

# HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

**HDRC CASE NO:** 2021-524  
**ADDRESS:** 240 W LULLWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6533 BLK 13 LOT 40 THRU 42  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Arnold Flather  
**OWNER:** Arnold Flather  
**TYPE OF WORK:** Historic Tax Certification and Verification  
**APPLICATION RECEIVED:** October 08, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification and Historic Tax Verification for the property at 240 W Lullwood.

## APPLICABLE CITATIONS:

*UDC Section 35-618. Tax Exemption Qualification.*

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

*UDC Section 35-618 Tax Exemption Qualifications:*

(e) *Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

## FINDINGS:

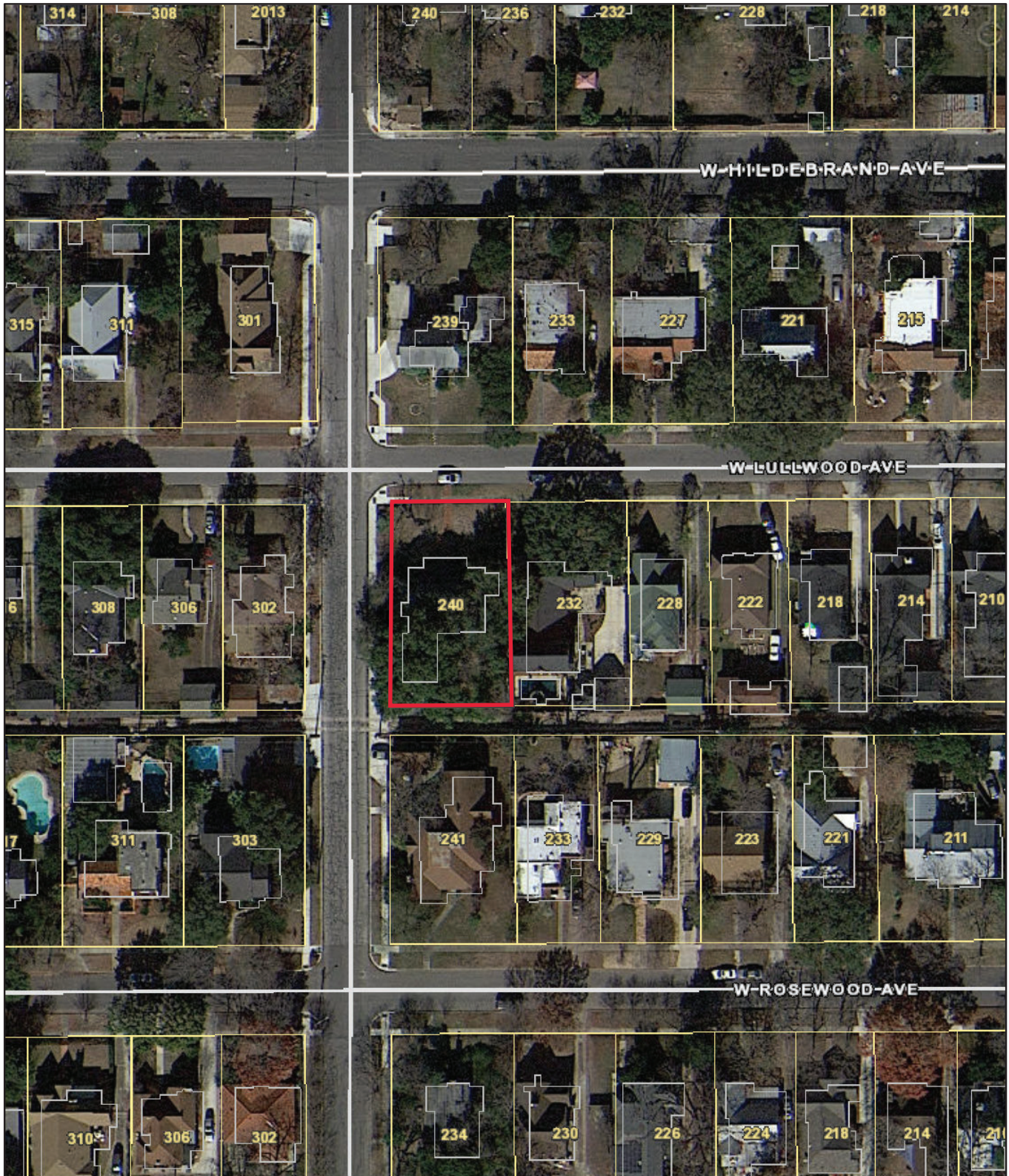
- a. The primary structure located at 240 W Lullwood is a 1-story, single-family home constructed circa 1930. The property first appears on the 1951 Sanborn Map. The structure features a side gable composition shingle roof, a central deep-set front porch with square columns, a rear central chimney, brick cladding, and divided lite windows. The property is contributing to the Monte Vista Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes roof replacement, front porch column repair, plumbing, electrical, and mechanical systems upgrades, landscaping, and a comprehensive interior remodel.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

- d. Staff conducted a site visit on October 11, 2021, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- e. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. Approval of Tax Verification by the HDRC for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

**RECOMMENDATION:**

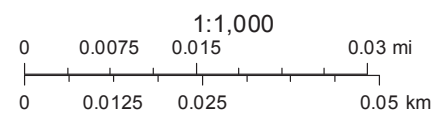
Staff recommends approval based on findings a through f.

