

HISTORIC AND DESIGN REVIEW COMMISSION

July 07, 2021

HDRC CASE NO: 2021-276
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: MORTON CHRISTOPHER J
OWNER: MORTON CHRISTOPHER J
TYPE OF WORK: Garage modifications, window replacement, Historic Tax Certification
APPLICATION RECEIVED: May 30, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Replace the existing aluminum windows on the rear accessory structure.
2. Enclose the existing garage on the rear accessory structure.
3. Enclose the window openings on the rear (south) and east elevations of the rear accessory structure.
4. Modify the fenestration pattern on the front façade of the rear accessory structure.
5. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- 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.
- 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: Original trim details and sills should be retained or repaired in kind. If approved, new 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: Replacement 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: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement 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.

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.

FINDINGS:

- a. The primary structure 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, shingle cladding over original wood siding, a front-facing garage, metal awnings over the front porch and garage opening, and aluminum windows. The primary and secondary structures first appear on the Sanborn Maps in 1951. The footprint of the rear accessory structure has been modified from its original footprint. The applicant is requesting modifications to Unit C only. The property is contributing to the Monte Vista Historic District. Additionally, the applicant is requesting Historic Tax Certification.
- b. WINDOW REPLACEMENT – The applicant has proposed to replace the existing aluminum windows on the rear accessory structure with PlyGem Aluminum windows in bronze that comply with staff's standard window stipulations. Guideline 6.B.vii for Exterior Maintenance and Alterations states that non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that the proposed aluminum windows meet staff's standard window specifications and are an improvement to the structure. Staff finds the proposal appropriate.
- c. GARAGE ENCLOSURE – The applicant has proposed to enclose the existing garage opening to convert the garage into an additional bedroom. The applicant has proposed to install 3 traditional sized one-over-one windows on the front façade garage enclosure and to install wood cladding to match the existing wood cladding beneath the shingle cladding. The applicant has proposed to install the PlyGem Aluminum windows in bronze at the garage enclosure. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. As the rear accessory structure is not visible from the public right-of-way and has likely been modified over time, staff finds the proposal appropriate.
- d. FENESTRATION MODIFICATIONS: WINDOW ENCLOSURE – The applicant has proposed to enclose the existing window openings on the rear elevation of the rear accessory structure. The rear elevation faces the property line and a rear privacy fence and is not visible from the public right-of-way. The rear elevation currently features 3 aluminum windows of nontraditional proportions. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. Staff finds that as the existing windows on the rear elevation are incompatible in material and size, are likely not original openings, and are not visible from the public right-of-way, the request is appropriate.
- e. FENESTRATION MODIFICATIONS: FRONT FACADE – The applicant has proposed to install 2 ganged PlyGem aluminum windows in bronze on the front façade next to the entry door. The existing façade features a single window next to the entry door. The proportions of each of the new ganged windows will match the existing. Guideline 6.A.i for Exterior maintenance and alterations states that existing window and door openings should be preserved. As the rear accessory structure is not visible from the public right-of-way and has likely been modified over time, staff finds the proposal appropriate.
- f. ADMINISTRATIVE APPROVAL – The applicant has proposed to remove the existing asbestos shingle siding to uncover the original wood cladding. This scope of work is eligible for administrative approval and does not require HDRC review.

- g. **HISTORIC TAX CERTIFICATION** – The applicant is requesting Historic Tax Certification. The scope of work includes a comprehensive interior remodel, plumbing updates to the primary structure, plumbing, electrical, and mechanical updates to the rear accessory structure, insulation upgrades, and window replacement. 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.

RECOMMENDATION:

Item 1, staff recommends approval of window replacement based on finding b with the following stipulation:

- i. That the applicant installs windows 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.

Item 2, staff recommends approval of the garage enclosure based on finding c with the following stipulations:

- i. That the applicant submits final material specifications for the proposed cladding to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant installs windows 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.

Item 3, staff recommends approval of the window enclosure based on finding d with the following stipulation:

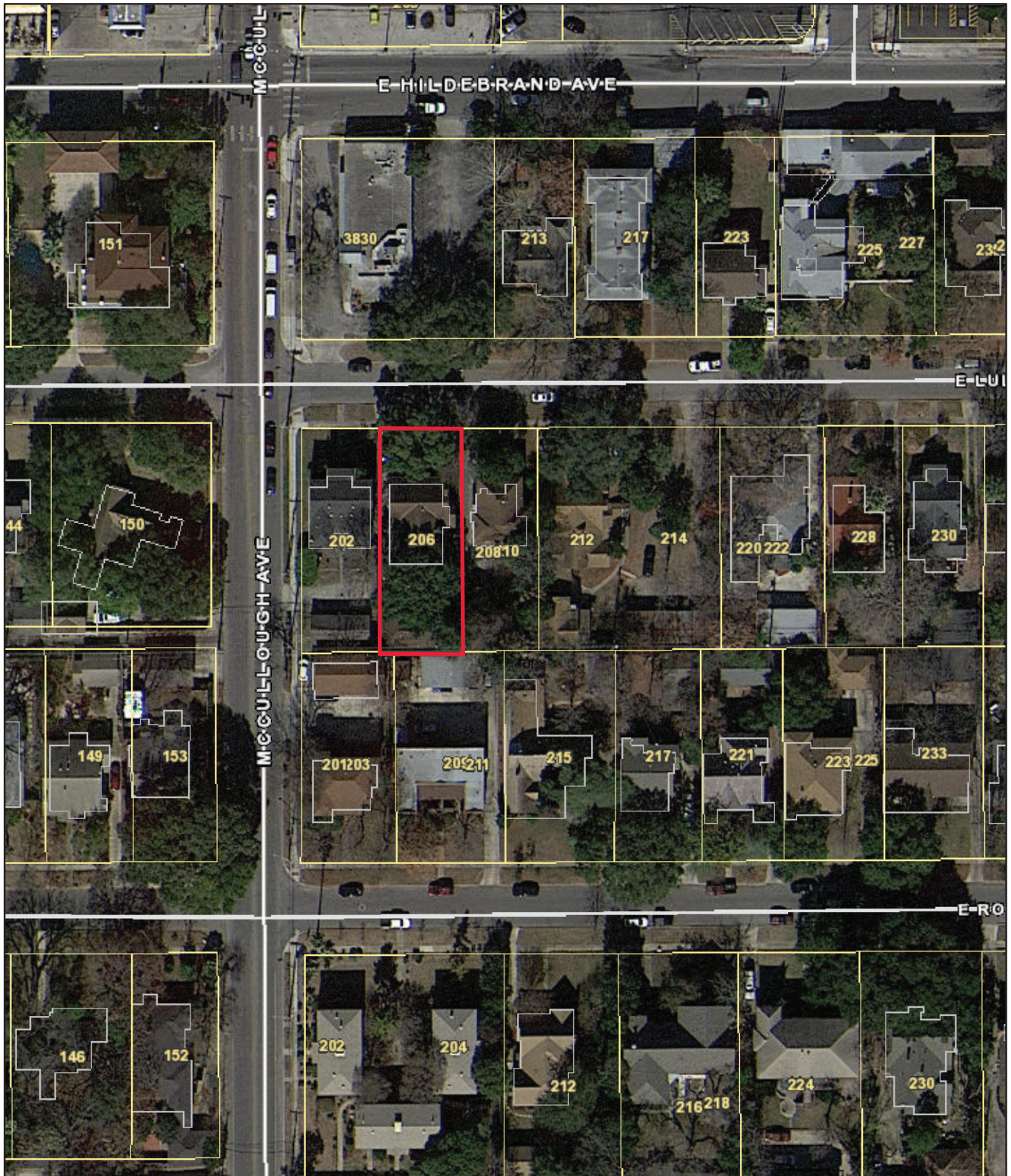
- i. That the applicant submits final material specifications for the proposed cladding to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 4, staff recommends approval of the fenestration modification based on finding e with the following stipulation:

- i. That the applicant installs windows 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.

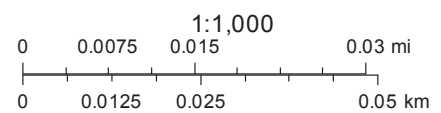
Item 5, staff recommends approval of Historic Tax Certification based on finding g. All exterior scopes of work must receive a Certificate of Appropriateness and all work must be properly permitted to remain eligible for the Substantial Rehabilitation Tax Incentive.

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



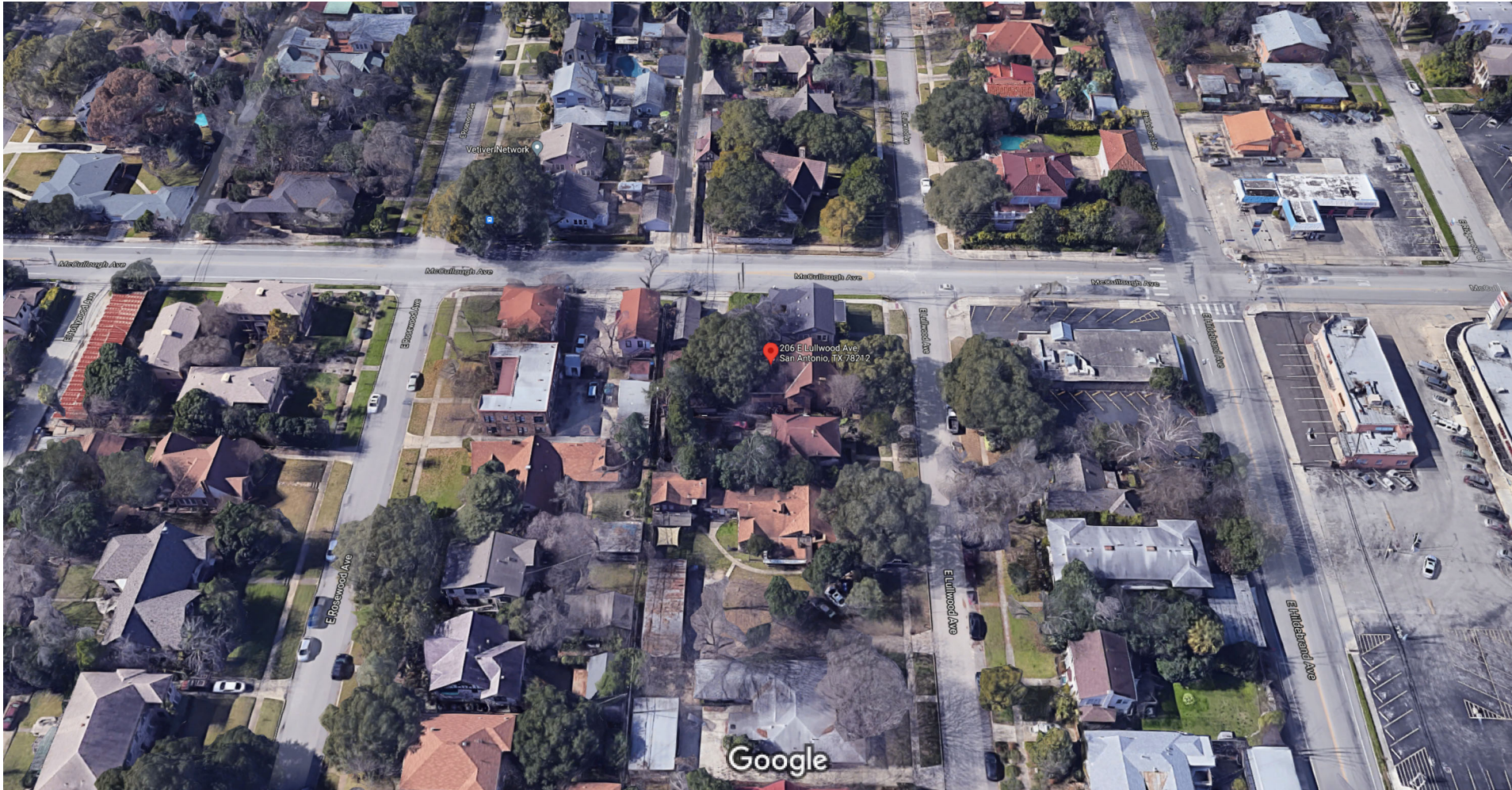
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Google Maps 206 E Lullwood Ave



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515

NEW SHEET
MAR. 1930

ALPEN CT.

