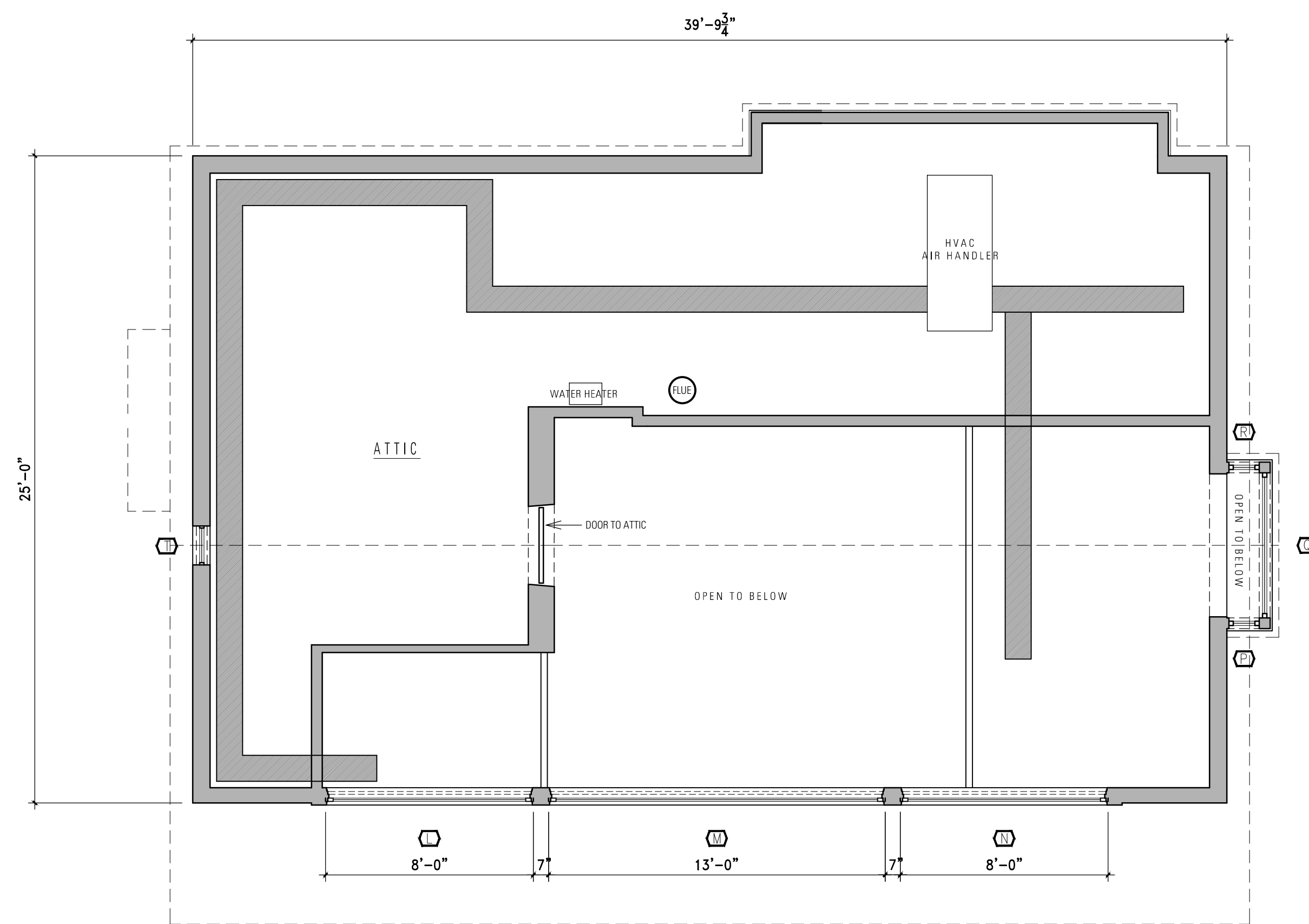