# City of San Antonio One Stop

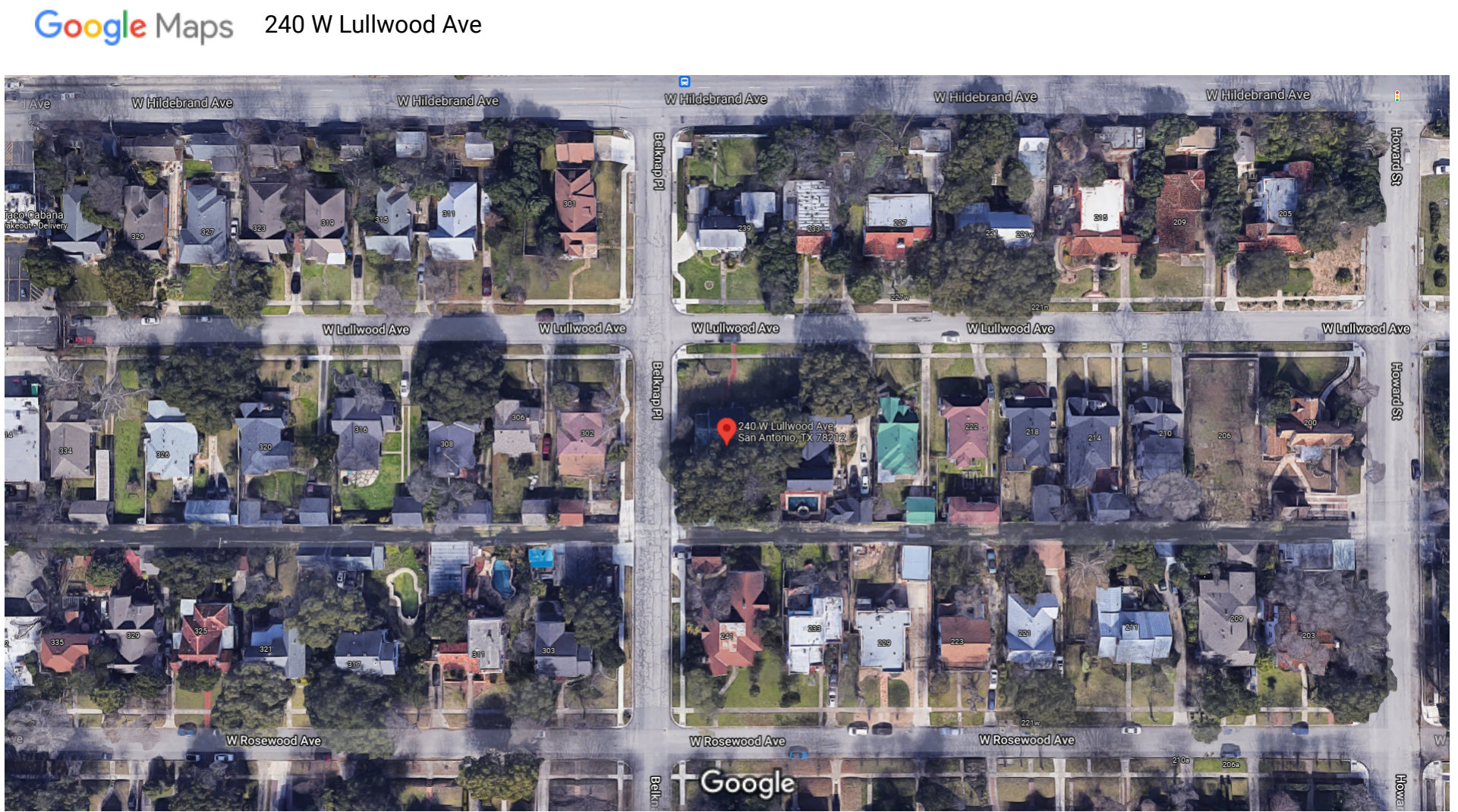


October 13, 2021

— User drawn lines







Imagery ©2021 Google, Map data ©2021 Google 50 ft



Google Maps 240 W Lullwood Ave



Imagery ©2021 Google, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Landsat / Copernicus, Map data ©2021 20 ft