540

E. RIDGEWOOD CT.

B

D

M

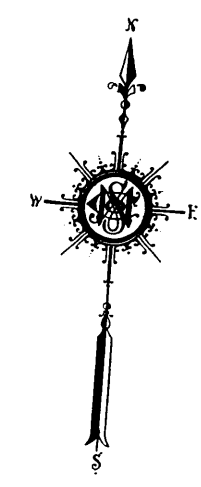
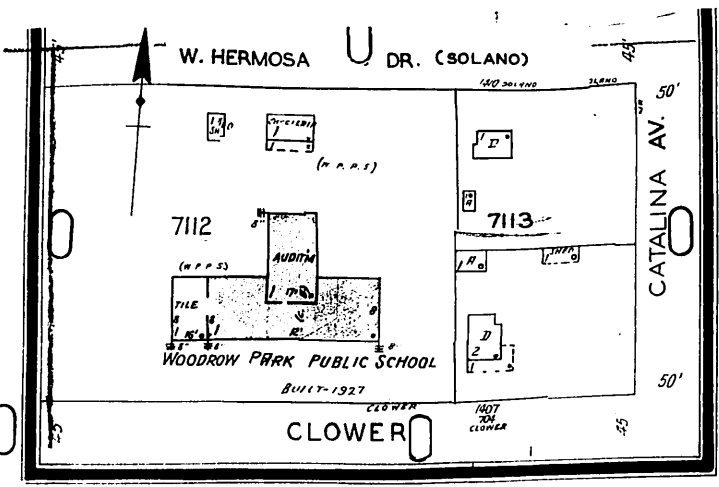
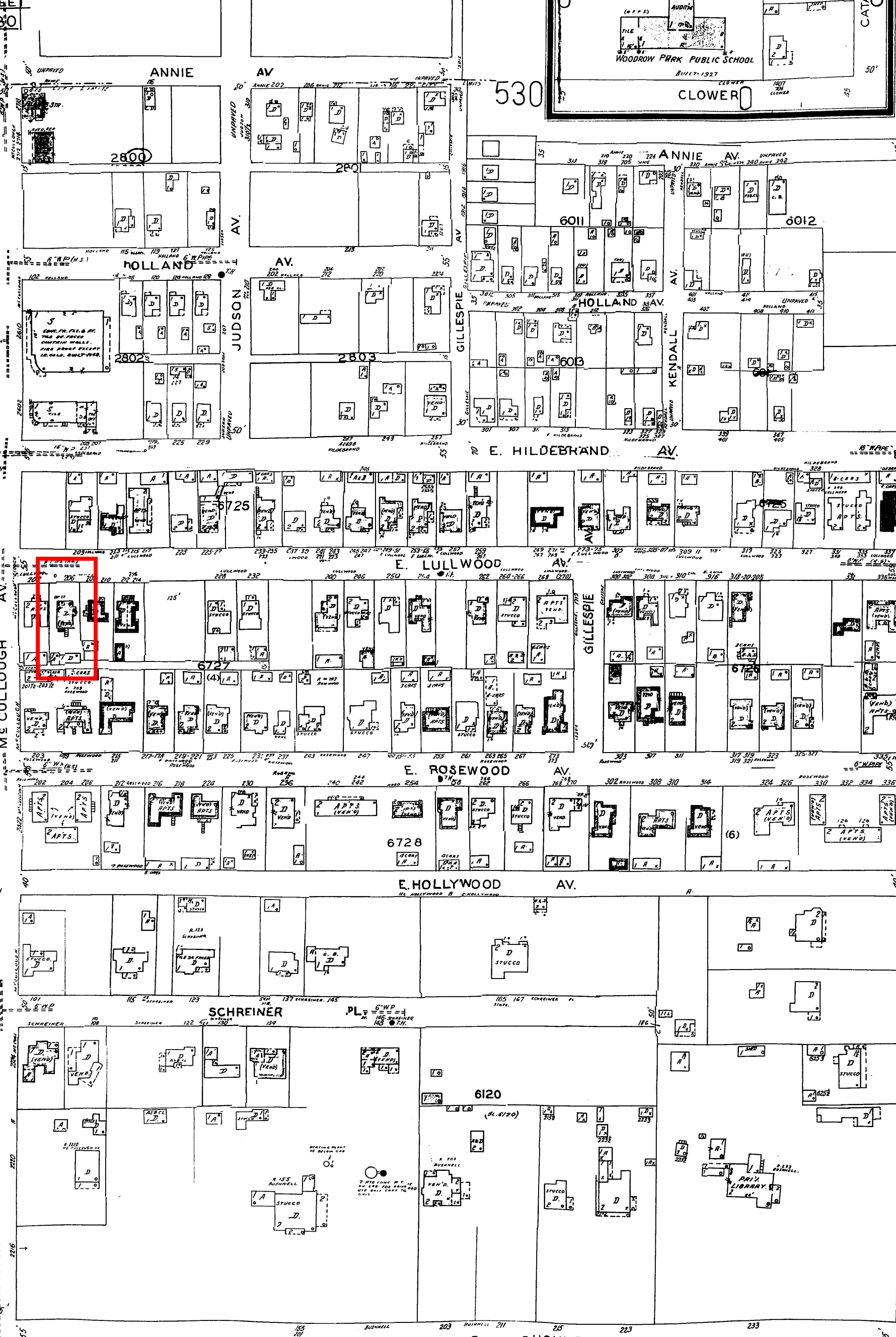
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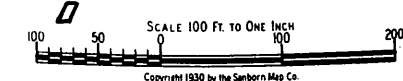