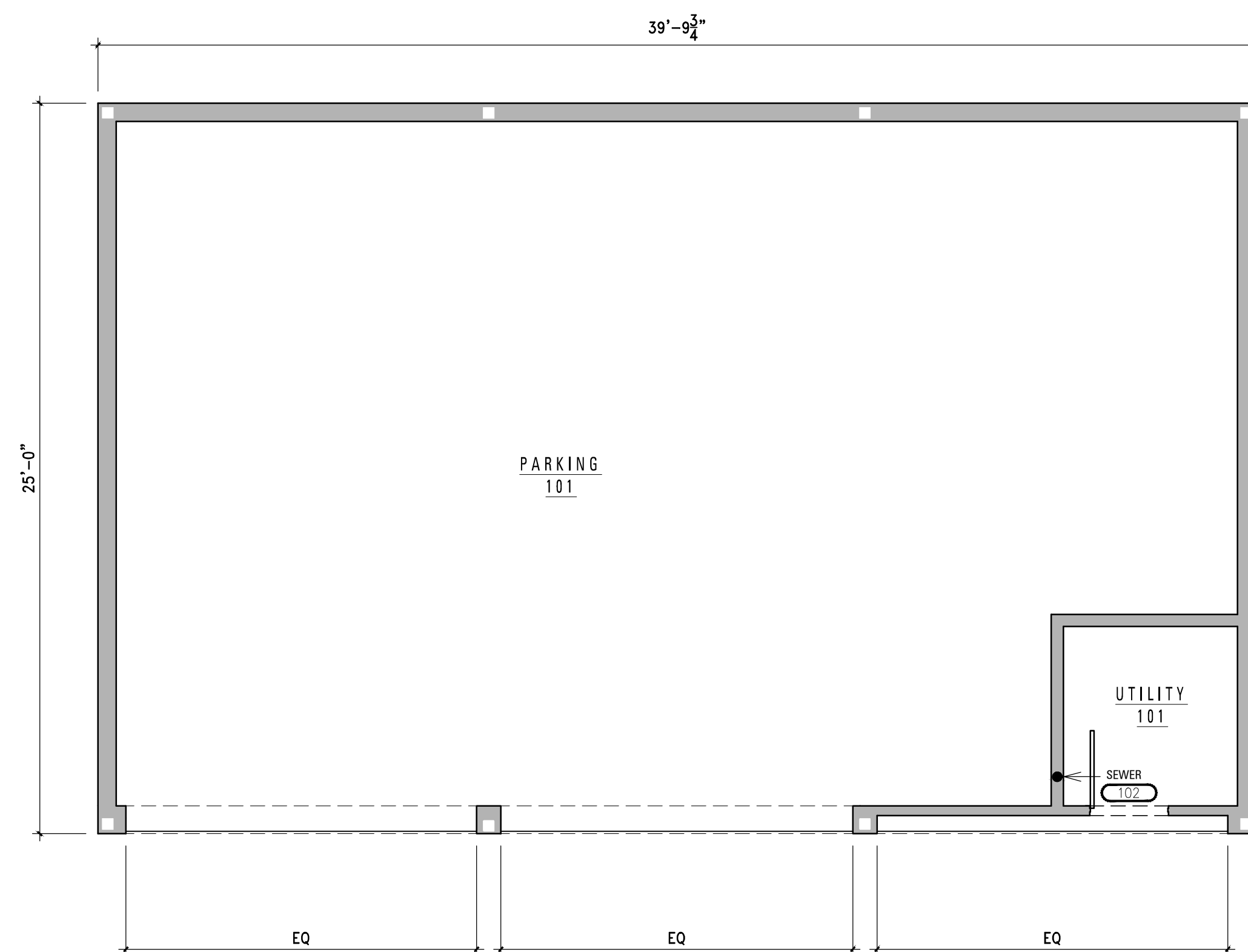
**WEBER - STACY RESIDENCE**

