

HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2021

HDRC CASE NO: 2021-045
ADDRESS: 317 E MYRTLE
LEGAL DESCRIPTION: NCB 1746 BLK 001 LOT 5 & E 25 FT OF 4
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: ARMENDARIZ CHERYL KATHLEEN M & RICHARD ANTHONY
OWNER: ARMENDARIZ CHERYL KATHLEEN M & RICHARD ANTHONY
TYPE OF WORK: Installation of window screens, amend window replacement on rear structure
APPLICATION RECEIVED: January 13, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness to amend the previous window replacement plan from 9 wood windows and 5 aluminum windows so all 14 aluminum window with wood screens.

APPLICABLE CITATIONS:

2. *Guidelines for 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 wood 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.

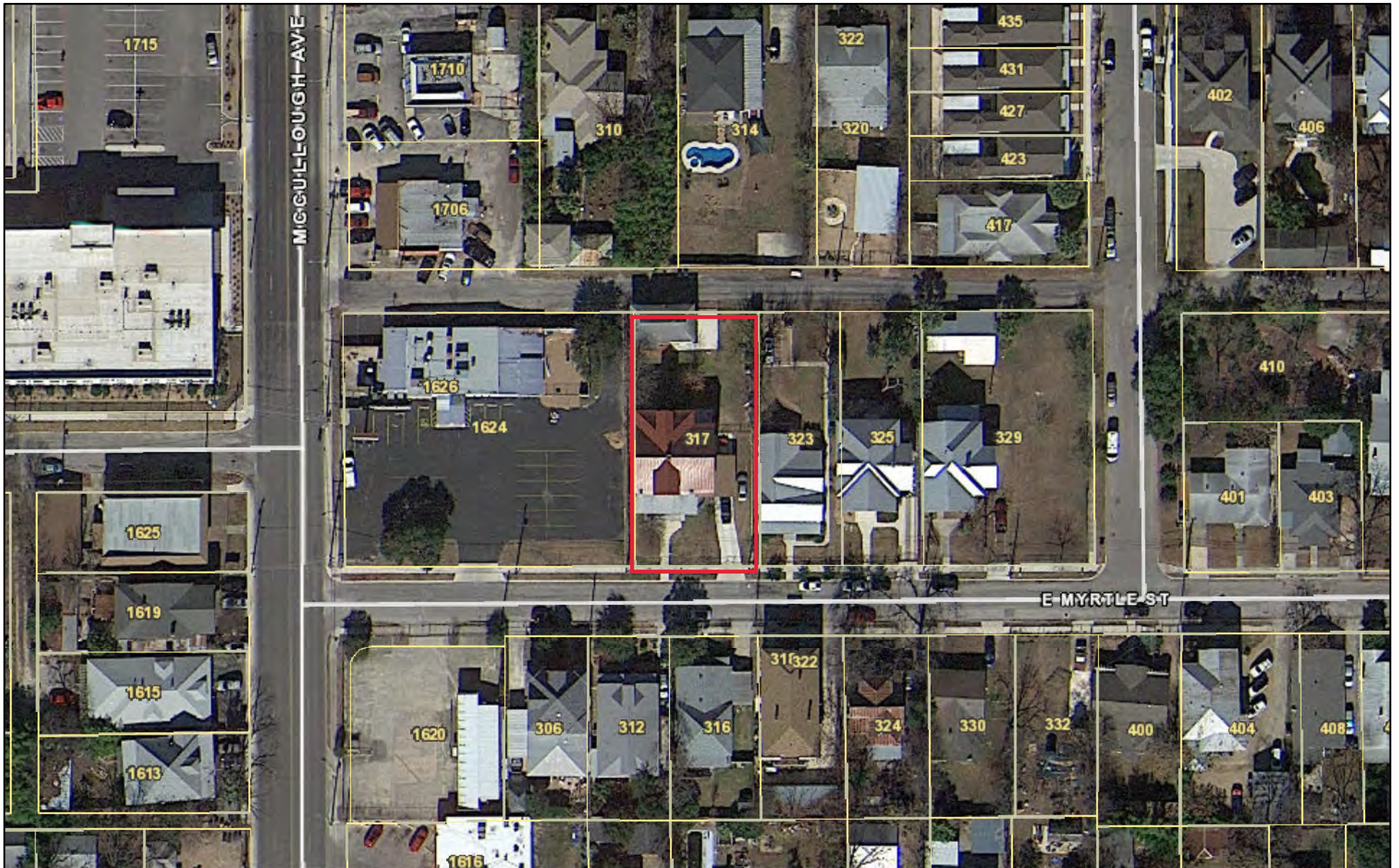
FINDINGS:

- a. The accessory structure at 317 E Myrtle was constructed circa 1920, first appears on the 1951 Sanborn map, and contributes to the Tobin Hill Historic District. Per the 1951 Sanborn map, the structure functioned a 4-car garage on the first floor and a dwelling unit on the second floor.
- b. **CASE HISTORY** – On a site visit conducted on September 3, 2020, staff found that the accessory structure was subject to window, siding, and roof replacement prior historic approval and without permits. After attending two HDRC hearings, the applicant has committed to bringing the property into compliance.
- c. **WINDOW SCREENS** - The applicant has been approved to replace 5 windows on the interior yard and commercial neighbor side with aluminum while restoring 9 windows to wood on the most visible alleyway and driveway sides. At this time, the applicant is requesting approval to maintain the 14 aluminum windows installed prior to approval but to include wood window screens on all windows in an effort to produce a cohesive appearance while mitigating the visual impact of the non-conforming windows. Staff finds the proposed window screen design based on the submitted historic photographs is consistent with Guidelines for Exterior Maintenance 6.B.ix. However, staff finds that windows screens should be a supplement to window restoration rather than an enabler for non-conforming replacement.

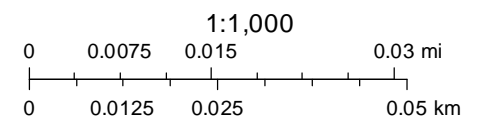
RECOMMENDATION:

