

HISTORIC AND DESIGN REVIEW COMMISSION

April 18, 2018

HDRC CASE NO: 2018-166
ADDRESS: 316 E MYRTLE
LEGAL DESCRIPTION: NCB 1751 BLK 6 LOT 5
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Randall Mersch
OWNER: Randall Mersch
TYPE OF WORK: Replace aluminum windows with vinyl windows to match remaining vinyl windows
APPLICATION RECEIVED: March 29, 2018
60-DAY REVIEW: May 28, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace (6) aluminum windows with vinyl windows to match remaining (7) vinyl windows.

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.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- ☐ Match the original materials;
- ☐ Maintain the original dimension and profile;
- ☐ Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- ☐ Maintain the original appearance of window trim or sill detail.

FINDINGS:

- a. The structure at 316 E Myrtle was constructed circa 1930 and features hipped and gabled roofs and a full length porch. This structure has been heavily modified from its original configuration.
- b. **EXISTING WINDOWS** – The structure currently features seven (7) non-original vinyl windows: two on front façade, two on each side, and one in the rear. Staff finds that the vinyl windows were installed prior to 2014. The structure also features six (6) non-original aluminum windows on the sides and rear. The applicant is proposing to

replace all of the aluminum windows to match the newer vinyl windows.

- c. **ALUMINUM WINDOW REPLACEMENT** – The applicant is requesting approval to replace six (6) non-original aluminum windows with vinyl windows located on the sides and rear of the structure. The existing aluminum windows are not appropriate for the style of the home in terms of profile, inset, and dimensions. According to the Historic Design Guidelines, non-historic, incompatible windows should be replaced with windows that are typical of the architectural style of the building. While staff generally does not recommend the installation of vinyl windows into historic homes, in this case staff finds that vinyl windows would be a visual improvement from the mismatched varieties of existing, non-historic aluminum and vinyl windows. Staff finds that one-over-one wood windows would be the most appropriate treatment to restoring the architectural integrity of the home. Vinyl windows may be appropriate for replacing the incompatible aluminum windows if the windows meet all the required specifications listed in the recommendation.

