

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

HDRC CASE NO: 2018-043
ADDRESS: 722 MASON ST
LEGAL DESCRIPTION: NCB 1276 BLK 8 LOT 6
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Jesse Amado
OWNER: Jesse Amado
TYPE OF WORK: Install window in existing dormer
APPLICATION RECEIVED: January 18, 2018
60-DAY REVIEW: March 17, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: install window into existing window opening in second floor dormer.

APPLICABLE CITATIONS:

6. Architectural Features: Doors, Windows, and Screens

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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 structure at 722 Mason is a single-family residential home constructed circa 1930 in the Folk Victorian architectural style. The structure features a primary hipped roof, two gable roofs, and a dormer with standing seam metal roofing material.
- b. **DORMER** – The applicant has installed a single-light fixed window into the dormer prior to approval. Photographs show that the window opening had been boarded with plywood since at least 2008. The Guidelines for Windows 6.B.vii notes that non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Given that there is evidence that a window was not installed in the dormer for a number of years, staff finds that the installed fixed window is an improvement upon the previous plywood boarding. Staff also finds that a wood window screen comparable to the configuration of a double-hung window would be an appropriate to restore the character of the historic dormer.

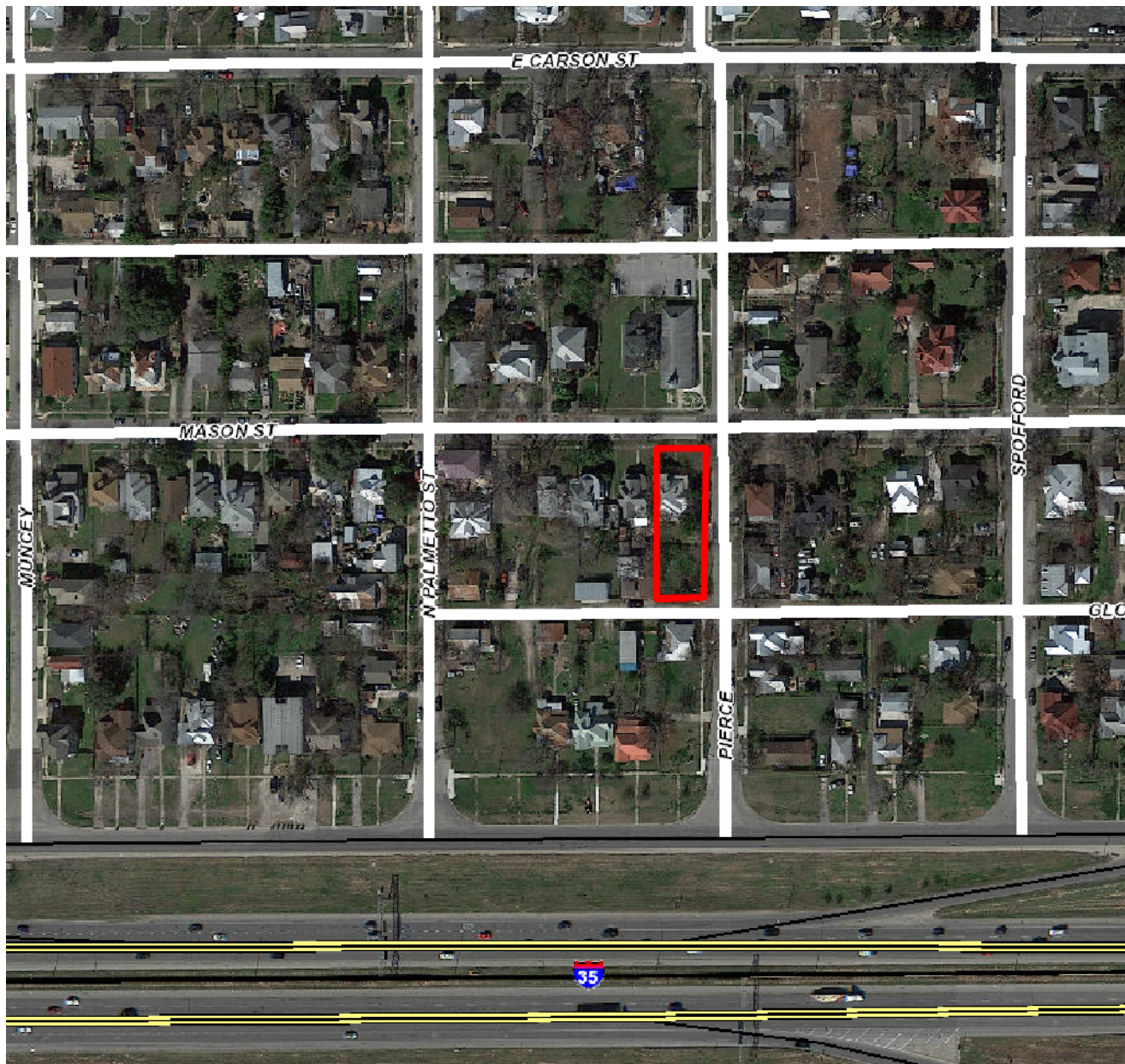
RECOMMENDATION:

