

## HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2023

**HDRC CASE NO:** 2022-596  
**ADDRESS:** 211 W SHERIDAN  
**LEGAL DESCRIPTION:** NCB 930 BLK LOT S 120 FT OF E 50 FT  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**HIST. DIST. NAME:** Arsenal Historic District  
**APPLICANT:** Lilian Otterbach, Spensen Management LLC / 615 San Dizier  
**OWNER:** Lilian Otterbach, Spensen Management LLC / 615 San Dizier  
**TYPE OF WORK:** Total Window Replacement  
**APPLICATION RECEIVED:** December 17, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 14 existing wood windows and add one fixed-pane window to the southwest elevation of the house.

### APPLICABLE CITATIONS:

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

#### 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.
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.
12. Increasing Energy Efficiency
- A. MAINTENANCE (PRESERVATION)
- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
  - ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
  - iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
  - iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
  - v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
  - vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
  - vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
  - viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
  - ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
  - x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

#### *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 finish. 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.

## **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. The rear of the property has a screened-in porch. The property is designated as an individual historic landmark.
- b. **WINDOWS (CONDITIONS ASSESSMENT):** The applicant requests approval to replace 14 wood windows on the primary structure. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.iii states that historic windows should be preserved. Staff conducted a window inspection Monday, January 09, 2023, with the applicant present. Staff determined that the wood windows on the front, street-facing elevation are in repairable condition and should be retained. Other windows found on the property were found to be in various states of disrepair. Due to their condition and unusual framing conditions, staff believes that many of these windows have been previously altered, poorly repaired, or are not original to the structure. These windows, located on non-primary facades, are eligible for replacement.
- c. **WINDOWS (REPLACEMENT: MATERIALS):** The applicant requests approval to replace 14 wood windows on the primary structure; 10 windows located on non-primary facades are eligible for replacement per staff's conditions assessment. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.iii states that historic windows should be preserved, and 6.B.iv says that when original windows are deteriorated beyond repair, new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail. Though staff finds these windows eligible for replacement, the vinyl product proposed by the applicant does not conform to guidelines. Windows should be replaced in-kind through either a new wood window or salvaged wood windows consistent with the guidelines.
- d. **FENESTRATION CHANGES:** The applicant requests approval to add one fixed-pane clerestory window on the southeast elevation of the house. According to the guidelines, new windows should match existing in size, style, and appearance. A one-over-one wood window would conform to the guidelines and would be more appropriate.
- e. **WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE** – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic



and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. The historic house already features an inherent barrier in window screens. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.

- f. **WINDOW REPLACEMENT: WASTE AND LIFESPAN** – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.

### **RECOMMENDATION:**

Staff recommends approval with the following stipulations:

- i. That the four windows located on the front, street-facing elevation be retained and repaired.
- ii. That the remaining 10 windows be replaced in-kind with either a new wood window or salvaged wood windows consistent with the guidelines.
- iii. That the applicant proposes a window for the southeast elevation that conforms to guidelines, namely one that is a one-over-one wood sash window.