Google Maps 240 W Lullwood Ave



Imagery ©2021 Google, Map data ©2021 20 ft



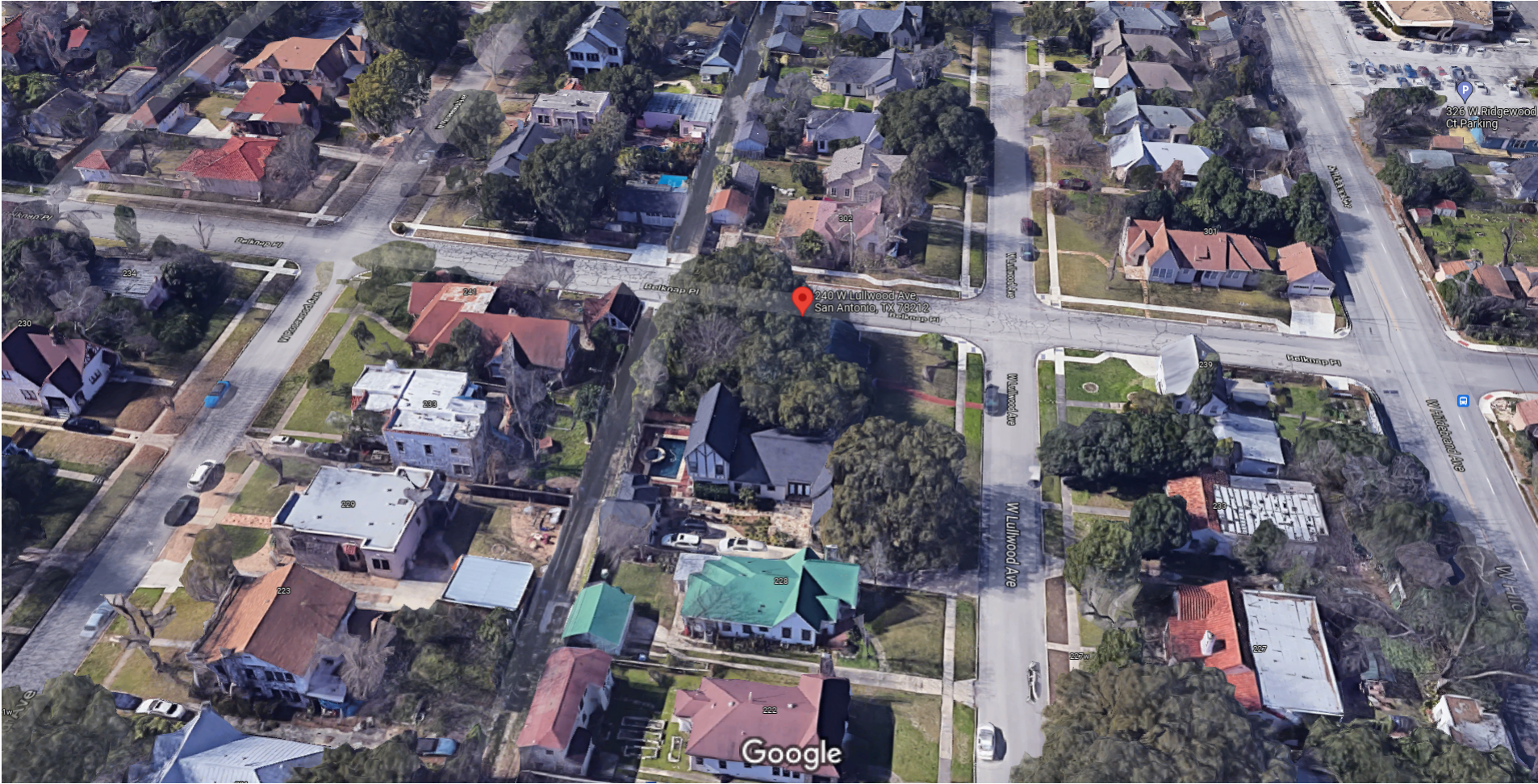
Google Maps 240 W Lullwood Ave



Imagery ©2021 Google, Map data ©2021 20 ft

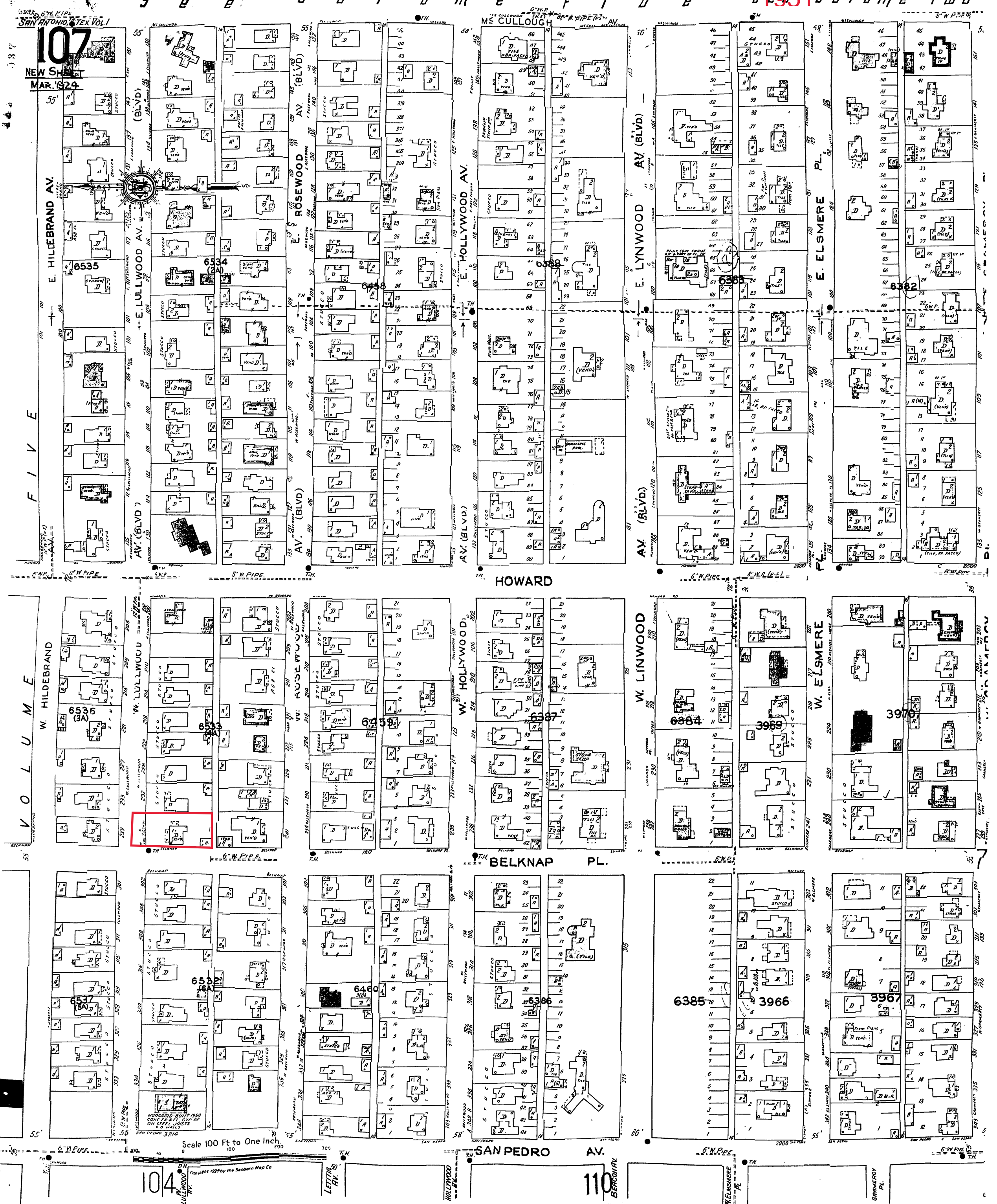


Google Maps 240 W Lullwood Ave



Imagery ©2021 Google, Map data ©2021 Google 20 ft





107  
NEW SHEET  
MAR. 1924

W. HILBRAND  
W. LULLWOOD

104  
LETTER  
HILBRAND

HOWARD

BELKNAP PL.

SAN PEDRO AV.