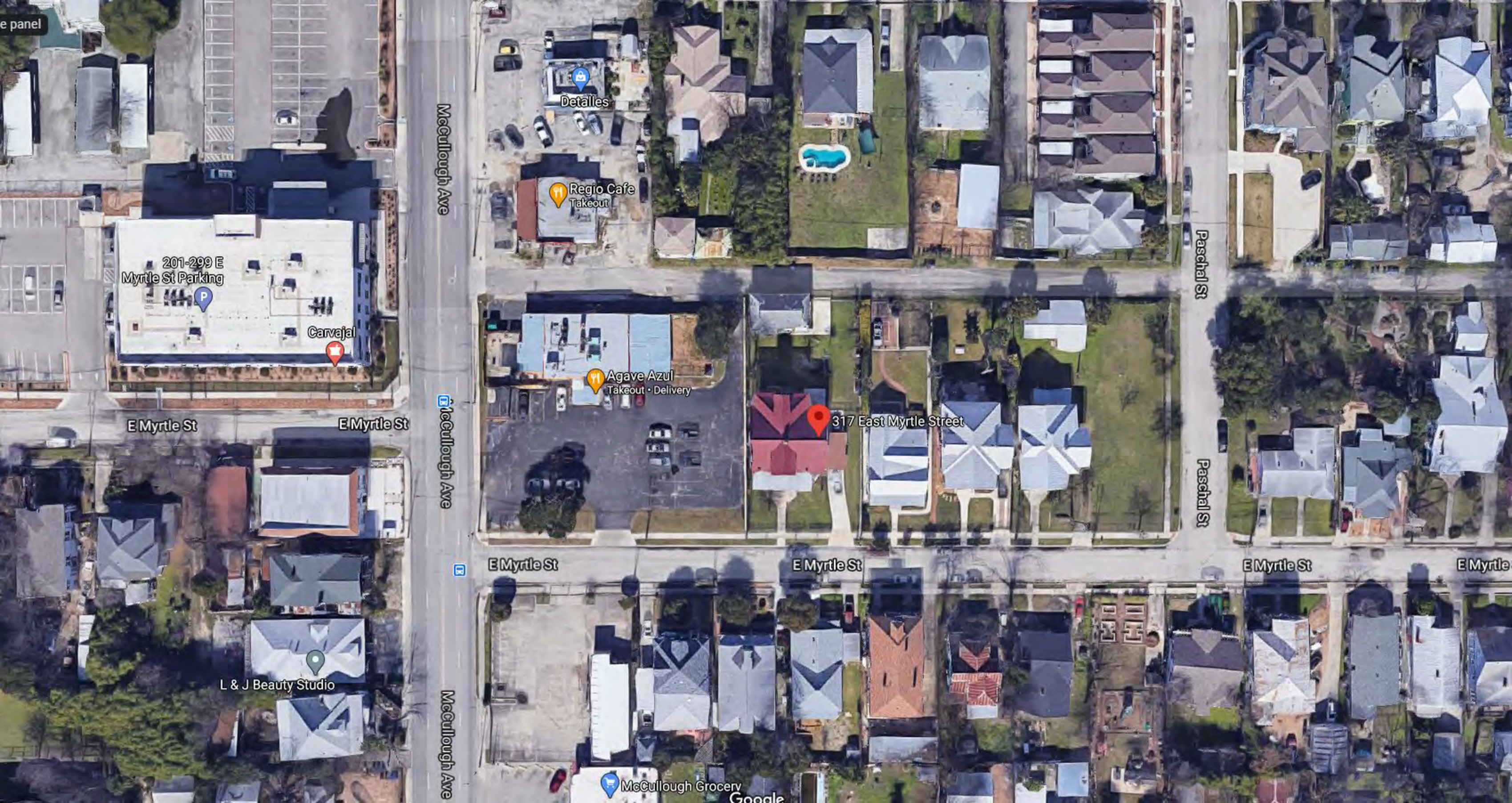
Staff does not recommend approval to amend the allowance of replacing and additional 9 wood windows with aluminum windows based on the findings. Staff finds that the proposed windows screens are appropriate in addition to, but not in lieu of, window restoration.

317 E Myrtle



September 30, 2020





e panel

201-299 E
Myrtle St Parking

Carvajal

E Myrtle St

E Myrtle St

L & J Beauty Studio

McCullough Ave

McCullough Ave

McCullough Ave

Detalles

Regio Cafe
Takeout

Agave Azul
Takeout - Delivery

317 East Myrtle Street

E Myrtle St

E Myrtle St

Paschal St

Paschal St

E Myrtle St

E Myrtle

McCullough Grocery

Google

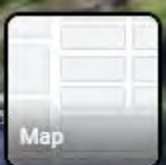


Alejandra's Unisex
Beauty Salon and...