W Sheridan St

211 W Sheridan St San Antonio, TX 78204

W Sheridan St

S Main Ave

W Sheridan St

W Sheridan St

S Main Ave





DO NOT  
TRESPASS

211

PRIVATE  
PROPERTY





TARE WT  
6100 LB

CITY OF SAN ANTONIO  
WE RECYCLE













NO  
TRESPASSING

211

NO  
TRESPASSING





PRIVATE  
PROPERTY  
NO TRESPASSING

PROUD  
TEAM









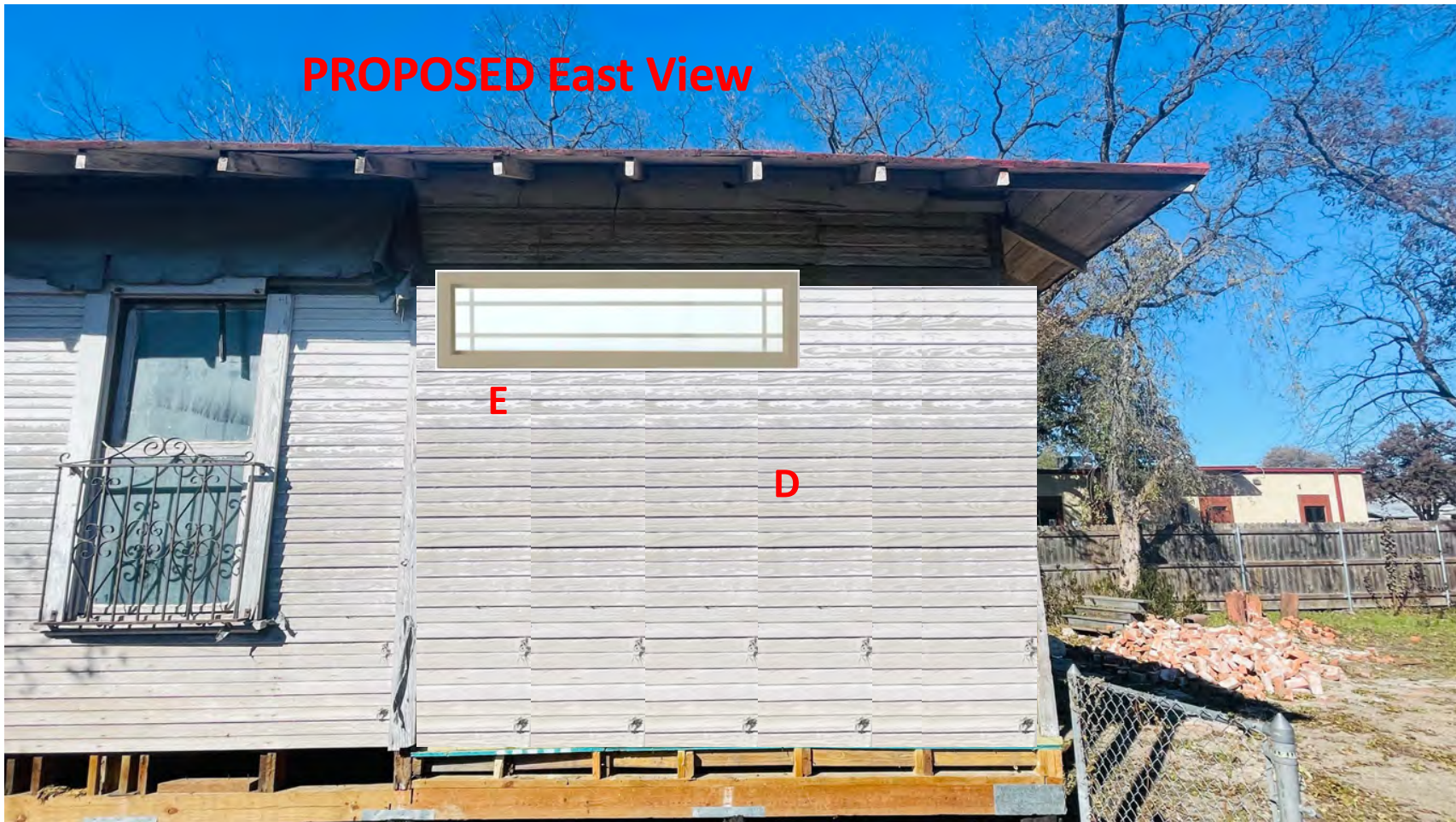


**CURRENT East View**





## PROPOSED East View





- E – New bathroom window 12" x 48"
- D – Current deck in NE corner closed with same wood siding style and color



**CURRENT North View**



**PROPOSED North View**



A – Existing window raised by 3 inches to allow for the kitchen countertop to fit below window

B – Existing square window cancelled and cover with same siding style and color

C – New bathroom window 24" x 36" is aligned with the upper edge of the kitchen window

D – Current deck in NE corner closed with same wood siding style and color

E – Replace solid wooden door with glass door

F - Small deck and stairs to allow exit from kitchen back door (now glass)





G – Existing window raised by 3 inches to allow for the kitchen countertop to fit below window

**CURRENT West View**  
**No skirt present**





H – New bathroom  
window 12" x 48"



Skirt style as per this sample picture would match the existing siding style and color.





Front porch, build as per original with wood. This picture is the original, it disintegrated during foundation work.