110  
BERCON AV.

W. LINWOOD  
W. ELSMERE

W. ELSMERE  
W. LULLWOOD

W. ELSMERE  
W. LULLWOOD

W. ELSMERE  
W. LULLWOOD

Katie Totman (OHP)  
<Katie.Totman@sanantonio.gov>

Wed 9/29/2021 4:37 PM

To: You; 'pamelaflather@gmail.com'

Cc: Rachel Rettaliata (OHP)

Hi Arnold and Pam,

2020 improvement - 1st of  
\$ 284,900 \$ 200,100  
284,900 x .3  
= \$85,470  
Total \$ 485,000  
net cost exp \$ 110,000

Thank you for reaching out regarding local tax incentives for historic properties. Properties that are designated historic may be eligible to participate in our Substantial Rehabilitation Tax Incentive program. If the rehabilitation work you are performing is valued at 30% or more of the current appraised improvement value of the property (based on BCAD appraisal records), you qualify for participation in the incentive program.

The application process is administered in two parts: Certification and Verification. Certification is submitted at the beginning stages of work so OHP staff can verify that you will qualify for the program. At this stage, we require current photographs, an estimated list of costs, and approximate timeline. Part 2, or Verification, is submitted once you are fully done with the project, including the closure of all permits. At this stage, we require photographs of work after completion, a final list of costs incurred, and proof that all required permits were pulled and closed.

Part 1: [Application link](#)

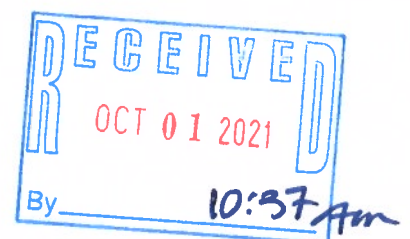
Part 2: [Application link](#)

All applicable permits, including interior permits, must be pulled from the Development Services Department in order for a Verification application (Part 2) to be successfully processed. If you complete Certification and Verification within the 2021 calendar year, the incentive is eligible to begin in 2022. Residential properties have two options for how the 10-year incentive is administered:

- 10 Year Tax Freeze: City of San Antonio property taxes (Entity 21 tax line) are frozen at the pre-rehabilitation rate for 10 years
- 5 Zero/5 Fifty: For the first 5 years, City of San Antonio property taxes (Entity 21 tax line) are listed at zero, with the following 5 years administered at 50% of the newly appraised value

The incentive is tied to the property and is transferrable to new owners. Please note that this applies to City of San Antonio property taxes only. Taxes for school districts, Bexar County, health systems, community colleges, etc. are not affected by this incentive.

I've cc'd Rachel Rettaliata in our office – she will be your case manager for your Certification and Verification applications. You may email the applications and supporting documents directly to her. If you have any additional questions, please let her know. Thanks!



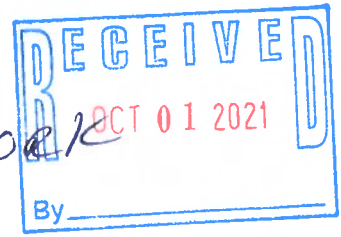


Ref: 240 W. Lullwood Ave

Pg 1 of 2

SA TX 98212

Permit # 21-35301333



Detailed written Description of work  
Completed.

This home was purchased and mostly Rehabed. All work was completed w/appropriate historic and/or SA permits and approvals. Extensive work was done throughout and in the front and back yards to include

- New Roof 30/yr w/Ridge Vents
- New 5 Ton, 15 Seer A/C; Furnace
- New Duct Work throughout house to include Sun Rooms<sup>2</sup>
- New R30 insulation blown in attic per Inspector Jacob Cuellar
- Restored all Double hung orig windows
- Restored Doors and hardware throughout
- Restored waynes coating on walls
- Restored Wood Burning fireplace & Surround
- Restored all wood Floors
- Installed Like Kind wood floor in walk in pantry
- Restored all internal molding & Trim throughout
- Installed all new fixtures, fans, plugs according to Code and approved by city
- House Completely Re-wired.
- Repaired all holes in Drywall from Rewiring
- New Sheetrock installed if needed
- New tape, float, Texture and paint throughout.

- Kitchen Completely gutted and Restored w/ new granite counter tops, Custom cabinets to Ceiling w/ glass inserts in top cabinets,
- All new <sup>stainless steel</sup> appliances to include, Refrigerator/ Freezer, Dishwasher, stove, microwave, garbage Disposal
- Restored - walk in Pantry
- Restored brick work outside
- Installed new privacy fence after approved by historic Commission
- Restored Casita in back yard by Re-doing/sanding and Varnishing wood floors.
- Cleaning tile in Bathrooms
- New Toilets
- Restored Bathroom in main house - master Bathroom
- Installed new bathroom in hallway w/ all <sup>City</sup> approvals to include new shower w/ Designer tile
- New Toilet, sink, tile floor, Cabinetry.
- Installed new tile in Shower and floors on 2<sup>nd</sup> Bedroom, new cabinetry
- Restored outside, Caulk added appropriate gutters, sanded, painted throughout
- Total new Landscape in front and Back
- Varnish side walks, Porch, Brick walkways
- Remodelled garage to include Sheetrock, tape, float, texture, paint, Add 2 part Epoxy on floors.
- Remodelled laundry rm. to include Sheetrock, tape, float, texture, paint, add 2 part epoxy on floors



Ref: 240 W. Lullwood Ave

SA Tk 78212

Permit# 21-35301333

Pg 2 of 2



Length of Time to Complete work = 6.5 months

Costs include but not limited too:

Electrical

Plumbing

New Kitchen w/ Appliances

Wood Floor Restoration

New Bathrooms

New Privacy Fer

New Roof



2020

**Account**

Property ID: 378815 Legal Description: NCB 6533 BLK 13 LOT 40 THRU 42  
 Geographic ID: 06533-013-0400 Zoning: R-5  
 Type: Real Agent Code: 60585  
 Property Use Code: 001  
 Property Use Description: Single Family

**Protest**

Protest Status:  
 Informal Date:  
 Formal Date:

**Location**

Address: 240 W LULLWOOD AVE Mapsco: 582E7  
 SAN ANTONIO, TX 78212  
 Neighborhood: MONTE VISTA HISTORIC Map ID:  
 Neighborhood CD: 57025

