

**HISTORIC AND DESIGN REVIEW COMMISSION**  
**December 20, 2023**

**HDRC CASE NO:** 2023-330  
**ADDRESS:** 919 MASON ST  
**LEGAL DESCRIPTION:** NCB 1267 BLK 3 LOT S 105 FT OF 6  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** Juan M Guajardo | By Grace Floors and Construction LLC  
**OWNER:** Rose Galindo  
**TYPE OF WORK:** Wholesale wood window replacement  
**APPLICATION RECEIVED:** August 8, 2023  
**60-DAY REVIEW:** January 14, 2024  
**CASE MANAGER:** Bryan Morales

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace all wood windows at the property.

**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.

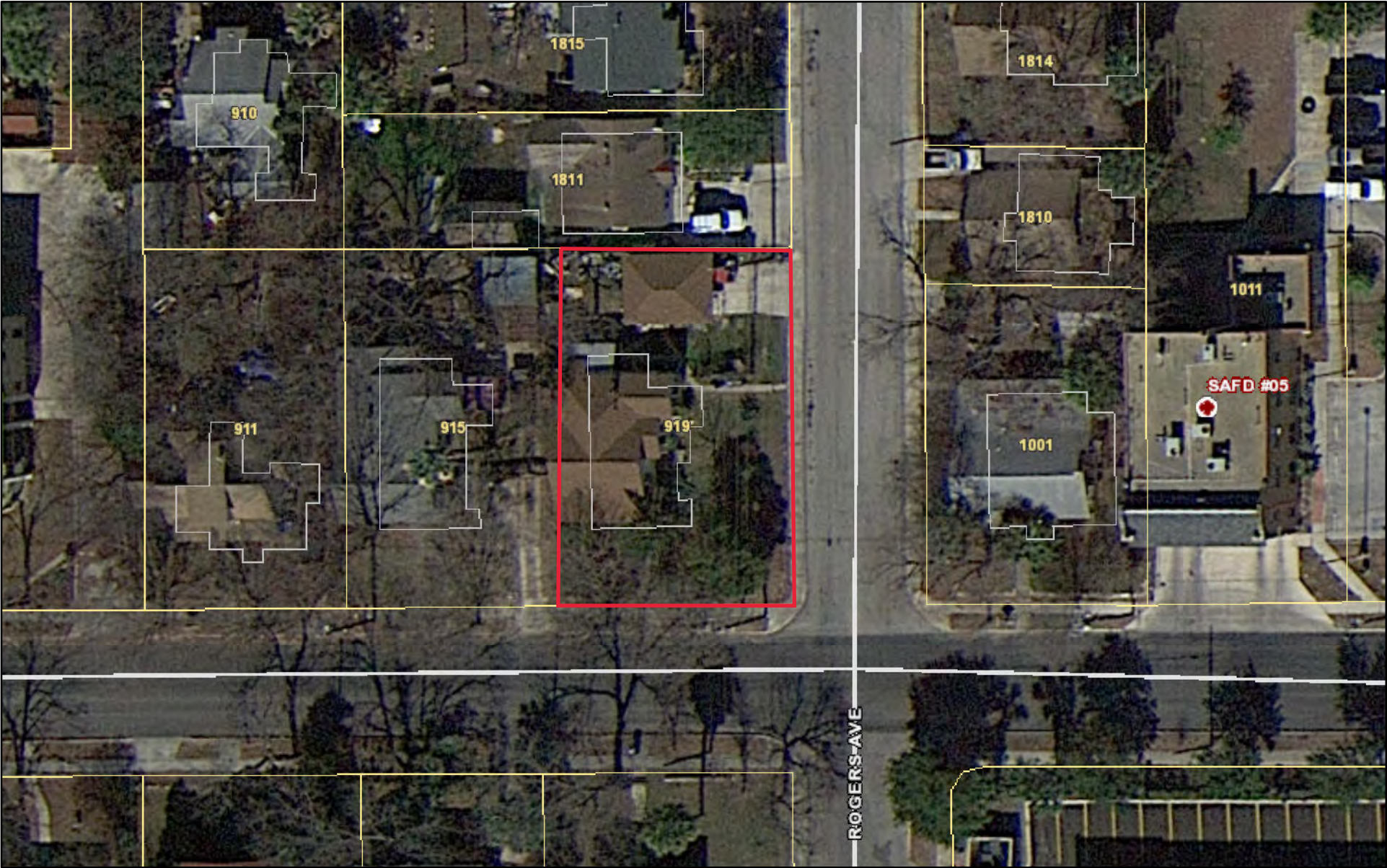
#### **FINDINGS:**

- a. The property located at 919 Mason St is a one-story, single-family structure constructed c. 1940 and first appears on the 1951 Sanborn map. The property features a cross-gabled roof with composition shingles, asbestos tile siding, and a covered front porch. This property contributes to the Government Hill Historic District.
- b. **SITE VISIT** – On December 8, 2023, staff conducted a site visit to assess the window conditions at 919 Mason St. Staff was able to observe the exterior of windows 1-8 and 14-19.
- c. **WINDOW REPLACEMENT: EXISTING CONDITION** – Staff has observed evidence of paint stripping and flaking, deteriorated glazing, and some areas where the bottom rail has begun separating at the joint. However, with the exception of windows 17-19, almost all of the original wood is intact in all cases with very limited evidence of irreversible rot or damage. The joints of the top sashes are in excellent condition with no evidence of slipping or separation. Staff finds windows 1-16 are in repairable condition, with most requiring minimal repair and intervention like re-glazing and painting, along with refitting into the trim and frames.
- d. **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. 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 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.
- e. **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.
- f. **WINDOW REPLACEMENT** – The applicant has proposed to replace all existing windows with new wood windows per the submitted window schedule. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. If a window assembly is deemed irreparable, the window should be replaced in-kind in terms of materiality, configuration, inset, proportion, style, and detailing. As noted in finding c, staff finds windows 1-16 are in repairable condition. Staff does not find replacement of windows 1-16 consistent with the guidelines, but that windows 17-19 are eligible for replacement.

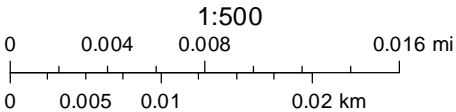
#### **RECOMMENDATION:**

Staff does not recommend approval of the request, based on findings a through f. Staff recommends the applicant work with staff concerning the repair of windows 1-16 and replacement of windows 17-19 in-kind for administrative approval.

City of San Antonio One Stop



December 14, 2023











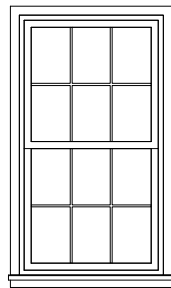






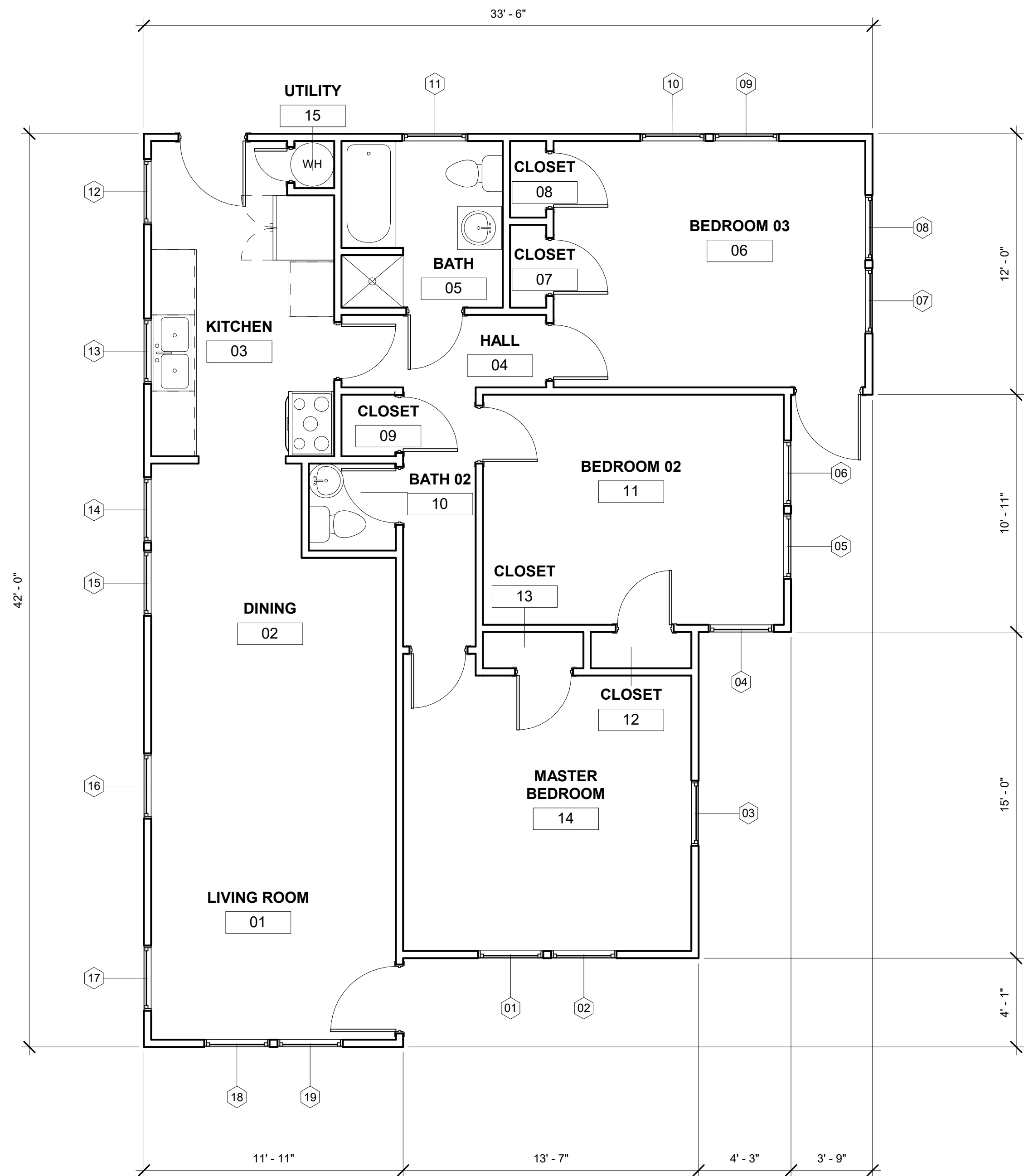


NUMBER	TYPE	SILL HEIGHT	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	COMMENTS
01	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
02	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
03	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
04	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
05	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
06	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
07	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
08	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
09	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
10	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
11	B	3' - 8"	36"	37"	36 3/8"	37 1/2"	
12	C	1' - 4"	36"	65"	36 3/8"	65 1/2"	
13	B	3' - 8"	36"	37"	36 3/8"	37 1/2"	
14	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
15	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
16	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
17	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
18	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
19	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	



TYPE "C"  
DOUBLE HUNG  
PRIMED PINE WOOD  
LOW E W/ ARGON

○ WINDOW TYPES  
1/4" = 1'-0"



1 FLOOR PLAN  
1/4" = 1'-0"

## GENERAL SHEET NOTES

1. DEMO EXISTING WINDOWS IN THEIR ENTRITEY AND REPLACE WITH NEW WINDOW IN THEIR ORIGINAL LOCATION. MATCH EXISTING STYLE AND FINISH AS EXSITING DEMO'ED WINDOW.

Consultant  
Address  
Address  
Phone  
Fax  
e-mail

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GALINDO RESIDENCE  
919 MASON ST.

## FLOOR PLAN & WINDOW SCHEDULE

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

# A101

Scale  $1/4" = 1'-0"$





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GALINDO RESIDENCE 919 MASON ST.
EXISTING PHOTOS

Project number	Project Number
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A102

Scale
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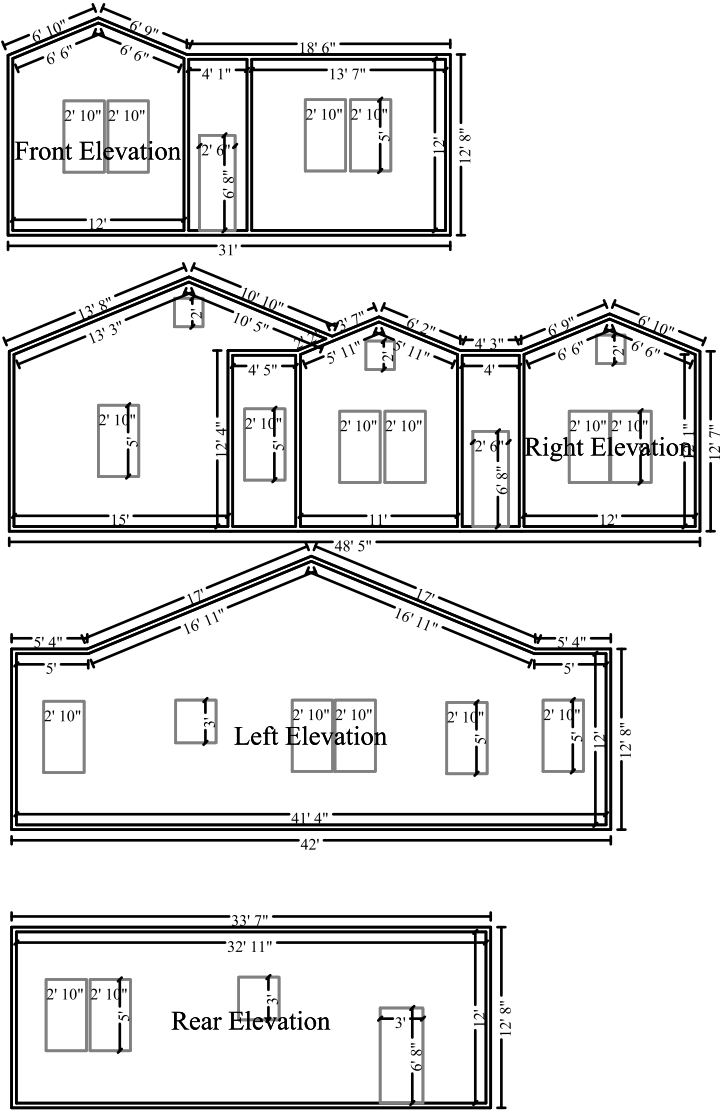
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GALINDO RESIDENCE 919 MASON ST.
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Exterior



**BOUGHT**

**—AND—**

**SOLD**

**THROUGH  
THE**

**Classified  
Business  
Directory**

**THAN BY**

**Any Other  
Medium  
on  
Earth**



**It's So  
Easy To  
Park,  
Shop  
and  
Save  
at**

## MASON

From 1100 Austin east to Calhoun

114 Anderson Chas R  
116ΔHunchak Mary A  
123ΔU S Reserve Officers Training  
Corps

ΔU S Work Projects Administra-  
tion

124 Sanborn Frank S  
126 Shaw Wesley O  
128 Cowan Thos M

**N Hackberry intsects**

202 Mayfield Jacob P  
205ΔAdams Arth A  
206ΔAyala Simon R  
207 Huffman Alvin D  
209ΔRiley L Mrs ©  
210ΔBrown E L ©  
212 Gunkel I Mrs ©  
214ΔPreston S E Jr  
215 Mattfelt Blanche Mrs

**Oleander intsects**

216 Preston Saml E ©  
217 Cammack Geo M  
Dandridge Roamy E  
220 Volgt H Mrs ©  
ΔSettle John A  
221 Johnstone Wm  
222ΔScott Robt R  
223 Harris Thos P  
Hetrick Edgar C  
224 Zopfs Theo © gro  
227ΔWoerner J W ©  
229ΔBrown Frank

**N Olive intsects**

302ΔEzzell Virgie H Mrs ©  
304 Lewis Fred J  
306 Richard Raymond R  
310ΔWelle Rudolph O  
311ΔTatum Chas S ©  
314ΔBonnemaison Anthony F ©  
rear ΔBonnemaison A F poultry  
317ΔDuff Wm A ©  
318ΔPeterson Annie Mrs ©  
319 Johnson Edgar H  
322ΔRobertson Stella Mrs ©  
323ΔBowling H McRee  
325ΔSmith N G ©  
327 Johnston Fred  
329ΔTaylor E Mrs ©  
333ΔBurris M V ©

**N Pine intsects**

407ΔBain John O ©  
ΔBain Orville O contr  
rear Bell John R  
410ΔZiehe H C Rev  
411ΔTerrell Rosalea  
414ΔLoessberg Margt Mrs ©  
415 Combs Lola Mrs  
418ΔZortman J M ©  
419 McCoy Rupert  
ΔRenz Kate Mrs ©  
421ΔFranks W S ©  
421ΔKramer Lawrence H  
424ΔWilliamson John A ©  
428ΔDurgin Chas A  
429ΔHartman Alf  
Krenek Wm  
435ΔMoeller Helmar H ©  
438ΔClose Rollo S ©

**Willow intsects**

632 Myers Aug

633 Hawes Rose Mrs ©

**N Palmetto av intsects**

702ΔSears J M gro  
702ΔJohnson Emma L Mrs  
703ΔWurzbach Sophie L Mrs ©  
706 Larremore Wm F  
707 Apartments  
1 Vacant  
2 Carr Thos  
3 Vacant  
4 Vacant

**Street continued**

708 Fowler Earl  
711 Apartments  
1ΔFrick Paul A  
2 Mayfield Madin M  
3 Long Shelby

**Street continued**

714ΔFletcher M Mrs  
718ΔIrvine M Mrs ©  
719ΔMcCord Joseph E ©  
722 Arnold Ethel Mrs ©

**Pierce av intsects**

801ΔSchmidt Emma Mrs ©  
802ΔDuval Armand ©  
rear Vacant  
806 Apartments  
Brewer Wm N  
Hunn Eng  
Giddings Otis  
Fulton Emmett

**Street continued**

807ΔJasmer Augusta Mrs ©  
ΔJasmer Mary E nurse  
810 Elmer Wilson  
rear Vacant  
814ΔHarris Richd ©  
821ΔHickey J E ©  
822ΔJackson Earl ©  
rear Vacant

**Spafford av intsects**

902 Stout John W  
905 Apartments  
1ΔLebrecht Carl E  
2 Saxon Chas T  
3ΔHay Sadie M Mrs nurse  
4 Hummel Lee B  
5 McCleskey Dennis T

**Street continued**

906ΔRidd N Mrs ©  
Schmidt Isadore  
910ΔBurton A R ©  
911 Smith Schuyler  
914 Kalb Mathilda Mrs ©  
915 Vacant  
918ΔTatum Mary L Mrs ©  
919 Lieber Wilmer A  
ΔGale Frank ©

**Rogers av intsects**

1002ΔMythen Laura Mrs  
1006ΔSowell R L ©  
1011ΔFire Station No 5  
1016ΔGriffith R E Rev  
1017ΔYoung M Mrs ©  
1023 Nonken Joseph ©  
1111 ΔHarris Thos ©  
1112ΔFaulds John ©  
1115ΔColesworthy Winifred E Mrs ©

119 Flores Gen

122 Pena Ramon

123 Ping N H

128 Zertuche Alfonso C

**North intsects**

204 Browning Benton  
Hernandez Pedro  
200 Aguilar Rose Mrs  
210 Guevera Prisciliano  
210-A Santos Frank

**Rose intsects**

214 Pringle Meta Mrs

**Wyoming intsects**

301ΔManglberger Hugo  
302 Wilke Geo C ©  
307 Chapa Edw  
308 Sanchez Alfredo  
Valdez Antonio Jr  
308ΔGutierrez Philip  
310 Duarte Ignacio  
Centeno Carlos

**Haller intsects**

314 Montano Anthony J  
315 Davila Frank  
317 Joanitis Peter

**South intsects**

403 Correll Valentine ©  
409ΔOsborne Marcus H  
410 Briones Juan  
414 Ballard Floyd

**Arroyo al intsects**

**Goliad intsects**

500ΔUtley Bess Mrs  
511ΔGiraud F R ©  
512ΔCabanes Benvenida Mrs  
514ΔHopkins J W  
518 Bartholomae Minnie Mrs ©  
523 Hoyer Julia ©

**Victoria intsects**

601 Minnick Hezekiah gro  
603 Hong Kee ©  
608 Del Rio Agapito  
609 Wheeler Anna Mrs  
610ΔHaelbig F L A

**Garfield al ends**

620 Apartments  
1 Vacant  
2ΔWoodall Leona J Mrs  
3ΔWetzel Clarence H  
4ΔHaelbig Hulda nurse

**Street continued**

**Lavaca intsects**

711 Tuttle Josephine P Mrs ©

**Refugio intsects**

801 Goodwin Martin R  
802ΔKlein John M  
ΔKlein Betty N Mrs beauty shop  
Barrera intsects

908 Rivas Frank

921ΔSteinkamp Minnie Mrs

**Camargo intsects**

## MATAMORAS

From 400 S Santa Rosa av west  
to S San Marcos (not open between  
S Medina and S Salado)

103 Olivarri Tomas

rear Vacant

104ΔMaxim Dry Goods Store

105 Gonzales Jose

Galindo Eduardo

106 Alvarez Leonardo

107 Carter Saml  
112 Mrs Pearson  
115 Gonzalez Clara Mrs  
116 Gonzales Clara Mrs  
117 Mrs Cole  
118 Mrs Cole  
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199 Mrs Cole  
200 Mrs Cole

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State: Texas

City: San Antonio

Date: 1911-Mar. 1951 \*

Volume: vol. 2, 1912-Jan. 1951



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