Staff recommends the approval to install a fixed window into the dormer window opening based on finding b with the stipulation that a wood window screen of a traditional configuration also be installed to minimize the visual impact of the new window.

CASE COMMENT:

A Notice of Investigation was posted on the property on January 8, 2017. The applicant has been cooperative in seeking compliance.

CASE MANAGER: Huy Pham



722 Mason

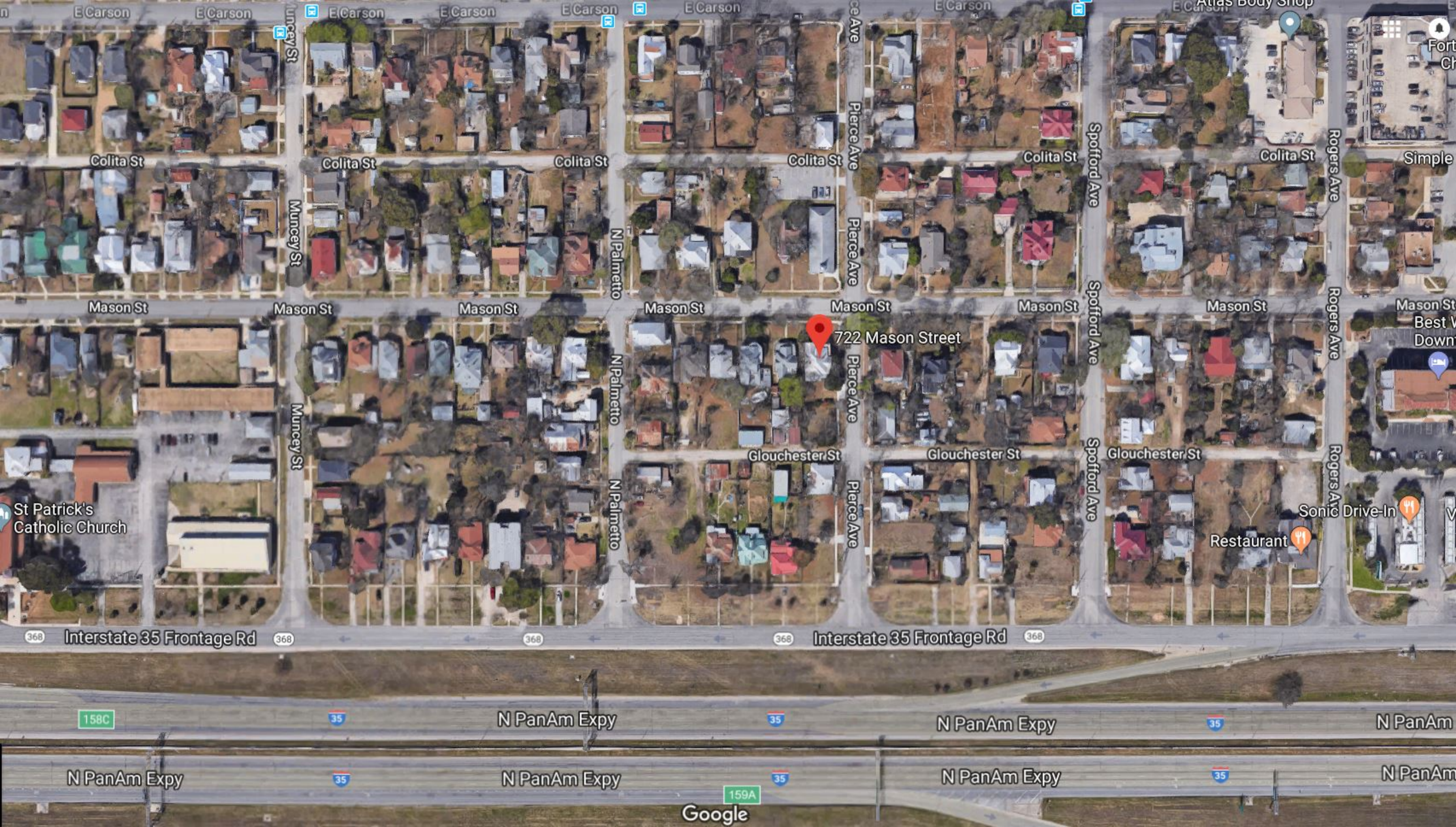
Powered by ArcGIS Server

Printed: Jan 24, 2018

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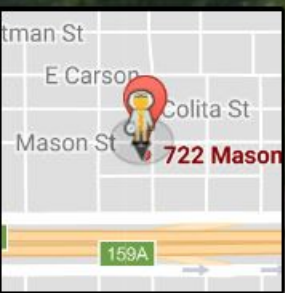
Google



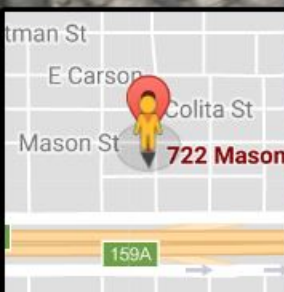
722 Mason St
San Antonio, Texas

Google, Inc.