**Owner**

Name: PATTON MARY FRANCES N Owner ID: 286263  
 Mailing Address: 240 W LULLWOOD AVE % Ownership: 100.0000000000%  
 SAN ANTONIO, TX 78212-2320  
 Exemptions: OTHER, DV4, HS

(+) Improvement Homesite Value:	+	\$284,900	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$200,100	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$485,000
(-) Ag or Timber Use Value Reduction:	-	\$0

(=) Appraised Value:	=	\$485,000
(-) HS Cap:	-	\$0

(=) Assessed Value:	=	\$485,000
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Owner: PATTON MARY FRANCES N  
 % Ownership: 100.0000000000%  
 Total Value: \$485,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
6	BEXAR CO RD & FLOOD	0.023668	\$485,000	\$470,000	\$25.37	\$25.37
08	SA RIVER AUTH	0.018580	\$485,000	\$463,000	\$86.03	



Term 10.5%  
 7/1/21-  
 15yr term  
 350 K  
 we 100K



09	ALAMO COM COLLEGE	0.149150	\$485,000	\$443,000	\$184.66	\$184.66
10	UNIV HEALTH SYSTEM	0.276235	\$485,000	\$463,000	\$1,278.97	
11	BEXAR COUNTY	0.277429	\$485,000	\$423,000	\$485.67	\$485.67
21	CITY OF SAN ANTONIO	0.558270	\$485,000	\$403,000	\$795.49	\$795.49
57	SAN ANTONIO ISD	1.502300	\$485,000	\$433,000	\$162.35	\$162.35
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$485,000	\$473,000	\$0.00	
Total Tax Rate:		2.805632				

Taxes w/Current Exemptions: \$3,018.54

Taxes w/o Exemptions: \$13,607.32

**Improvement #1:** Residential **State Code:** A1 **Living Area:** 2079.0 sqft **Value:** \$270,976

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	V - SB		1932	1953.0
AG	Attached Garage	V - SB		1932	682.0
LA1	Additional Living Area	V - SB		1932	126.0
UTL	Attached Utility	V - NO		1932	36.0
OP	Attached Open Porch	V - NO		1932	162.0

**Improvement #2:** Residential **State Code:** A1 **Living Area:** sqft **Value:** \$11,371

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	A - NO		1932	216.0

**Improvement #3:** Residential **State Code:** A1 **Living Area:** sqft **Value:** \$2,553

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OPP	Detached Open Porch	A - NO		1932	150.0

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.2169	9450.00	75.00	126.00	\$200,100	\$0.00

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$284,900	\$200,100	0	485,000	\$0	\$485,000
2019	\$300,880	\$174,120	0	475,000	\$0	\$475,000
2018	\$352,580	\$111,420	0	464,000	\$0	\$464,000
2017	\$343,580	\$111,420	0	455,000	\$7,300	\$447,700

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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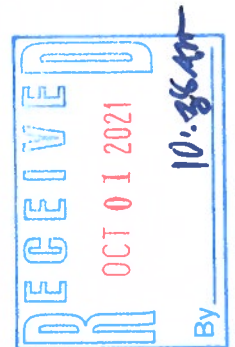


Fence prior to  
renovation





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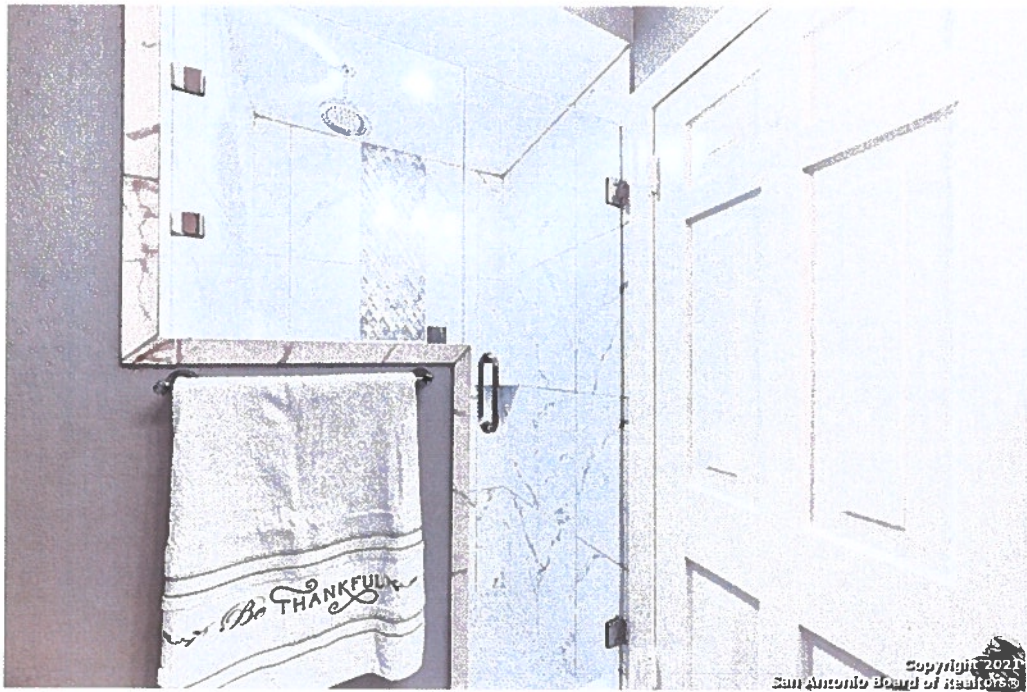


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Front House  
prior to  
remodel



garage prior  
to remodel







Fire place prior  
to remodel



Side House  
prior to  
remodel.