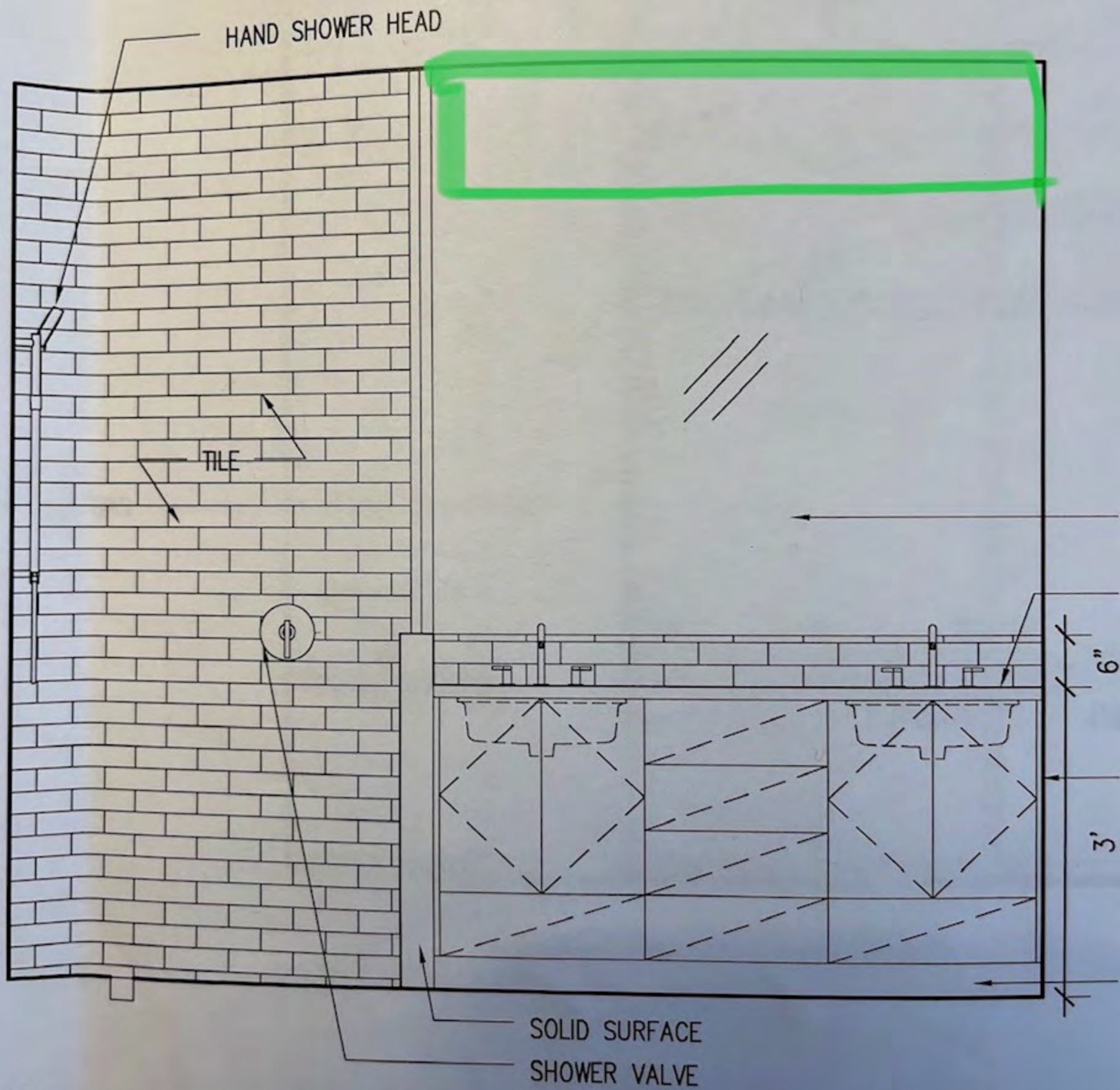




Roof, replace as per original metal roof same red color (this picture is current).







