

**HISTORIC AND DESIGN REVIEW COMMISSION
COMPLIANCE AND TECHNICAL ADVISORY BOARD**

June 20, 2025

HDRC CASE NO:	2025-134
ADDRESS:	617 E GUENTHER ST
LEGAL DESCRIPTION:	NCB 940 BLK 3 LOT 7&8
ZONING:	RM-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Jorgeluis Espinoza/Blue Hammer Construction LLC
OWNER:	EM INVESTMENT GROUP LLC & THREE OAKS REALTY LLC
TYPE OF WORK:	Wood window replacement
APPLICATION RECEIVED:	May 08, 2025
60-DAY REVIEW:	July 07, 2025
CASE MANAGER:	Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace one wood window located on the first floor and two wood windows located on the second floor with aluminum one-over-one windows.

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.

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 dewood 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 finished. 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 located at 617 E Guenther is a 2-story, Queen Anne single family structure constructed c. 1900 and first appears on the 1904 Sanborn Map. The primary structure features a unique cross-gable metal roof with gables facing the north, south, and east, one-over-one and two-over-two wood windows, decorative shingled gable areas, and a full-width non-original front porch with Tuscan columns and a concrete floor. This property contributes to the King William Historic District.
- b. WINDOW REPLACEMENT: EXISTING CONDITION – Staff conducted a site visit on June 12, 2025, to assess the existing window condition and found that the first-floor's two-over-two wood window proposed for replacement is a good candidate for in-kind repair. The two one-over-one wood windows located on the second floor are missing their bottom halves and are eligible for replacement with an in-kind window product meeting staff's standard stipulation. Staff does not recommend replacement of the first-floor window. Staff may administratively approve replacement of the two one-over-one wood windows on the second floor provided the applicant replaces the

windows in-kind. Staff finds the replacement of three wood windows onsite with an aluminum window product to match previously replaced windows does not conform to Guidelines.

- c. WINDOW REPLACEMENT: ENERGY EFFICIENCY – Windows only account for a fraction of heat gain/loss in a house. 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. 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 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, manufacture, transportation, and installation. Finally, window repair and restoration utilizes the local labor of craftspeople. Staff generally encourages the repair and restoration of windows whenever possible.
- d. WINDOW REPLACEMENT: WASTE AND LIFESPAN – More than 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.
- e. WINDOW REPLACEMENT – The applicant has proposed to replace three windows on the structure with aluminum one-over-one windows to match previously replaced windows onsite. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed 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. Staff does not find the proposed window product consistent with Guidelines. 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. Staff does not find replacement of the original wood window on the first floor consistent with Guidelines. Staff may administratively approve replacement of the two one-over-one wood windows on the second floor provided the applicant replaces the windows in-kind. The proposed window replacement product does not meet the dimensions as noted in the *Standard Specifications for Replacement Windows* located within the citations above.

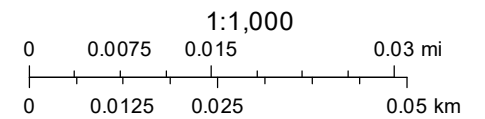
RECOMMENDATION:

Staff does not recommend approval of the request, based on the findings. Staff recommends the applicant repair the first-floor wood window in-kind and replace the two one-over-one wood windows on the second floor with a salvaged wood window or a new fully wood window conforming to Guidelines.