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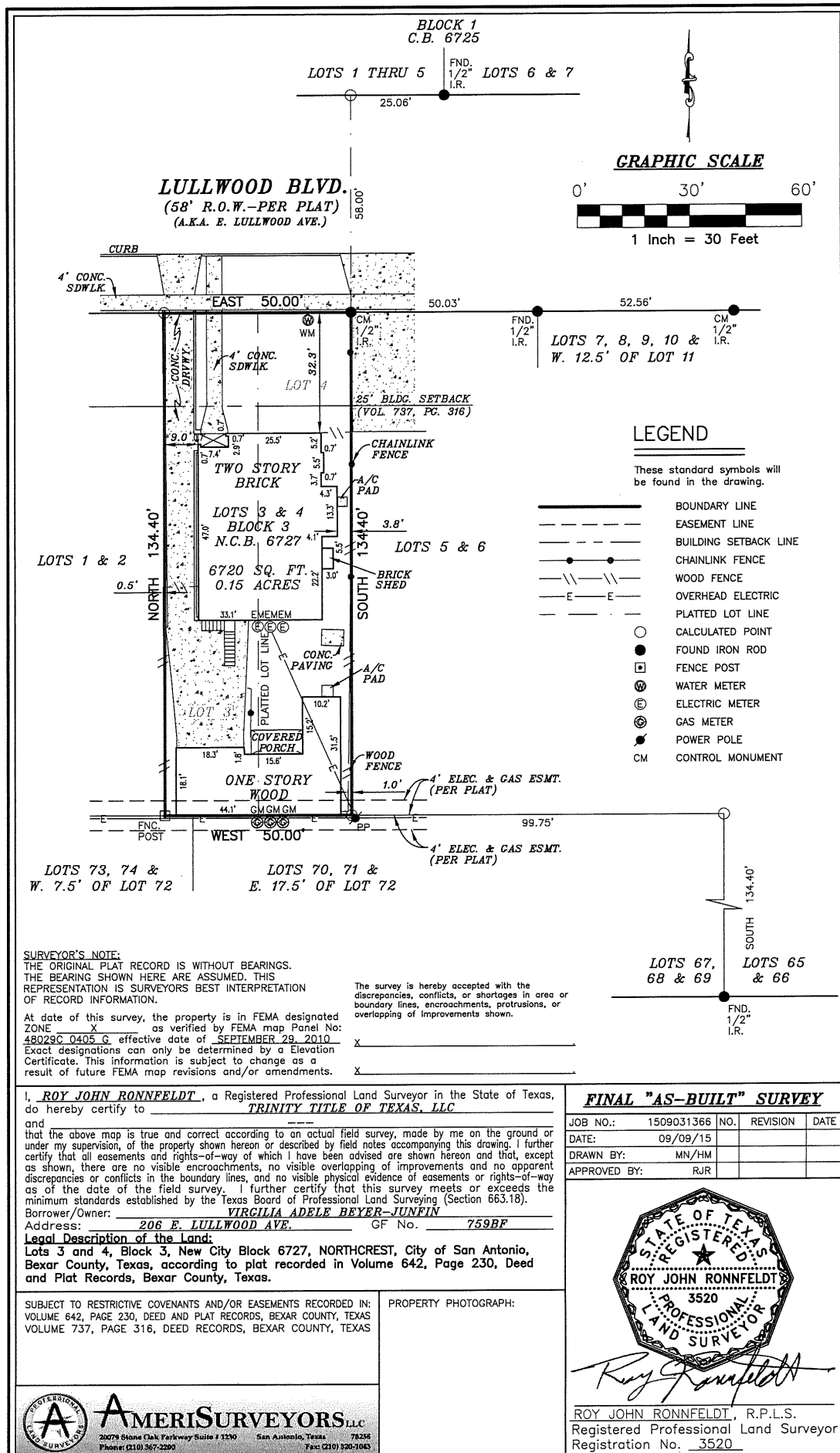
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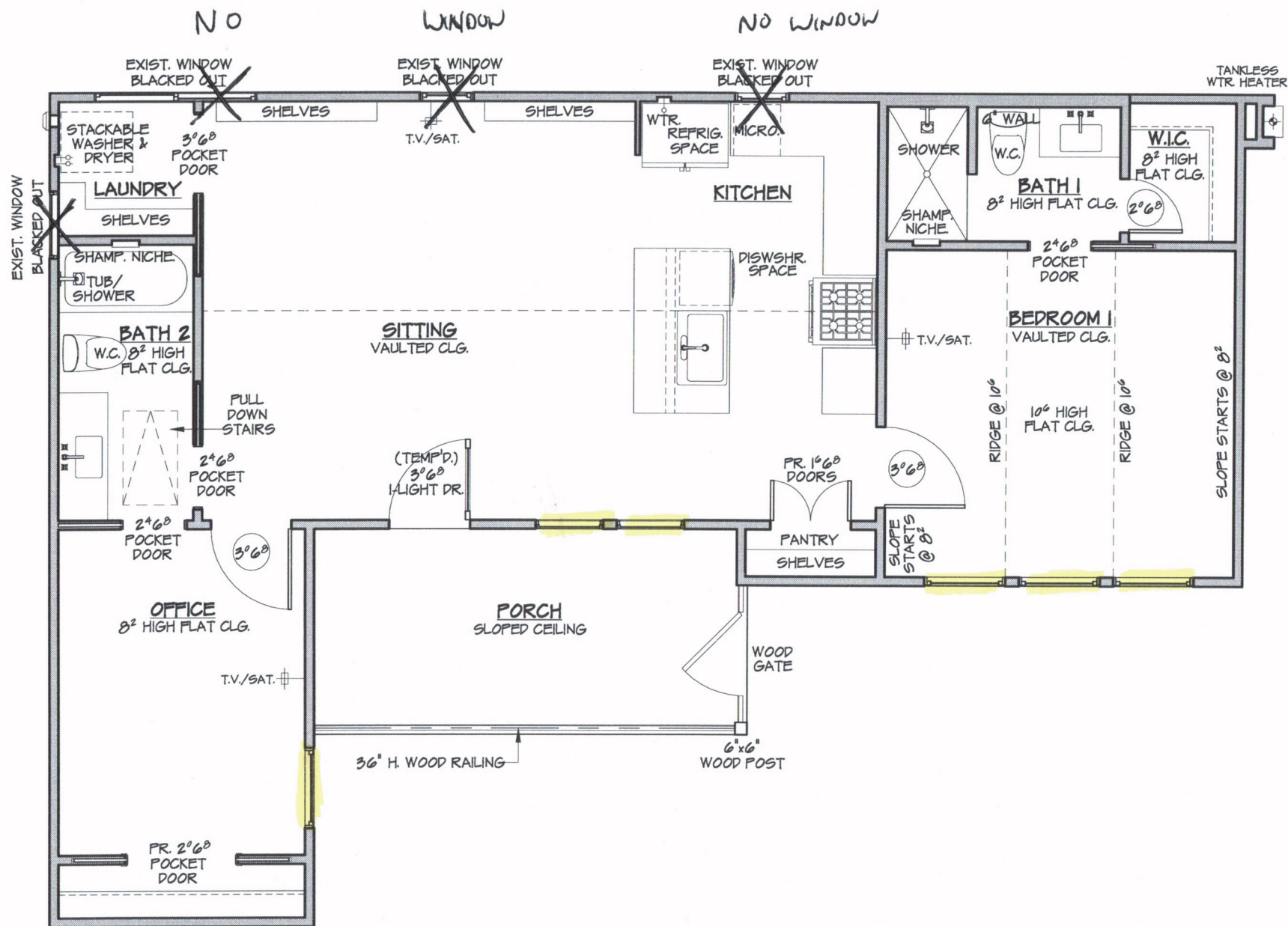
6581