Re wire  
house





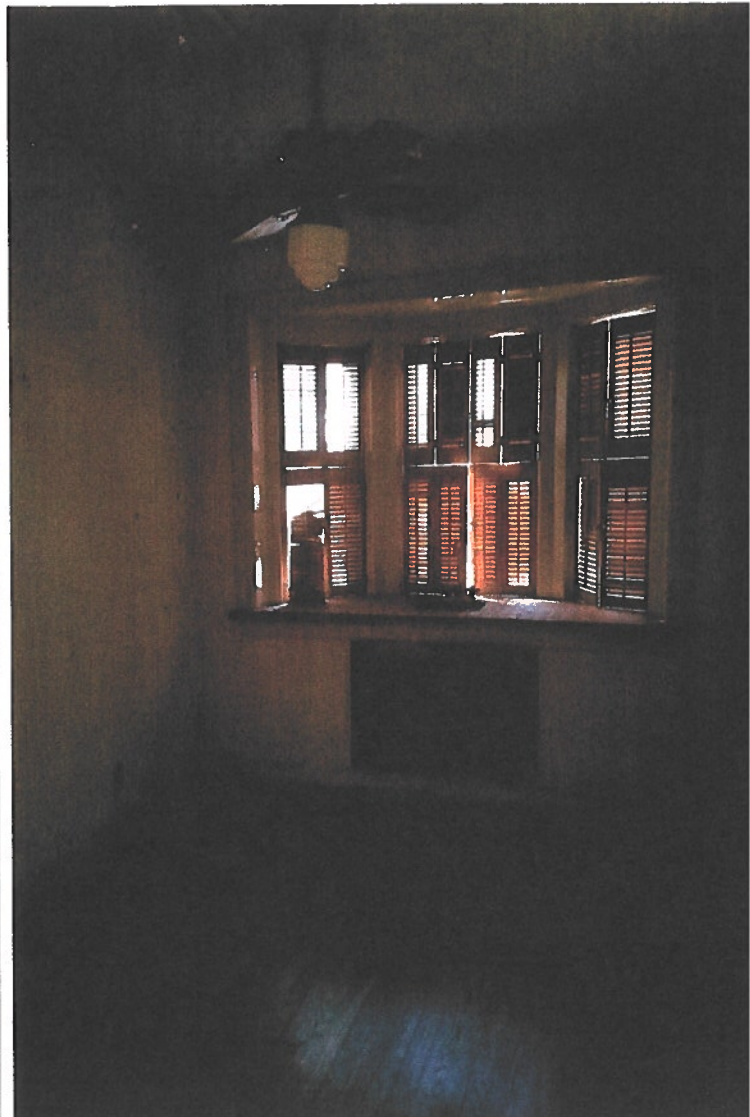
Flex room  
prior to  
remodel





Seen Room  
prior to remodel

office prior to  
remodel





Dining Room  
prior to  
remodel





Remodel  
Kitchen



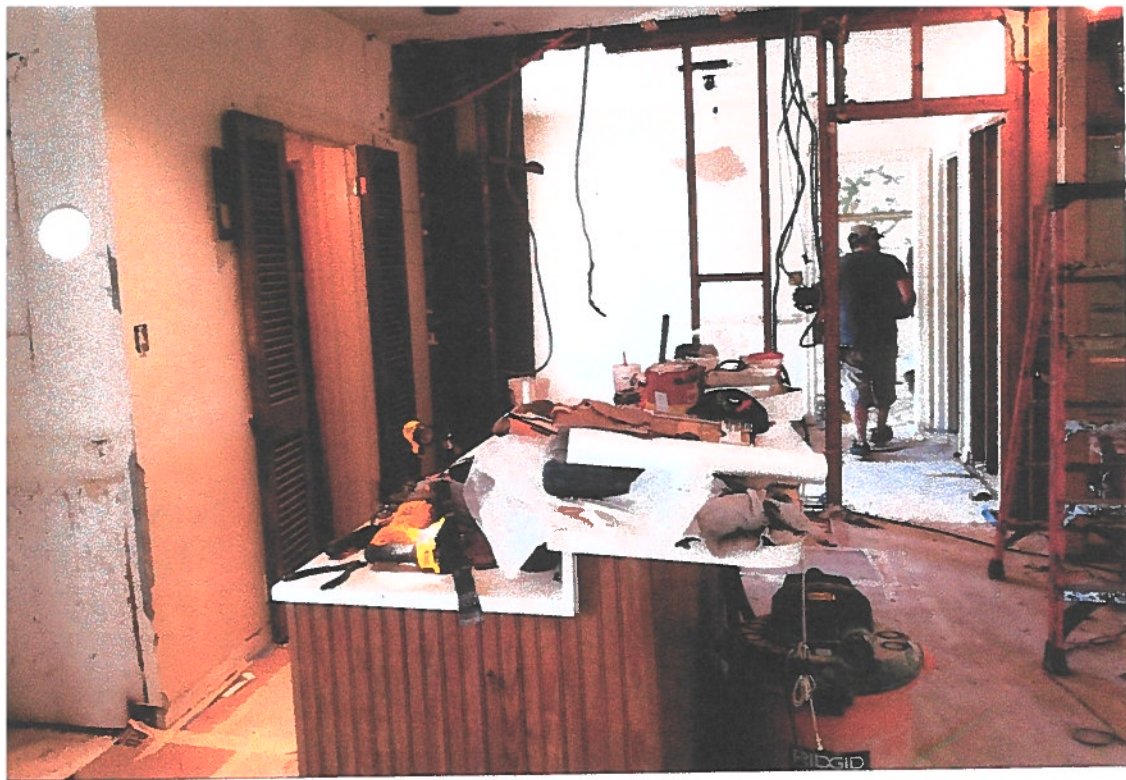


prior to  
Remodel  
Kitchen





Remodel  
Kitchen

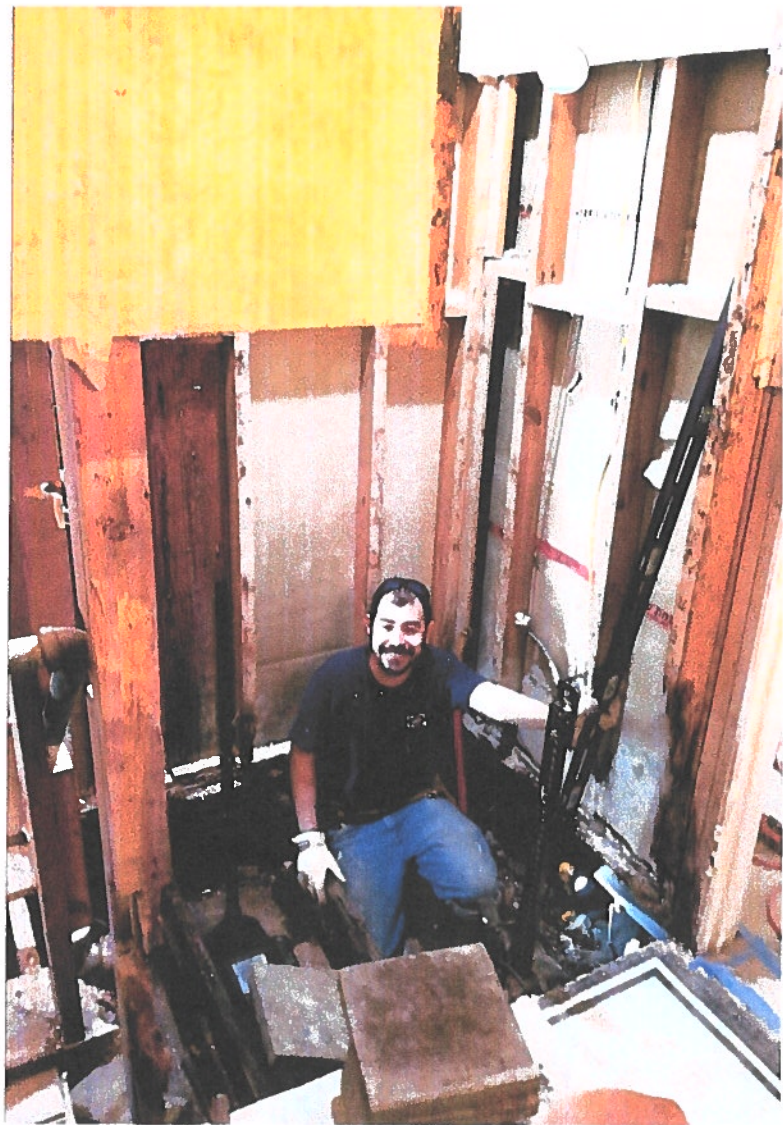


Remodel  
kitchen



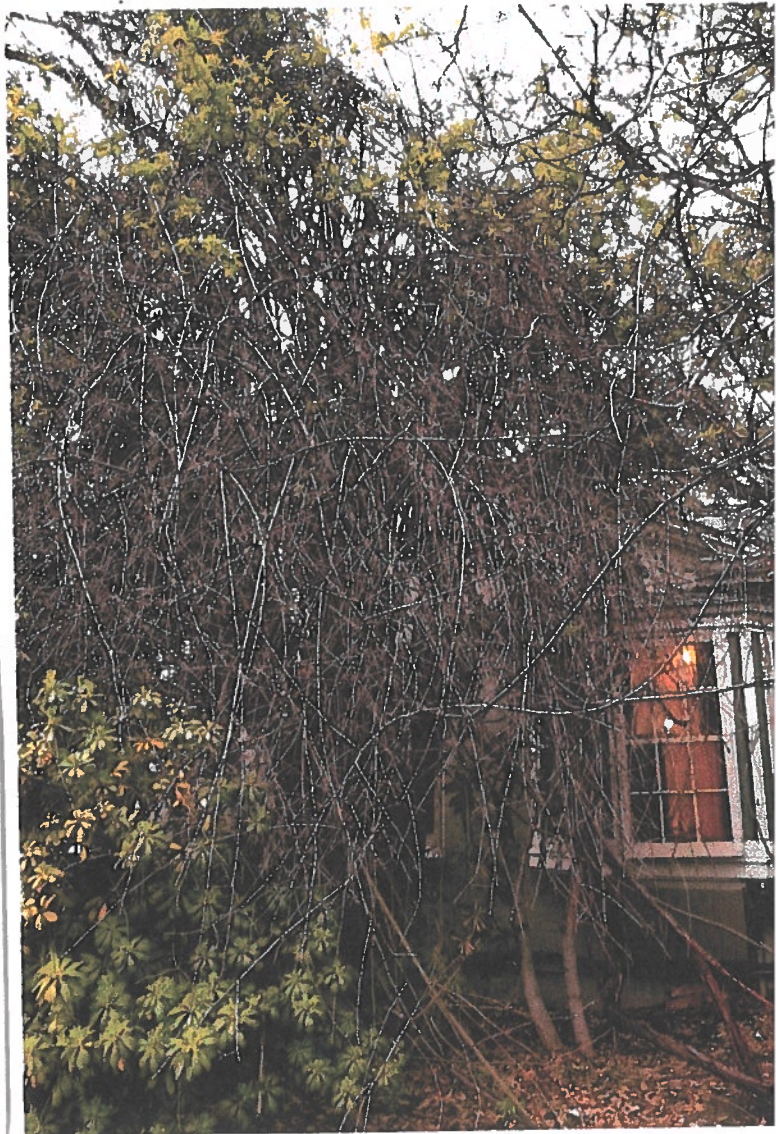
Remodel Second  
bed room





Remodel second  
bathroom

Front garden  
prior to landscape

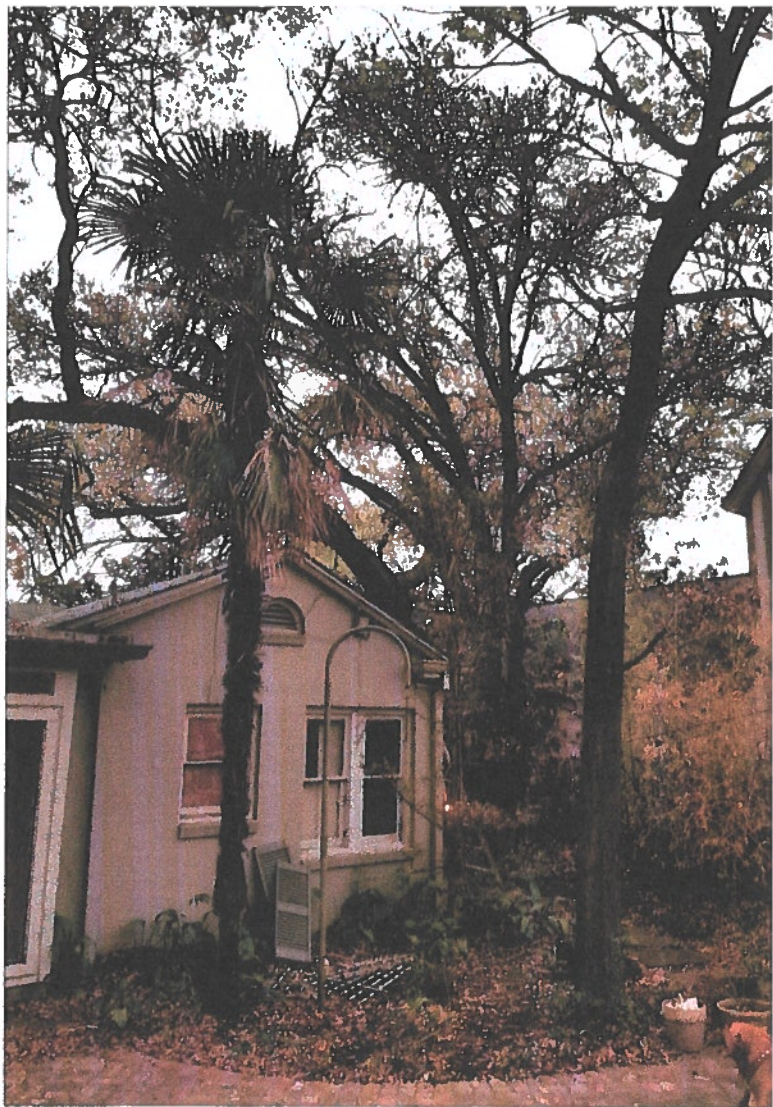




front casita.  
prior to  
remodel







Rear House &  
garden prior to  
landscape



Rear Garden  
prior to  
landscape



Second bathroom  
prior to remodel







# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

April 21, 2021

**ADDRESS:** 240 W LULLWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6533 BLK 13 LOT 40 THRU 42  
**HISTORIC DISTRICT:** Monte Vista  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** arnold flather - 240 W LULLWOOD AVE  
**OWNER:** arnold flather - 240 W LULLWOOD AVE  
**TYPE OF WORK:** Repair and Maintenance

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to repair damaged wood columns and repair rotted windows.

### CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

**DATE:** 4/21/2021 11:09:34 AM

**ADMINISTRATIVE APPROVAL TO:** COLUMN REPAIRS - Repair the rotted front porch columns using in kind materials. The bottom trim should match that of the existing columns in dimension and profile.

WINDOW REPAIRS - Repair the damaged wood windows and sills using in kind materials. No changes are being made to the openings of the windows and all new wood shall match in dimension and profile and may be painted to match.

**APPROVED BY:** Katie Totman

A handwritten signature in black ink, reading "Shanon Shea Miller".

