

# HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2024

**HDRC CASE NO:** 2024-321  
**ADDRESS:** 329 W LULLWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6537 BLK 17 LOT 7&8  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Jason Balderas/San Antonio Custom Steel  
**OWNER:** DOEBBLER CATHY  
**TYPE OF WORK:** Metal porch screening  
**APPLICATION RECEIVED:** September 09, 2024  
**60-DAY REVIEW:** November 8, 2024  
**CASE MANAGER:** Claudia Espinosa

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to enclose the existing porch with decorative wrought iron panels and door.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

#### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## FINDINGS:

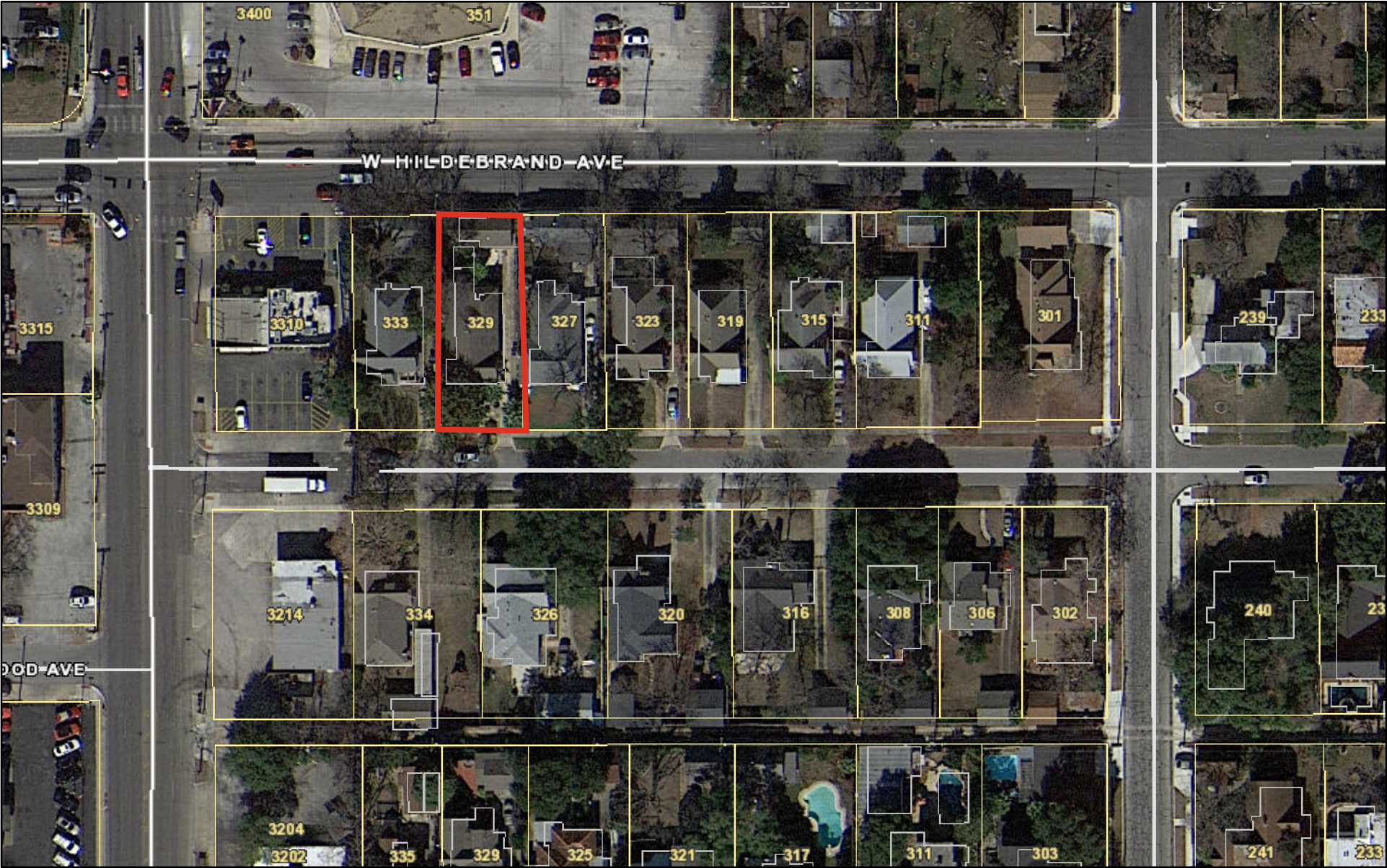
- a. The primary structure located at 329 W Lullwood Ave is a one-story, single-family home constructed c. 1929. The structure features a side-gable composition shingle roof, stucco siding, and historic one-over-one wood windows, and an asymmetrical front porch. This property contributes to the Monte Vista Historic District.
- b. PORCH (ENCLOSURE) – The applicant is requesting to install floor-to-ceiling wrought iron panels to the front porch. The Guidelines for Exterior Maintenance and Alterations 7.B. ii, state to refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not