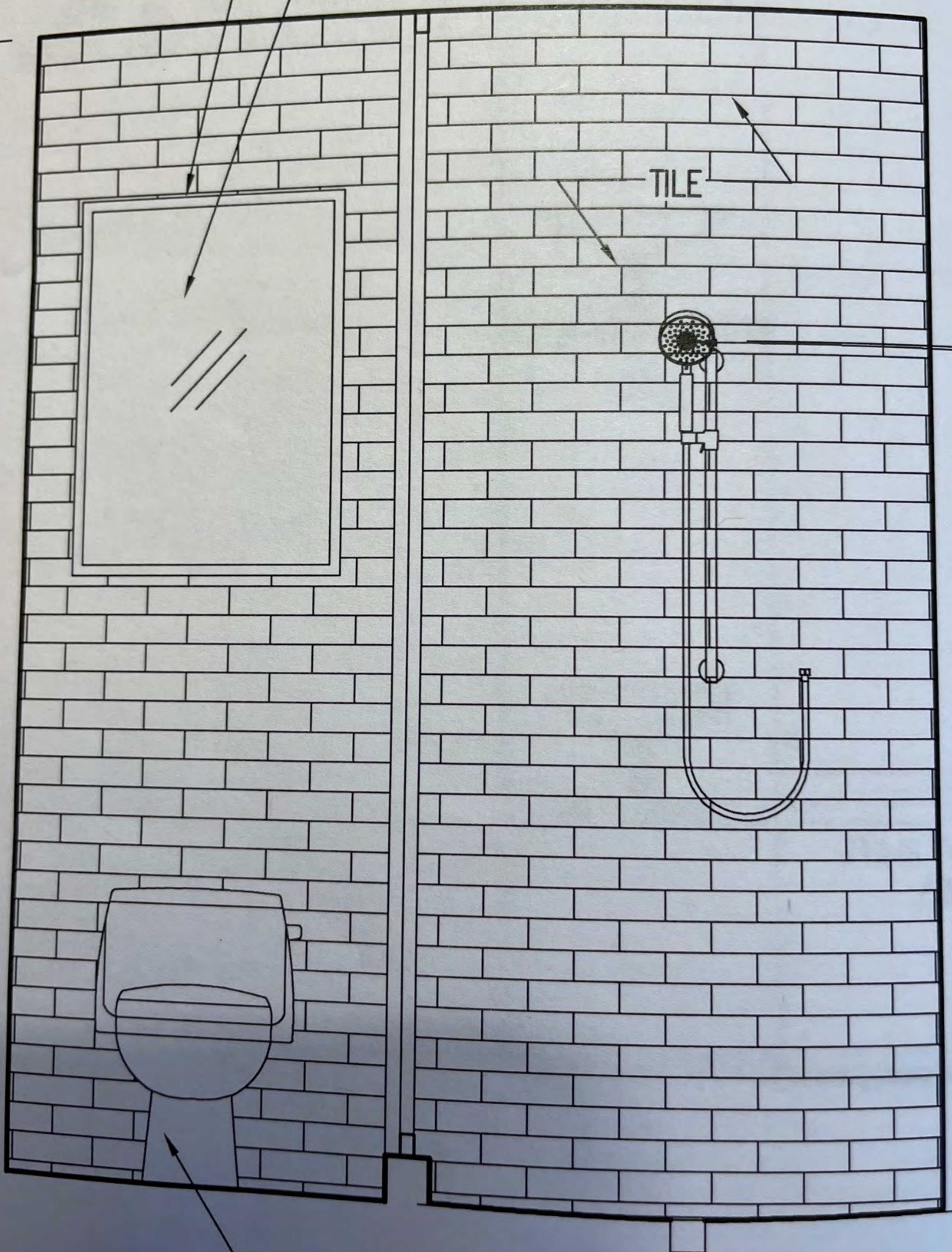


STONE HEAD, JAMB & SILL

NEW CASEMENT WINDOW  
TO MATCH EXTG

TILE

NEW TOILET





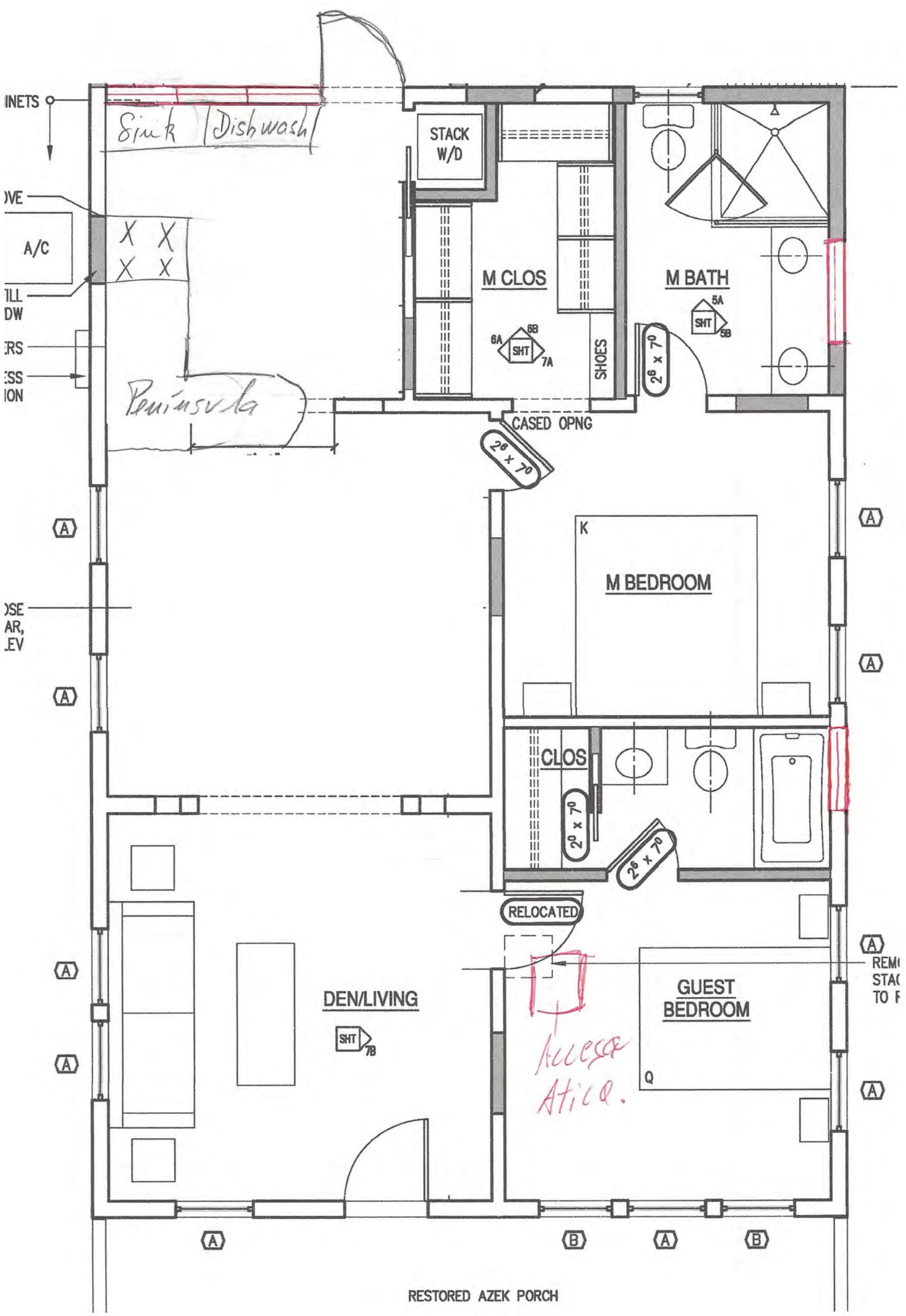
\* CLOSE DECK UP WITH SAME SIDING \*

NEW  
WINDOW





12-9-22  
C.O.