240 EAST LULLWOOD  
SAN ANTONIO, TEXAS

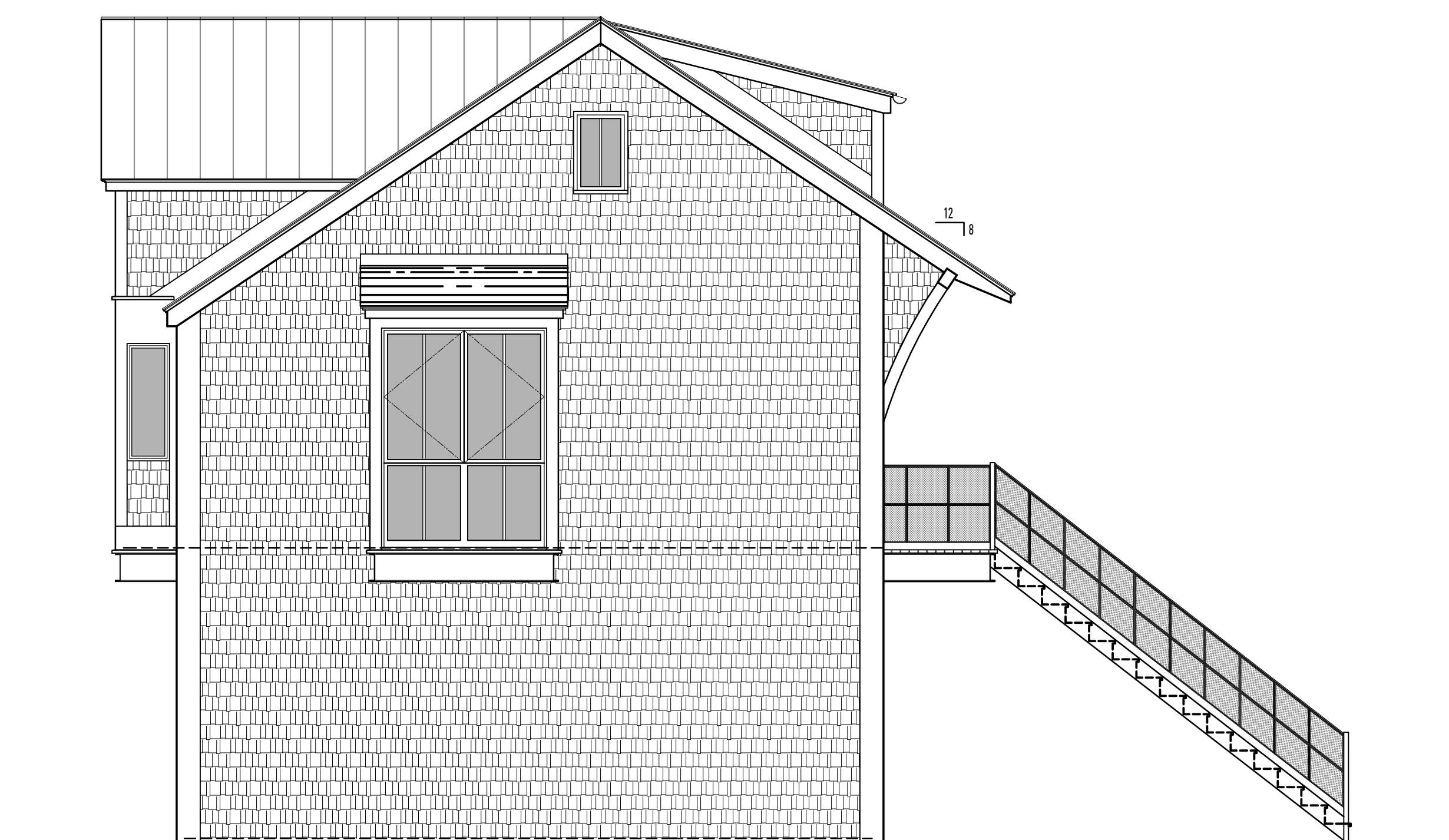