6582





No window



GROUND LEVEL - DIMENSIONED FLOOR PLAN

1/4" = 1'-0"



EAST LULLWOOD RENOVATION PROJECT

REVISIONS

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EAST LULLWOOD RENOVATION PROJECT
206 E. LULLWOOD AVE.

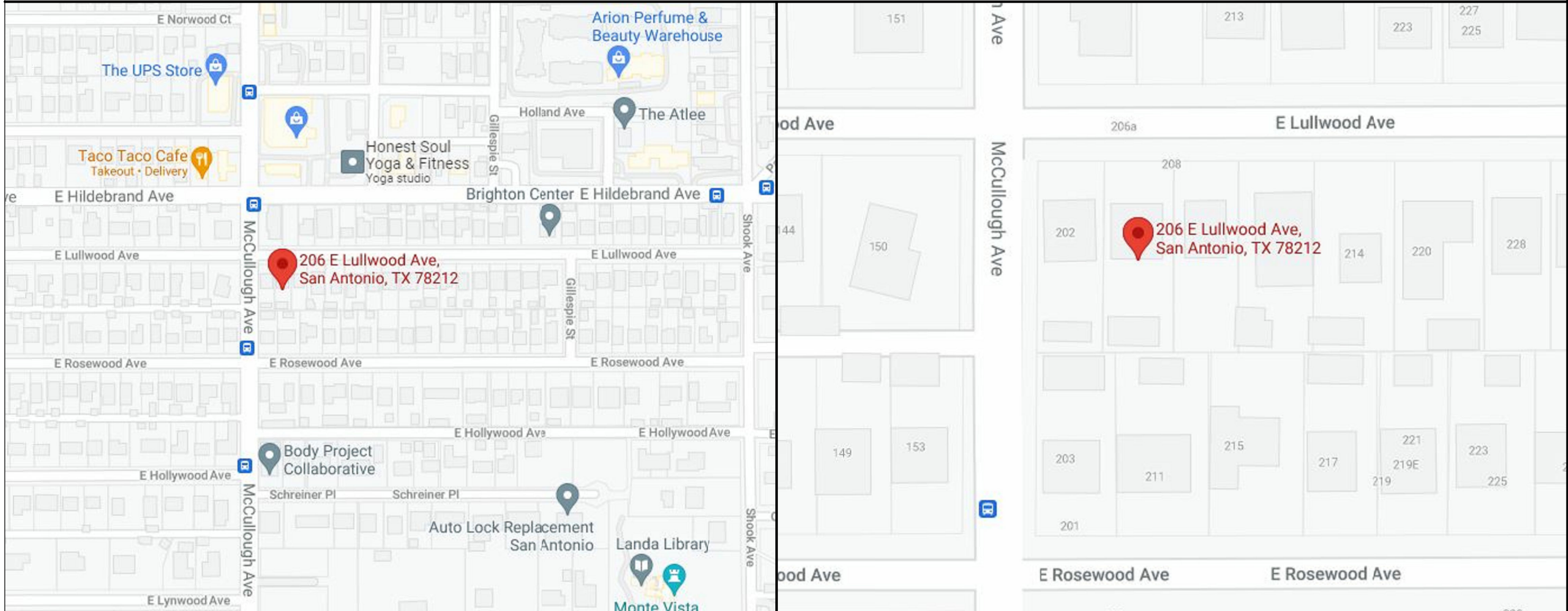
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RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

ISSUE DATE
MAY 19, 2021

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LOCATION MAPS



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- A-5 BUILDING SECTIONS
- A-6 INTERIOR ELEVATIONS
- E-1 POWER & LIGHTING

REVIEW SET NOT FOR CONSTRUCTION
206 E. LULLWOOD AVE.