be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. This request is not consistent with the guidelines.

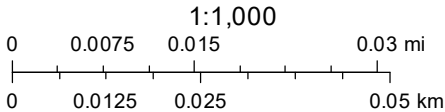
**RECOMMENDATION:**

Staff does not recommend approval of the enclosure of porch based on finding b.

City of San Antonio One Stop

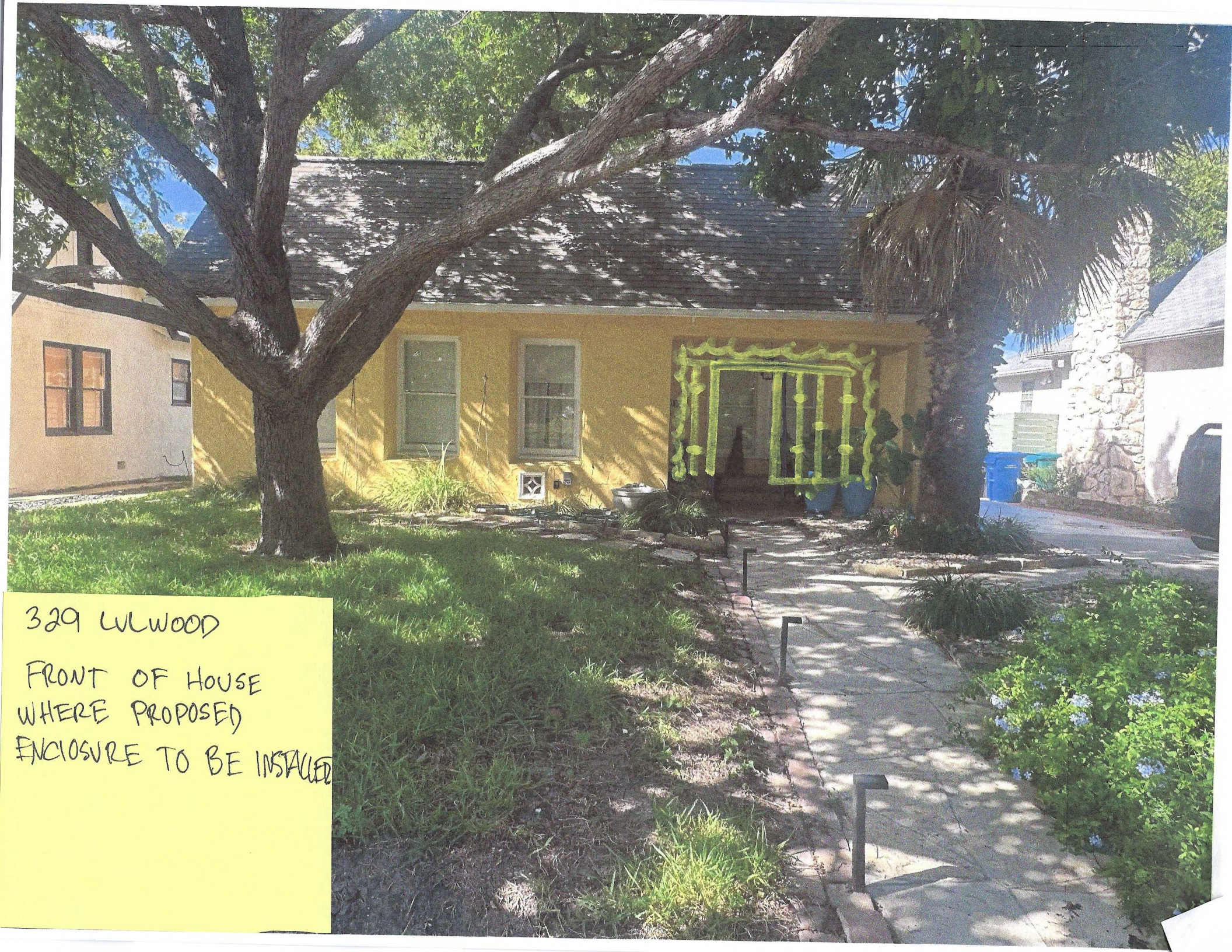


September 26, 2024






329 LULWOOD  
SIDE OF HOUSE  
NO WORK TO BE  
PERFORMED.