Street View - May 2014



Google

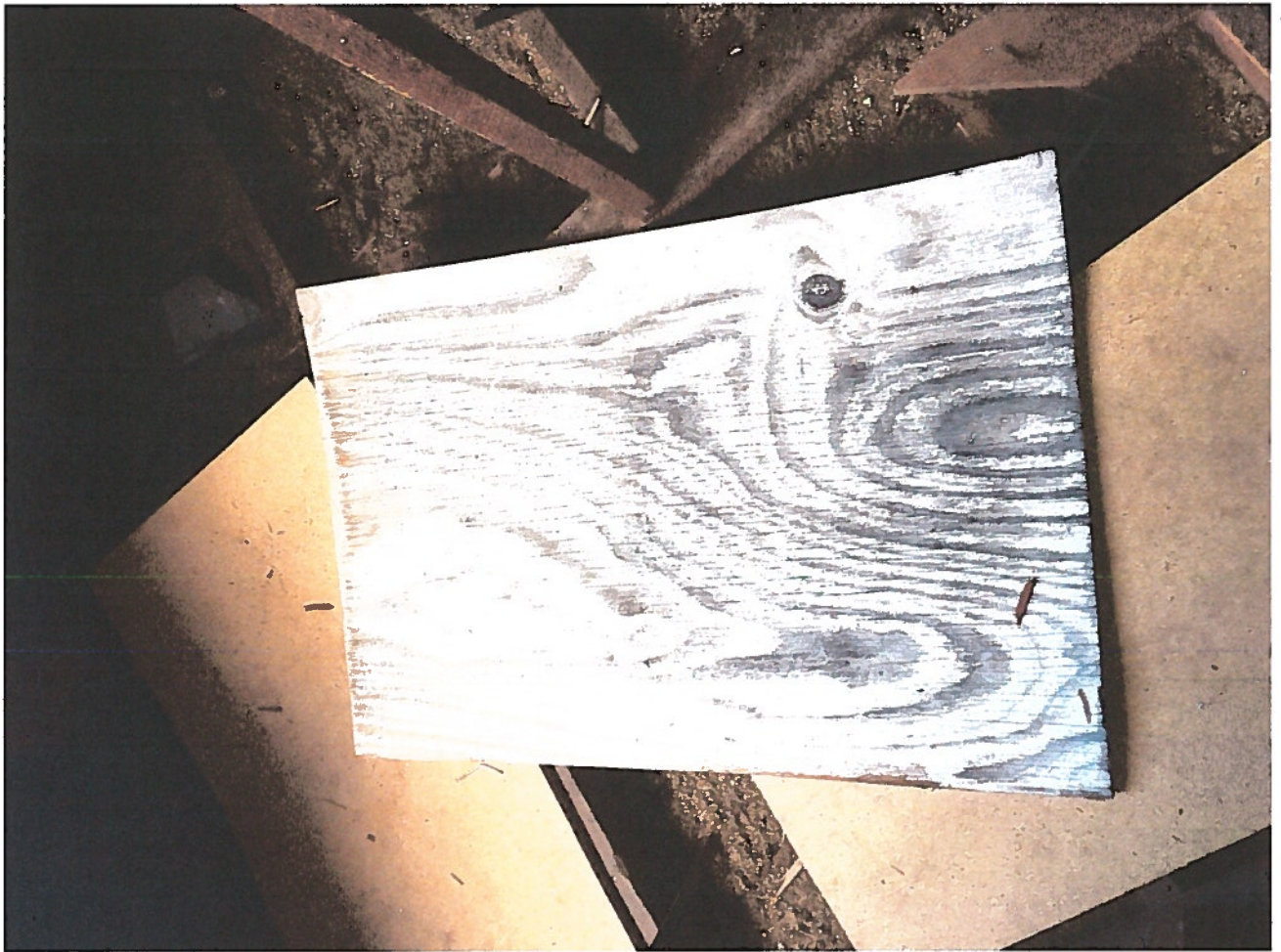




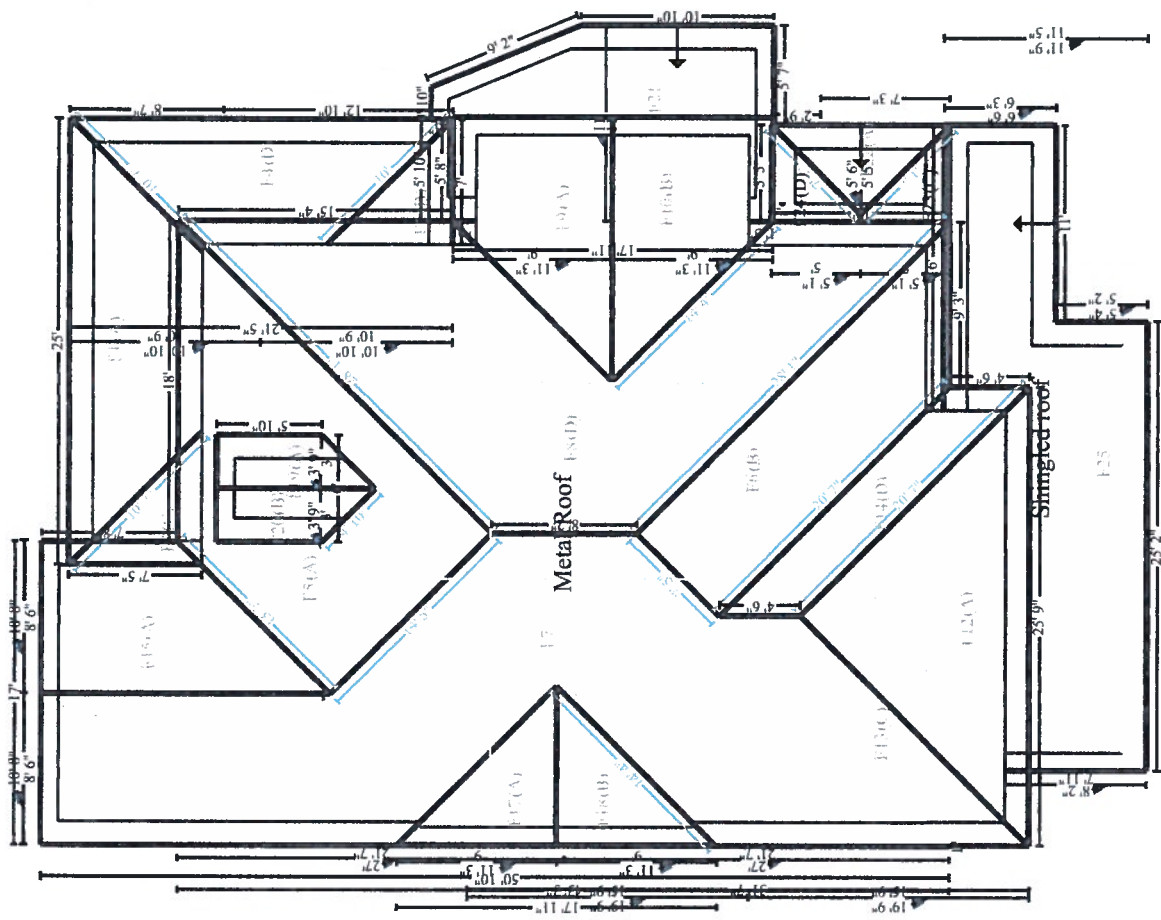
722 MASON ST
ORIGINAL CONDITION



INTERIOR OF WINDOW REPLACEMENT
WITH REPAIRED ~~THE~~ FRAMING.



PLYWOOD BOARD previously covered
window.

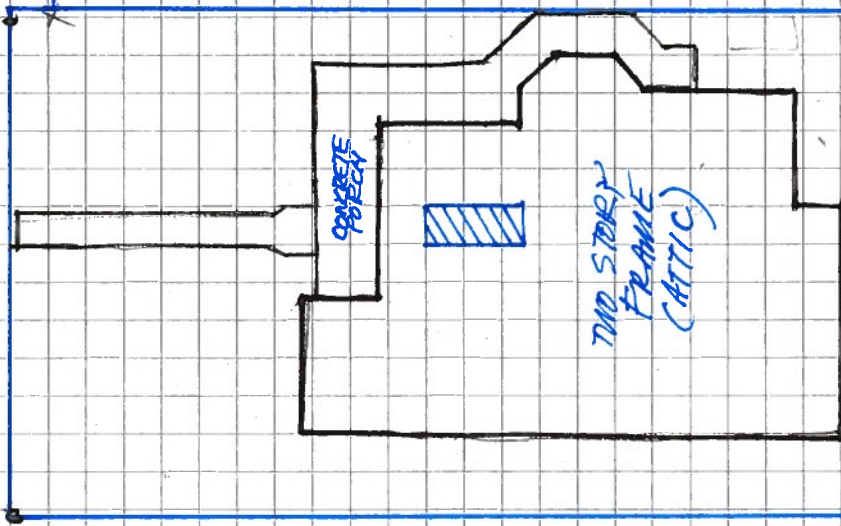


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722 WAGON ST.



WAGON ST.

PIERCE ST.

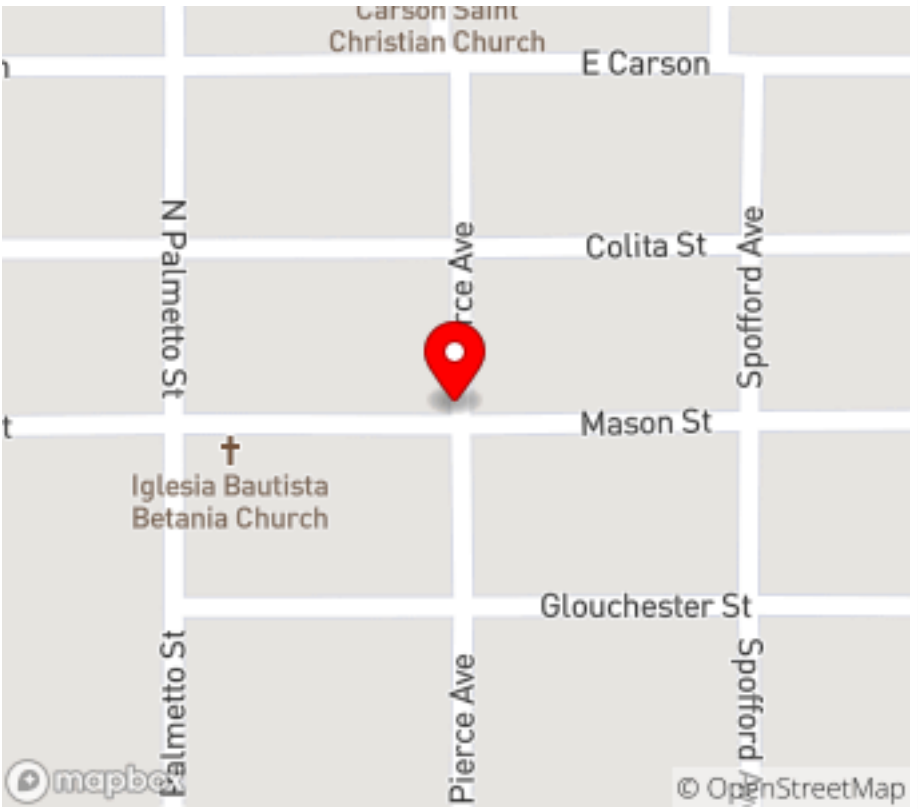


LOT 6
BLOCK 3
9350 sq. ft.
0.21 Acres



Investigation Report

Property

Address	722 Mason
District/ Overlay	Government Hill
Owner Information	AMADO JESSE V JR
Location Map	
	Lat: 29.4403853919631 Long: -98.4643850383334

Site Visit

Date	01/08/2018
Time	09:16 AM (-6 GMT)
Present Staff	Huy Pham
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Dormer window replaced with large modern window.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	posted "Notice of Investigation"
Deadline to contact office	01/08/2018

Documentation



Investigation Report

<p>Photographs</p>		
		
<p>01/08/2018 09:22 AM</p>		