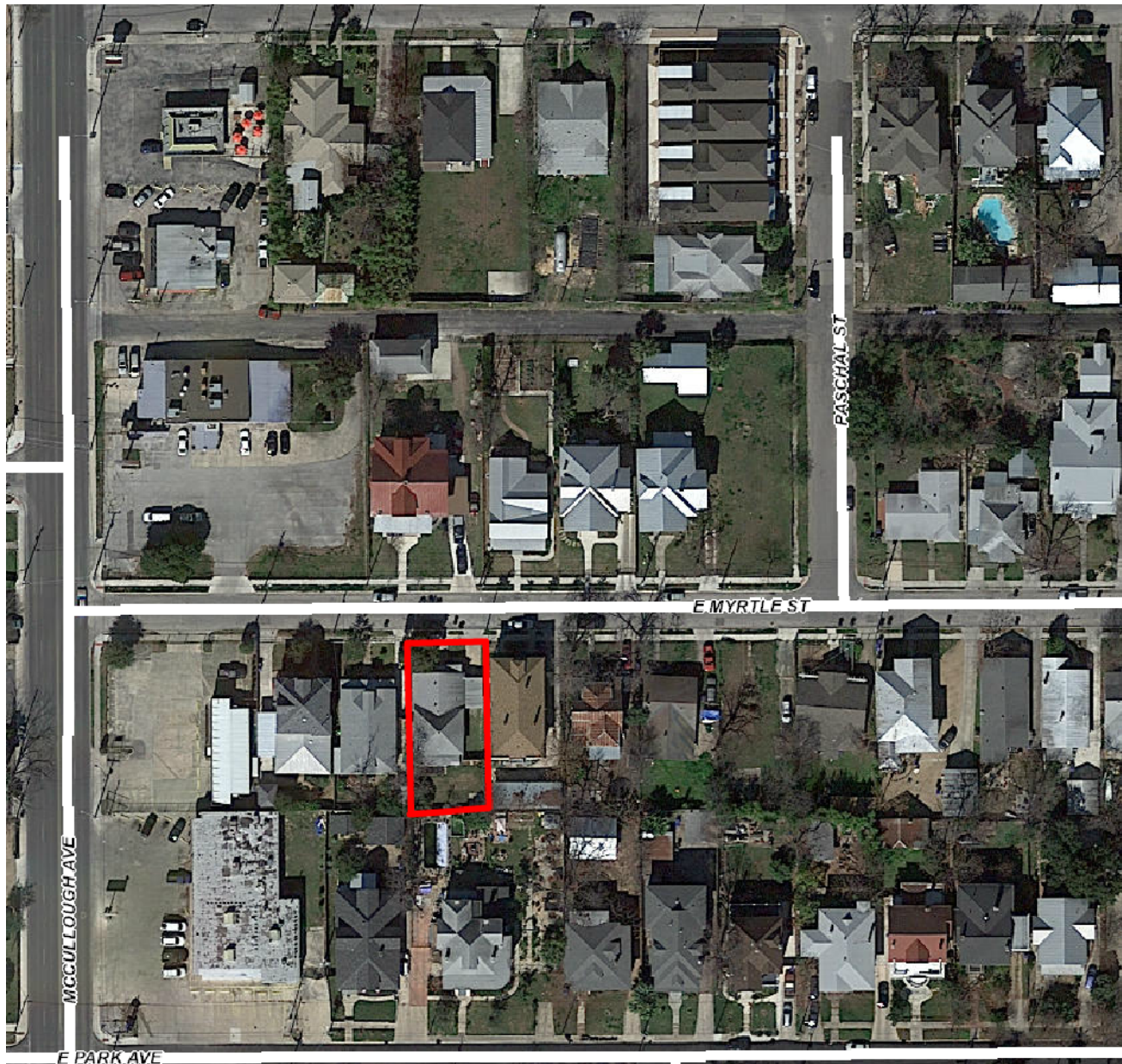
RECOMMENDATION:

Staff recommends approval based on findings b and c with the following stipulation:

- i. Color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

CASE MANAGER:

Huy Pham



316 E Myrtle

Powered by ArcGIS Server

Printed: Apr 13, 2018

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SEARCH THIS AREA

McCullough Grocery

316 East Myrtle Street

E Myrtle St

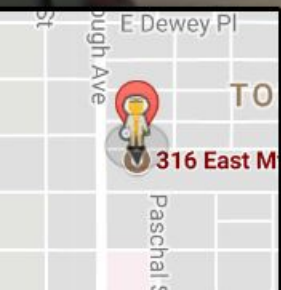
E Myrtle St

E Myrtle St

E Myrtle St

McCullough Ave





HDRC Description for Randy Mersch

Address: 316 E Myrtle St.
San Antonio, TX 78212

We are submitting this application to replace half of the windows in our house for multiple reasons. When we purchased our home last year, half of the windows were upgraded to dual pane white vinyl windows, the other half were single pane aluminum windows. We are just updating the aluminum windows to match the vinyl windows, to reduce the allergens, the noises we can hear very well, and the heating/cooling costs that are abnormally high in our home. We have made sure the installer of these windows will make no impact to the look from the outside, keeping the existing trim and making sure all windows will match in look and style, and importantly to us, as dual pane. We will not be changing the windows facing the street, only on the sides and back of the house.

We appreciate your approval.