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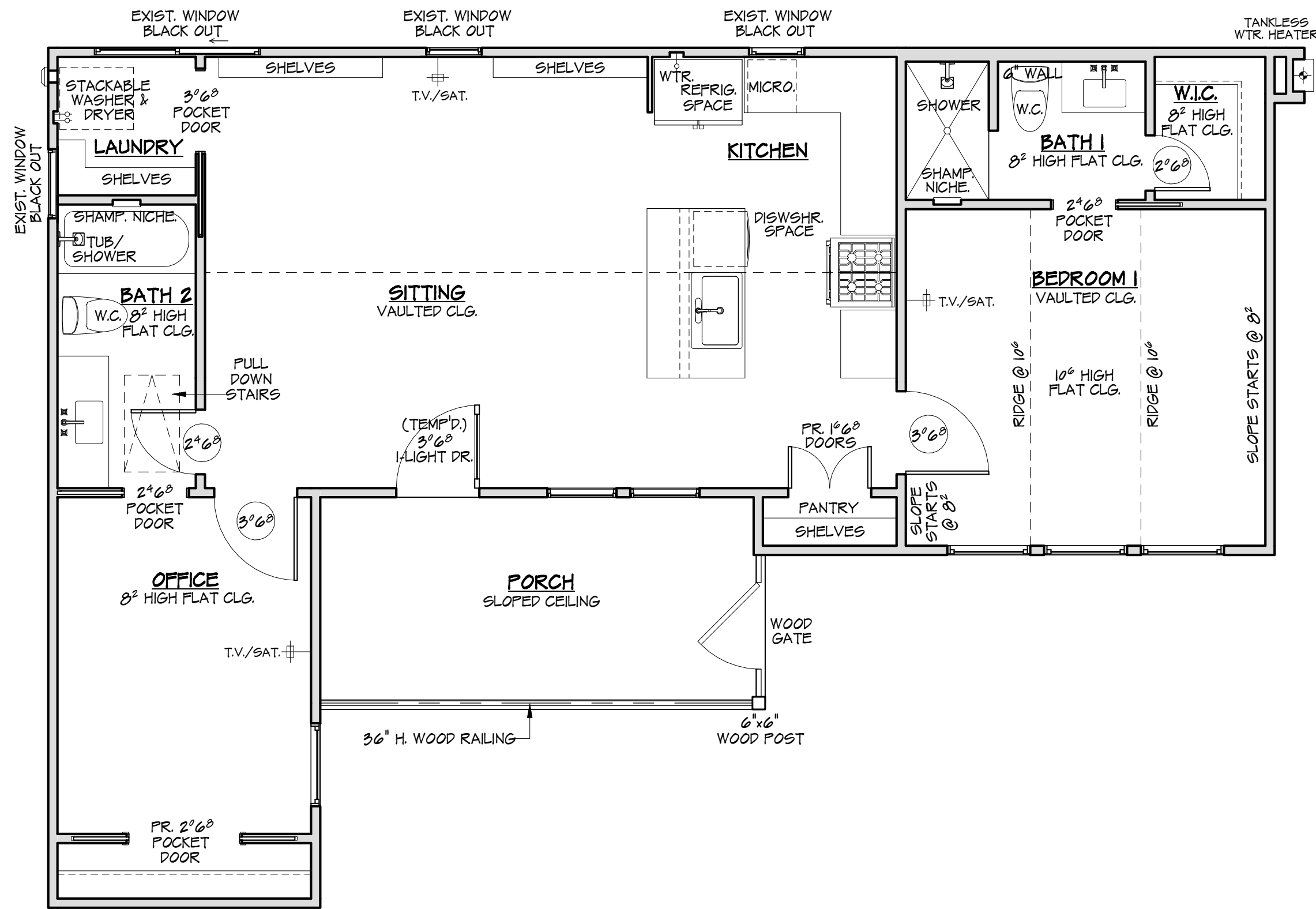
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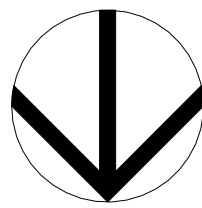
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GROUND LEVEL - DIMENSIONED FLOOR PLAN

1/4" = 1'-0"



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"

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EAST LULLWOOD RENOVATION PROJECT
206 E. LULLWOOD AVE.