City of San Antonio One Stop



June 12, 2025



Scope Of Work

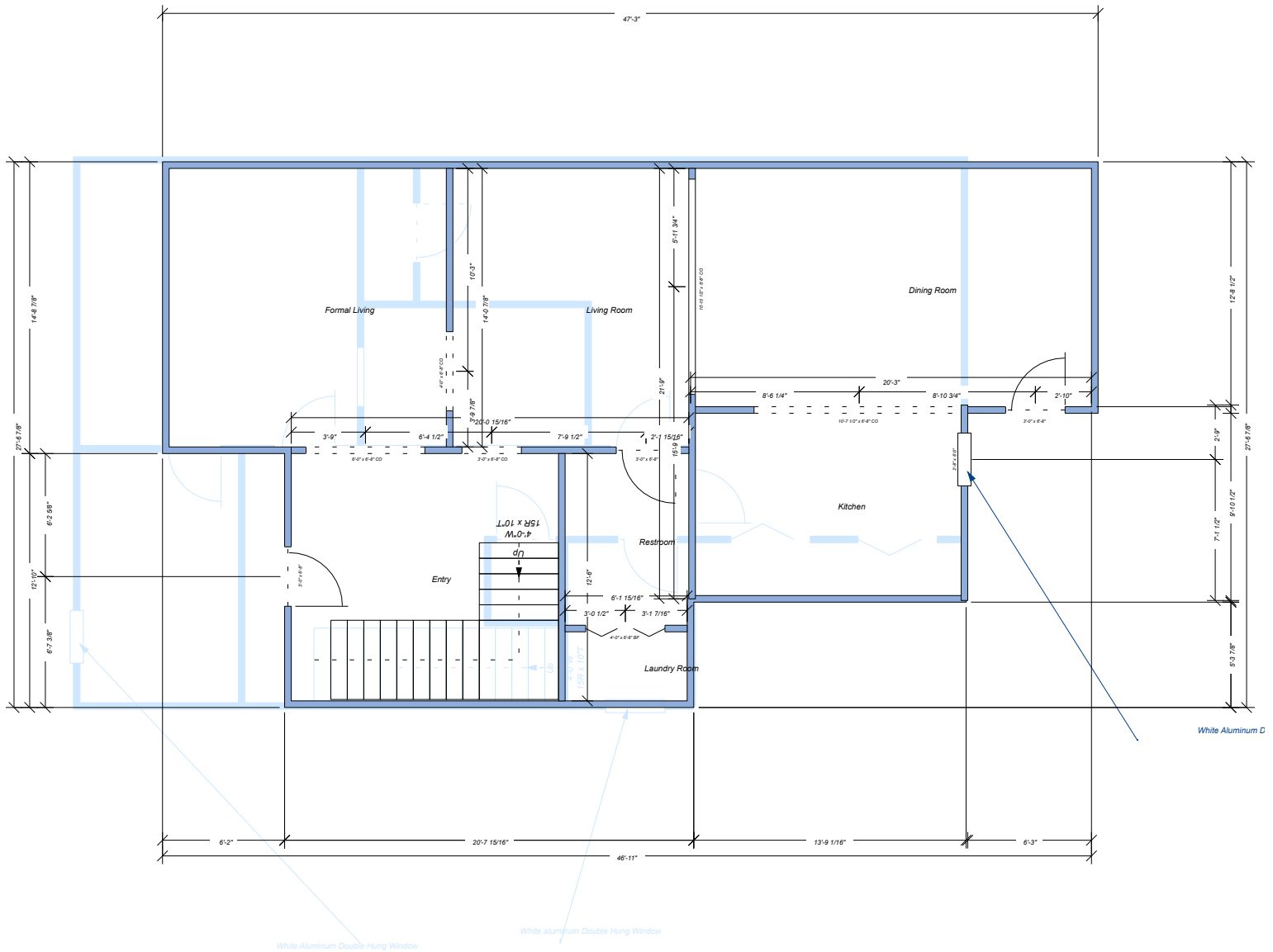
Architectural

- Paint all walls and ceilings
- Sand and refinish wood flooring
- New tile in restrooms
- New cabinets/countertops
- New Doors