Randy Mersch

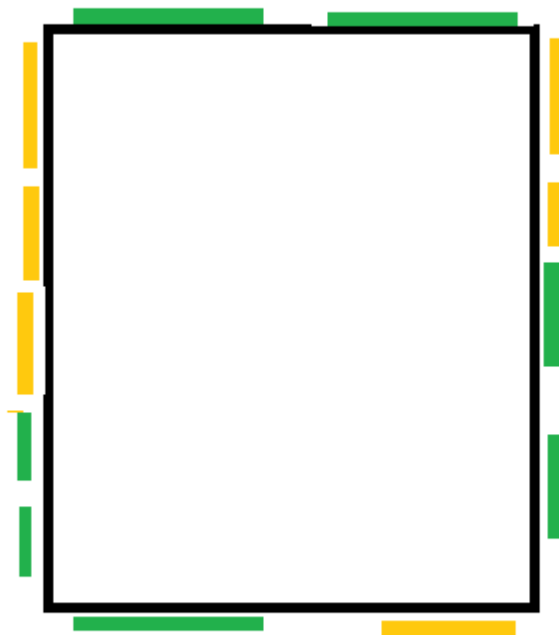


Good



Needs to be Replaced

Front of house facing
North



















8100 SERIES



Home
Craftsman



8110 SINGLE HUNG WINDOWS



STANDARD FEATURES

- Tilt-in removable sash for safe, easy cleaning of exterior glass and screen
- Low profile sash locks and keepers for improved sightlines and a weather-tight seal
- Constant-force coil balance system ensures smooth, easy operation even on large windows
- Double lift rails (upper and lower) make it easy to raise or lower the sash
- Continuous weather stripping seals out drafts and stops leaks
- PowerPane glass package - Dual pane insulating glass unit with one lite of double strength Low-E glass and argon gas fill
- Available in many shape top options
- Two ventilation limit latches standard
- Interior and exterior accessory groove allowing for a wide selection of installation options
- Aluminum half screen with fiberglass mesh

AVAILABLE IN MANY SHAPE TOP OPTIONS:



Half Round



Eyebrow



Rake



Quarter
Eyebrow



Quarter
Round



Doghouse



8100 2-LITE/3-LITE SLIDING WINDOWS



STANDARD FEATURES

- Pull rails on both sides make opening and closing easy
- Cam-action locks increase leverage for a weather-tight seal
- Convenient lift-out sash for easy cleaning
- Track and adjustable roller system for ease of operation
- Double-opposed weatherstrip on sash stops drafts and leaks
- PowerPane glass package combining Low-E with argon gas fill with our Warm edge spacer system
- Aluminum frame half-screen with fiberglass mesh

PRODUCT CONFIGURATION:

Available in $\frac{1}{2}$ – $\frac{1}{2}$, $\frac{1}{4}$ – $\frac{1}{2}$ – $\frac{1}{4}$ or $\frac{1}{3}$ – $\frac{1}{3}$ – $\frac{1}{3}$ with matching fixed units in a wide variety of architectural shapes. Available for replacement or new construction applications.

Test Standards: AAMA/WDMA/CSA 101/I.S.2/A440-08, AAMA/WDMA/CSA 101/I.S.2/A440-05, ANSI/AAMA/WDMA 101/I.S.2/NAFS-02, ANSI/AAMA/NWDA 101/I.S.2-97, ASTM E1886/1996

NFRC (National Fenestration Rating Council) : CPD - Certified Product Directory, SHGC - Solar Heat Gain Coefficient, VT - Visible Light Transmission, CR - Condensation Resistance, U-Factor - Rate of Heat Loss, R-Value - Resistance to Heat Flow Notes: Values represent 3.0mm (Double Strength)

8100/8100N SLIDING WINDOW				
	Total R Value	Total U Factor	NFRC Certified Values	
			SHGC	VLT
Clear IGU	2.083	0.48	0.61	0.54
PowerPane (Low-E, Argon IGU)	3.330	0.30	0.29	0.54
PowerPane3 (Triple Silver Low-E, Argon IGU)	3.333	0.30	0.21	0.50

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 3mm double strength glass and no grilles. R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