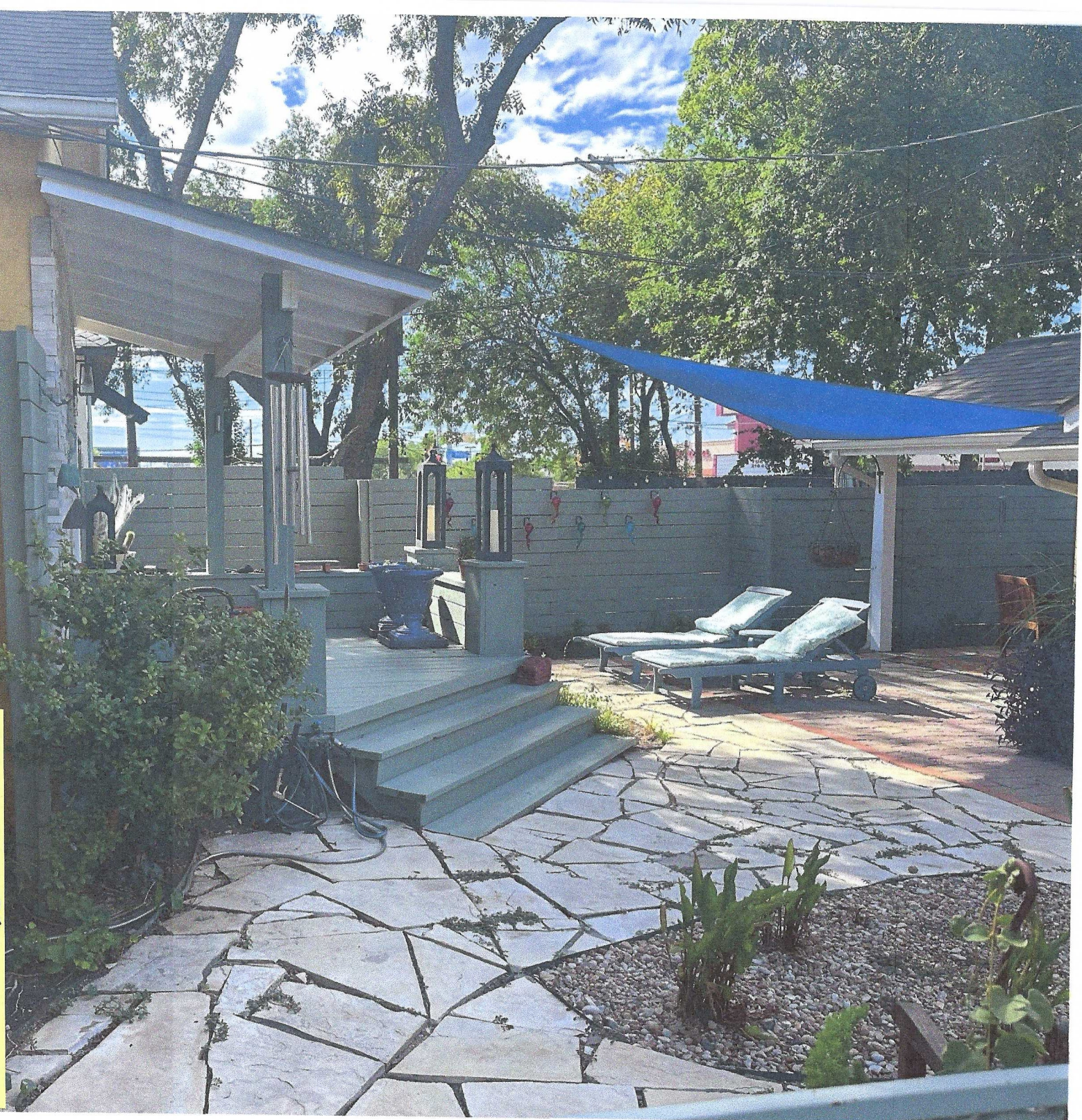
329 WLWOOD

FRONT OF HOUSE  
WHERE PROPOSED  
ENCLOSURE TO BE INSTALLED



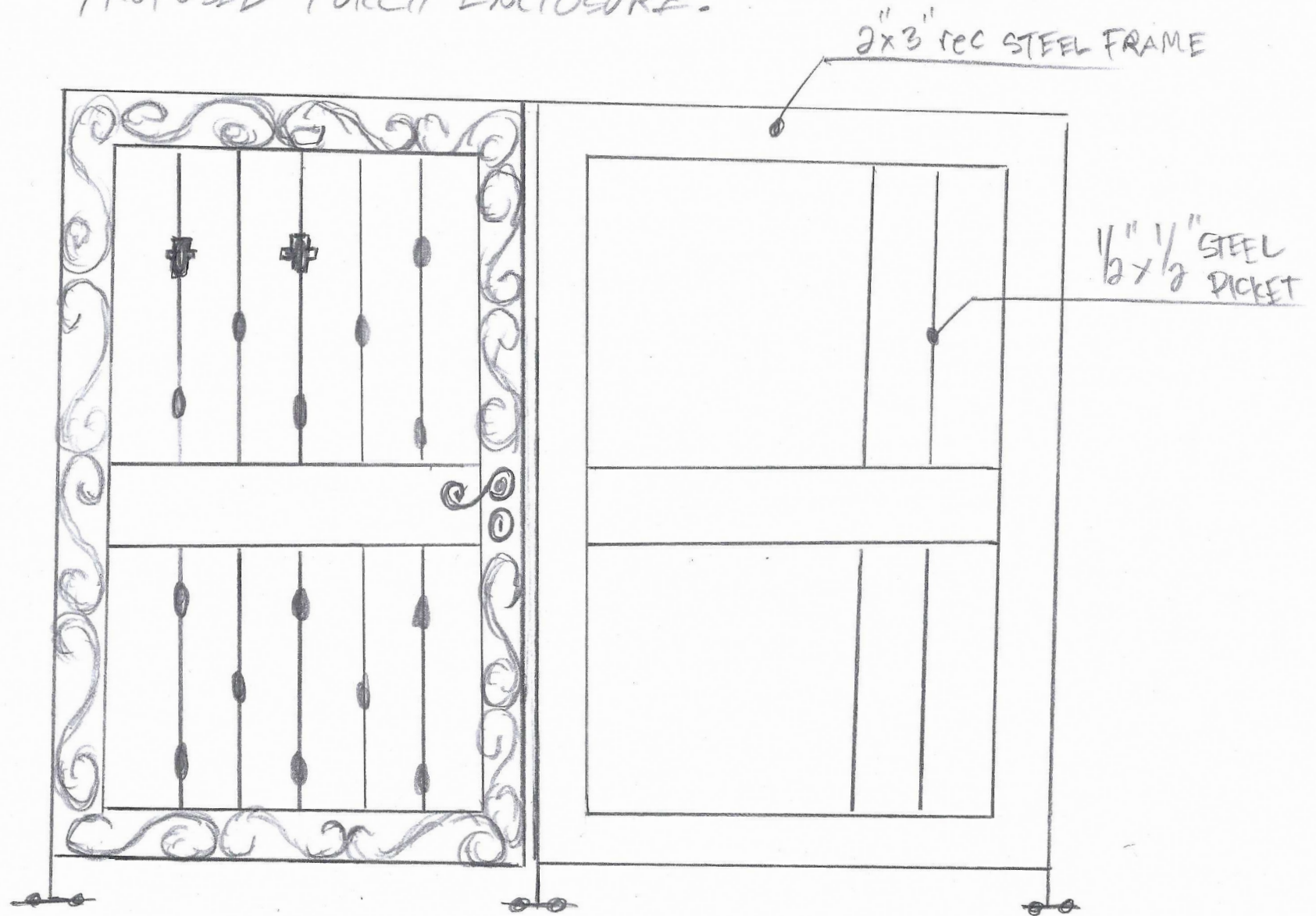
329 LULWOOD  
SIDE OF HOUSE  
WHERE PROPOSED  
ENCLOSURE TO BE  
INSTALLED.

