

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

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: October 7, 2023 (Applicant postponed to January 17th)
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.

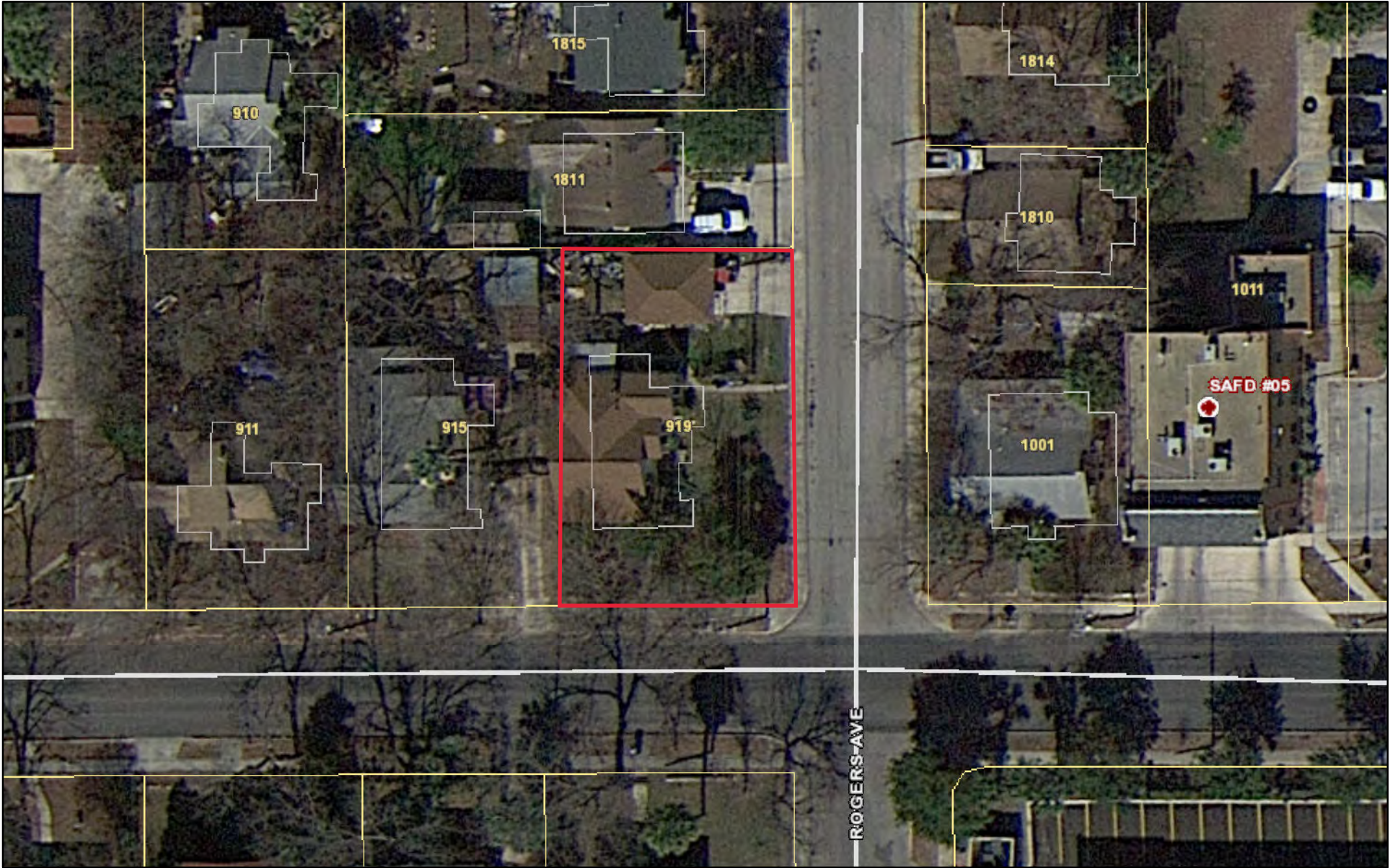
FINDINGS:

- 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-gable 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.