OPTIONS

CUSTOM GRILLES



3/4" FLAT
GBG



3/4" SCULPTURED
GBG



1" SCULPTURED
GBG



1 1/4" SDL

GBG = Grilles-Between-the-Glass
SDL = Simulated-Divided-Lite

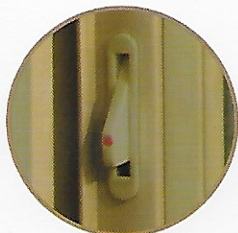
GLASS PACKAGES & OPTIONS*

- PowerPane*
- PowerPane3
- Tinted
- Obscure
- Rain

*PowerPane glass is standard. Contact your Home Craftsman Windows sales representative for a full list of 8100 Series glass options and ratings.

FRAME OPTIONS

- No Fin
- Nail Fin

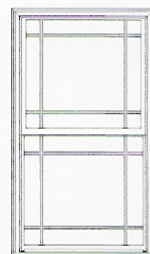


Optional Safety Latch

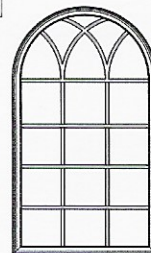
GRILLE PATTERNS



COLONIAL



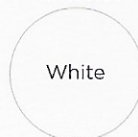
PERIMETER
PRAIRIE



GOTHIC

COLOR OPTIONS

Exterior



White

Interior



Exterior



Bronze

Interior



Exterior



Almond

Interior



Exterior



Red
Brick

Interior



Exterior



Clay

Interior



Exterior



Hartford
Green

Interior



Colors are reproduced as accurately as printer technology allows. Please see your authorized Home Craftsman Windows representative for actual samples.

ARCHITECTURAL SHAPES/FIXED



Full Round



Half Round



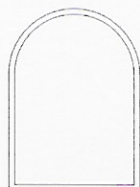
Quarter Round



Eyebrow



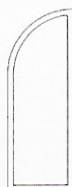
Arch Top



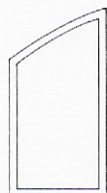
Extended Half
Round



Rectangle



Extended Quarter
Round



Extended Quarter
Eyebrow



Trapezoid Left
or Right



Isosceles Triangle

8100 SERIES OVERVIEW



OVERALL FEATURES

GREAT ENERGY PERFORMANCE.

Power Pane (Low-E with Argon) comes standard. Warm edge spacer system limits thermal transfer for greater efficiency. Standard window configuration meets ENERGY STAR® performance requirements for most areas, optional upgrades available to cover other zones. NFRC rated and certified.



SUPERIOR DURABILITY FOR A LONG-TERM INVESTMENT.

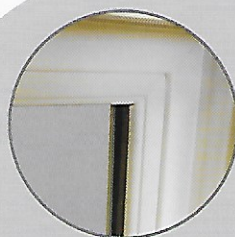
New Generation uPVC vinyl never needs painting or caulking. Pinch fusion-welded frames and sash create a solid, one-piece unit.

STYLE OPTIONS TO FIT YOUR HOME.

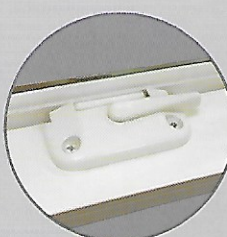
Available in the most popular colors to suit any décor. Wide range of grille options to personalize your look. Variety of architectural shapes available.

CONFIGURED TO MAKE INSTALLATION EASY.

3¼ inch frame depth for traditional pocket window installation. Interior and exterior accessory grooves allow for a variety of installation options.



Warm Edge glass spacer system reduces thermal transfer around the glass perimeter.



Color-coordinated cam-action sash locks provide security and performance.



Pinch fusion-welded construction creates a solid one-piece unit for long-term durability.

PRODUCT CONFIGURATION:

Available in arch, true radius & trapezoid operating shapes along with fixed units in a wide variety of architectural shapes. Available for replacement or new construction applications.

