

HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

HDRC CASE NO: 2022-155
ADDRESS: 206 E LULLWOOD AVE
LEGAL DESCRIPTION: NCB 6727 BLK 3 LOT 3&4
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Christopher Morton/MORTON CHRISTOPHER J
OWNER: Christopher Morton/MORTON CHRISTOPHER J
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: March 04, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 206 E Lullwood.

APPLICABLE CITATIONS:

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:

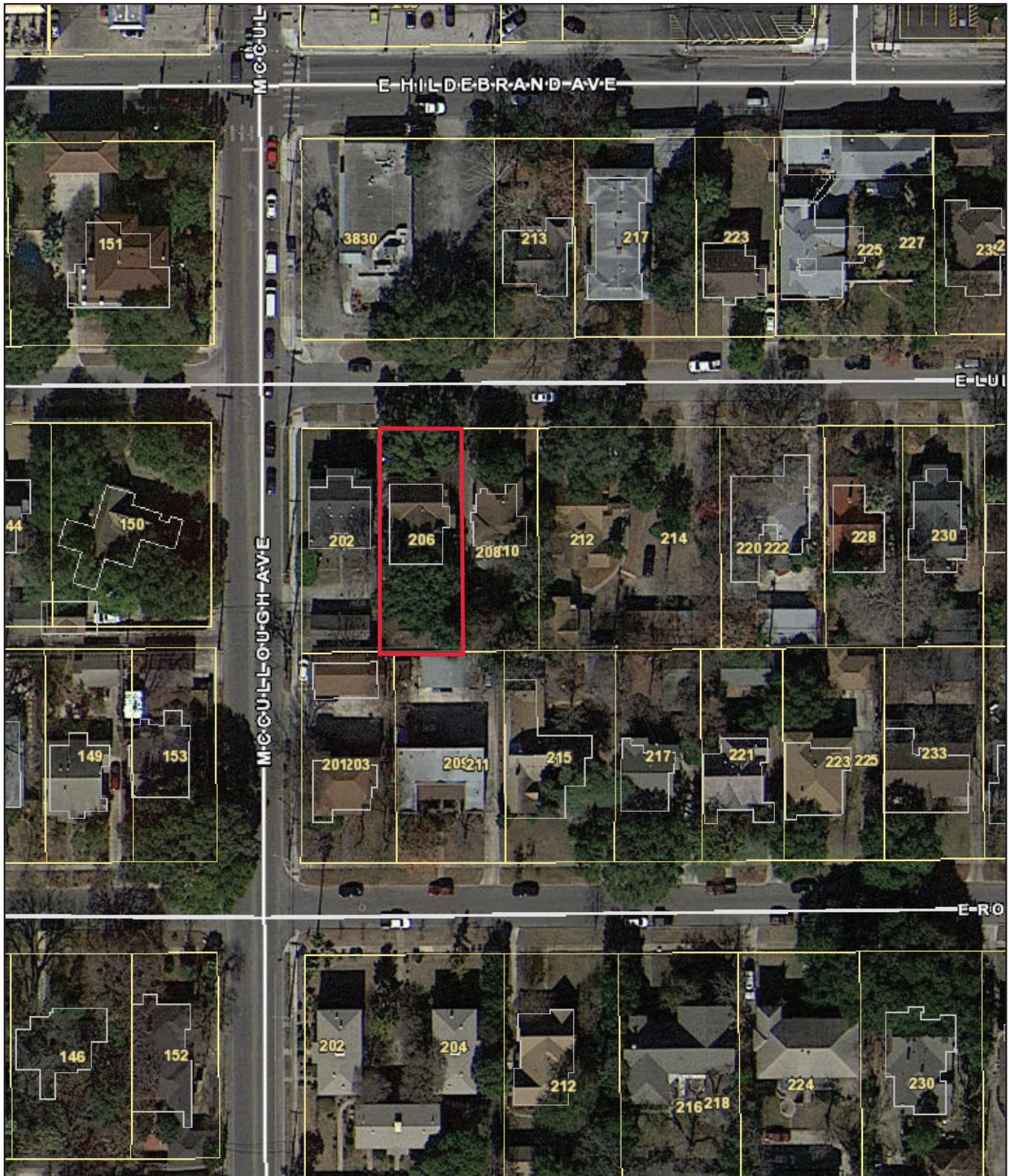
- a. The primary structure located at 206 E Lullwood is a 2-story structure featuring a side gable composition shingle roof, brick cladding, one-over-one windows, decorative shutters, and a recessed porch. The property features a rear accessory structure located at the rear property line. The rear accessory structure, known as Unit C, is a 1-story residence featuring a modified u-shaped plan, a composition shingle front gable roof, wood siding, and aluminum windows. The primary and secondary structures first appear on the Sanborn Maps in 1951. The property is contributing to the Monte Vista Historic District and received Historic Tax Certification on July 7, 2021. The applicant is requesting Historic Tax Verification.
- b. The scope of work was completed on the rear accessory structure only and includes a comprehensive interior remodel, foundation repair, electrical, plumbing, and mechanical upgrades, window replacement, original wood siding restoration, soffit and trim repair, roof repair, exterior modifications, and awning removal.
- c. Staff conducted a site visit on March 7, 2022, 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 violations on the property.
- d. 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.

- e. Approval of Tax Verification by the HDRC in 2022 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

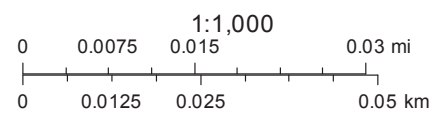
Staff recommends approval based on findings a through e.