Shanon Shea Miller  
Historic Preservation Officer

*A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.*

*A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.*

*This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.*



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

April 23, 2021

**ADDRESS:** 240 W LULLWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6533 BLK 13 LOT 40 THRU 42  
**HISTORIC DISTRICT:** Monte Vista  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** arnold flather - 240 W LULLWOOD AVE  
**OWNER:** arnold flather - 240 W LULLWOOD AVE  
**TYPE OF WORK:** Repair and Maintenance

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to clean the exterior of the structure, clean and varnish the front door, repair the roof gutter, repair damaged fascia and soffit boards, and re-paint the exterior.

### CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

**DATE:** 4/23/2021 11:54:22 AM

**ADMINISTRATIVE APPROVAL TO:**

1. Clean the exterior of the structure; this should be done using the gentlest means possible to minimize damaging the exterior substrate. Power washing is not recommended;
2. Clean and varnish the wooden front door;
3. Repair the roof gutter;
4. Repair damaged fascia and soffit boards using in kind materials. New boards that are used shall match the existing in dimension and profile;
5. Re-paint the exterior of the structure using comparable colors. The existing substrate of the building is painted brick and wood trim/accents. Any unpainted brick/masonry surfaces shall not be painted.

**APPROVED BY:** Katie Totman





Shanon Shea Miller  
Historic Preservation Officer

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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

May 25, 2021