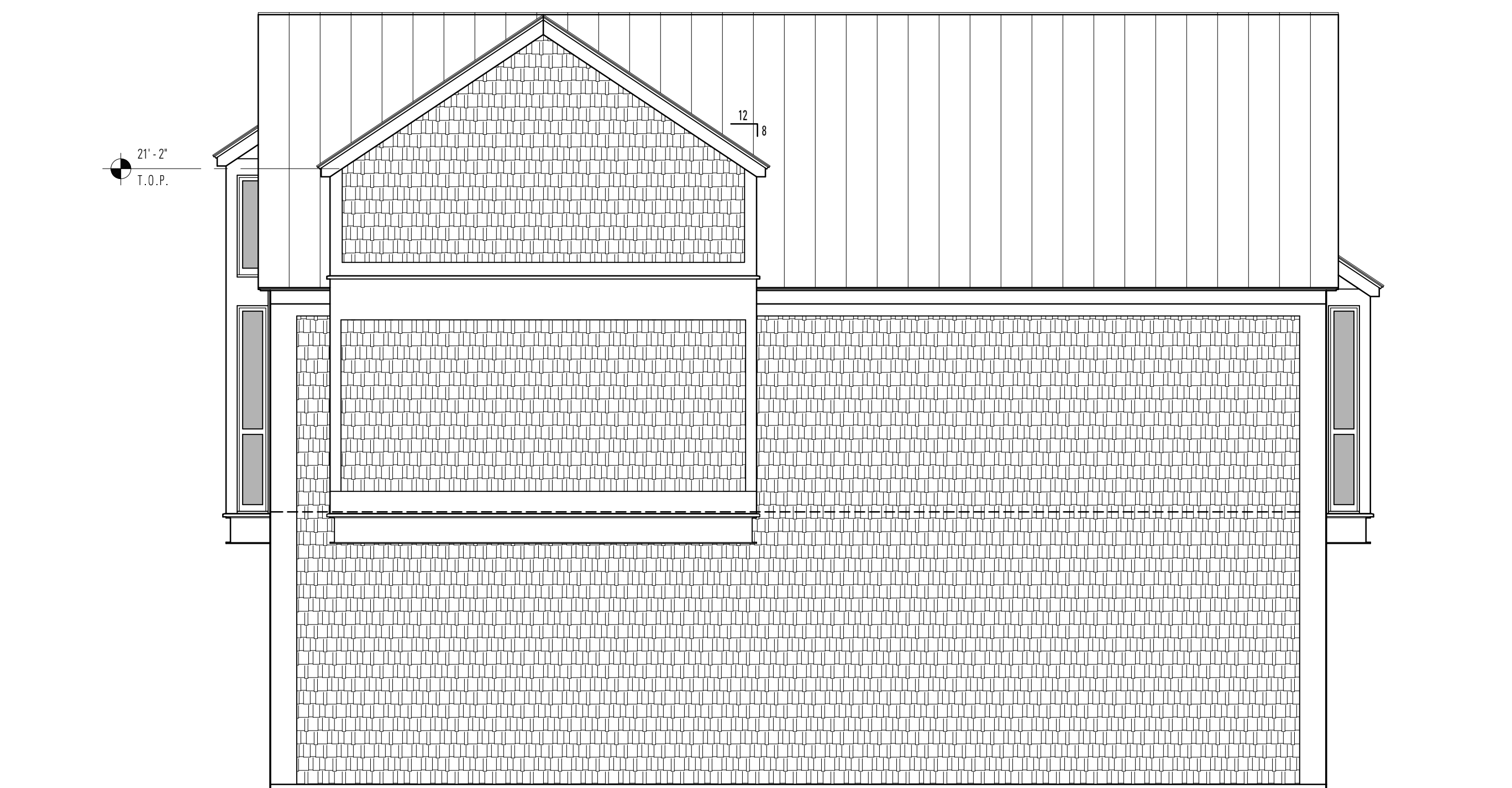
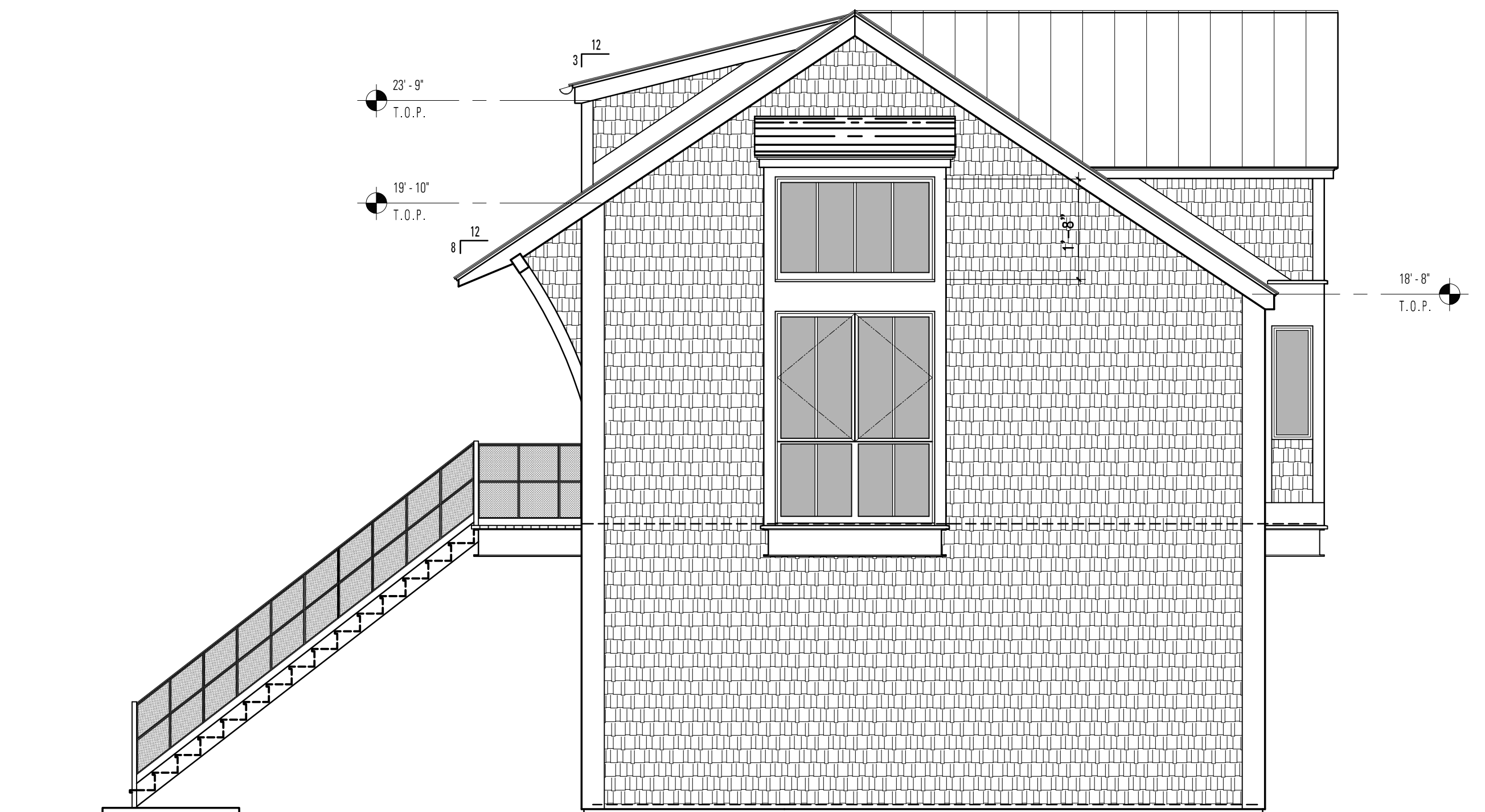