City of San Antonio One Stop

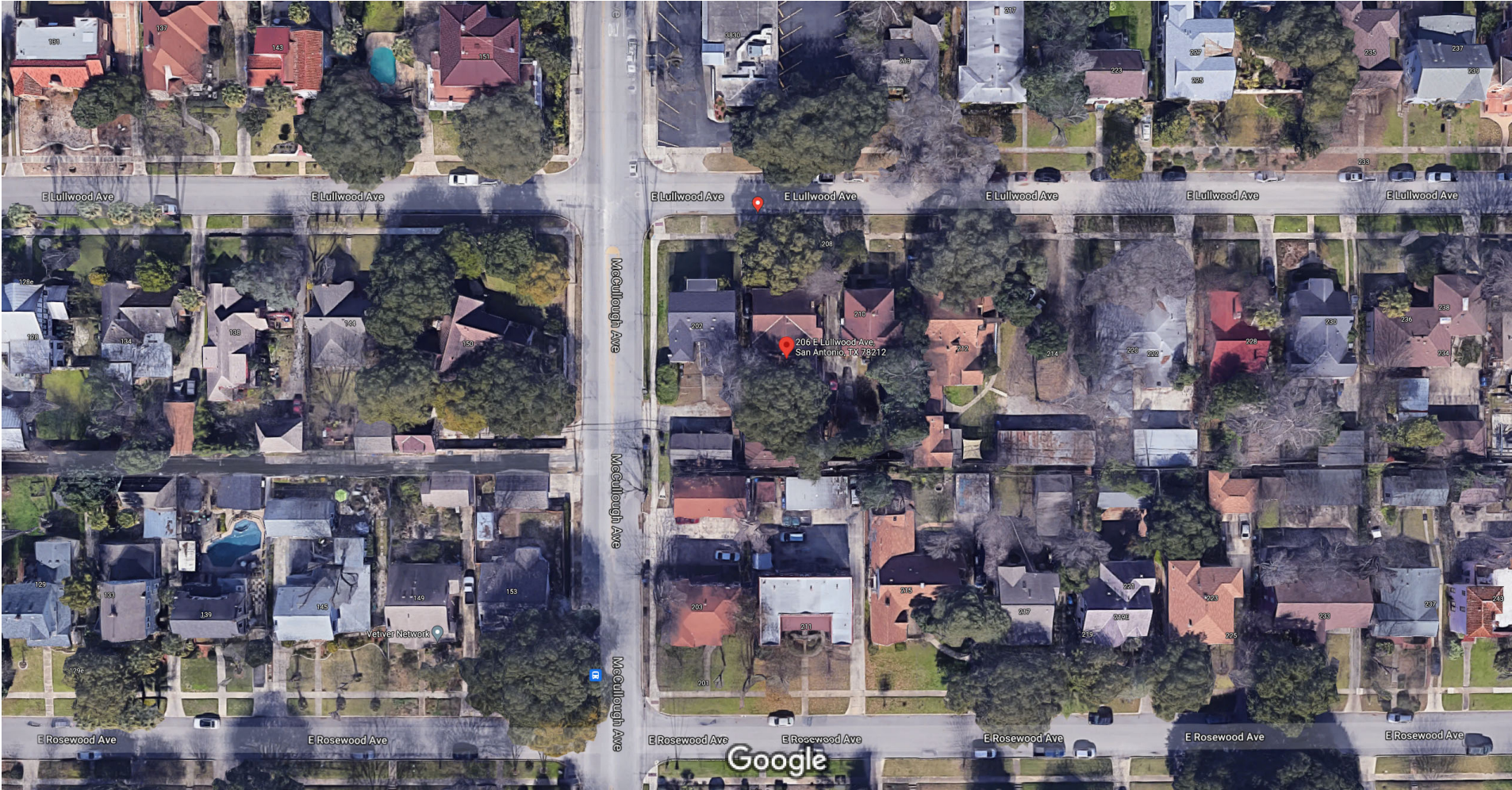


June 23, 2021

— User drawn lines

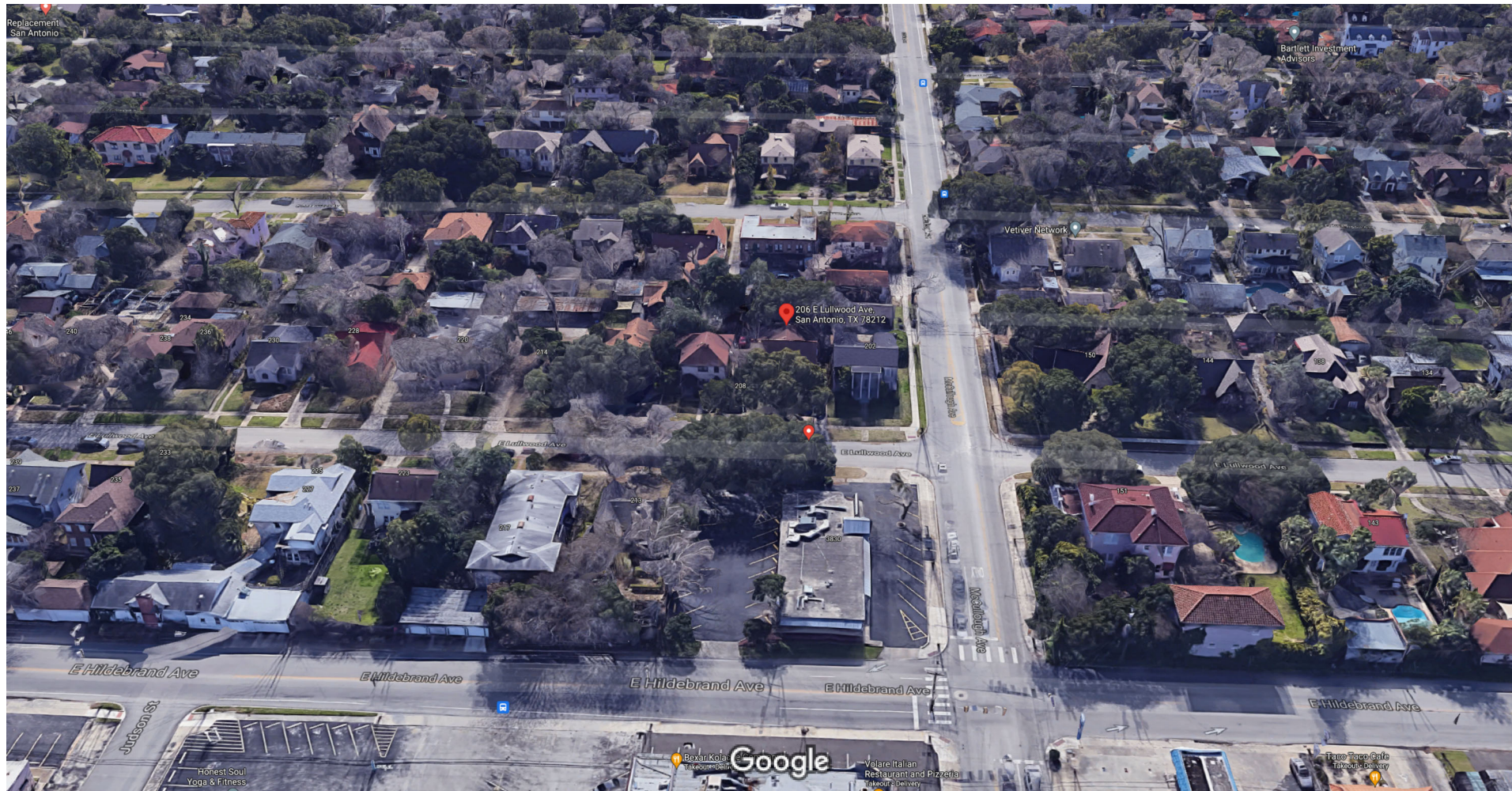


Google Maps 206 E Lullwood Ave



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Google Maps 206 E Lullwood Ave



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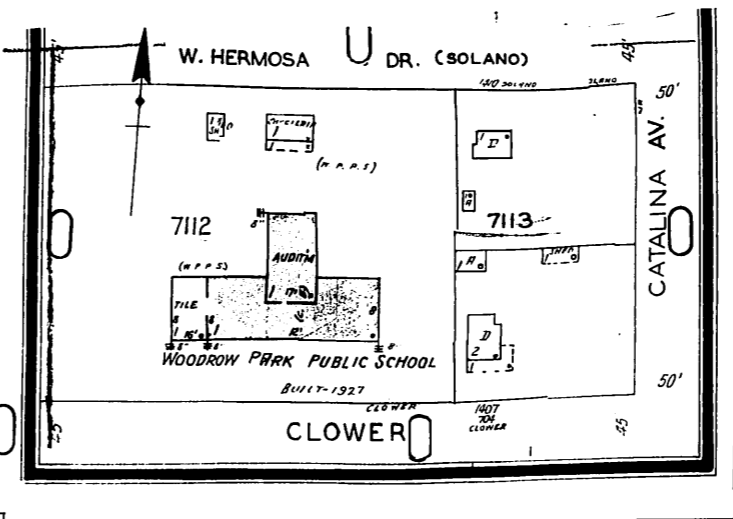
Google Maps 206 E Lullwood Ave



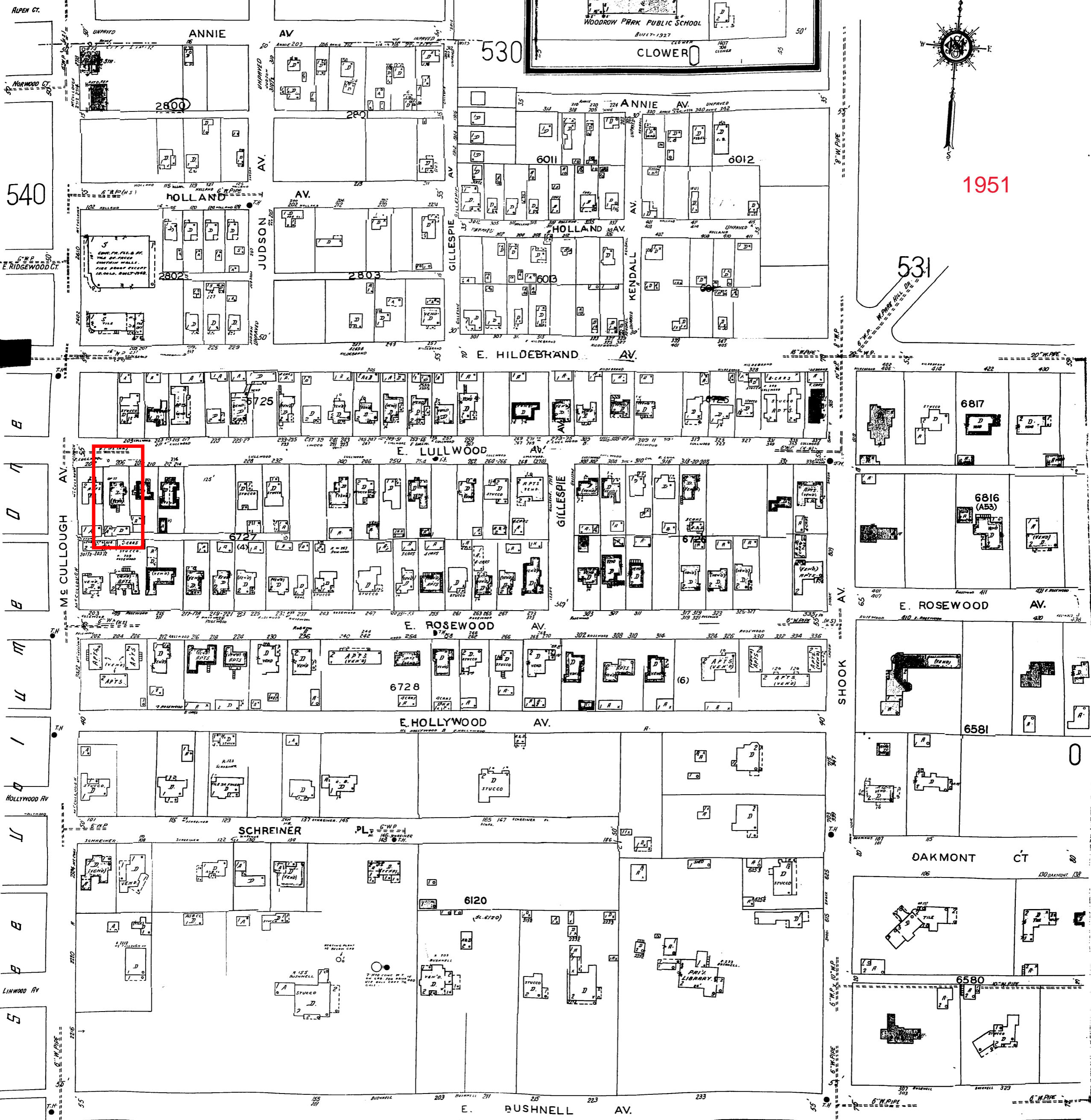
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515

NEW SHEET
MAR. 1930



1951



206 E LULLWOOD AVE SAN ANTONIO, TX 78212
SUBSTANTIAL REHABILITATION TAX INCENTIVE: TAX CERTIFICATION

WRITTEN NARRATIVE OF PROPOSED WORK

Office of Historic Preservation,

Below is a description of proposed work and expected itemized list of work I will be performing at 206 E Lullwood Avenue.

