HISTORIC AND DESIGN REVIEW COMMISSION October 16, 2019

HDRC CASE NO: 2019-570

ADDRESS: 508 MASON ST

LEGAL DESCRIPTION: NCB 1278 BLK 5 LOT E 21.5 FT OF 2 & W 23.5FT OF 3

ZONING: R-6, H CITY COUNCIL DIST.: 2

DISTRICT: Government Hill Historic District

APPLICANT: Orlando Guerrero /GUERRERO ORLANDO OWNER: Orlando Guerrero /GUERRERO ORLANDO TYPE OF WORK: Window replacement, siding replacement

APPLICATION RECEIVED: September 23, 2019 **60-DAY REVIEW:** November 22, 2019

CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1. Replace four wood windows along the driveway with vinyl windows.
- 2. Wholesale in-kind replacement of wood siding or covering all existing siding with plywood and matching siding.
- 3. Install fish scale or wood shake siding in the bay window planes.

APPLICABLE CITATIONS:

- 2. Guidelines for Exterior Maintenance and Alterations
- 1. Materials: Woodwork
- A. MAINTENANCE (PRESERVATION)
- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. Repair—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.
- 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 Window Replacement

- o MATERIAL: If replaced is approved, the new windows must feature primed and painted wood exterior finish. Cladded or composition options are not allowed unless explicitly approved by the commission.
- o SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25".
- o 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.
- o TRIM: 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.
- OGLAZING: 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.
- o COLOR: Wood 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.
- o INSTALLATION: Wood 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.
- o 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 primary historic structure at 508 Mason was constructed in the Folk Victorian style and contributes to the Government Hill Historic District. The one-story, single-family structure features a primary hipped roof, a front-facing gable over a bay window, a covered front porch with tongue-and-groove wood decking and turned columns, wood lap siding, and a variety of vinyl and wood windows.
- b. WINDOW REPLACEMENT The applicant has proposed to replace the four remaining wood sash windows on the driveway side elevation to feature new vinyl windows to match the rest of the house. Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv., 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. On a site visit on October 4, 2019, staff found the original wood windows to be in a repairable condition, and not eligible for replacement at this time. If replacement is approved, staff finds that the new windows should be wood rather than vinyl, and match the original windows in profile and installation.
- c. SIDING TREATMENT The applicant has proposed to install new siding, and plywood on top of the original wood siding to cover deterioration. On a site visit on October 4, 2019, staff found that the wood siding was in good condition, with minimal water or insect damage. Staff finds that the request is generally inconsistent with the Guidelines for Exterior Maintenance and Alterations 1.A and B. Wood siding should be repaired in-place and only replaced when beyond repair. Wholesale replacement or covering would require approval by the Historic and Design Review Commission.
- d. FISH SCALE INSTALLATION The applicant has proposed to install fish scale or wood shake shingles onto the three wall planes on the front bay window. Staff finds that the fish scale or wood shake shingles on bay windows are not typical to Folk Victorian style houses and should be avoided per the Guidelines for Exterior Maintenance and Alterations 1.B.iii.

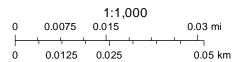
RECOMMENDATION:

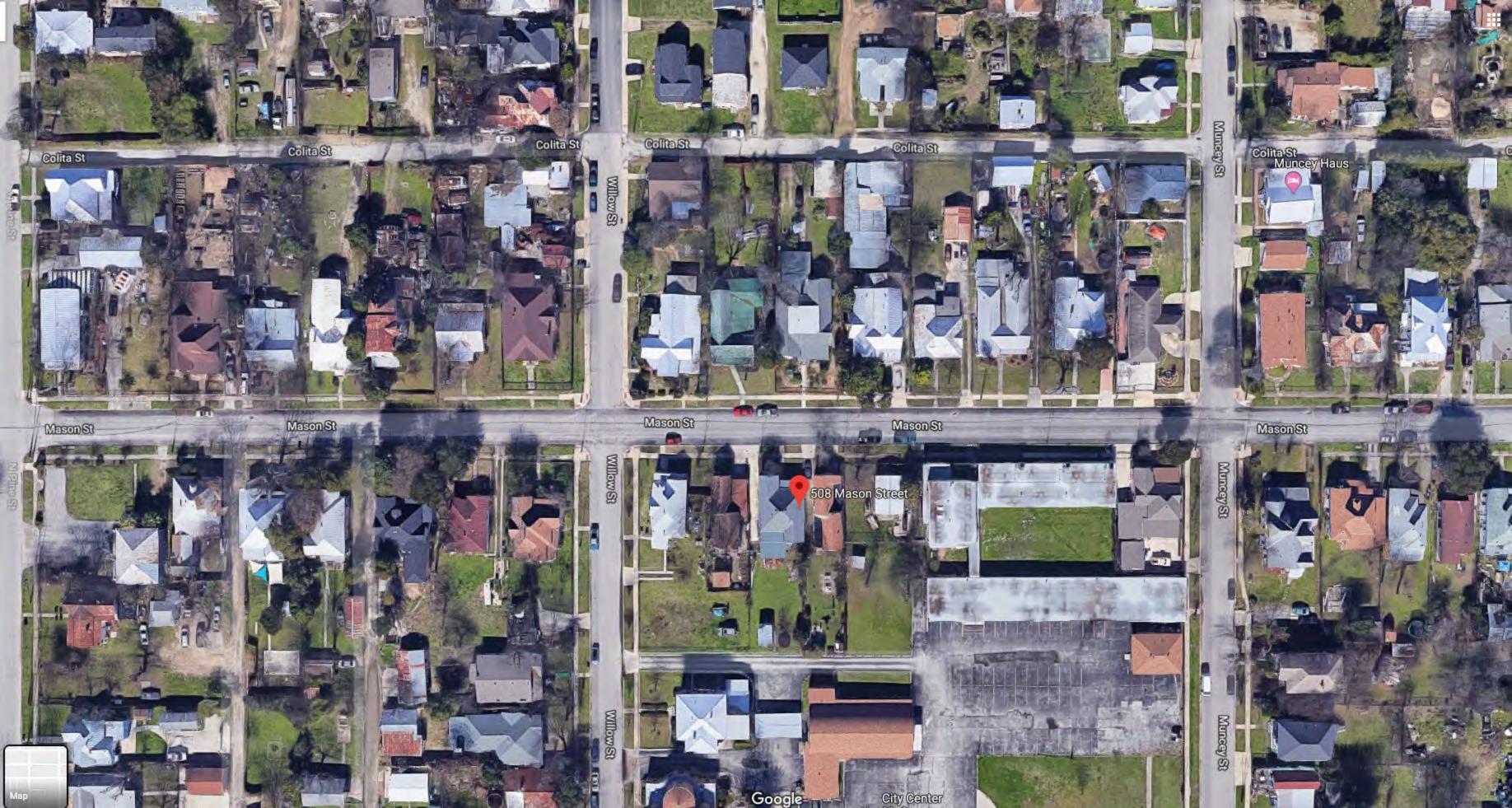
Staff does not recommend approval of items 1 through 3 based on the findings. Staff recommends that wood windows be repaired and that wood siding should be repaired in kind. Wholesale replacement of either should not occur.