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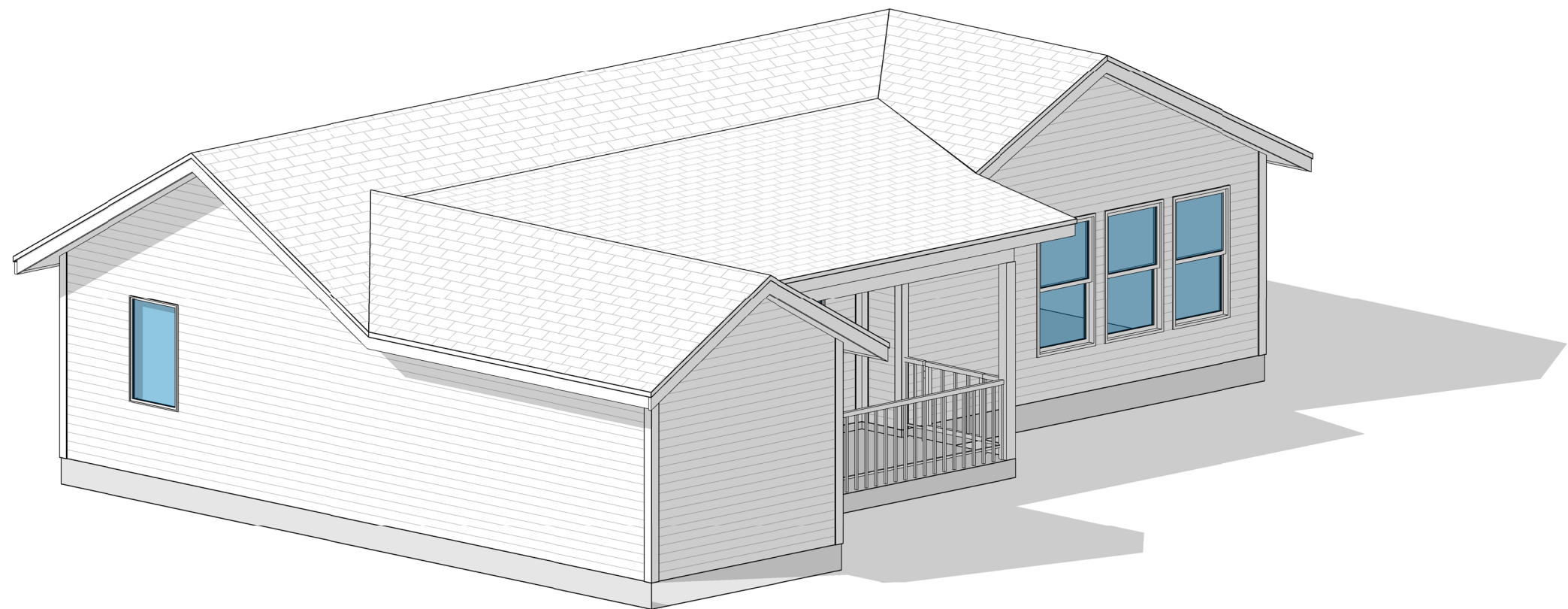
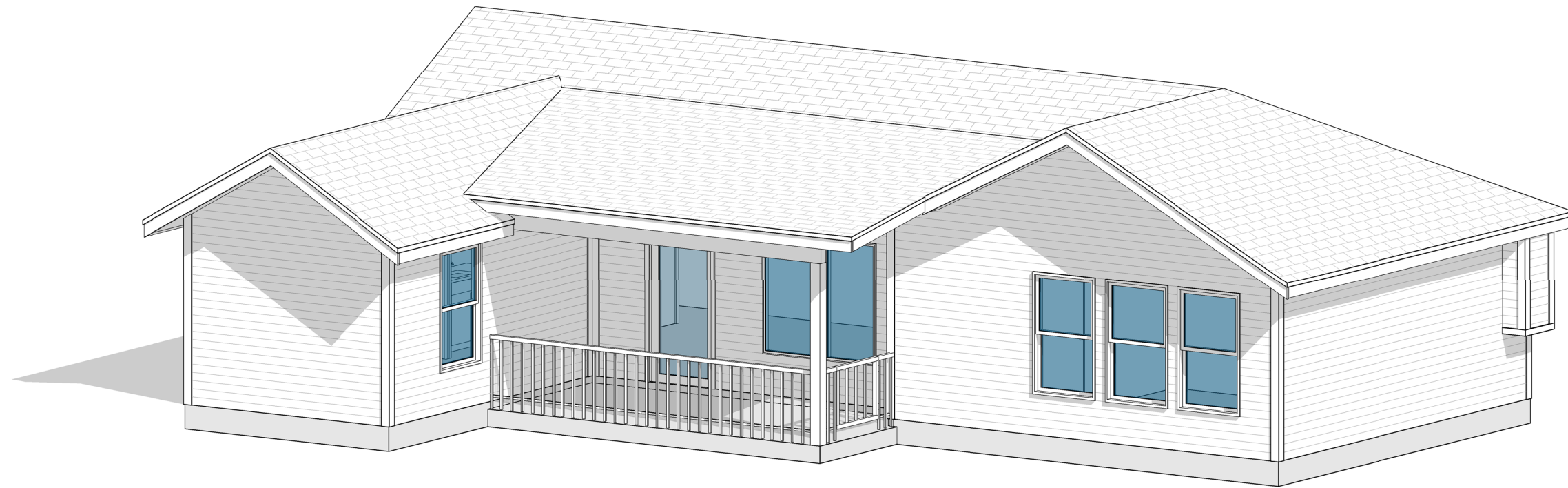
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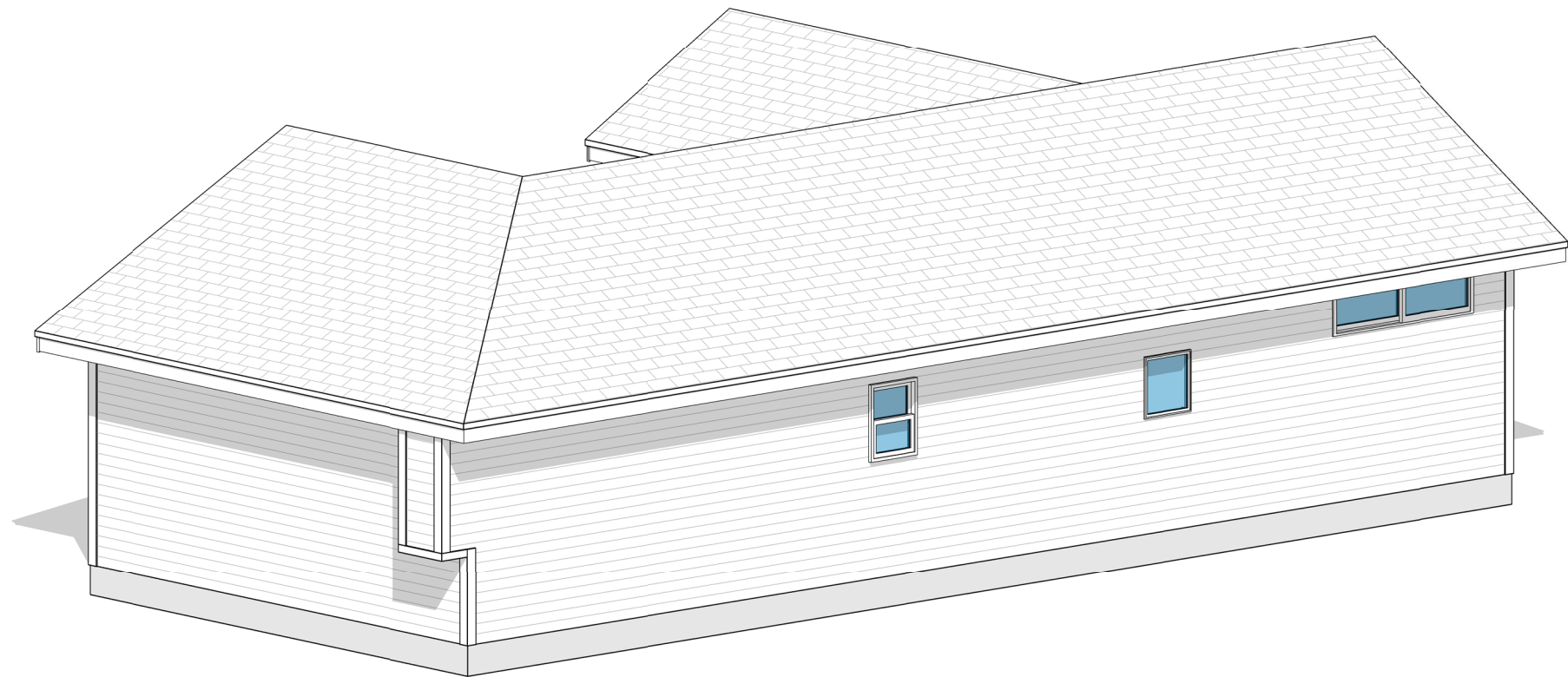
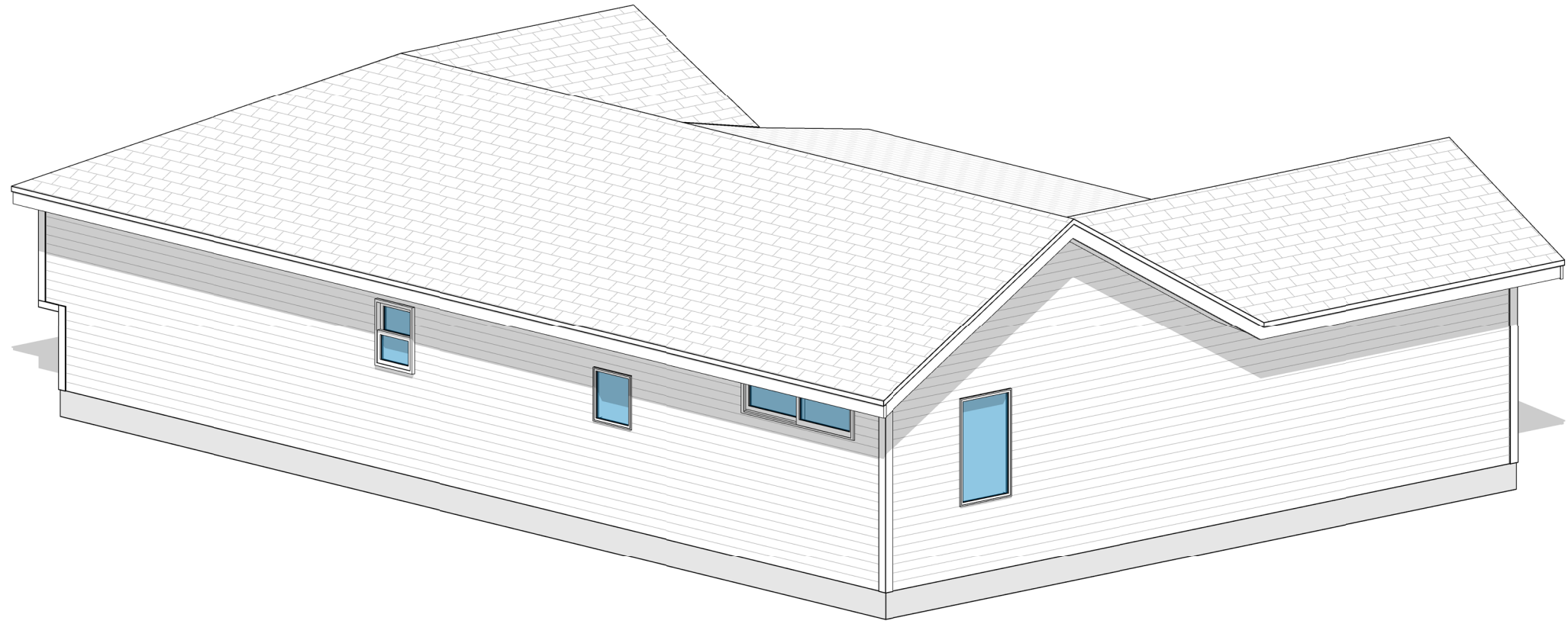
RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