- Full foundation repair for the Unit C. Replaced existing cedar posts with engineered 10-inch concrete posts with # 5 rebar. Leveled the home as there is a significant lean towards the alley behind the house.
- Repaired faulty plumbing in the main units and add plumbing for interior laundry in the upstairs unit.
- Added a water softener to increase the lifespan of the plumbing and fixtures.
- Converted the existing dilapidated garage into an additional bedroom and increasing square footage in Unit C.
- Replaced all original windows throughout the Unit C OHP design guideline approved windows.
- Restored and repaired as needed: soffit, siding, and trim that has been damaged.
- Removed old cast iron/copper plumbing and piping and replace with PEX and PVC to be in compliance with current IRC/UDC building code in Unit C.
- Removed all old electrical wiring and replace with new wiring and ARC Fault breakers to be in compliance with current IRC/UDC building code in Unit C.
- Insulated roof decking with insulation to provide an air tight thermal barrier. Will insulated crawl space – under Unit C, exterior walls and roof decking.
- Installed a new high SEER HVAC unit with heat pumps for Unit C.
- Installed interior new doors, upgraded flooring, bathroom and kitchen cabinetry, counter tops and kitchen appliances.
- Installed sheet rock, plumbing, and electrical fixtures throughout interior of Unit C.
- Removed dilapidated awnings

Estimated Project Schedule:

Begin project: July 6, 2021

End Project: February 28, 2022

Estimated Associated Costs:

\$165,725.38

PROJECT LINE ITEM	ACTUAL COST
General Contractor	
Demo	
Dumpsters	
Foundation	
Concrete	
Plans	
Permits and Board of Adjustments	
Roof	
Coretec Floors and Labor	
Tub	
Sink	
Water heater	
Counter Tops	
Framing Lumber	
Main Unit Electrical	
Framing Labor	
Insulation	
Sheetrock Materials	
Tree Trimming	
Cabinets	
Fence	
Porch Lumber	
Plumbing	
Engineering Letters	
Electrical	
Data Wiring	
Windows and doors	
HVAC	
Tile/Backsplash Labor	
Trim	
Paint Materials	
Trim Lumber	
Toilets/Sinks Accoutrements	
Total	



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



**Board of Adjustment
Notification of Decision**

September 21, 2021

Christopher Morton
539 Leigh Street
San Antonio, TX 78210

RE: Case: BOA-21-10300107
Legal: Lots 3 and 4, Block 3, NCB 6727
206 East Lullwood Avenue

Dear Christopher Morton:

At its meeting on September 20, 2021, the City of San Antonio Board of Adjustment made a motion to approve your request for a 4' 11" variance from the 5' minimum rear setback to allow a structure to be 1" from the rear property line, which PASSED. The Board's decision is not final until the meeting minutes are adopted. Meeting minutes are adopted by the Board at a later Board of Adjustment meeting. These variances must be exercised (i.e. obtain a building permit or submit plans) within twelve (12) months of the adoption of the Board's minutes, or the variance will be rendered void. While the Board's decision is not final until minutes are adopted, the Development Services Department may issue conditional building permits following the Board meeting, subject to a final decision.

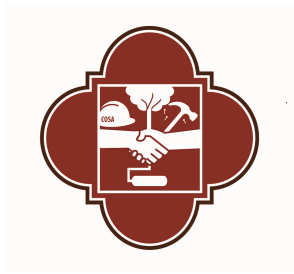
If you wish, a copy of the Board's minute records from the September 20th meeting will be made available to you for your records once they are approved by the Board. If you have further questions or concerns, please do not hesitate to contact me at 210-207-0197 or via email at Kayla.Leal@sanantonio.gov.

Sincerely,

Kayla Leal

Kayla Leal
Senior Planner

Cc: File



City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	REP-RRP-PMT-21-35302270
PERMIT NAME	Chris Morton
PERMIT ISSUANCE DATE	07/09/2021
LOC ISSUANCE DATE	02/25/2022
ADDRESS	206 LULLWOOD AVE City of San Antonio TX 78212

DESCRIPTION OF WORK	General Repairs – Scope of work to include: For existing footprint/future expansion pending BOA approval. MUST ADHERE TO OHP COA.
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- 1.Install 6 windows
- 2.Install 1 door
- 3.Install new flooring
- 4.Install sheetrock throughout
- 5.Install siding
- 6.Structural repairs to flooring
- 7.Remodel kitchen
- 8.Remodel bathroom

*****Amend permit to add Garage conversion to a master bedroom and master bat BOA approval**CGonzalez**

Must comply with UDC and IRC (IBC) / Must comply with all applicable NCD Standards/ Must comply with Historic COA as approved/ Homeowner/Contractor aware of inspections required/ What's Next handout issued.CGARCIA****

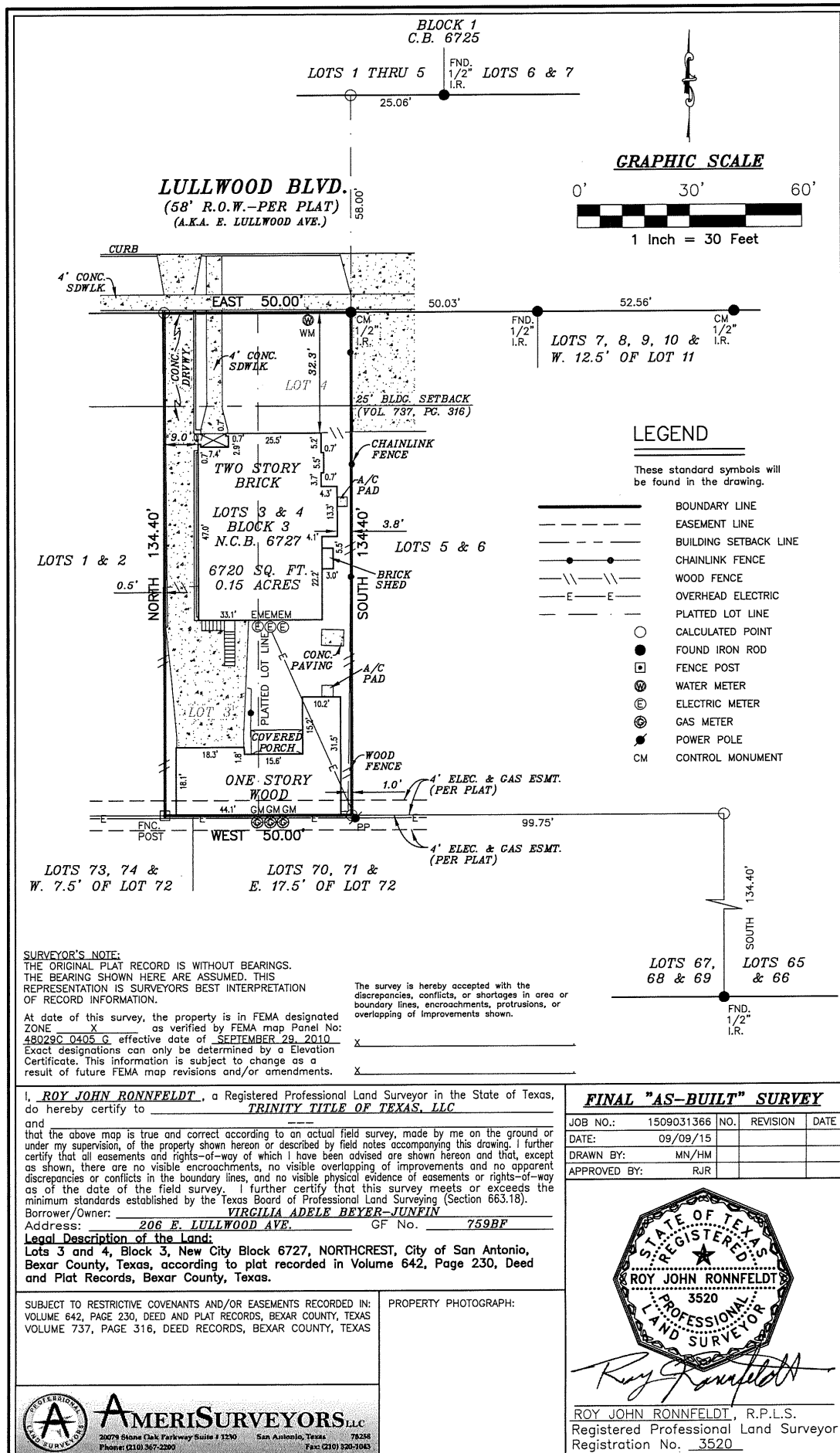
****NOTE: Any Electrical, Mechanical or Plumbing work will require an additional permit by State License contractor and inspections completed.**