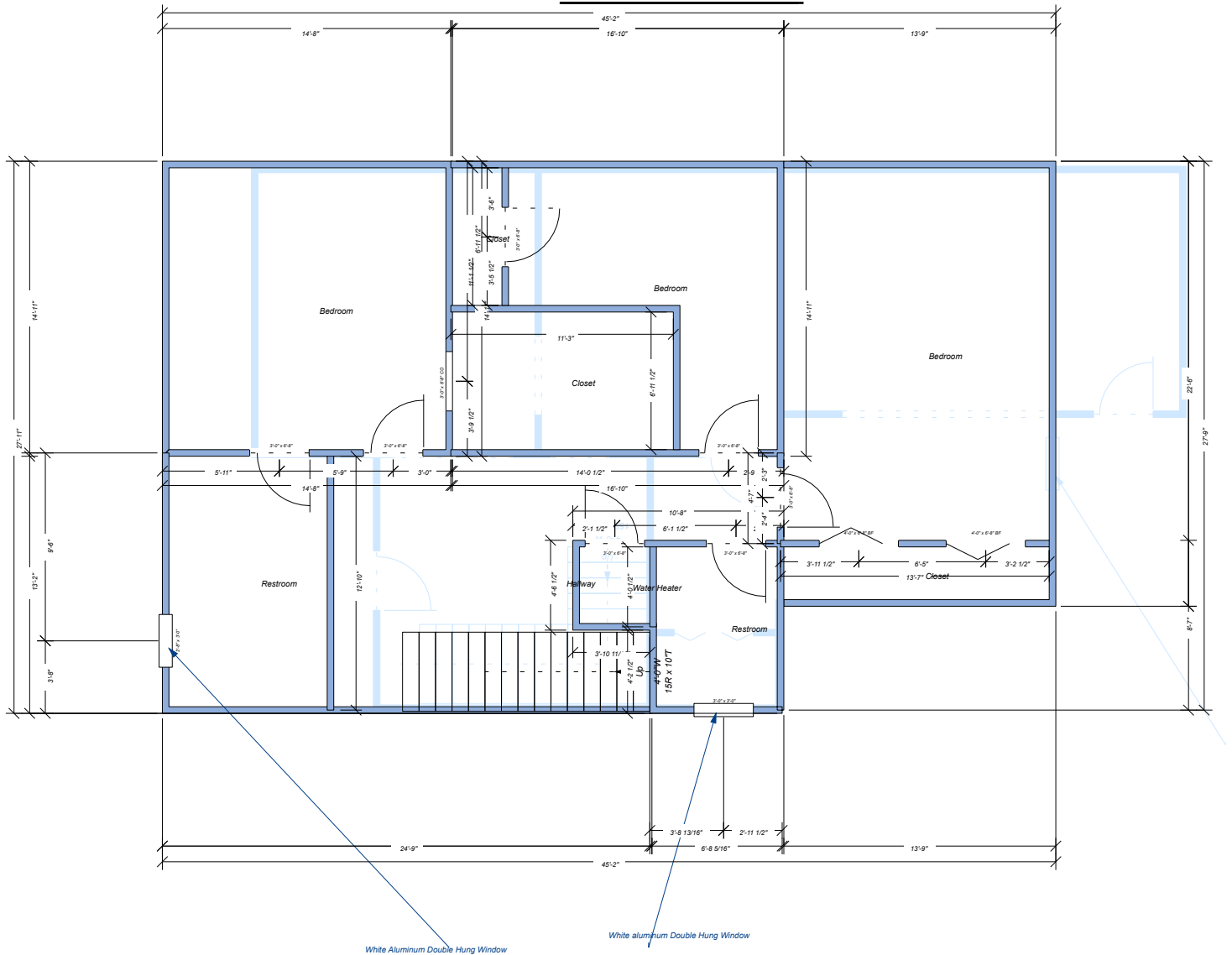
MEP

- Plumbing New fixtures
- Electrical New Fixrtures
- HVAC New unit

617 E Guenther 1st Level



617 E Guenther 2nd Level











Jun 12, 2025 at 8:30:57 AM
617 E Guenther St
San Antonio TX 78210
United States