**ADDRESS:** 240 W LULLWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6533 BLK 13 LOT 40 THRU 42  
**HISTORIC DISTRICT:** Monte Vista  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** arnold flather - 240 W LULLWOOD AVE  
**OWNER:** arnold flather - 240 W LULLWOOD AVE  
**TYPE OF WORK:** Repair and Maintenance, Utility Work

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an exterior door onto the existing utility closet located on the side of the house.

### CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

**DATE:** 5/25/2021 3:21:24 PM

**ADMINISTRATIVE APPROVAL TO:** install door onto the exterior of the existing utility closet located on the west side of the house.

**APPROVED BY:** Katie Totman

Shanon Shea Miller  
Historic Preservation Officer

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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

July 7, 2021

**ADDRESS:** 240 W LULLWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6533 BLK 13 LOT 40 THRU 42  
**HISTORIC DISTRICT:** Monte Vista  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** arnold flather/FLATHER ARNOLD & PAMELA - 215 W LULLWOOD AVE  
**OWNER:** arnold flather/FLATHER ARNOLD & PAMELA - 215 W LULLWOOD AVE  
**TYPE OF WORK:** Fencing

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace damaged/old privacy fencing at the rear and side yard with new.

### CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

**DATE:** 7/7/2021 10:07:34 AM

**ADMINISTRATIVE APPROVAL TO:** replace damaged/old privacy fencing at the rear alley facing side and east side yard with new fencing. The wood privacy fence may be up to 6-feet tall from the grade to the tallest point and no part shall extend beyond the front façade of the house.

**APPROVED BY:** Katie Totman

Shanon Shea Miller  
Historic Preservation Officer

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ADDRESS: 240 W LULLWOOD AVE  
HDRC: N/A