****NOTE: Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating an online account, contact the call center).**

You must comply with the UDC and IRC requirements. All permits expire after 6 months with no activity. You must comply with City Code 10-115 (a)(1) to rent or occupy the home for a period of 12 months after the completion of this project. The "What's Next" handout will inform you of the engineer requirement for the foundation inspection.

Thank you for your business

The City of San Antonio



EAST LULLWOOD RENOVATION PROJECT

REVISIONS

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EAST LULLWOOD RENOVATION PROJECT
206 E. LULLWOOD AVE.

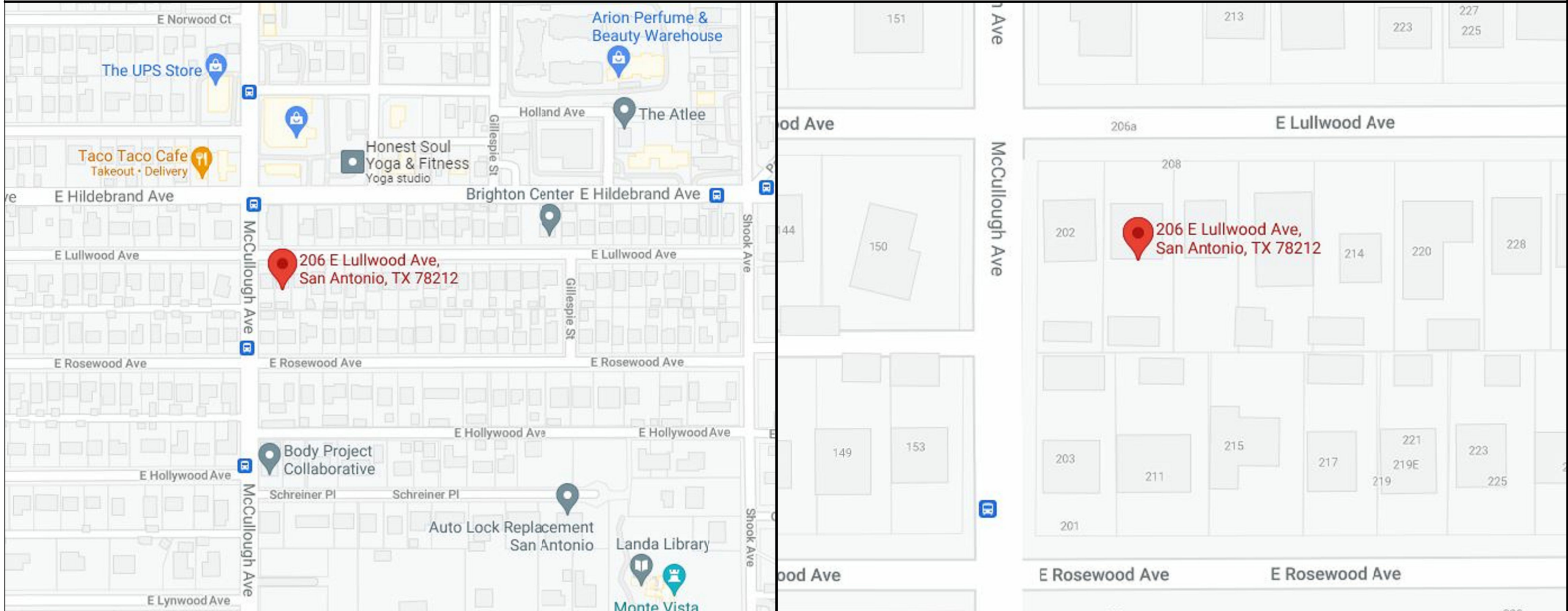
RANDY HERRERA
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1130 West Blanco, San Antonio, Texas 78232
Voice: 210.479.6544 | Fax: 210.479.8428
Email: randy@randyherreradesigner.com
Web: randyherreradesigner.com
RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

ISSUE DATE
MAY 19, 2021

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LOCATION MAPS



INDEX OF DRAWINGS

- A-1 COVER PAGE
- A-2 SITE PLAN
- A-3 DIMENSIONED FLOOR PLAN & ROOF PLAN
- A-4 BUILDING ELEVATIONS
- A-5 BUILDING SECTIONS
- A-6 INTERIOR ELEVATIONS
- E-1 POWER & LIGHTING

REVIEW SET NOT FOR CONSTRUCTION
206 E. LULLWOOD AVE.