Jun 12, 2025 at 8:33:08 AM
609 E Guenther St
San Antonio TX 78210
United States



Jun 12, 2025 at 8:33:12 AM
609 E Guenther St
San Antonio TX 78210
United States



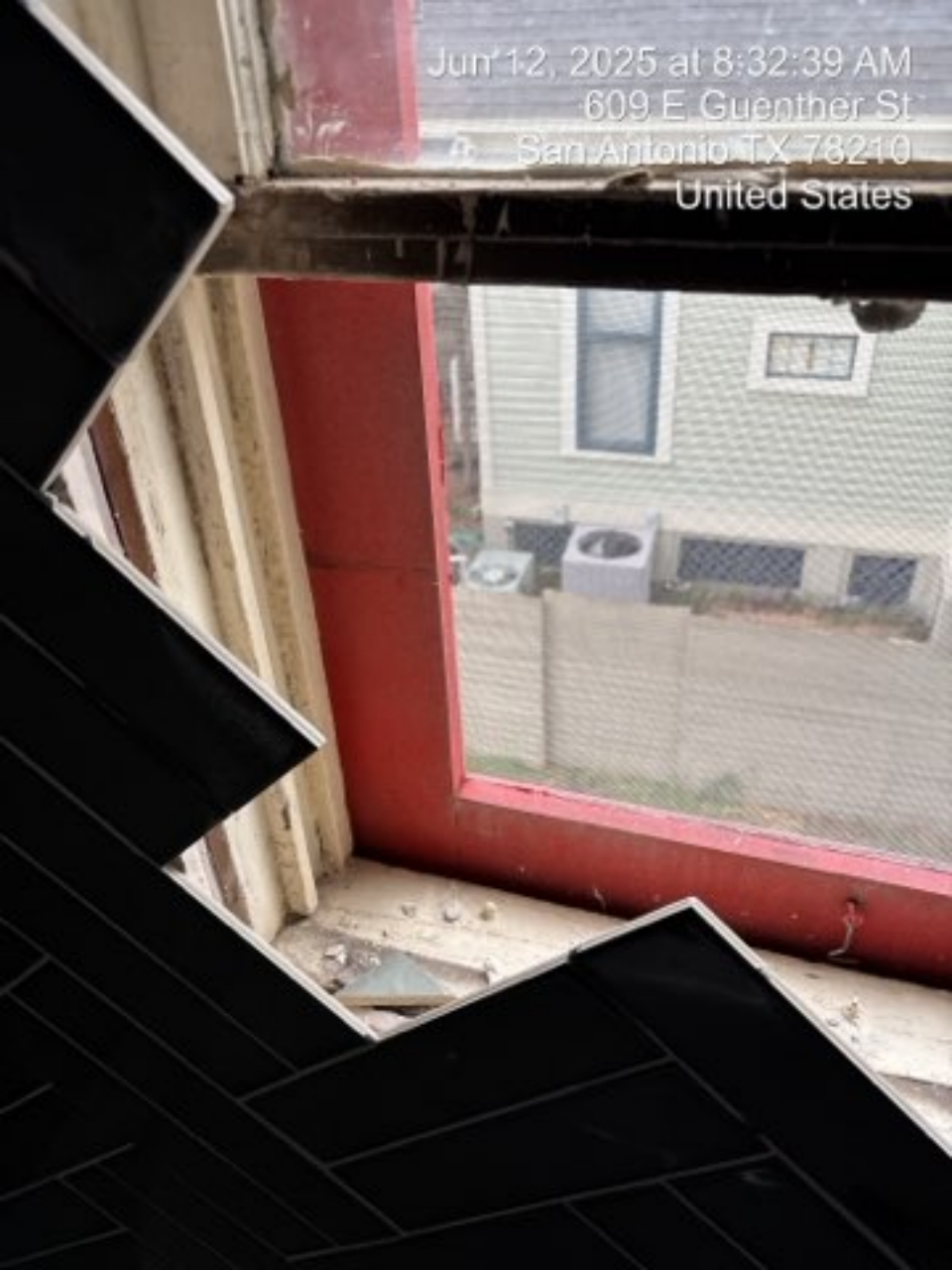
Jún 12, 2025 at 8:32:34 AM
609 E Guenther St
San Antonio TX 78210
United States