317 East Myrtle Street

Agave Azul
Takeout • Delivery

Carvajal

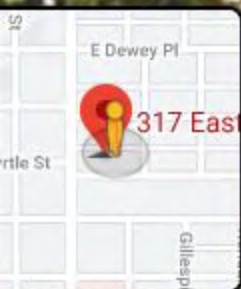


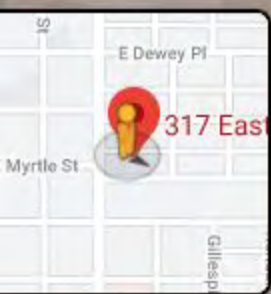
Google



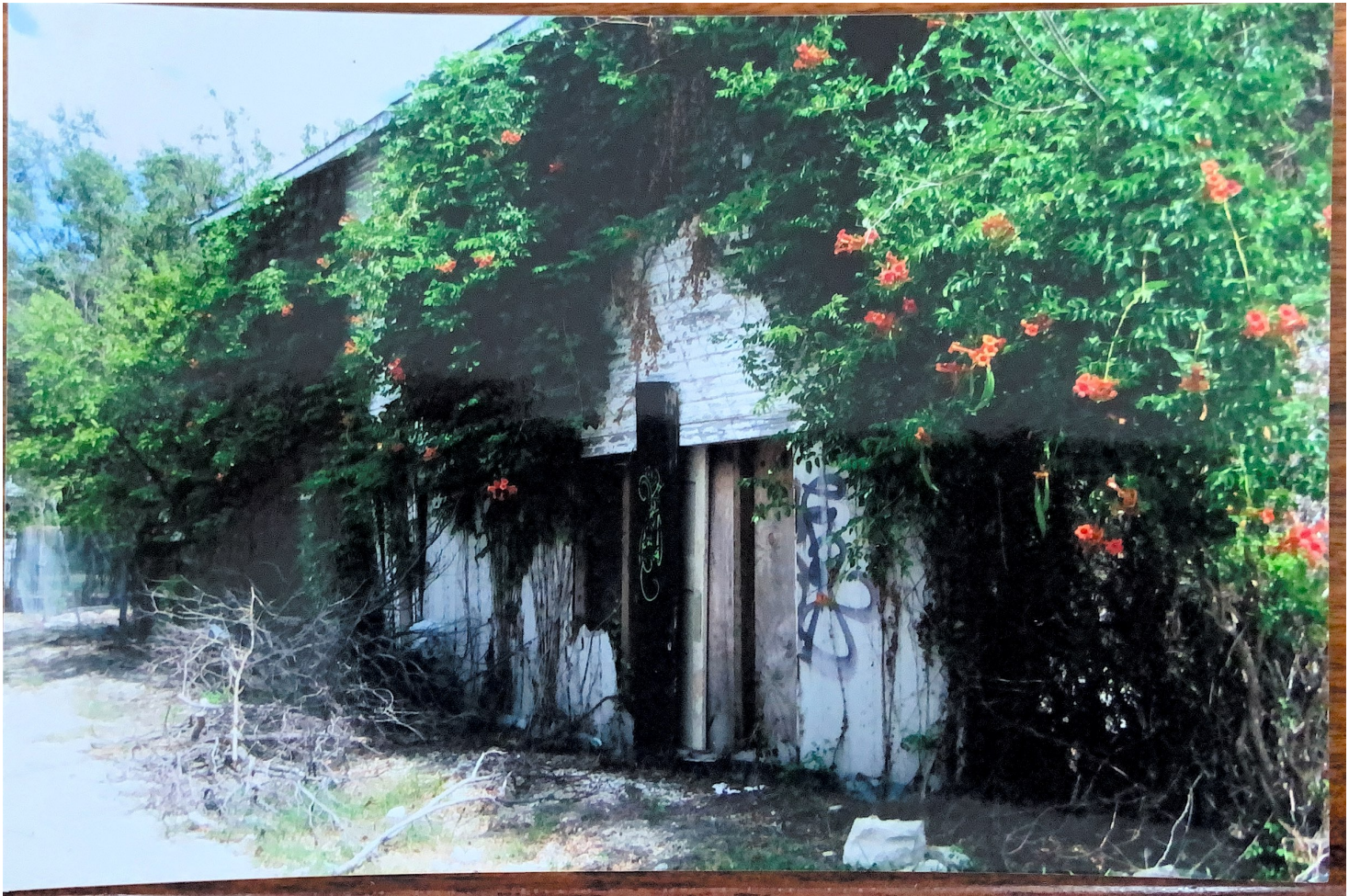
317 East Myrtle Street















BEWARE
of DOG









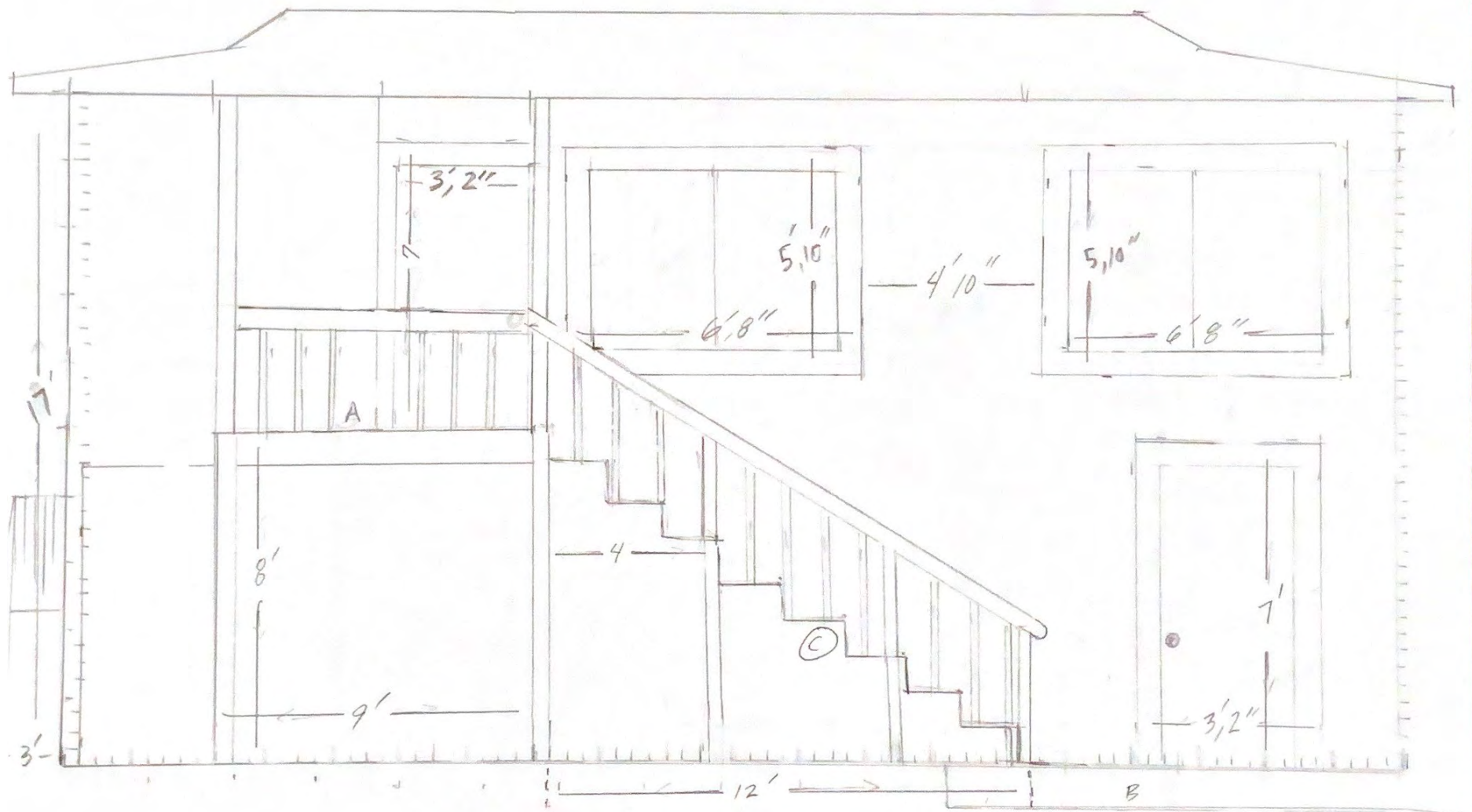


BEWARE
of DOG

1.

317 E. MYRTLE ST.
48212

BO-RADLEY
- SOUTH -



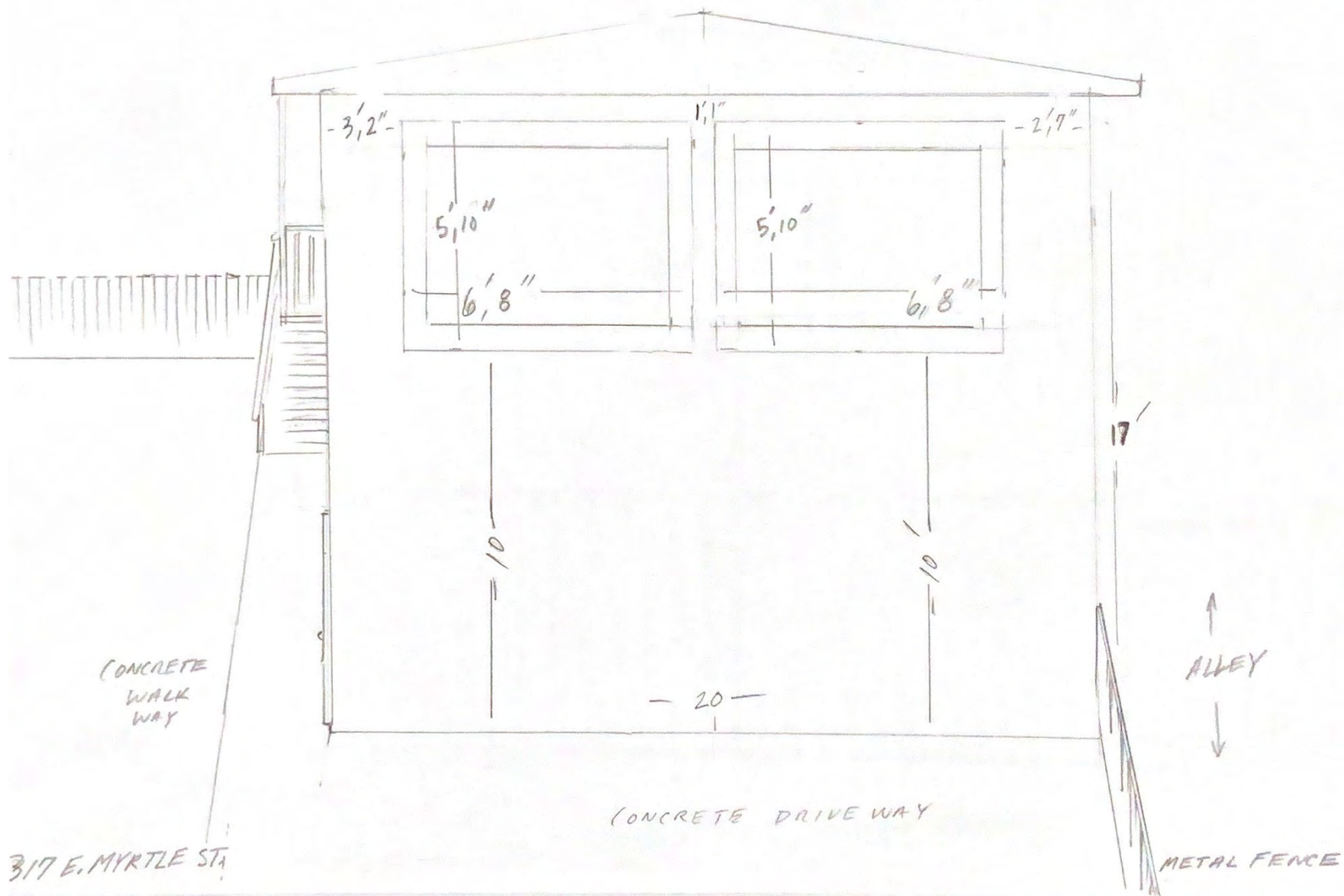
317 E. MYRTLE ST. - SOUTH -

(A) LANDING 9'x5'
(B) CONCRETE PAD

(C) STAIRS BUILT TO CODE

2.