REVISIONS

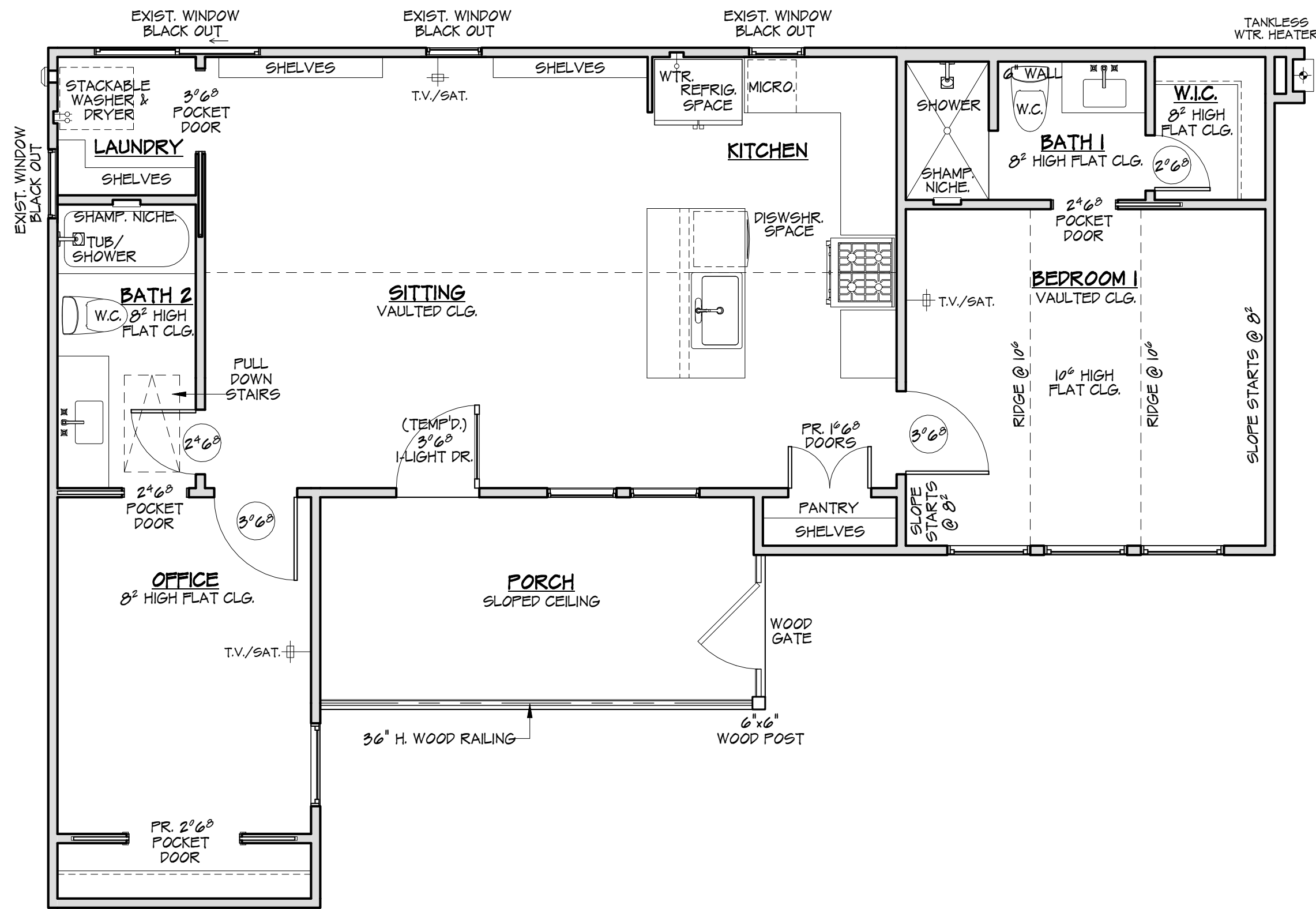
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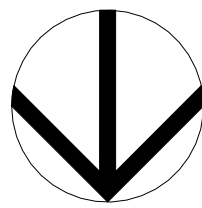
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GROUND LEVEL - DIMENSIONED FLOOR PLAN

1/4" = 1'-0"



REVIEW SET NOT FOR CONSTRUCTION
206 E. LULLWOOD AVE.

T.O. PLATE
8' - 2"

T.O. CONCRETE
0' - 0"

FRONT ELEVATION

1/4" = 1'-0"

T.O. PLATE
8' - 2"

T.O. CONCRETE
0' - 0"

LEFT SIDE ELEVATION

1/4" = 1'-0"

T.O. PLATE
8' - 2"

T.O. CONCRETE
0' - 0"

REAR ELEVATION

1/4" = 1'-0"

T.O. PLATE
8' - 2"

T.O. CONCRETE
0' - 0"

RIGHT SIDE ELEVATION

1/4" = 1'-0"