Jun 12, 2025 at 8:32:37 AM
609 E Guenther St
San Antonio TX 78210
United States



Jun 12, 2025 at 8:32:39 AM
609 E Guenther St
San Antonio TX 78210
United States



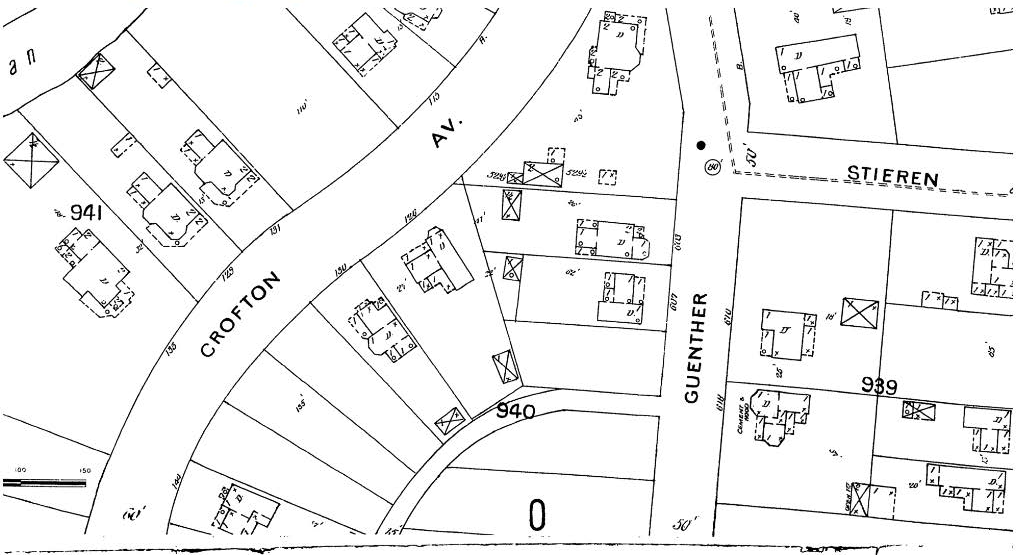
Jun 12, 2025 at 8:35:27 AM
617 E Guenther St
San Antonio TX 78210
United States