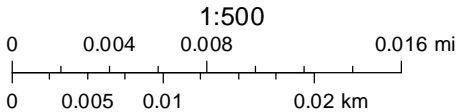
RECOMMENDATION:

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







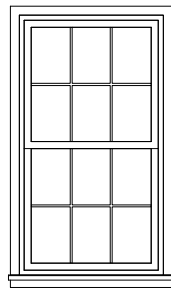
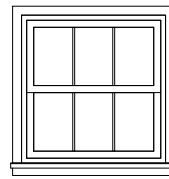
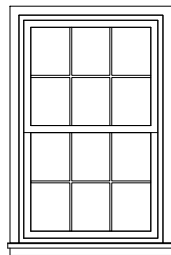




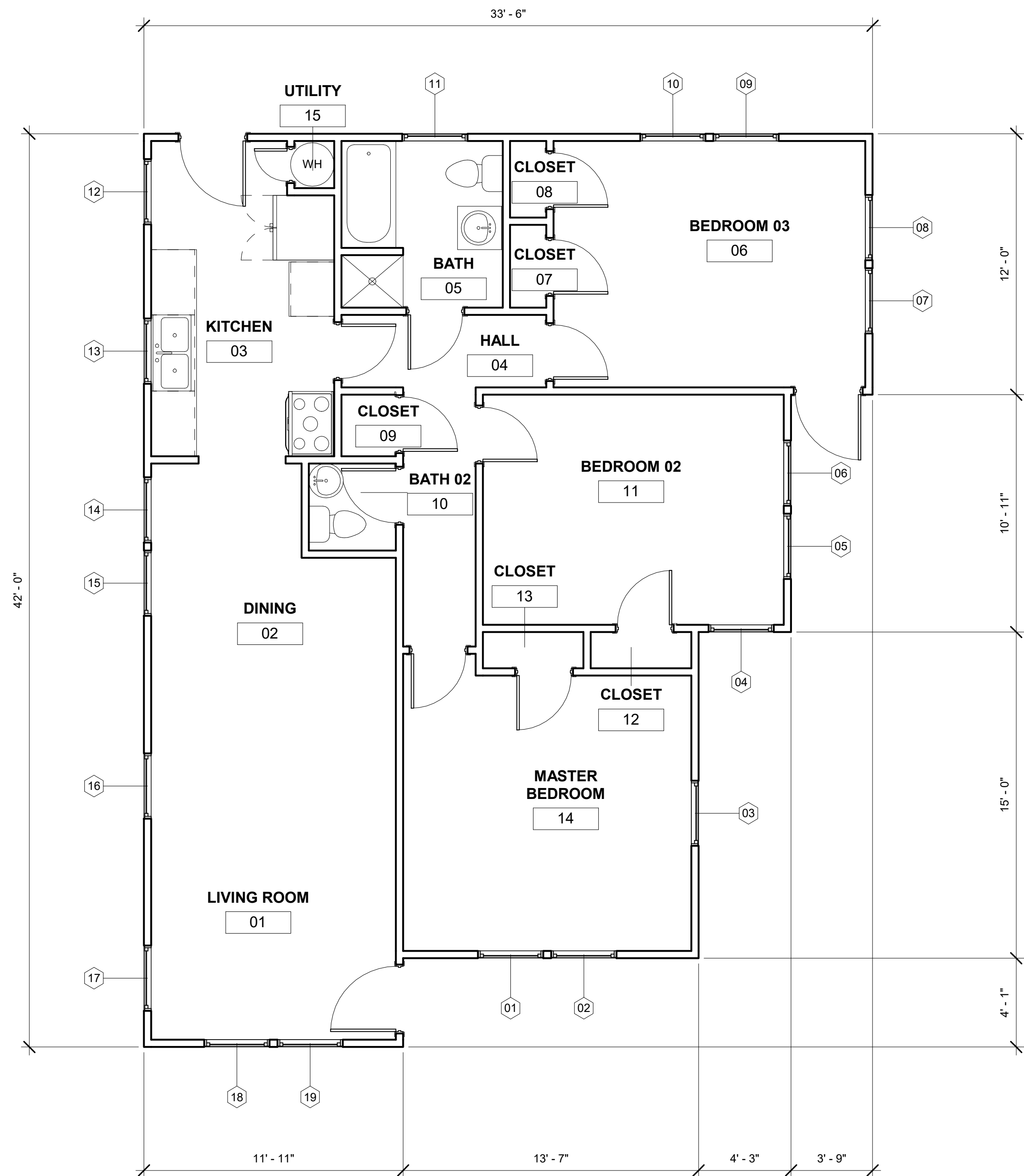




NUMBER	TYPE	SILL HEIGHT	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	COMMENTS
01	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
02	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
03	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
04	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
05	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
