

## HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2023

**HDRC CASE NO:** 2023-042  
**ADDRESS:** 211 W SHERIDAN  
**LEGAL DESCRIPTION:** NCB 930 BLK LOT S 120 FT OF E 50 FT OF A6  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Individual Landmark  
**APPLICANT:** Lilian & Carlos Otterbach | Spensen Management LLC  
**OWNER:** Lilian & Carlos Otterbach | Spensen Management LLC  
**TYPE OF WORK:** Wood Window Screen Removal and Historic Tax Certification  
**APPLICATION RECEIVED:** January 26, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant requests approval to:

1. Remove all wood window screens.
2. Obtain Historic Tax Certification for the property 211 W Sheridan.

### APPLICABLE CITATIONS:

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

#### 6. Architectural Features: Doors, Windows, and Screens

##### A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.
- 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.
- Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- Security bars*—Install security bars only on the interior of windows and doors.
- 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.

*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 property at 211 W Sheridan includes a one-story Craftsman style residence built c. 1915. The house is clad in wood waterfall siding with a front-gabled standing-seam metal roof that transitions to a hip at the rear. It has an inset full-width porch below wide eaves with a decorative brace at the peak. One-over-one wood windows appear as single, paired gangs, and three ganged windows. Some historic six-over-one wood screens appear.
- b. DESIGN REVIEW COMMITTEE -- On January 21, 2023, the HDRC referred the request to the Design Review Committee. On January 25, 2023, the Design Review Committee met on site with the owners and staff. At the meeting, commissioners discussed the enclosure of the existing rear porch with wood waterfall siding, fenestration changes to the north, east, and west elevations, and the front porch repair.
- c. PREVIOUS APPROVAL - The Historic and Design Review Commission (HDRC) issued approval at the February 1, 2023, HDRC hearing for approval to: (1) retain and repair the four wood windows on the front, street-facing elevation; (2) repair or replace the remaining windows with either salvaged wood windows or with a new product that is consistent with the Guidelines; and (3) install two windows on the east elevation that match the dimension and style of the existing wood windows.
- d. WINDOW SCREENS - The applicant requests approval to remove remaining window screens on the structure, which include five-over-one and six-over-one designs. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.iv. notes that historic window screens should be repaired. When materials are beyond repair, Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.ix. notes that replacement wood window screens should match in profile, size, and design of those historically found and to ensure that the tint closely match the original screens. The applicant's request to remove the screens is not consistent with the Guidelines.
- e. TAX CERTIFICATION (SCOPE) - The scope of work includes a comprehensive interior remodel, electrical, mechanical, plumbing upgrades, foundation repair, roof replacement, window restoration, wood siding repair, replacement, painting, back porch enclosure, fenestration modifications, and front porch reconstruction.
- f. TAX CERTIFICATION - 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. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete. Any violations on the property may disqualify the property from participation in the program.

**RECOMMENDATION:**

Staff does not recommend approval of item 1, based on finding d. Staff recommends the applicant repair the existing historic wood window screens with in-kind material.

Non-original, metal window screens can be removed. Staff recommends wood screens that match the original in profile, material and appearance be installed as replacements for non-original screens.

Staff recommends approval of item 2, based on findings e and f.





211 W Sheridan St, San Antonio, TX 78204

W Sheridan St

S Main Ave

W Sheridan St

21

W Sheridan St

W Sheridan St

S Main Ave





DO NOT  
TRESPASSING

211

PRIVATE  
PROPERTY  
NO TRESPASSING

RECYCLING





NO TRESPASSING

211

NO TRESPASSING













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PROPERTY  
NO TRESPASSING



## SCOPE OF WORK:

When we purchased 211 W Sheridan we really didn't know all the work that this property would need. It was completely broken down and abandoned for many years.

We started with the foundation, and this brought a huge structural problem, since, by lifting the sides of the house to level it (they were completely sunken), the walls detached from the roof, so we had to reinforce inside and out for the house not to collapse.

We opened the perimetral walls from the inside of the living space to place insulation into the walls, which of course was non-existing.

The window frames are broken into pieces, they offer no support to the walls or ceiling and roof, the windows are crashing in, the whole frames are just destroyed. We need to reinforce the walls and do new window frames besides other wall reinforcements.

As per the Certificate of Appropriation, we are either repairing or getting salvaged windows.

211 W. Sheridan has a lot of structural issues, the walls and the roof are not aligned, so we have had to reinforce wherever possible to make the house stable.

Also, we are enclosing the back porch, to install a new bathroom.

Between the two bedrooms we closed down a space to be able to add a bathroom to the property and convert it into a 2/2.

We are opening two new windows on the side and back of the house for those two bathrooms.

Also we are adding a deck in the back to be able to go out to when exiting the kitchen to the backyard.

We will be sanding/repairing/repainting the outside of the house.

We will also be replacing the roof completely.

We will be redoing the front porch completely the same as it was originally, since the previous one was completely rotten and broken.



211 W Sheridan, San Antonio TX 78204

Purchase Service; at the City Auction, deed attached	Jun '21
Purchase Service; commission to purchasing agent	Jun '21
Tree work; yard maintenance and lot clean up	2022
Arquitect Design for full remodel	Sep '21
Wall Reframing; inner structure reinforcement	Feb '22
Foundation; all piers replaced with new ones	Feb '22
Full Rehab, upon completion	see below

Detail of full rehab;

1 -New plumbing completed house	Jan '23
2- new wire full house, install new fixtures	Feb '23
3- new a/c 4 ton electrical	Mar '23
4- inside paint	Mar '23
5- outside paint and siding repair	Apr '23
6- new sheet rock , tape float and texture	Mar '23
7- new insulation r-13 walls	Feb '23
8- new insulation attic	Feb '23
9- new kitchen cabinets, new granite kitchen cabinets end in the bathroom sinks	Apr '23
10- install new interiors and exterior doors	Mar '23
11- new addition (porche a bath master )	Mar '23
12- new waterproof laminate flooring	Mar '23
13- 2 full bathrooms with ceramic finish and floor , including glass shower door	Apr '23
14-install new deck front porch with handrails and 36" x36" deck at the back door with handrails	Apr '23
15-Install new skirt 500 ft	May '23
16 -install new roofing panel red remove the old and install the new.	Apr '23
17- Wood repair for the new roof	Apr '23
18 - including 3 Dumpster	
19 - including all permissions	



211 W Sheridan, San Antonio TX 78204

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Full Rehab, upon completion	\$
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