

## HISTORIC AND DESIGN REVIEW COMMISSION

November 1, 2023

**HDRC CASE NO:** 2023-403  
**ADDRESS:** 211 W SHERIDAN  
**LEGAL DESCRIPTION:** NCB 930 BLK LOT S 120 FT OF E 50 FT OF A6  
**ZONING:** RM-4, HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Individual Landmark  
**APPLICANT:** Lilian Otterbach | Spesen Management LLC  
**OWNER:** Lilian Otterbach | Spesen Management LLC  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** October 5, 2023  
**60-DAY REVIEW:** December 4, 2023  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting a Historic Tax Verification for the property at 211 W Sheridan.

### 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 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.
- b. Staff completed a site visit on October 24, 2023, and verifies that the scopes of work have been completed and there are no existing violations on the property.
- c. The scope of work approved for this property includes roof replacement, wood window repair and installation, siding repair, and the rear addition. The property owner received a Certificate of Appropriateness for the scope of work.
- 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 2023 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2024. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

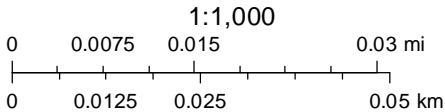
### RECOMMENDATION:

Staff recommends approval of the request based on findings a through e.

City of San Antonio One Stop



October 17, 2023





















# INVOICE

## Robi's A/c Heating And Plumbing Llc



Roberto Adame

Contents

**Bill To** Carlos Otterbach  
211 W Sheridan St San Antonio, TX 78204 United States

**Invoice Num** 133  
**Date** Dec 5, 2022  
**Due Date** Jan 4, 2023  
**Terms** 30 days

Description	Quantity	Rate	Amount
1 -New plumbing completed house \$	1		
2- new wire full house, install new fixtures			
3- new a/c 4 ton electrical \$			
4-pintura adentro \$			
5-paint and siding repair			
6-new scherrok , tape float and texture \$			
7-new insulation r-13 Paredes \$			
8-new insulation attic \$			
9- new kitchen cabinets, new granite kichen cabinets end in the bathroom sinks			
10-install new interiors and exterior doors \$			
11- new addition (porche a bano master ) \$			
12-new waterproof laminate flooring			
13-2 full bathrooms with ceramic finish and floor , including glass shower door \$			
14-install new deck front porch with handrails and 36" x36" deck at the back door with handrails \$			
15-Install new skirt 500 ft			
16 -install new roofing panel red remove the old and install the new. \$			
17- Wood repair for the new roof\$			
18 - including 3 Dumster			
19 - including all permissions			

Thank you for your business.

Subtotal \$ [REDACTED]

Tax (0%) \$0.00

Total \$ [REDACTED]

Paid [REDACTED]

**Balance Due** \$ [REDACTED]



1:29

5G



1:22 PM

## Inspection Status for REP-RRP-PMT-22-35305076

Greetings

This is an acknowledgement that the status of your Building - Final for Residential Repair Permit - REP-RRP-PMT-22-35305076 has been updated to a status of Pass.

If the status of your inspection requires a re-inspection, you can schedule the inspection online. A re-inspection fee may be assessed.

For your convenience, you may check the progress of your Record(s), upload documentation, request inspections or pay fees online [Customer Portal](#).

ADDRESS  
211 W SHERIDAN

Please contact the assigned Inspector Daniel Moreno, [Daniel.Moreno@sanantonio.gov](mailto:Daniel.Moreno@sanantonio.gov), with any questions or comments.

Thank you for your business.

Sincerely,

The City of San Antonio

Partnering with our community to build and maintain a safer San Antonio





## SCOPE OF WORK:

211 W Sheridan 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 all walls, beams and structure inside and out for the house.

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

We redid all the plumbing and electrical and added an HVAC.

The window frames and windows were broken, and we repaired all of them.

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

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

We opened two new windows on the side and back of the house for those two bathrooms, using salvaged windows.

Also we added a small deck and stairs in the back to be able to get to the backyard from the kitchen.

We sanded, repaired and repainted the outside of the house and added the same material as the siding to the skirting.

We replaced the roof.

We redid the front porch completely, since the previous one was completely rotten.

We started the remodel in December 2022 and finished in September 2023.