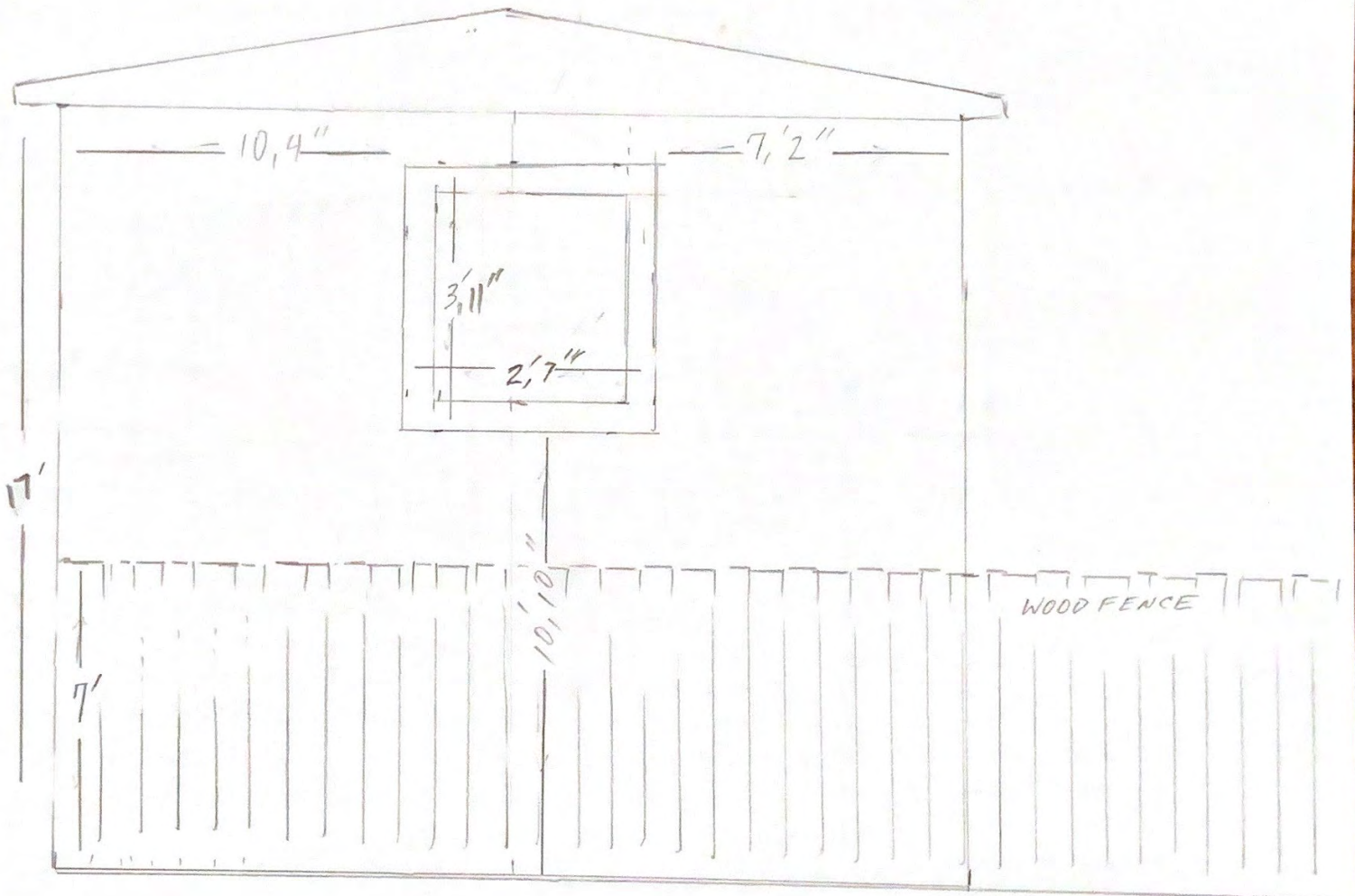
317 E. MYRTLE ST. BO-RADLEY
78212 - EAST -



4

317 E. MYRTLE
78212

BO-RADLEY
WEST



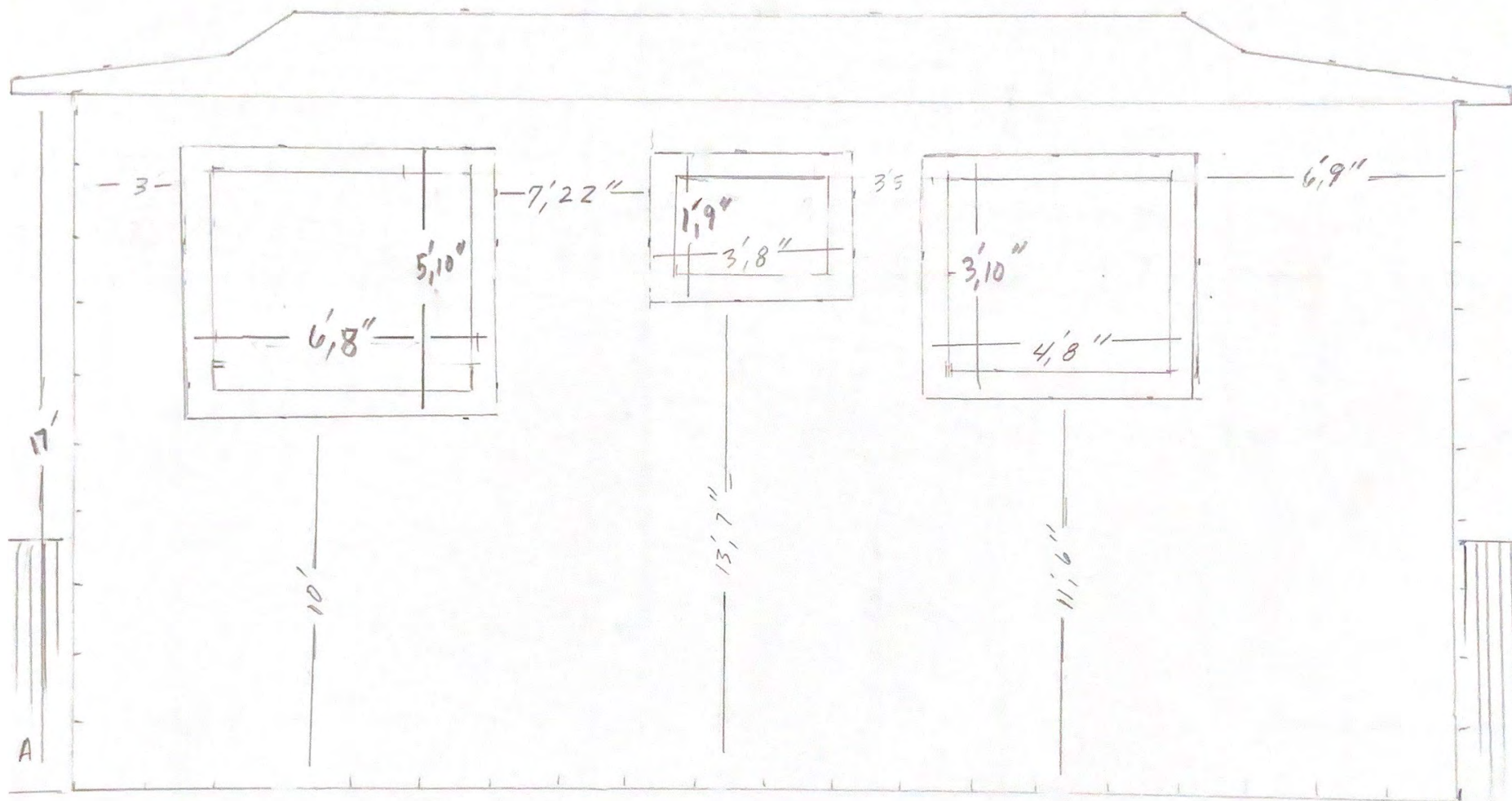
317 E. MYRTLE ST. — WEST —

BLUE AGAVE DRIVE-THRU
RESTURANT

3.