ISSUE DATE
MAY 19, 2021

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





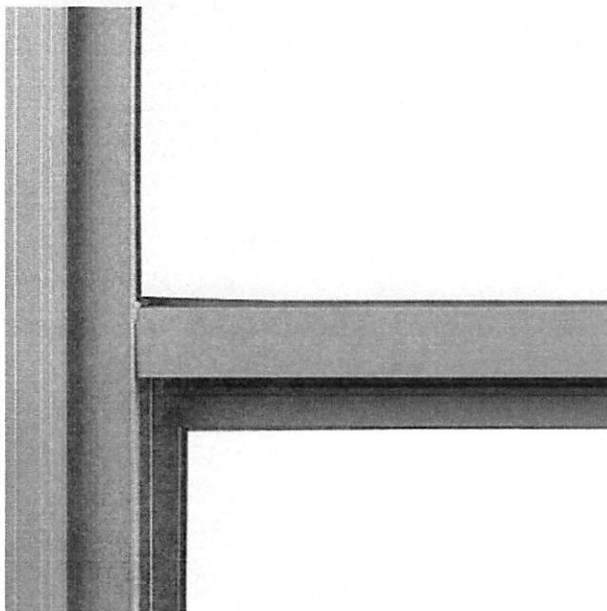
Click here for more information:

<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

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. Will replace existing cedar posts with engineered 10-inch concrete posts with # 5 rebar. Will level the home as there is a significant lean towards the alley behind the house.
- Will repair faulty plumbing in the main units and add plumbing for interior laundry in the upstairs unit.
- Will add a water softener to increase the lifespan of the plumbing and fixtures.
- Will convert the existing dilapidated garage into an additional bedroom and increasing square footage in Unit C.
- Will replace all original windows throughout the Unit C OHP design guideline approved windows.
- Will restore and repair as needed: soffit, siding, and trim that has been damaged.
- Will remove 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.
- Will remove 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.
- Will insulate roof decking with spray foam insulation to provide an air tight thermal barrier. Will foam: crawl space – under Unit C, exterior walls and roof decking.
- 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: