

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.

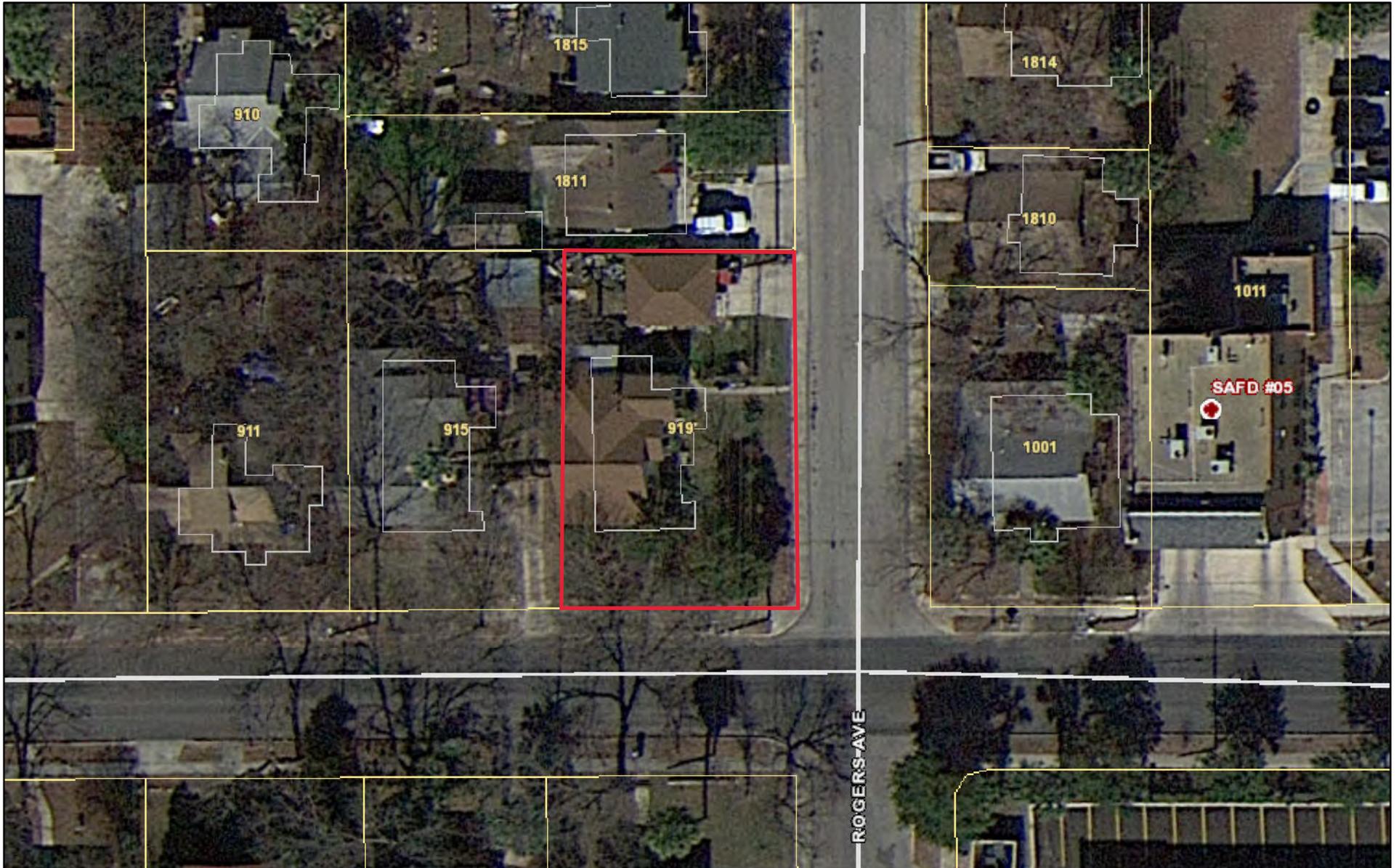
FINDINGS:

- 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.

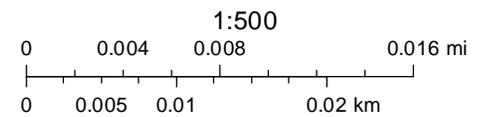
RECOMMENDATION:

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





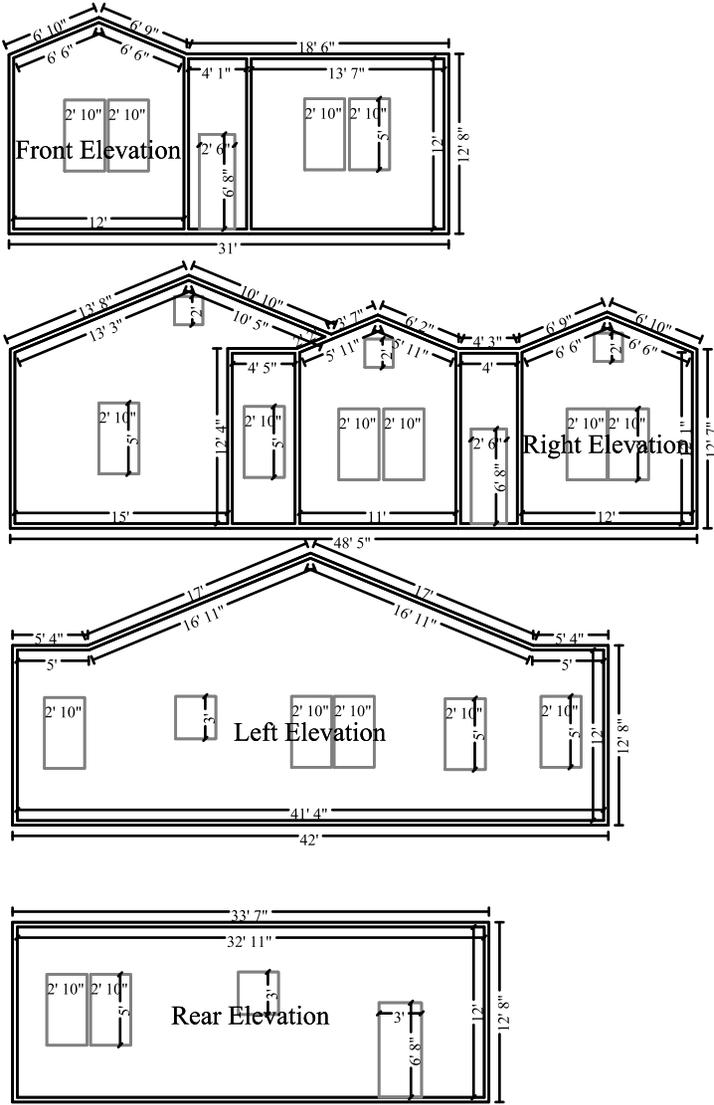












**BOUGHT
—AND—
SOLD**

**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 intscts

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 intscts

216 Preston Saml E ⊙
217 Cammack Geo M
Dandridge Roamy E
220 Volgt II 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 intscts

302ΔEzzell Virgie II 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 McLee

325ΔSmith N G ⊙

327 Johnston Fred

329ΔTaylor E Mrs ⊙

333ΔBurrill M V ⊙

N Pine intscts

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 intscts

632 Myers Aug

633 Hawes Rose Mrs ⊙

N Palmetto av intscts

702ΔSears J M gro

702ΔJohnson Emma L Mrs

703ΔWurzbaach 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 Madlin M

3 Long Shelby

Street continued

714ΔFletcher M Mrs

718ΔIrvine M Mrs ⊙

719ΔMcCord Joseph E ⊙

722 Arnold Ethel Mrs ⊙

Pierce av intscts

801ΔSchmidt Emma Mrs ⊙

802ΔDuval Armand ⊙

rear Vacant

806 Apartments

Brewer Wm N

Hunn Eug

Giddings Otis

Fulton Emmett

Street continued

807ΔJasmer Augusta Mrs ⊙

ΔJasmer Mary E nurse

810 Elmer Wilson

rear Vacant

814ΔHarris Riehd ⊙

821ΔHiekey J E ⊙

822ΔJackson Earl ⊙

rear Vacant

Spafford av intscts

902 Stout John W

905 Apartments

1ΔLebrecht Carl E

2 Saxon Chas T

3ΔHay Sadie M Mrs nurse

4 Hummelt 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 intscts

1002ΔMythen Laura Mrs

1006ΔSowell R L ⊙

1011ΔFire Station No 5

1016ΔGriffith R E Rev

1017ΔYoung M Mrs ⊙

1023 Nonken Joseph ⊙

1111

1112ΔFaulds John ⊙

1115ΔColesworthy Winifred E Mrs ⊙

119 Flores Geo

122 Pena Ramon

123 Ping N II

128 Zertuche Alfonso C

North intscts

204 Browning Benton

Hernandez Pedro

200 Aguilar Rose Mrs

210 Guevera Prisciliano

210-A Santos Frank

Rose intscts

214 Pringle Meta Mrs

Wyoming intscts

301ΔManglberger Hugo

302 Wilke Geo C ⊙

307 Chapa Edw

308 Sanchez Alfredo

Valdez Antonio Jr

308ΔGuitierrez Philip

310 Duarte Ignacio

Centeno Carlos

Haller intscts

314 Montano Anthony J

315 Davila Frank

317 Joanitis Peter

South intscts

403 Gorrell Valentine ⊙

409ΔOsborne Marcus II

410 Briones Juan

414 Ballard Floyd

Arroyo al intscts

Goliad intscts

500ΔUtley Bess Mrs

511ΔGiraud F R ⊙

512ΔCabanes Benvenida Mrs

514ΔHopkins J W

518 Bartholomae Minnie Mrs ⊙

523 Hoyer Julia ⊙

Victoria intscts

601 Minniek 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 II

4ΔHaelbig Hulda nurse

Street continued

Lavaca intscts

711 Tuttle Josephine P Mrs ⊙

Refugio intscts

801 Goodwin Martin R

802ΔKlein John M

ΔKlein Betty N Mrs beauty shop

Barrera intscts

908 Rivas Frank

921ΔSteinkamp Minnie Mrs

Camargo intscts

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 Coffey Mrs
112 Mrs Treadwell
115 Mercedes Mrs Mrs
116 Bernice Cooper Mrs
Mrs Adams
Mrs Baker
Mrs Bell
Mrs Black
Mrs Blue
Mrs Brown
Mrs Campbell
Mrs Carter
Mrs Clark
Mrs Cook
Mrs Cooper
Mrs Davidson
Mrs DeWitt
Mrs Evans
Mrs Foster
Mrs Gibson
Mrs Hall
Mrs Harris
Mrs Hill
Mrs Jones
Mrs Keith
Mrs Lester
Mrs Little
Mrs Long
Mrs Martin
Mrs Miller
Mrs Moore
Mrs Nelson
Mrs Phillips
Mrs Quinn
Mrs Reed
Mrs Richmond
Mrs Roberts
Mrs Ross
Mrs Ryan
Mrs Taylor
Mrs Thomas
Mrs Turner
Mrs Vance
Mrs Walker
Mrs White
Mrs Wilson
Mrs Wood
Mrs Wright
Mrs Young

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