508 Mason St



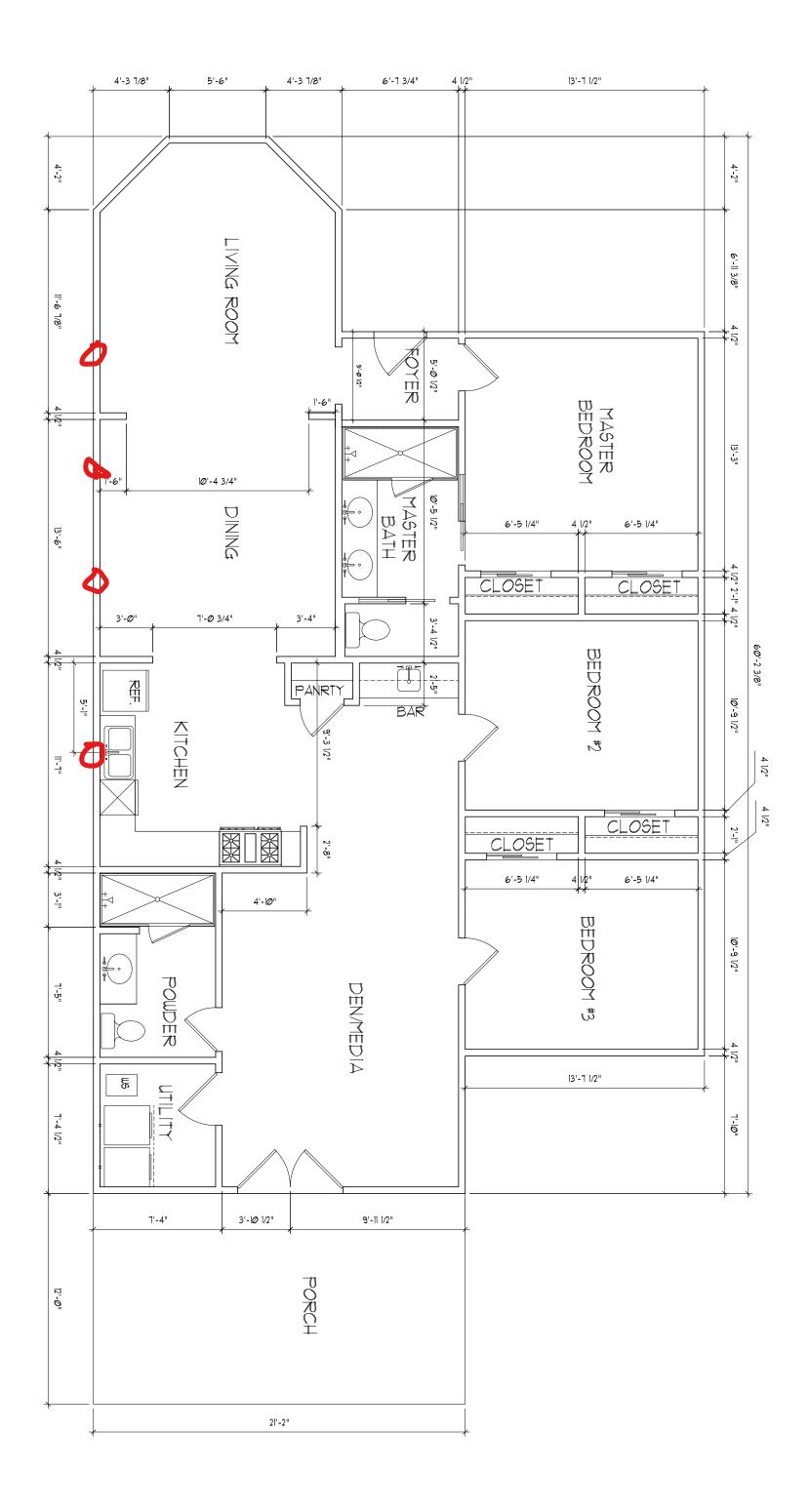
October 4, 2019





















































615 West Carson Street Bryan, TX 77801

Phone: 979-779-1051 Fax: 979-822-3259 www.plygemwindows.com Customer Information

BILL TO: mtest SHIP TO:

Test - Marketing mtest

Quote Not Certified

TX

(Fax)

QUOTE#	QUOTE DATE	REQUESTED DATE	SHIP DATE	QUOTED BY
5078443	9/23/2019	1/1/0001	Quote Not Ordered	bdavis
JOB NAME		CUSTOMER PO#	PLANT	SALES PERSON
			Bryan	
BUILDING/LOT #		CONTACT		

999-999-9999 (Fax)

LineItem #	Description	Net Price	Extended
1-1	Rough Opening: 29.5W x 79.5H	\$156.22	\$468.66
Qty: 3	Custom Builders Series 1100 Single Hung (29 W x 79 H x 0 Leg), Equal	\$130.22	Ψ-00.00
Room Location:	Sash, White, Nailing Fin	1	
	Performance: PWG-M-3-00540-00001		
None Assigned	Lower Glass Glass: HP SC, Double Glazed, Argon Gas, Warm Edge Plus,	1 1	
Note:	Annealed, Upper Glass 4.625, 37	-	
	Upper Glass Glass: HP SC, Double Glazed, Argon Gas, Warm Edge Plus,	2	
	Annealed, Upper Glass 5.375, 37	1100	× 1
	Hardware: Safety Vent Latch	1 2	10
	Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	1	20
	Manufacturer Information: N/A, 25.25, 37.625	,	
	Performance Rating: Not Rated; U-Factor = 0.3; SHGC = 0.22; VLT = 0.43;		
	STC Rating = 24		
	Frame Options: Nail Fin Setback-1 3/8", Remove All Fins		
	Clear Opening Calculations: 24,4375, 36,375, 6,17		

LineItem#DescriptionNet PriceExtended1-2Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate\$6.50\$19.50

Qty: 3

Room Location:

Note:



Page 1 of 3 Printed: 9/23/2019 3:03:20 PM

QUOTE#	QUOTE DATE	REQUESTED DATE	SHIP DATE	QUOTED BY
5078443	9/23/2019	1/1/0001	Quote Not Ordered	bdavis
JOB NAME		CUSTOMER PO#	PLANT	SALES PERSON
			Bryan	
BUILDING/LOT #		CONTACT		

LineItem #	Description	Net Price	Extended
Qty: 1 Room Location: None Assigned Note:	Rough Opening: 32.5W x 55.5H Custom Builders Series 1100 Single Hung (32 W x 55 H x 0 Leg), Equal Sash , White, Nailing Fin Performance: PWG-M-3-00540-00001 Lower Glass Glass: HP SC, Double Glazed, Argon Gas, Warm Edge Plus, Annealed,Upper Glass7.625,Upper Glass5 Upper Glass Glass: HP SC, Double Glazed, Argon Gas, Warm Edge Plus, Annealed,Upper Glass8.375,Upper Glass5 Hardware: Safety Vent Latch Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Manufacturer Information: N/A, 28.25, 25.625 Performance Rating: Not Rated; U-Factor = 0.3; SHGC = 0.22; VLT = 0.43; STC Rating = 24 Frame Options: Nail Fin Setback-1 3/8", Remove All Fins Clear Opening Calculations: 27.4375, 24.375, 4.64	\$136.27	\$136.27
LineItem #	Description	Net Price	Extended
2-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	\$5.09	\$5.09

Qty: 1

Room Location:

Note:

LineItem #	Description	Net Price	Extended
3-1	Rough Opening: 16.5W x 31.5H	\$106.58	\$106.58
Qty: 1	Custom Builders Series 1100 Single Hung (16 W x 31 H x 0 Leg), Equal	Ψ100.50	Ψ100.00
Room Location:	Sash, White, Nailing Fin	Tr	
None Assigned	Performance: PWG-M-3-00540-00001		
Note:	Lower Glass Glass: HP SC, Double Glazed, Argon Gas, Warm Edge Plus,	4	
Tiote.	Annealed, Lower Glass 1.625, Lower Glass 3	= -	
	Upper Glass Glass: HP SC, Double Glazed, Argon Gas, Warm Edge Plus,		
	Annealed, Lower Glass2.375, Lower Glass3	111 1	
	Hardware: Safety Vent Latch		
	Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Manufacturer Information: N/A, 12.25, 13.625	- Te	
	Performance Rating: Not Rated; U-Factor = 0.3; SHGC = 0.22; VLT = 0.43;		
	STC Rating = 24		
	Frame Options: Nail Fin Setback-1 3/8", Remove All Fins		
	Clear Opening Calculations: 11.4375, 12.375, 0.98		



Quote #: 5078443 Quote Effective Date:

Page 2 of 3 Printed: 9/23/2019 3:03:20 PM

\$5.09

\$5.09

QUOTE#	QUOTE DATE	REQUESTED DATE	SHIP DATE	QUOTED BY
5078443	9/23/2019	1/1/0001	Quote Not Ordered	bdavis
JOB NAME		CUSTOMER PO#	PLANT	SALES PERSON
			Bryan	
BUILDING/LOT #		CONTACT		

LineItem #	Description	Net Price	Extended
3-2	Unit 1 Screen: Half Screen, Charcoal Fiberglass, Shipped Separate	\$4 44	\$4 44

Qty: 1

Room Location:

Note:

Total Unit Quantity: 10

PROJECT	QUOTE
Unassigned Project	Unassigned Quote
	NOTES
Order:	
Delivery: SHIP TO:	,
JS: CONCEPT BUILDERS Comment: 9018 TESORO SUITE 102 MARK GROSS 210-710-01	
SAN ANTONIO, TX 7821	

SUB-TOTAL:	\$740.54
HANDLING:	\$0.00
FREIGHT:	\$0.00
MISC:	\$0.00
SALES TAX:	\$61.09
TOTAL:	\$801.63

CUSTOMER SIGNATURE	DATE

Prices listed are good for acceptance for 30 days after the quote is certified. All material to be delivered within an additional 90 days or pricing may be increased due to material cost increase. Acceptance of the order by Ply Gem will be determined by availability of production time. Product quoted may or may not meet architect's specifications. Please verify adherence to state and local codes. Total does not include applicable taxes. Job total is reflected by the quantities SHOWN ABOVE. In the event of quantity or extension discrepancy, unit price will prevail.

Quote #: 5078443 Quote Effective Date:



Page 3 of 3 Printed: 9/23/2019 3:03:20 PM



105 Drop Siding

TW628