REVISIONS

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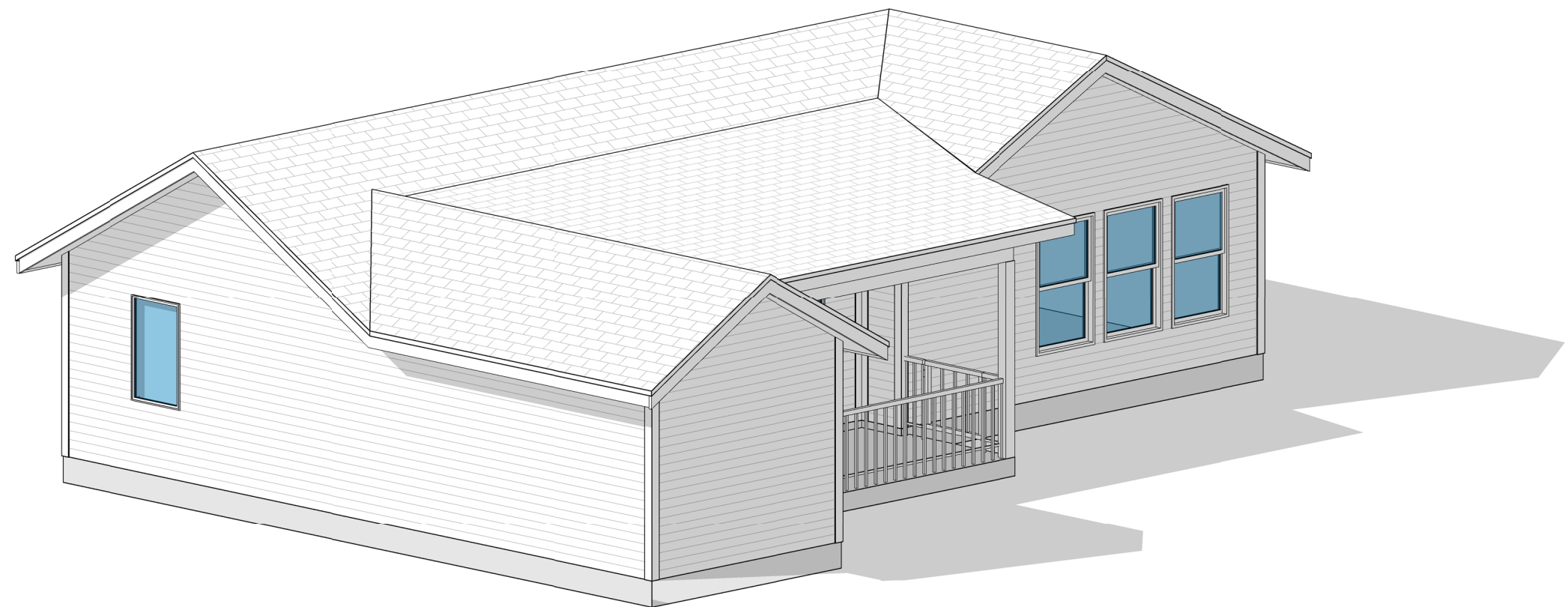
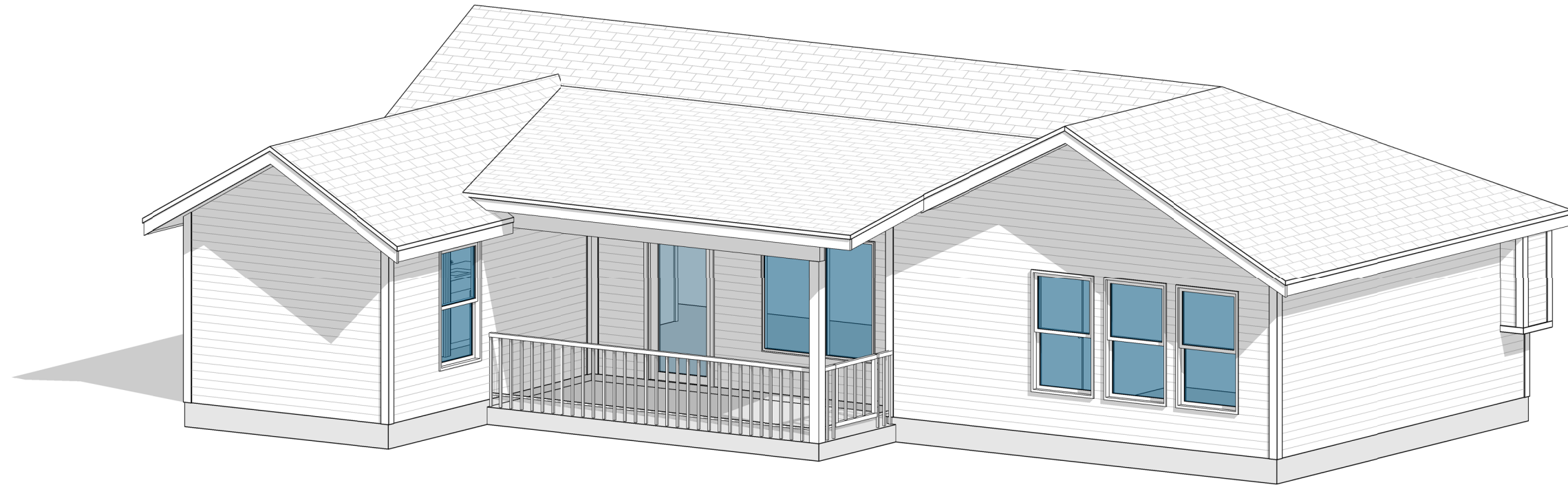
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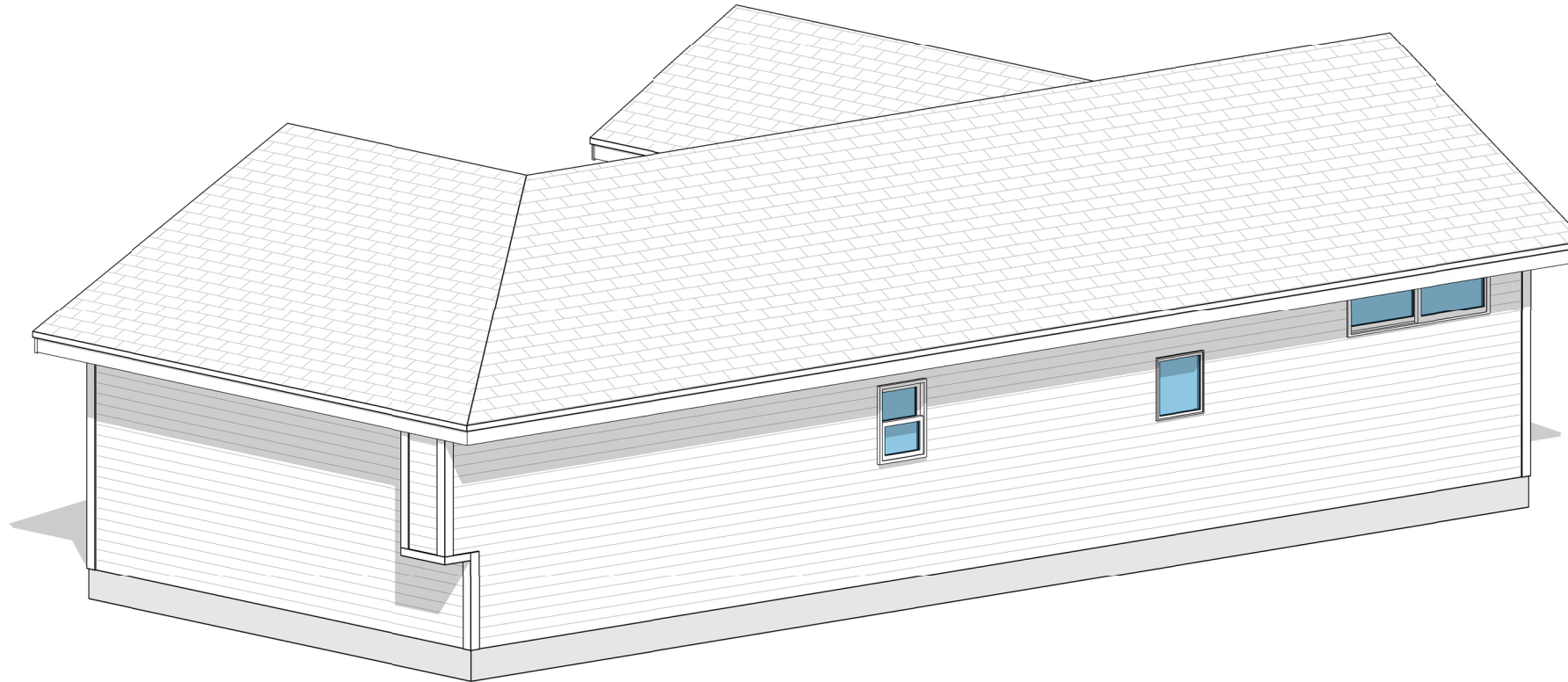
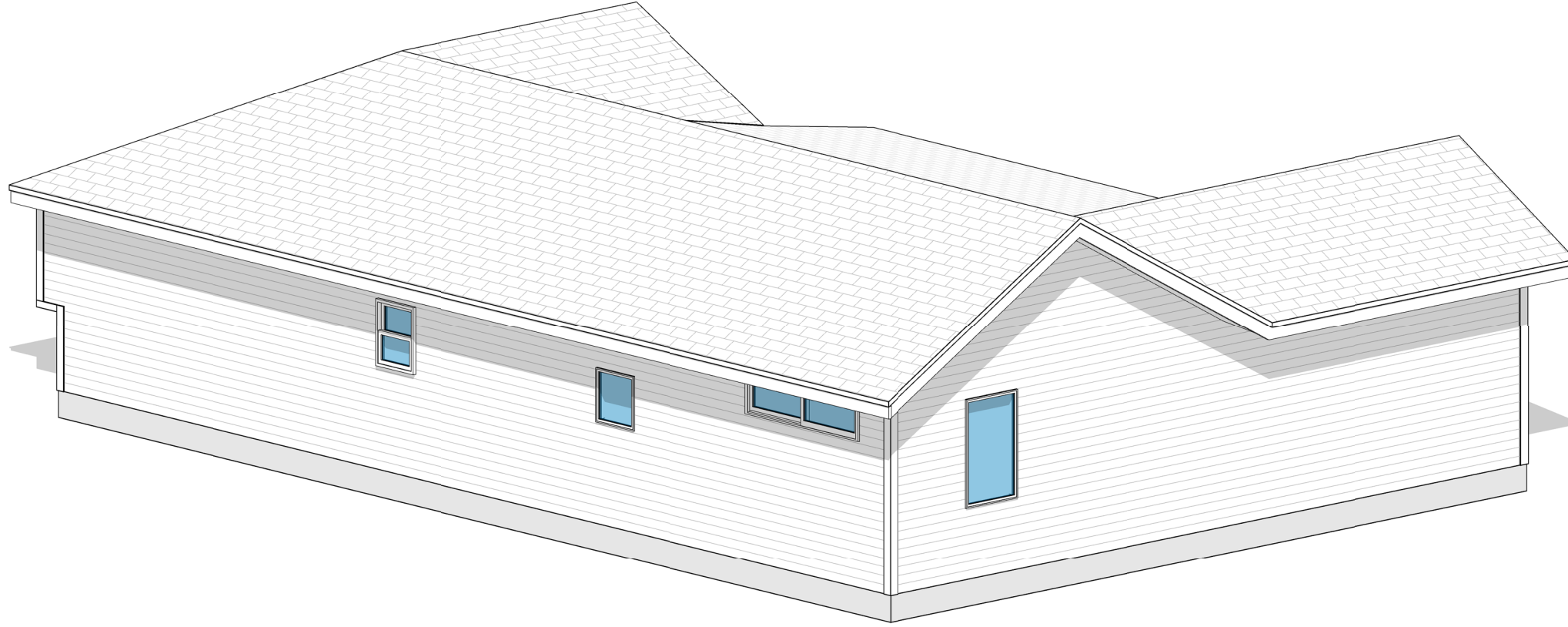
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A-4
4 OF 7