Sheridan	Amount up-to date
Purchase Price	\$ [REDACTED]
Foundation 1	\$ [REDACTED]
Foundation 2	\$ [REDACTED]
Survey	\$ [REDACTED]
Eddie, realtor services	\$ [REDACTED]
Arquitect design	\$ [REDACTED]
Leonel - Trees	\$ [REDACTED]
Insurance	[REDACTED]
Taxes 2021 - 2022	[REDACTED]
Reframing structure stability	[REDACTED]
Grl Contractor	[REDACTED]
ALL-IN COST	[REDACTED]





## HISTORIC REHABILITATION APPLICATION: Part 2 of 2

OFFICE OF HISTORIC PRESERVATION

1901 S ALAMO, SAN ANTONIO, TEXAS 78204

210-207-0035 | INFO@SAPRESERVATION.COM

DATE RECEIVED

Staff Initials: \_\_\_\_\_

Date of HDRC hearing: \_\_\_\_\_

### Use this form :

AFTER WORK IS COMPLETED

1. SUBSTANTIAL REHABILITATION TAX INCENTIVE: TAX VERIFICATION
2. CITY OF SAN ANTONIO FEE WAIVER PROGRAM

This form is to be completed, signed, and filed with the City of San Antonio's Office of Historic Preservation prior to being heard by the Historic & Design Review Commission (HDRC). It will be scheduled according to the HDRC deadline schedule.

Please note that the tax incentive will begin the next available year following the HDRC hearing. OHP staff will notify Bexar County Appraisal District of the approved exemption at the end of the calendar year following verification. BCAD will and require property owners to submit a copy of the approval letter each year in order to claim the incentive.

### REQUIRED DOCUMENTS

- ☐ Detailed written narrative explaining the completed work
- ☐ Itemized list of work completed both interior and exterior
- ☐ Completed time schedule
- ☐ Itemized list of final associated costs
- ☐ Color photos of the exterior and interior
- ☐ Color photo of the home from the street
- ☐ Final Building Inspection clearance: Closed permits or Certificate of Occupancy and Certificates of Appropriateness (copies or case number)

Which program are you applying for? Check all that apply.

- ☒ City of San Antonio Fee Waiver Program ☒ Substantial Rehabilitation Tax Program (must be designated historic)

Property Address: 211 W. Sheridan Zip code: 78204

Legal Description: NCB \_\_\_ Block \_\_\_ Lot \_\_\_ Property ID: 110409 Search BCAD if unknown.

Zoning Code: \_\_\_\_\_ Search COSA's One-Stop Map if unknown. Mark all that apply, if any:

- ☐ Historic District ☐ Historic Landmark ☐ River Improvement Overlay ☐ Public Property ☐ Vacant Structure

Property Owner Name: Spesen Management LLC / Lillian Otterbach

Mailing address: \_\_\_\_\_ Zip code: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant/Authorized Representative (Primary point of contact if different than owner): \_\_\_\_\_

Mailing address: \_\_\_\_\_ Zip code: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

☐ Spanish translation: Preferiría tener un traductor de español en la audiencia. (I would prefer to have a Spanish translator at the hearing.)



**Options for the Historic Tax Incentive (must be designated historic)**

Residential properties, may select from one of the two options below.

Commercial properties are only eligible for option 2, the Five Zero/Five Fifty incentive.

☐ **OPTION 1: 10 YEAR TAX FREEZE**

This exemption option freezes your COSA City taxes at the pre-improvement value (value at time of Certification) for ten (10) years. Therefore, your COSA City property taxes would be assessed based upon the value of the property before the substantial rehabilitation occurred.

☒ **OPTION 2: FIVE ZERO/FIVE FIFTY**

This option calls for the payment of zero COSA City taxes for five (5) years. For the subsequent five (5) years, the COSA City property taxes will be assessed at only 50% of the post-rehabilitation value of the property.

I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER(S) TO MAKE THIS REQUEST OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

I, the applicant, acknowledge (PLEASE INITIAL ALL):

☒ This form, nor the approval of Tax Verification does NOT take place of a Certificate of Appropriateness NOR a building permit. A building permit, if applicable, must be obtained from the City of San Antonio, Development Services Department. If work that required a Certificate of Appropriateness is part of the proposed substantial rehabilitation that the property owner is responsible for obtain those proper approvals

☒ Projects with unapproved work or that have exceeded the scope of approval at the time of Certification are ineligible for the tax incentive.

In accordance with the City of San Antonio Ordinances No. 52281 and/or 52282, I herby swear that substantial rehabilitation of the property listed has been completed according to the criteria and standards of the City of San Antonio Historic and Design Review Commission.

I herby authorize duly constituted representatives of the City of San Antonio to make an investigation of the property in compliance with the code requirements.

SIGNATURE OF APPLICANT

DATE

9-29-23

*Submit by email at [info@sapreservation.com](mailto:info@sapreservation.com)*