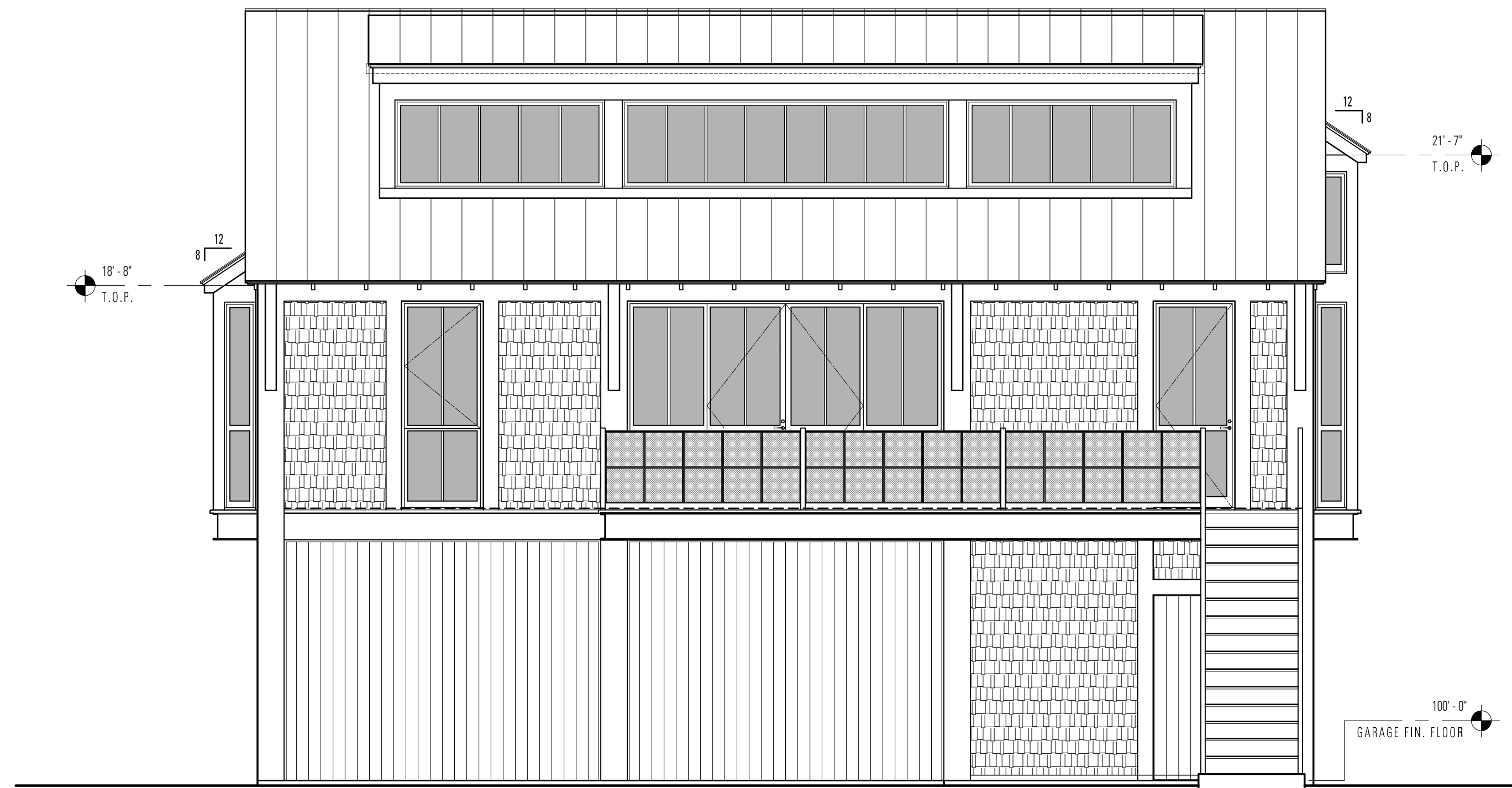
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**A1.1**



