

HISTORIC AND DESIGN REVIEW COMMISSION

July 21, 2021

HDRC CASE NO: 2021-342
ADDRESS: 316 E LULLWOOD AVE
LEGAL DESCRIPTION: NCB 6726 BLK 2 LOT 7&8
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Devin and Patricia Wedward
OWNER: Devin and Patricia Wedward
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: July 09, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 316 E 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.

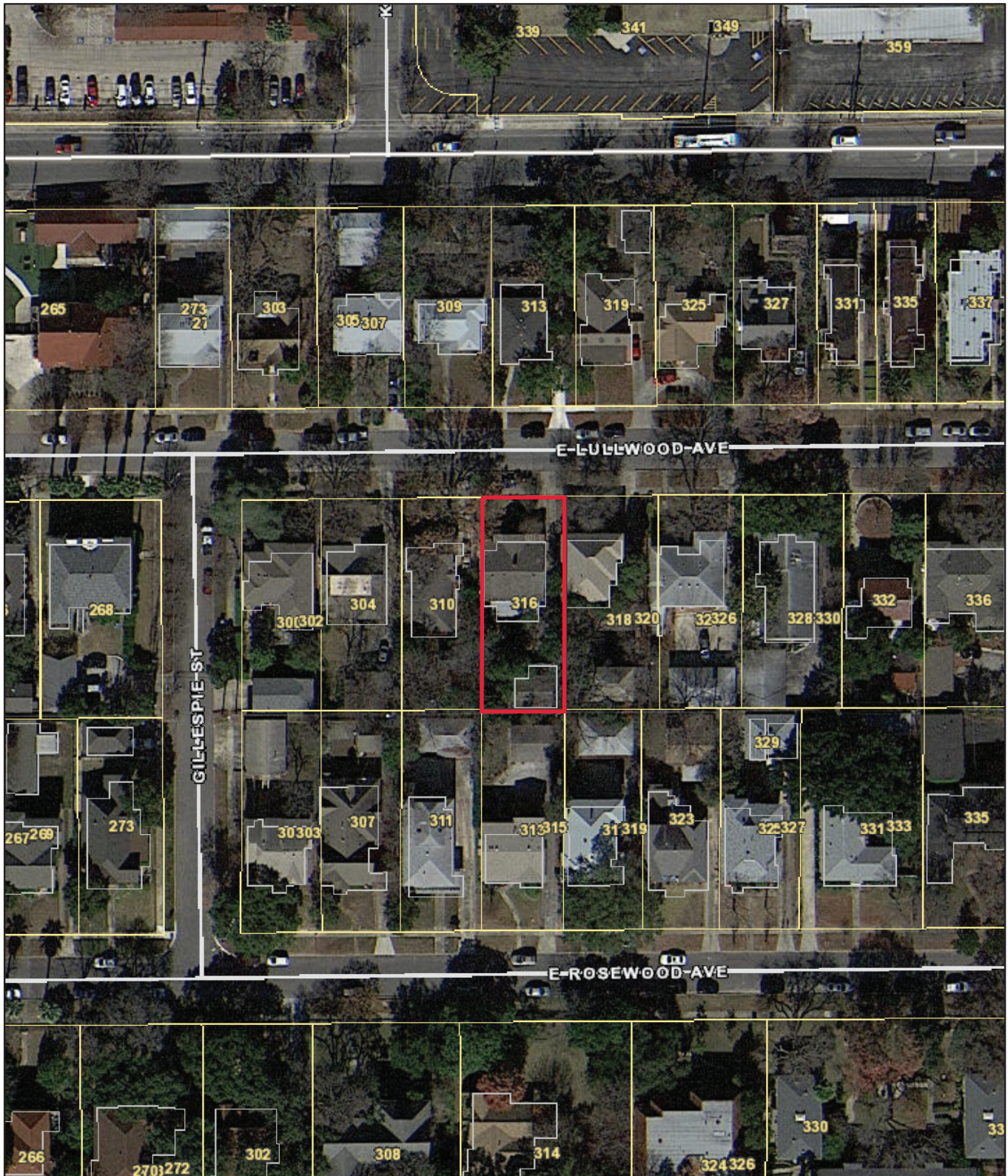
FINDINGS:

- a. The primary structure located at 316 E Lullwood is a 1-story, single-family residence constructed circa 1930. The home features a side gable composition shingle roof with overhanging eaves and exposed rafter tails, a prominent front gable detail, an asymmetrical front porch, wood cladding, and one-over-one wood windows, some featuring arched transoms and faux wood shutters. The property is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, repainting, foundation repair, interior flooring restoration, and upgrades to the existing plumbing, electrical, and mechanical systems. Certificates of Appropriateness are required for all exterior scopes of work.
- 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.

RECOMMENDATION:

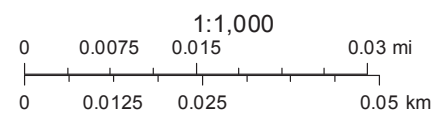
Staff recommends approval based on findings a through c.

City of San Antonio One Stop



July 16, 2021

— User drawn lines



316 E. Lullwood Ave, San Antonio, TX 78212

Historic Rehabilitation Application

Paint exterior as approved by OHP, minor exterior repairs as needed. Repairs include foundation, plumbing including conversion to PEX, all new fixtures, new water heater, new HVAC system and duct work, new electrical including breakers, plugs, switches and fixtures. Complete demo and remodel of interior including new kitchen, bath, walls and restoration of original flooring.



316 E. Lullwood Ave., San Antonio, TX 78212



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

June 17, 2021

ADDRESS: 316 E LULLWOOD AVE
LEGAL DESCRIPTION: NCB 6726 BLK 2 LOT 7&8
HISTORIC DISTRICT: Monte Vista
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Devin and Patricia Wedward - 316 E LULLWOOD AVE
OWNER: Devin and Patricia Wedward - 316 E LULLWOOD AVE
TYPE OF WORK: Painting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to re-paint the exterior of the house, and make minor exterior repairs where needed.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 6/17/2021 10:56:53 AM

ADMINISTRATIVE APPROVAL TO: re-paint the exterior of the house, and make minor exterior repairs where needed. The house features wood siding, wood windows, wood trim, and shutters; in kind minor repairs may be made to wood elements using in kind materials where needed.

APPROVED BY: Katie Totman

A handwritten signature in black ink, appearing to read 'Shanon Shea Miller'. The signature is fluid and cursive, with the first name 'Shanon' being more prominent.

Shanon Shea Miller
Historic Preservation Officer

316 E. Lullwood Ave., San Antonio, TX 78212

Living room: Refinish wood floors, new lighting and ceiling fan, paint ceiling and walls



316 E. Lullwood Ave., San Antonio, TX 78212

Living room: demo wall into kitchen, new hanging lighting fixture, refinish wood floor, new window treatments, paint ceiling and walls



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Bedroom 1 and 2: Carpet removed, wood floor refinished and stained, new light fixtures and ceiling fans, new window treatments, paint ceiling and walls. Remove upholstery wall covering and replace with sheetrock.



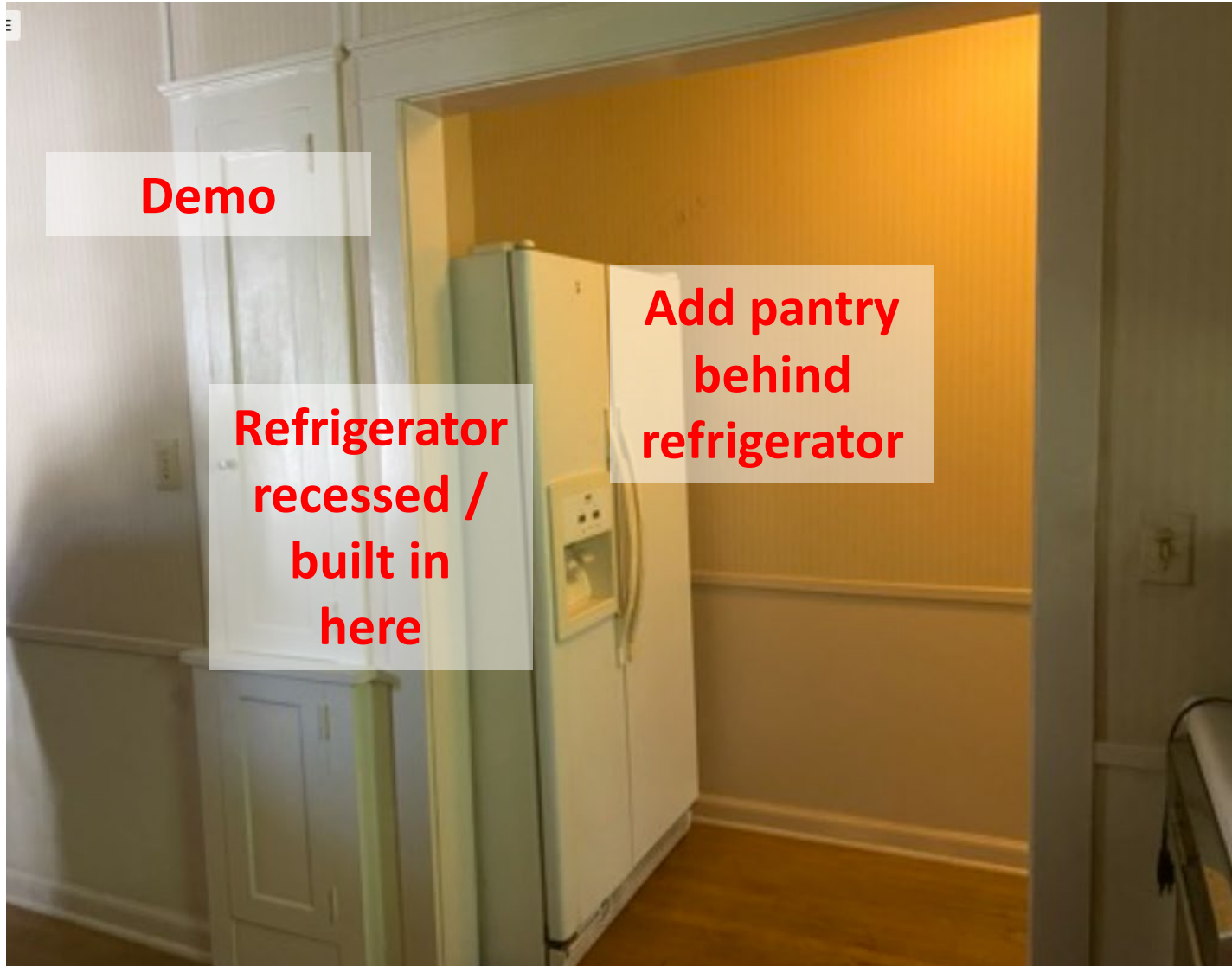
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Kitchen: Demo all. New cabinets, granite countertops, sink and faucet, dishwasher, range, built in microwave, lighting, tile backsplash, refinish wood floor, window treatment



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New refrigerator to be built in/recessed with overhead cabinet facing into kitchen, add pantry



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Laundry area: New lighting, breaker, refinished wood floor, paint ceiling and walls



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Hallway: Upholstery removed from walls, sheet rock and paint, refinish wood floor, new light fixtures, paint ceiling and walls.



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Front room/study: Remove upholstery from walls, sheet rock and paint, remove carpet and install wood flooring, new lighting and ceiling fan, window treatments, paint ceiling and walls



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Bathroom: Demo all, expose existing window, new vanity and toilet, new built in cabinet. New tile 4' all around, 4' shower pony wall, new shower fixtures, new lighting, paint ceiling and walls



316 E. Lullwood Ave., San Antonio, TX 78212

| Item | Description | Est. Cost |
|---------------------------|--|-----------|
| Permits | Permits, plans, engineering | |
| Exterior improvements | Repair/replace damaged siding, paint exterior 3 colors | |
| Foundation Repairs | 16 concrete form tubes, removal and replace damaged beams and joists Engineering certification and 10 year warranty | |
| Plumbing | Replace deteriorated galvanized system with new PEX plumbing system | |
| Plumbing | New fixtures: toilet, sink, shower, kitchen, laundry, gas water heater | |
| Plumbing/ Drainage/ Sewer | Sewer system testing/repair | |
| Wood Flooring | Remove carpet, restore original hardwood floors: repair, sand, stain New wood flooring for study | |
| HVAC | Replace existing system with new gas system, 5 ton, 15 seer system | |
| Miscellaneous | Demolition, clean up, disposal | |
| Electrical | Update sub-panel, re-wire kitchen and bathroom, new plugs, switches, smoke & carbon detectors, fixtures throughout | |
| Wood Flooring | Wood flooring at previously completed addition | |
| Kitchen Remodel | Complete remodel including new cabinets, granite countertops and back splash | |
| Appliances | New stainless steel dishwasher, range/stove top and vent hood | |
| Carpentry | New sheetrock throughout, miscellaneous repairs and modifications | |
| Bathroom Remodel | Full demo and remodel including new tile and fixtures | |
| Interior | Interior texture and paint | |
| Insulation | Insulate attic | |
| Gas | Repair gas main | |
| Landscaping | Landscaping and exterior improvements | |

Estimated cost total

. Anticipated completion date 9/10/2021.