Test Standards: AAMA/WDMA/CSA 101/I.S.2/A440-08, AAMA/WDMA/CSA 101/I.S.2/A440-05, ANSI/AAMA/WDMA 101/I.S.2/NAFS-02, ANSI/AAMA/NWWD 101/I.S.2-97, ASTM E1886/1996

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8110/8110N SINGLE HUNG

	Total R Value	Total U Factor	NFRC Certified Values	
			SHGC	VT
Clear IGU	2.083	0.48	0.61	0.64
PowerPane (Low-E, Argon IGU)	3.330	0.30	0.29	0.54
PowerPane3 (Triple Silver Low-E, Argon IGU)	3.333	0.30	0.22	0.50

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 3mm double strength glass and no grilles. R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

8180 SLIDING PATIO DOOR



STANDARD FEATURES

- Fully fusion-welded panels and frame for superior structural strength
- Interior and exterior accessory grooves providing a wide selection of installation options
- Unique self-centering interlock improves operation and performance
- Field reversible both before and after installation
- PowerPane glass package - Dual pane insulating glass unit with one lite of double strength Low-E glass and argon gas fill
- Operating units available in 5', 6' and 8' widths, and 79" or 81" heights
- Screen door with fiberglass mesh
- Key lock upgrade available



2150 French Settlement Rd. • Dallas, TX 75212
214.239.0585 • homecraftsman.net

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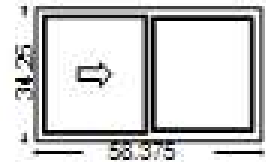
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BILL TO:

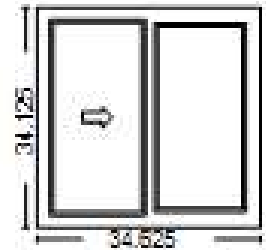
SHIP TO:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
3879699	3/17/2018	Load Date Not Set	0001-01-01	Larry Bindel
JOB NAME		CUSTOMER PO#		

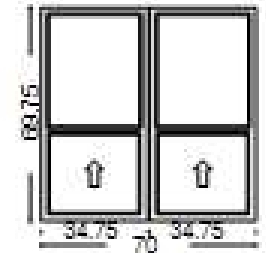
LineItem #	Description
1-1	Rough Opening: 58.875W x 34.75H
Qty: 1	Custom 8100 Series Horizontal Slider (58.375 W x 34.25 H x 0 Leg), Equal
Room Location:	Sash , XO, Retro
None Assigned	Performance: PWG-M-23-01154-00001
Note:	Color: Exterior Color / Finish - White, White
	Glass: Power Pane 3, None, Double Glazed, Argon Gas, Annealed
	Hardware: 2
	Screen: Half Screen, Charcoal Fiberglass, Installed
	Performance Rating: HS-LC50, DP +50/-50; Energy Star - Southern;
	U-Factor = 0.29; SHGC = 0.21; VLT = 0.5
	Foam Wrap: No



LineItem #	Description
2-1	Rough Opening: 35.125W x 34.625H
Qty: 1	Custom 8100 Series Horizontal Slider (34.625 W x 34.125 H x 0 Leg),
Room Location:	Equal Sash , XO, Retro
None Assigned	Performance: PWG-M-23-01154-00001
Note:	Color: Exterior Color / Finish - White, White
	Glass: Power Pane 3, None, Double Glazed, Argon Gas, Annealed
	Hardware: 2
	Screen: Half Screen, Charcoal Fiberglass, Installed
	Performance Rating: HS-LC50, DP +50/-50; Energy Star - Southern;
	U-Factor = 0.29; SHGC = 0.21; VLT = 0.5
	Foam Wrap: No