317 E. MYRTLE ST.
78212

BO RADLEY
- NORTH -



317 E. MYRTLE ST. NORTH

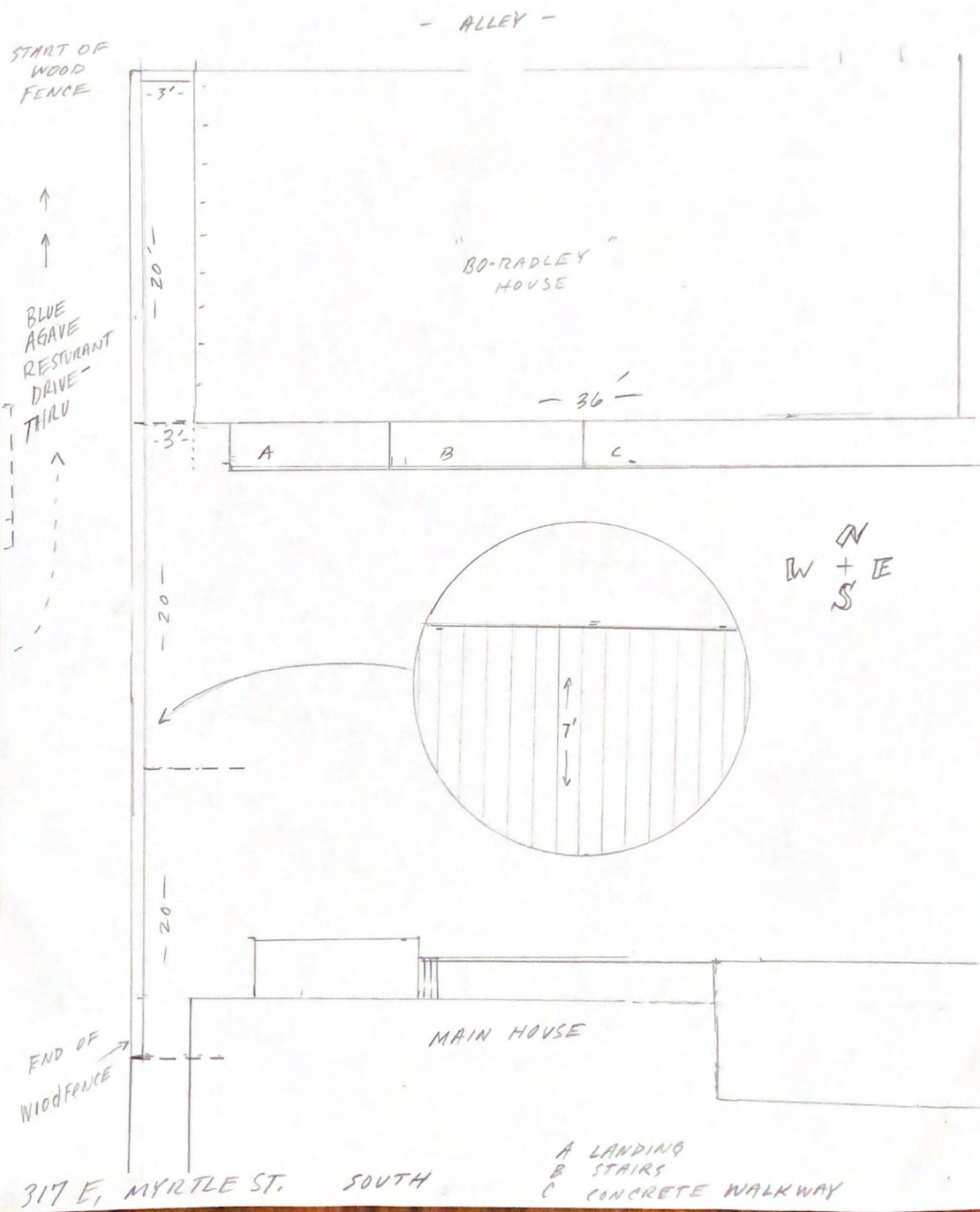
(A) METAL FENCE

15' 4" TOP PART OF ALL WINDOWS ?