**PRIVATE  
PROPERTY  
NO TRESPASSING**

ZAH LIFESTYLE™









































































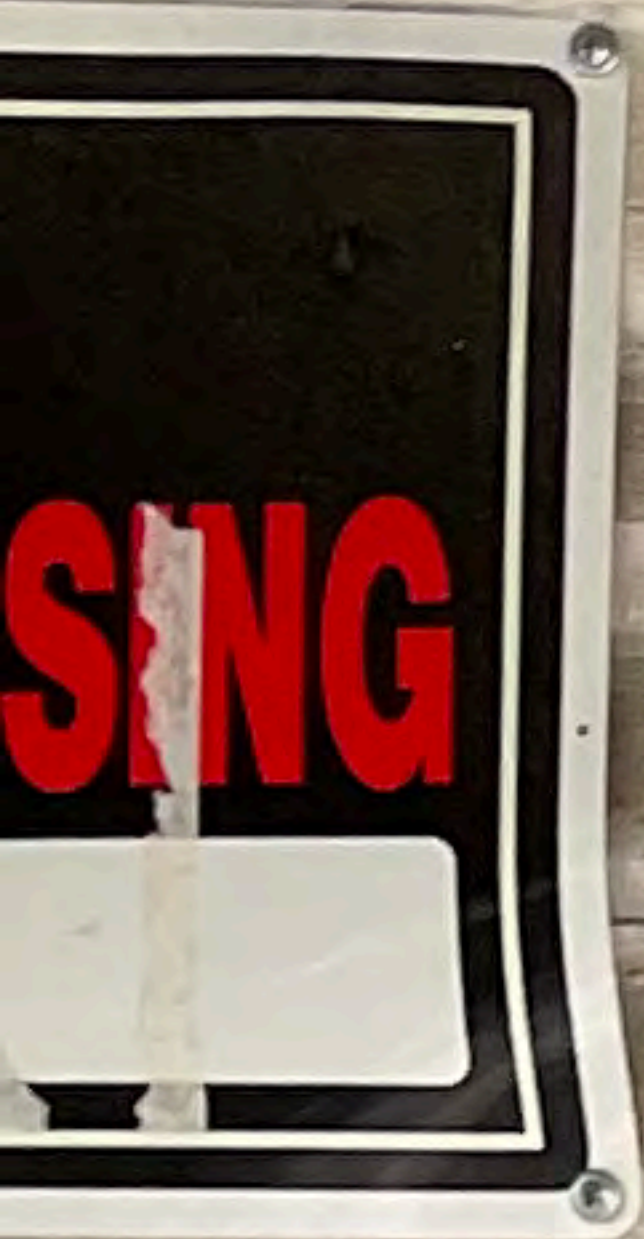












**PRIVATE  
PROPERTY  
NO TRESSASSING**











