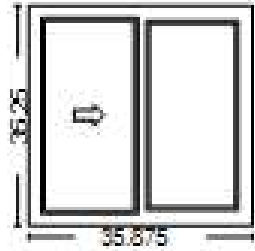
LineItem #	Description
3-1	Rough Opening: 70.5W x 70.25H
Qty: 1	Custom 8100 Series Single Hung (34.75 W x 69.75 H x 0 Leg), Custom
Room Location:	Sash , Retro
None Assigned	Performance: PWG-M-22-01376-00001
Note:	Color: Exterior Color / Finish - White, White
	Glass: Power Pane 3, None, Double Glazed, Argon Gas, Annealed
	Hardware: No, 2
	Screen: Half Screen, Charcoal Fiberglass, Installed
	Performance Rating: Not Rated; Energy Star - Southern; U-Factor = 0.3;
	SHGC = 0.22; VLT = 0.5
	Foam Wrap: No



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
3879699	3/17/2018	Load Date Not Set	0001-01-01	Larry Bindel
JOB NAME		CUSTOMER PO#		

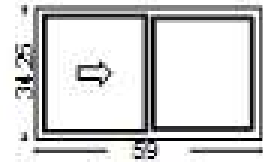
LineItem #	Description
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4-1 Rough Opening: 36.375W x 35.75H
 Qty: 1 Custom 8100 Series Horizontal Slider (35.875 W x 35.25 H x 0 Leg), Equal
 Room Location: Sash , XO, Retro
 None Assigned Performance: PWG-M-23-01154-00001
 Note: Color: Exterior Color / Finish - White, White
 Glass: Power Pane 3, None, Double Glazed, Argon Gas, Annealed
 Hardware: 2
 Screen: Half Screen, Charcoal Fiberglass, Installed
 Performance Rating: HS-LC50, DP +50/-50; Energy Star - Southern;
 U-Factor = 0.29; SHGC = 0.21; VLT = 0.5
 Foam Wrap: No



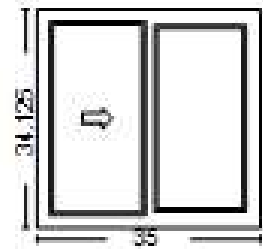
LineItem #	Description
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5-1 Rough Opening: 59.5W x 34.75H
 Qty: 1 Custom 8100 Series Horizontal Slider (59 W x 34.25 H x 0 Leg), Equal
 Room Location: Sash , XO, Retro
 None Assigned Performance: PWG-M-23-01154-00001
 Note: Color: Exterior Color / Finish - White, White
 Glass: Power Pane 3, None, Double Glazed, Argon Gas, Annealed
 Hardware: 2
 Screen: Half Screen, Charcoal Fiberglass, Installed
 Performance Rating: HS-LC50, DP +50/-50; Energy Star - Southern;
 U-Factor = 0.29; SHGC = 0.21; VLT = 0.5
 Foam Wrap: No



LineItem #	Description
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6-1 Rough Opening: 35.5W x 34.625H
 Qty: 1 Custom 8100 Series Horizontal Slider (35 W x 34.125 H x 0 Leg), Equal
 Room Location: Sash , XO, Retro
 None Assigned Performance: PWG-M-23-01154-00001
 Note: Color: Exterior Color / Finish - White, White
 Glass: Power Pane 3, None, Double Glazed, Argon Gas, Annealed
 Hardware: 2
 Screen: Half Screen, Charcoal Fiberglass, Installed
 Performance Rating: HS-LC50, DP +50/-50; Energy Star - Southern;
 U-Factor = 0.29; SHGC = 0.21; VLT = 0.5
 Foam Wrap: No



Total Unit Quantity: 6

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
3879699	3/17/2018	Load Date Not Set	0001-01-01	Larry Bindel
JOB NAME		CUSTOMER PO#		

PROJECT	QUOTE
21012 Randy Mersch	21012 Randy Mersch
NOTES	
Order:	
Delivery:	
Job Comment:	

CUSTOMER SIGNATURE_____DATE_____