317 E. MYRTLE ST.
78212

AERIAL VIEW - BO-RADLEY

5



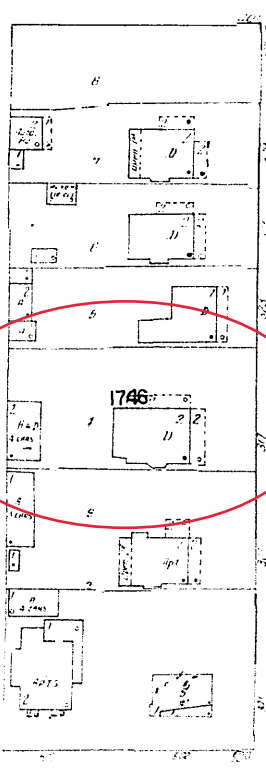
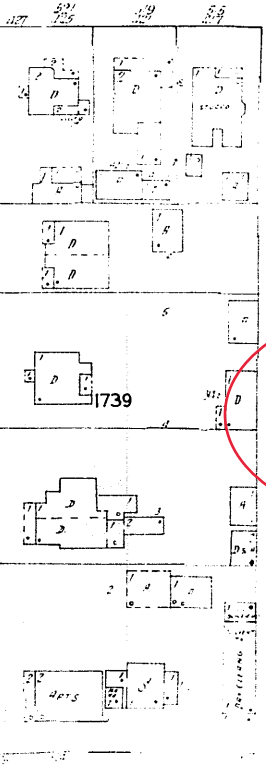
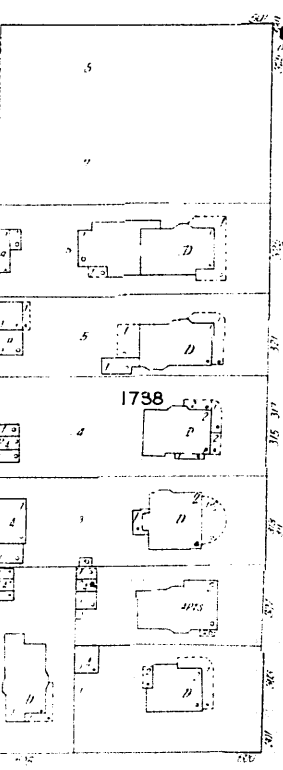
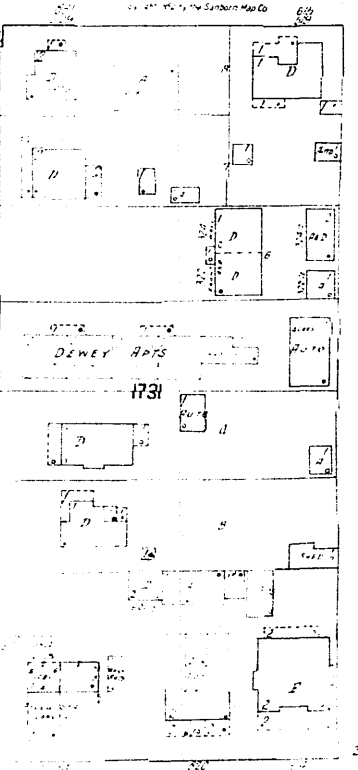
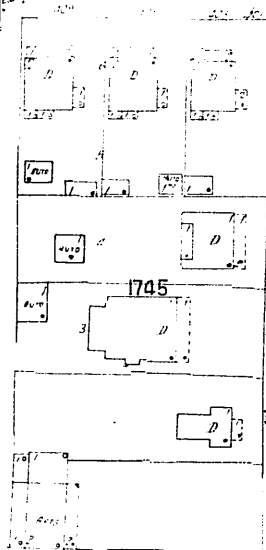
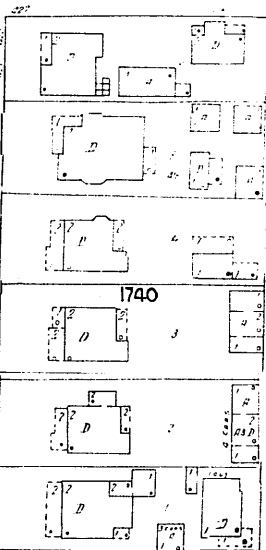
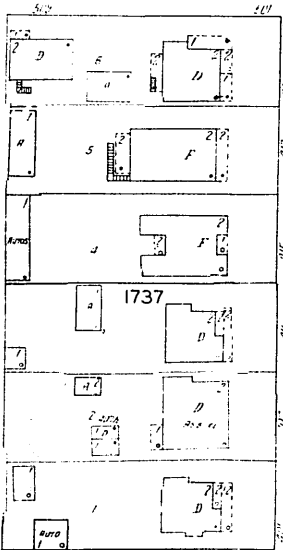
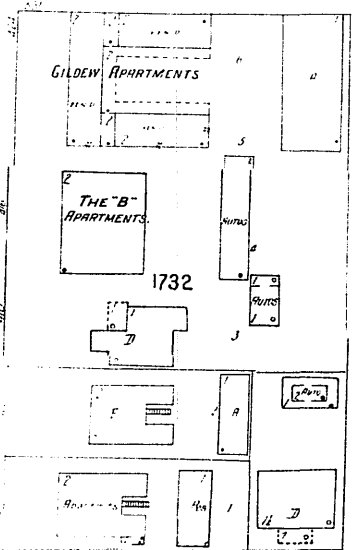
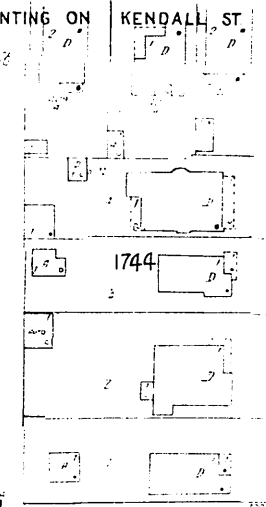
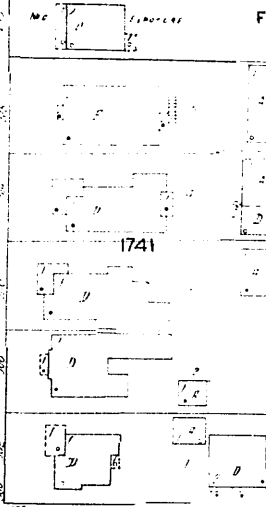
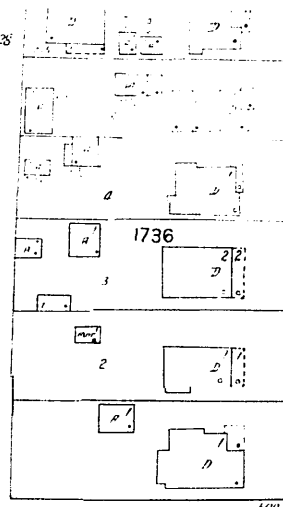
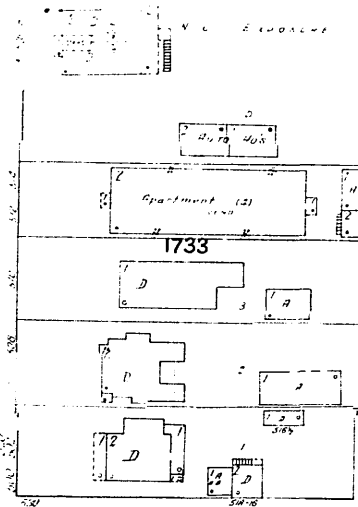
216

222

211

222

FRONTING ON KENDALL ST



E. DEWEY PL.

E. LOCUST

E. MYRTLE

GILLESPIE

PASCHAL

206

MS CULLOUGH

AV.

207

W. RILEY ST

Huy Pham (OHP)

From: Armendariz, Cheryl >
Sent: Wednesday, January 13, 2021 8:10 PM
To: Office Of Historic Preservation
Cc: RICHARD ARMENDARIZ; Huy Pham (OHP)
Subject: [EXTERNAL] 317 E Myrtle St, San Antonio, TX 78212 A Certificate of Appropriateness
Attachments: storm shutter drawings 2.pdf; securedownload-4.jpeg; securedownload.jpeg; Shutter Design side 1.pdf; Richard Armendariz, window quote.pdf

Good Evening, I would like to add this information to the file for 317 E Myrtle St for the board to review for revised request.

We were granted approval to switch out 2 sides of our structure to wood windows (9 total) but would like to propose another option due to our findings that this would put a serious financial burden on us since we already replaced the windows.

Reason for this request change: Serious added financial burden: In lieu of changing out two sides of windows (9 total), our request would be adding 12 wood shutter screens on all four sides. This requested change would

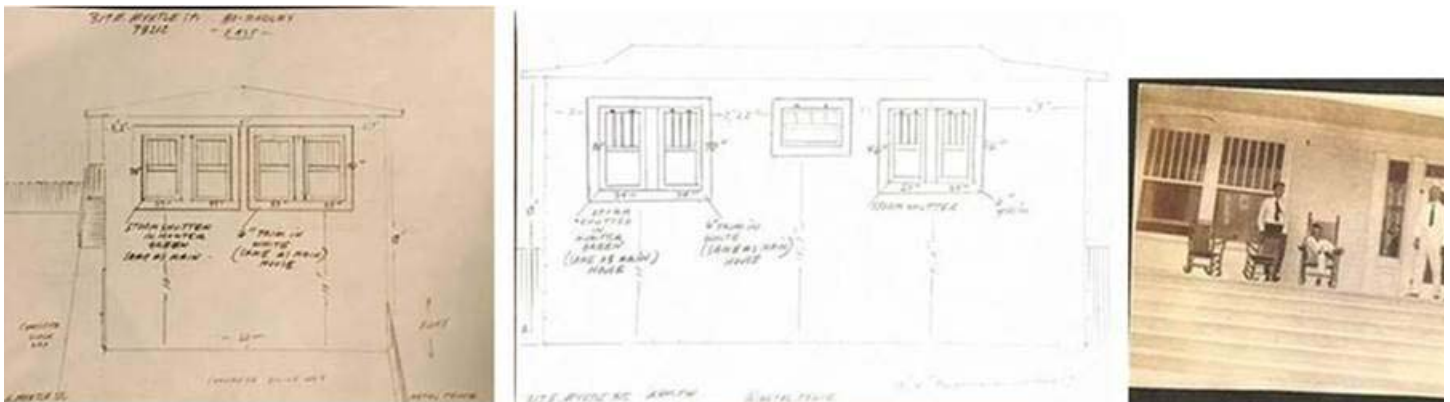
1. Help with the unexpected financial cost that we would not be able to cover to replace 9 windows we just put in.
2. Bonus: This request would mimic the original 1914 aesthetic by adding the screens and creating a more cohesive historic look.