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WEBER - STACY RESIDENCE  
240 EAST LULLWOOD  
SAN ANTONIO, TEXAS

DRAWN: KW

DATE: 6 MARCH 2025

SHEET NO. \_\_\_\_\_

### A3.1









# CITY OF SAN ANTONIO

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

October 19, 2011

**HDRC CASE NO:** 2011-209  
**ADDRESS:** 240 E. Lullwood  
**LEGAL DESCRIPTION:** NCB 6727 BLK 3 LOT 21 AND 22  
**HISTORIC DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Kristen Weber 240 E Lullwood  
**OWNER:** Kristen Weber  
**TYPE OF WORK:** Demolition / New Construction

### REQUEST:

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

- 1) Demolish an existing back yard garage.
- 2) Construct a new 2 story garage with storage and laundry area.

### RECOMMENDATION:

The applicant plans to demolish an existing garage to construct a new 2 story garage. The applicant noted that due to the existing garages multiple areas of decay, rot and termite damage financially it would be best to construct a new garage. Although some repair work has been done, staff finds that demolition would not adversely effect the surrounding structures. Staff notes that the national register nomination for Monte Vista lists the garage as non-contributing.

The proposed new 2 story garage will be constructed per city codes. The existing garage is considered non-conforming since it currently does not abide by city setback regulations. The new garage will include 2 storage areas and a laundry area. It will be clad with cedar shake siding. An existing window on the old garage will be salvaged and used on the east elevation of the new garage. Staff finds the design will be the aesthetically appropriate for the area. Multiple homes in the surrounding area are two-story and have two-story accessory garages. Per Sec. 35-609 of the UDC, the materials and design properly relate to the main home and surrounding character of the district. Staff notes that much of the new garage will not be visible from any street right-of-way.

Staff recommends approval of Item 1.  
Staff recommends approval of Item 2 as submitted.

This recommendation is consistent with Sec. 35-609. - Criteria for Certificate of Appropriateness - New construction.

### COMMISSION ACTION:

Approved as submitted.

Shanon Peterson  
Historic Preservation Officer