REVIEW SET NOT FOR CONSTRUCTION
206 E. LULLWOOD AVE.





























Project: 206 E. Lullwood

Window for Consideration: Plygem 3710 Builder Series

Finish: Aluminum Bronze





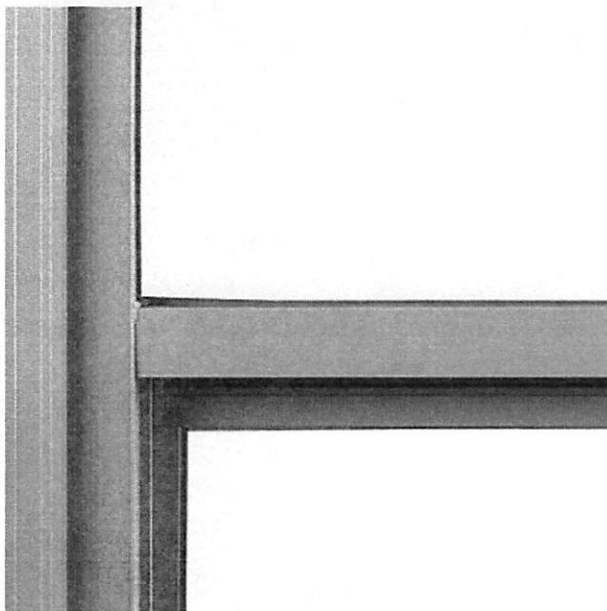
Click here for more information:

<https://www.plygem.com/windows-doors/brands/ply-gem/windows/3700-aluminum-series/>



HDRC Requirements

No use of white manufacturer's color	YES
One-over-One	YES
Meeting rail 1.25" or less	YES
Stiles no wider than 2.25"	YES
2" minimum depth from Front face window trim	YES
2" minimum depth from Front face window sash	YES
Window tracks to be painted to match sill	YES
Aluminum-clad	NO



STANDARD FEATURES

- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish.
- Sloped sill allows for proper water drainage to the exterior
- Sleek profile provides larger viewing area
- Interior glazing allows for easier glass replacement
- Side loading removable bottom sash
- Block and tackle balance for smooth operation
- Energy-efficient warm edge insulating glass for enhanced performance
- 2" or 2 7/16" frame depth (see chart below)
- Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit
- Dual lift rails on bottom sash for easy operation
- Integral nailing fin for simple installation

SINGLE HUNG SELECTION GUIDE

SERIES	FRAME DEPTH	NAIL FIN SETBACK	CONSTRUCTION TYPE				
			WOOD SIDING	BRICK	3 COAT STUCCO	BLOCK	EIFS
3710	2"	7/8"	●		●		
3710N	2"	1 3/8"			●		●
3710F	2 7/16"	1 3/8"	●	●	●		●

206 E LULLWOOD AVE SAN ANTONIO, TX 78212
SUBSTANTIAL REHABILITATION TAX INCENTIVE: TAX CERTIFICATION

WRITTEN NARRATIVE OF PROPOSED WORK

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- Will install a new high SEER HVAC unit with heat pumps for Unit C.
- Will install interior new doors, upgrade flooring, bathroom and kitchen cabinetry, counter tops and kitchen appliances.
- Will install sheet rock, plumbing, and electrical fixtures throughout interior of Unit C.
- Will remove dilapidated awnings

Estimated Project Schedule:

Begin project: July 6, 2021

End Project: November 15, 2021

Estimated Associated Costs:

