06	A	2' - 0"	36"	57"	36 3/8"	57 1/2"	
07	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 "A" DOUBLE HUNG PRIMED PINE WOOD LOW E W/ ARGON	TYPE "B" DOUBLE HUNG PRIMED PINE WOOD LOW E W/ ARGON	TYPE "C" DOUBLE HUNG PRIMED PINE WOOD LOW E W/ ARGON
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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
Date	Issue Date
Drawn by	Author
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A102

Scale	
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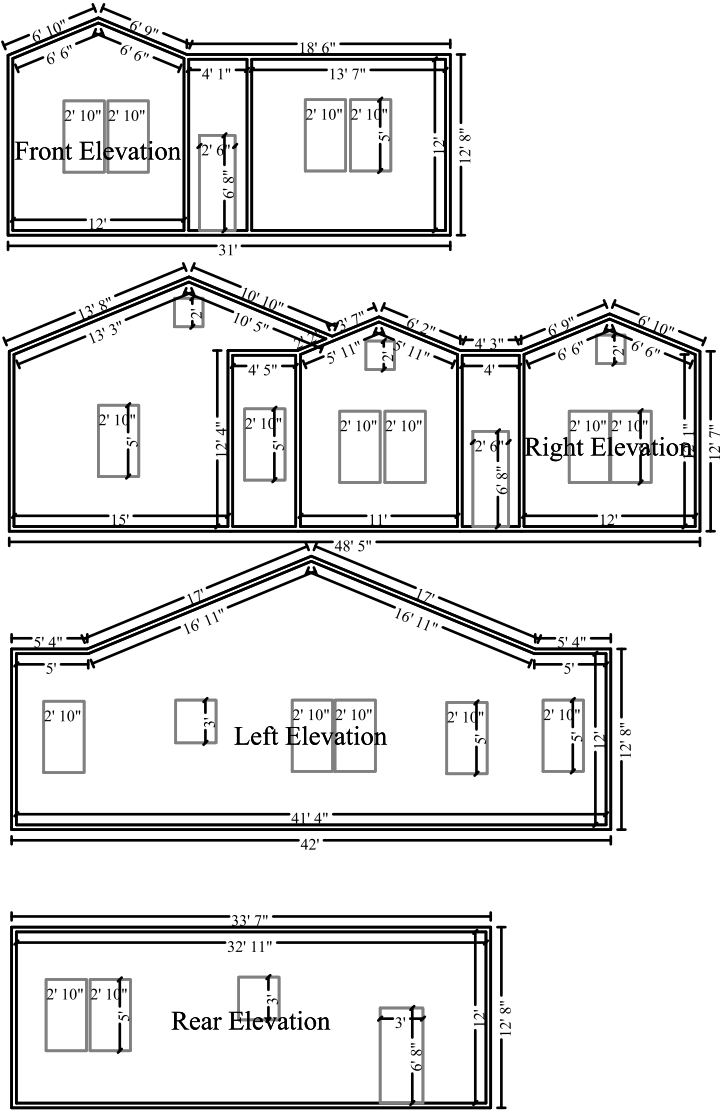
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GALINDO RESIDENCE 919 MASON ST.
EXISTING PHOTOS