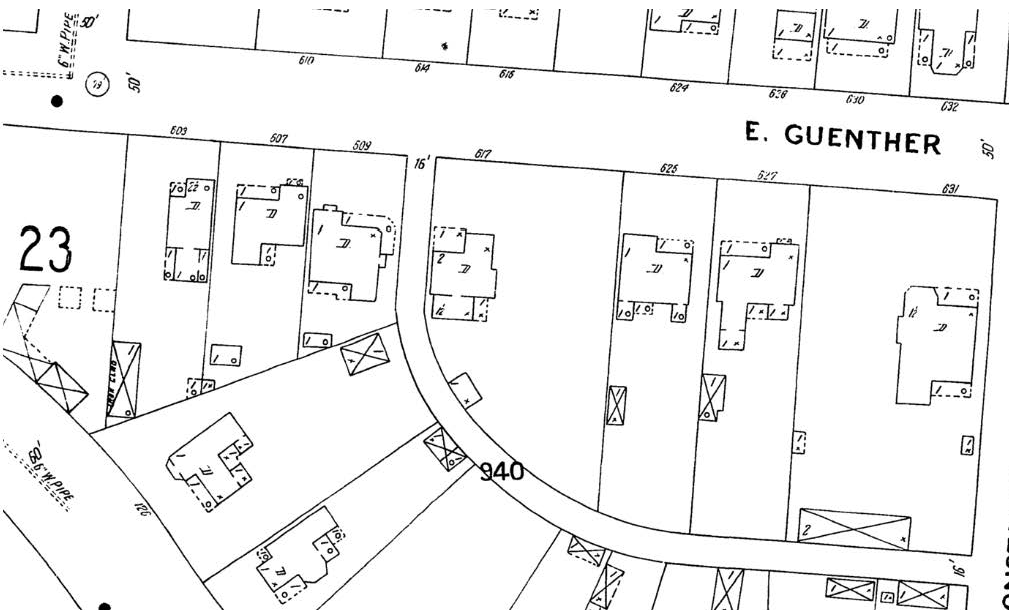


Jun 12, 2025 at 8:35:35 AM
617 E Guenther St
San Antonio TX 78210
United States



State: Texas City: San Antonio Date: 1896





1224—B Villareal (r).
 1329—Macario Garcia (h).
 1330—Antonio Borio (h).

GUENTHER.

4—August Klabunde (r).
 101—Harnisch Ice Cream factory.
 109—Southern Ice Co.
 127—Fred J Scudder (h).
 129—C H Guenther & Son.
 205—E R Guenther (h).
 219—Adolph Wagner (h).
 221—Herman Schuchard (h).
 407—Ed Driess (h).
 409—Green Davidson (h).
 422—Mrs Mary I Baker (r).
 502—E Raba (h).
 503—E O Lochausen (h).
 510—C Goodloe (h).
 516—Chas A Zilker (h).
 524—Ross Davis (h).
 528—W W Johnson (h).
 529—P H Swearingen (h).
 532—W G Scholz (h).
 603—M J Hewitt (h).
 607—J S Dodd (h).
 609—A R Spillman (h).
 610—Geo L Tuttle (r).
 617—J J Olsen, Jr (h).
 624—E Emig (h).
 625—N H Pollard (r).
 627—M C Travers (r).
 628—C C Harloff (h).
 630—W E Jackson (h).
 631—Hilmer L Guenther (h).
 632—J H Myers (r).
 801—Ed Pace (h).

GUILBEAU.

120—Geo I Culph (r).
 127—Henry Heiligmann (r).
 128—Ike West (h).
 320—Max A Bardenwerper (h).

HACKBERRY, N.

210—Sebastian Amrein (h).
 214—Fritz Burkhardt (h).
 215—Walter Schumann (h).
 222—Chas Schumann (h).

1203—F Schlichter (r).
 1203, rear—J Avant (r).
 1210—Oscar Yebby (c) (h).
 1211—C C Anderson (r).
 1213—Chas Menger (r).
 1214—Ed Burke (r).
 1220—M G Leap (h).
 1221—H Sherwood (h).
 1224—Mrs R Perry (r).
 1225—Wm Bothe (r).
 1306—C Ward (c) (r).
 1310—W L Badger (r).
 1312—Mrs E Cound (h).
 1318—N E Stevenson (h).
 1324—Chas Miller (r).
 1326—R Doran.
 1330—J J Flaherty.
 1401—Hooper Compress Co.
 1402—Moses Smith (c) (r).
 1406—Ben Garcia (r).
 1410—Mrs I Davis (r).
 1412—John Stahl (r).
 1418—E J Benites (r).
 1418, rear—Pedro Benites (r).
 1434—Geo Anderson (r).
 1506—Mrs R F Carrio (h).
 1520—August Hines (h).
 1522—Mrs Pearl Robinson (c) (r).
 1524—Mrs Annie Smith (c) (r).
 1526—Mrs Mary White (c) (r).
 1526, rear—W Hawkins (c) (r).
 1710—W J Miller (r).
 1714—Vacant.
 1718—Mrs L Wright (r).
 1722—Mrs Mary Salinger (r).
 1726—Mrs F E Collis (h).
 1731—T F Judge (h).
 1823—G A Davis (h).

HACKBERRY, S.

225—Joseph Flynn (h).
 226—Hugo Lieck (r).
 228—Otto Conrads (h).
 313—R Hettich (r).
 314—Alex Schubach (h).
 333—Fritz Adler (h).
 416—E M Gloeckner (h).