The proposal for replacing the 9 windows is attached. Each wood window costs \$732 x 9 totaling \$6,579 for just windows + install + labor + added supplies equals an additional \$10,500+. This added total is to switch out just the East and North facing 9 windows of the structure.

Replacement Option. With the current new windows in place, we are proposing to add storm shutters and an additional 6" wood trim down the center, that will echo the 6" wood trim around entire window. This will replicate the original look of structure from 1914 and would cover up any visual view of new vinyl window. *Pls see below drawings.* The added wood shutters will showcase a more authentic historic look than just replacing windows on two sides, as approved by the board already.

Please Note: Our original case (**HDRC CASE NO: 2020-523**) which was heard and confirmed on Dec 16th had various requests by board that we have/or will followed. The window change is the only request we are asking to alter.

Original photo in 1920's of our main house showing the shutter design. We would replicate this look exactly.





Structure showing original shutter design we want to recreate on all 4 sides.

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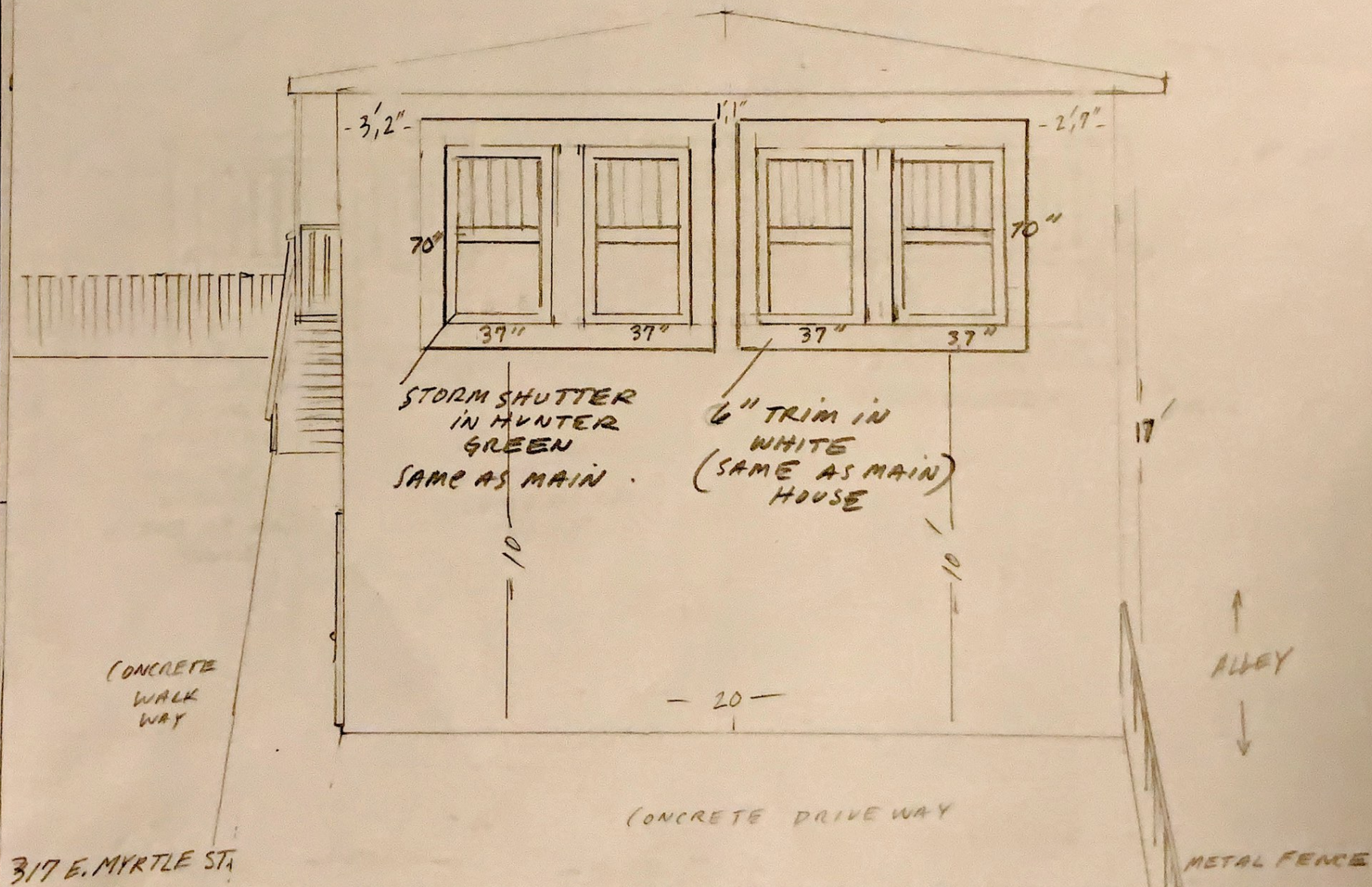
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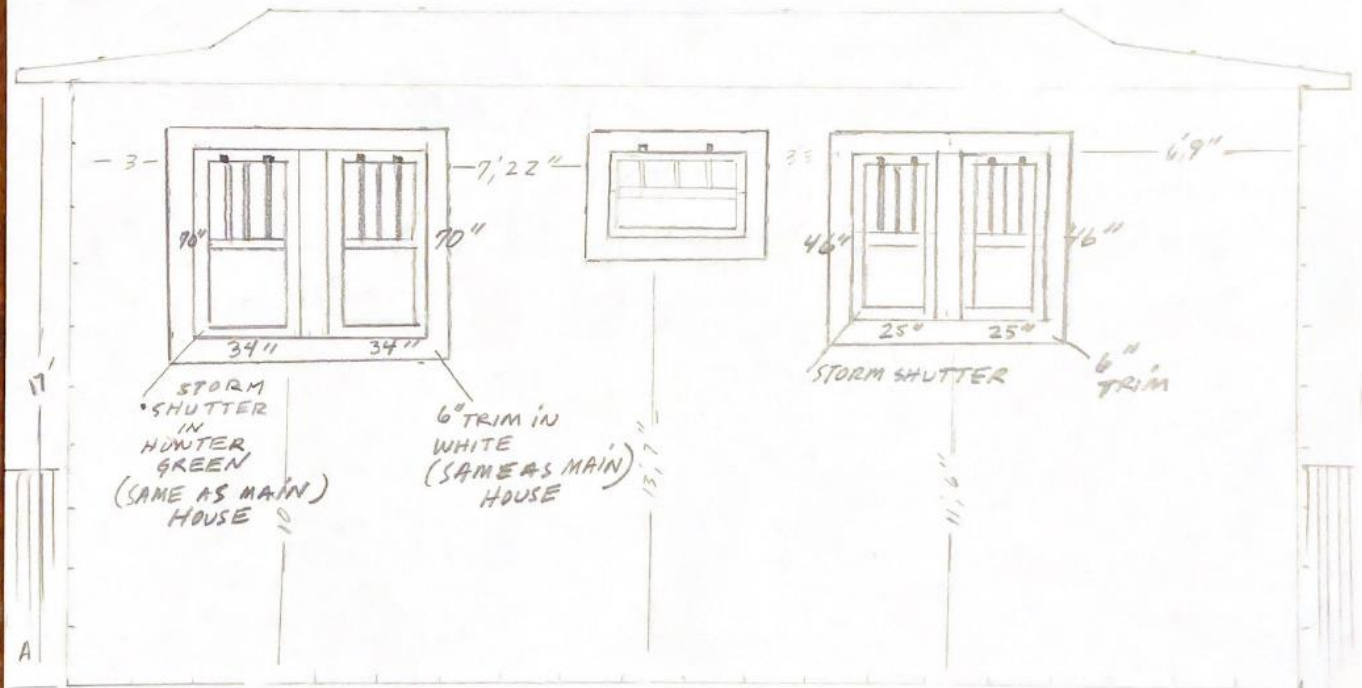


2.