Project number	Project Number
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A103

	Scale
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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
116A Hunchak Mary A
123AU 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
205A Adams Arth A
206A Ayala Simon R
207 Huffman Alvin D
209ARiley L Mrs ©
210ABrown E L ©
212 Gunkel I Mrs ©
214APreston 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
222AScott Robt R
223 Harris Thos P
Hetrick Edgar C
224 Zopfs Theo © gro
227AWoerner J W ©
229ABrown Frank

N Olive intscts

302AEzzell Virgie II Mrs ©
304 Lewis Fred J
306 Richard Raymond R
310AWelle Rudolph O
311ATatum Chas S ©
314ABonnemaison Anthony F ©
rear ΔBonnemaison A F poultry
317ADuff Wm A ©
318APeterson Annie Mrs ©
319 Johnson Edgar H
322ARobertson Stella Mrs ©
323ABowling H McRee
325ASmith N G ©
327 Johnston Fred
329ATaylor E Mrs ©
333ABurris M V ©

N Pine intscts

407ABain John O ©
ΔBain Orville O contr
rear Bell John R
410AZiehe H C Rev
411ATerrell Rosalea
414ALoessberg Margt Mrs ©
415 Combs Lola Mrs
418AZortman J M ©
419 McCoy Rupert
ΔRenz Kate Mrs ©
421AFranks W S ©
421AKramer Lawrence H
424AWillamson John A ©
428ADurgin Chas A
429AHartman Alf
Krenek Wm
435AMoeller Helmar H ©
438AClose Rollo S ©

Willow intscts

632 Myers Aug

633 Hawes Rose Mrs ©

N Palmetto av intscts

702ASears J M gro
702AJohnson Emma L Mrs
703AWurzbach 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
1AFrick Paul A
2 Mayfield Madin M
3 Long Shelby

Street continued

714AFletcher M Mrs
718AIrvine M Mrs ©
719AMcCord Joseph E ©
722 Arnold Ethel Mrs ©

Pierce av intscts

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

Street continued

807AJasmer Augusta Mrs ©
ΔJasmer Mary E nurse
810 Elmer Wilson
rear Vacant
814AHarris Richd ©
821AHickey J E ©
822AJackson Earl ©
rear Vacant

Spafford av intscts

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

Street continued

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

Rogers av intscts

1002AMythen Laura Mrs
1006ASowell R L ©
1011AFire Station No 5
1016AGriffith R E Rev
1017AYoung M Mrs ©
1023 Nonken Joseph ©
1111 541 of 969 intscts
1112AFaulds John ©
1115AColesworthy Winifred E Mrs ©

119 Flores Gen

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

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

Haller intscts

314 Montano Anthony J
315 Davila Frank
317 Joanitis Peter

South intscts

403 Correll Valentine ©
409A Osborne Marcus II
410 Briones Juan
414 Ballard Floyd

Arroyo al intscts

Goliad intscts

500AUtley Bess Mrs
511AGiraud F R ©
512ACabanes Benvenida Mrs
514AHopkins J W
518 Bartholomae Minnie Mrs ©
523 Hoyer Julia ©

Victoria intscts

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

Garfield al ends

620 Apartments
1 Vacant
2AWoodall Leona J Mrs
3AWetzel Clarence II
4AHaelbig Hulda nurse

Street continued

Lavaca intscts

711 Tuttle Josephine P Mrs ©

Refugio intscts

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

908 Rivas Frank

921ASteinkamp 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

104AMaxim Dry Goods Store

105 Gonzales Jose

Galindo Eduardo

106 Alvarez Leonardo

107 Carter Saml
112 Mrs Pearson
115 Gonzalez Mrs
116 Gonzalez Mrs
117 Mrs
118 Mrs
119 Mrs
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198 Mrs
199 Mrs
200 Mrs

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State: Texas

City: San Antonio

Date: 1911-Mar. 1951 *

Volume: vol. 2, 1912-Jan. 1951



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