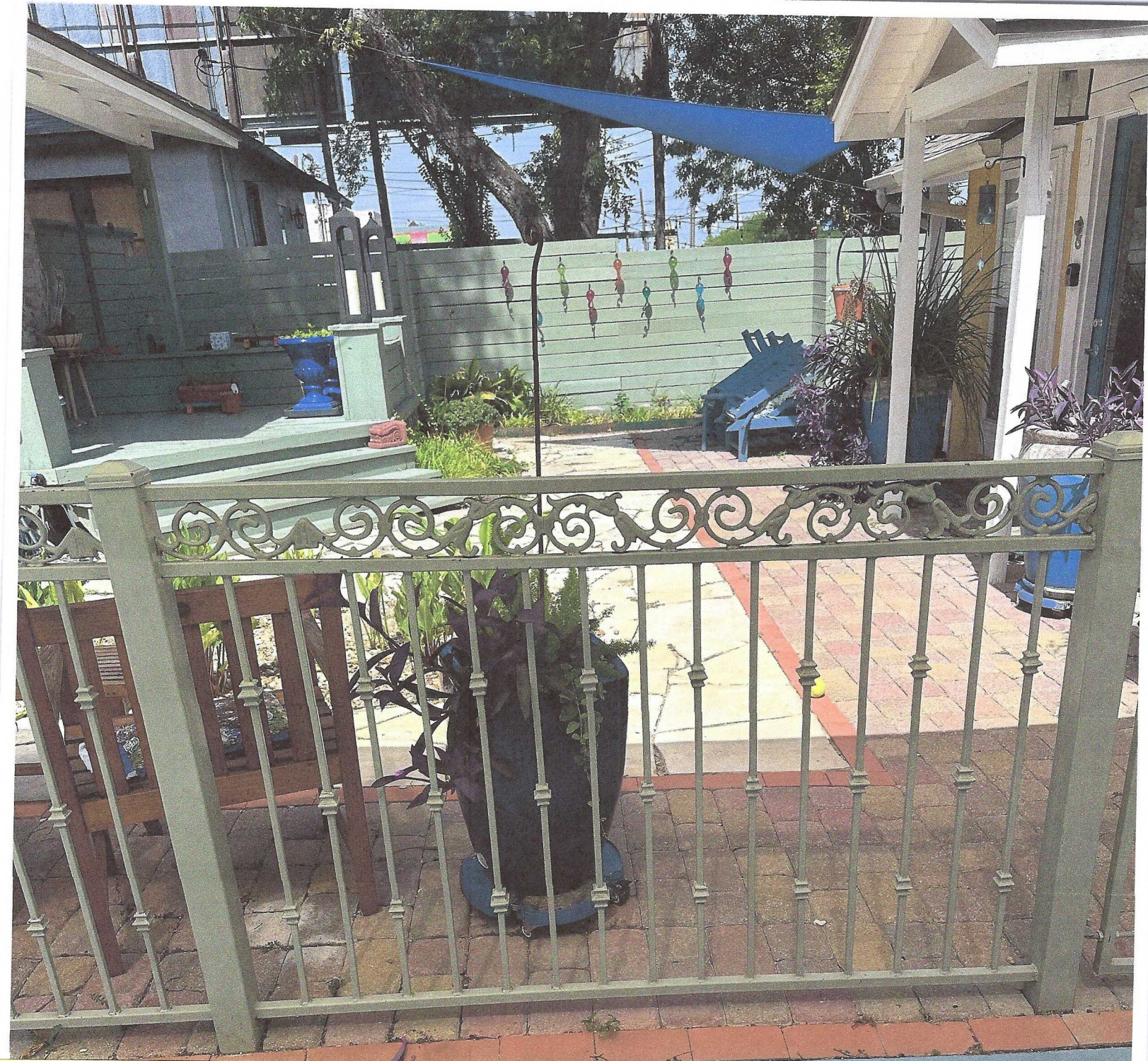
329 WLWOOD  
BACK YARD NO  
WORK WILL BE PERFORMED



329 LULWOOD

PROPOSED PORCH ENCLOSURE.





329 LULWOOD  
THIS IS THE STYLE  
AND MATERIAL FOR  
PROPOSED ENCLOSURE.