317 E. MYRTLE ST. 80-RADLEY
78212 - EAST -



3.

317 E. MYRTLE ST.
78212BO RADLEY
- NORTH -

317 E. MYRTLE ST. NORTH

(A) METAL FENCE

15' 4" TOP PART OF ALL WINDOWS

Armendariz Richard

Quote #: 36CPUVT

A Proposal for Window and Door Products prepared for:

Job Site:
78216

Shipping Address:

GUIDO LUMBER COMPANY
8526 VIDOR AVE
SAN ANTONIO, TX 78216-6045

Featuring products from:



SULEICA SAEZ
GUIDO LUMBER COMPANY
8526 VIDOR AVE
SAN ANTONIO, TX 78216-6045
Phone: (210) 308-1124
Fax: (210) 344-4343
Email: ssaez@guidoco.com

This report was generated on 12/30/2020 9:22:29 AM using the Marvin Order Management System, version 0003.06.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

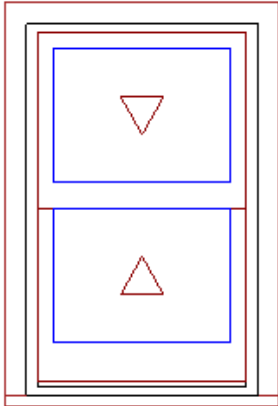
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 2		TOTAL UNIT QTY: 2		EXT NET PRICE: USD 675.93		
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Ultimate Wood	Double Hung RO 24" X 36"	625.93	1	625.93
2	DELIVERY	Non-Marvin	Other DELIVERY	50.00	1	50.00

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:		625.93
Qty: 1		Ext. Net Price:	USD	625.93



As Viewed From The Exterior

FS 23" X 35 1/2"

RO 24" X 36"

Egress Information

Width: 19 7/16" Height: 11 1/2"

Net Clear Opening: 1.55 SqFt

Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.2

Visible Light Transmittance: 0.45

Condensation Resistance: 57

CPD Number: MAR-N-68-05551-00001

ENERGY STAR: NC, SC, S

Performance Grade

Licensee #739

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 899X2057 mm (35.4X81.1 in)

LC-PG40 DP +40/-40

FL15162

Primed Pine Exterior
Primed Pine Interior
Ultimate Wood Double Hung
Rough Opening w/ Subsill
24" X 36"
Glass Add For All Sash/Panels
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
White Sash Lock
White Jamb Hardware
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
4 9/16" Jambs
Primed Pine BMC
Primed Pine Standard Subsill
No Installation Method

***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: DELIVERY	Net Price:		50.00
Qty: 1		Ext. Net Price:	USD	50.00

Other DELIVERY

Project Subtotal Net Price: USD	625.93
Taxable Other: USD	50.00
8.250% Sales Tax: USD	55.76
Project Total Net Price: USD	731.69

TERMS AND CONDITIONS

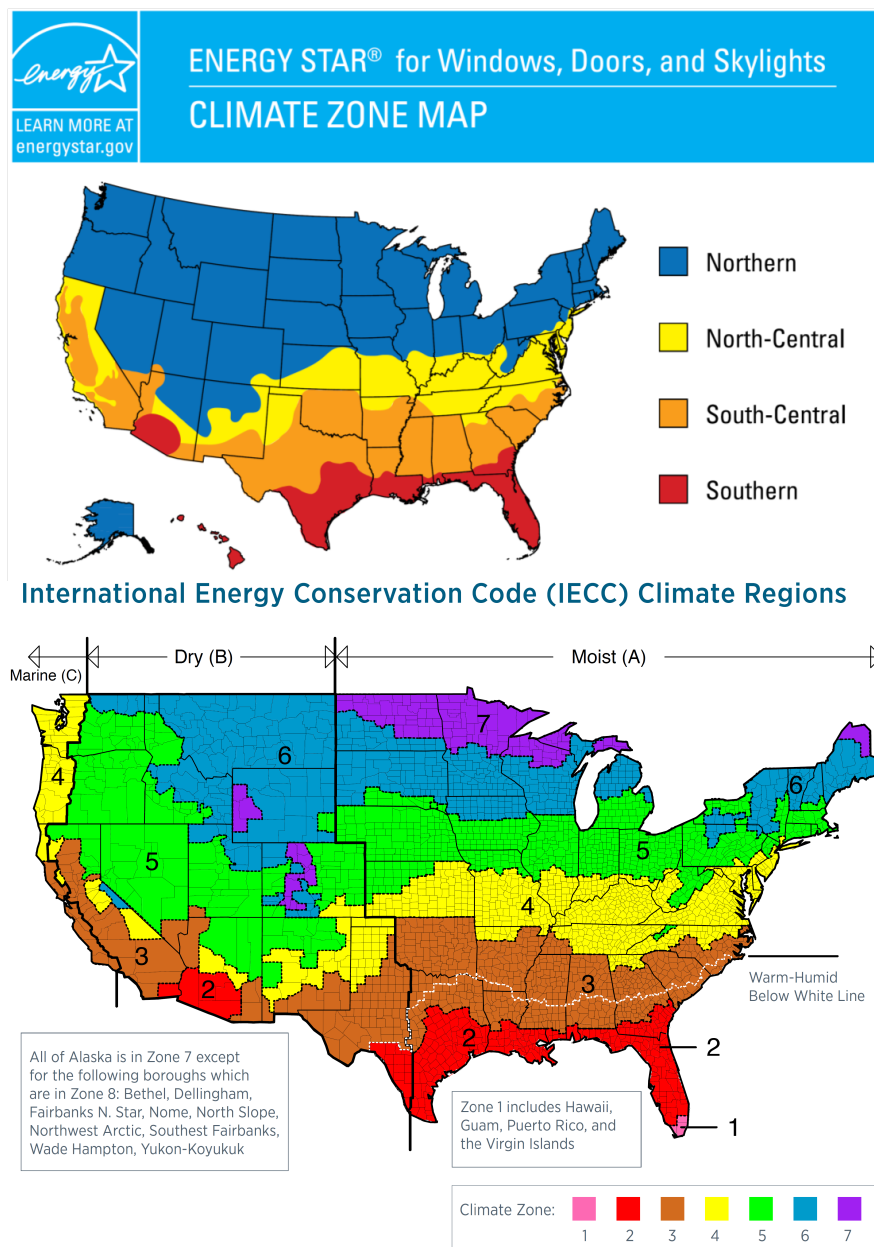
PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	625.93
Taxable Other: USD	50.00
8.250% Sales Tax: USD	55.76
Project Total Net Price: USD	731.69

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____