

## HISTORIC AND DESIGN REVIEW COMMISSION

November 17, 2021

**HDRC CASE NO:** 2021-562  
**ADDRESS:** 324 E MYRTLE  
**LEGAL DESCRIPTION:** NCB 1751 BLK 6 LOT 3  
**ZONING:** MF-33  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Michael Castro/CASTRO MICHAEL &  
**OWNER:** Michael Castro/CASTRO MICHAEL &  
**TYPE OF WORK:** Window replacement, exterior alterations  
**APPLICATION RECEIVED:** October 26, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Katie Totman  
**REQUEST:**

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

1. Replace 16 existing wood windows on the east, west and south elevations of the house.
2. Remove one (1) existing vinyl window from the east elevation and enclose with wood siding.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, 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 stripping 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. *Facade 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. Hardboard 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.

## FINDINGS:

a. The primary structure located at 324 E Myrtle is a 2-story home constructed circa 1912 in the Craftsman architectural style. It features a square footprint with a covered front porch, wood siding, and wood windows. The property is contributing to the Tobin Hill Historic District.

b. **WINDOW REPLACEMENT: EXISTING CONDITIONS** – The applicant has proposed to replace 16 existing wood windows with new Pella wood windows per the submittal documents. 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. Staff performed a site visit on November 5, 2021 and observed the wood windows to be in varying states of deferred maintenance. Based on the submitted documentation and the site visit, staff has observed evidence of paint stripping and flaking, deteriorated glazing, tape holding glass in place, foam insulation used as glazing, and small nails at joints from previous repairs, and some areas where the bottom rail has begun separating at the joint. The joints of the top sashes are in good condition with no evidence of slipping or separation. Most of the damage observed is evident at the windows located on the west elevation, specific to the lower sashes where stiles and rails are secured externally with L-brackets where joints have failed, and one or two lower rail joints have failed. However, staff finds that all windows are generally in repairable condition, with most requiring minimal repair and intervention like glass replacement, re-glazing and painting, along with refitting into the trim and frames.



Almost all the original wood is intact in all cases with very limited evidence of irreversible rot or damage.

**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. The historic house already features an inherent barrier in the original wood screens. 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 as a whole 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.

**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.

**FENESTRATION MODIFICATIONS** – The applicant is requesting to remove a non-conforming window from the first-floor east elevation. Staff observed during the site visit that it is likely that this window was added later, and the opening is not original to the house. According to the Historic Design Guidelines, new elements should not significantly alter or destroy historic building character. Opening modifications should be compatible and should be appropriate for the building style. The proposed removal of the non-conforming window and enclosing it with matching siding is generally consistent with the existing pattern on the opposite side of the house. Staff finds the request to be an appropriate treatment.

## **RECOMMENDATION:**

Item 1: Wood window replacement.

Staff recommends that the wood windows be repaired to be consistent with the Design Guidelines. In instances where an individual sash has failed, a salvaged or traditionally replicated wood sash may be installed.

If the HDRC is compelled to approve window replacement, staff recommends the following stipulations:

- i. That the applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by wood window screens set within the opening.
- ii. That the existing wood windows are salvaged and stored on site for future use or donated to a local architectural salvage store.

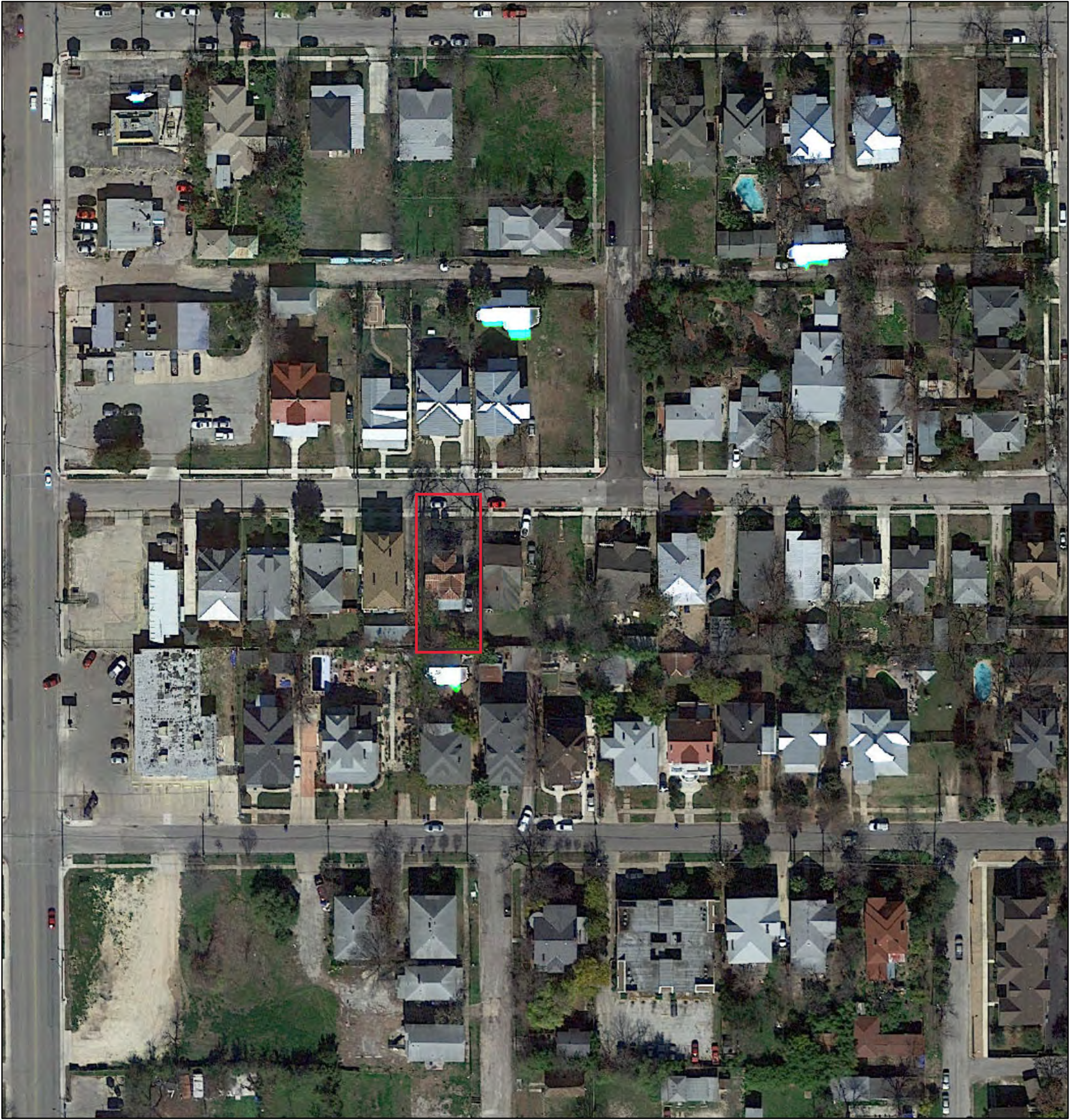


Item 2: Removal of the non-conforming window.

Staff recommends approval of the removal of the non-conforming window located on the first-floor east elevation as submitted.

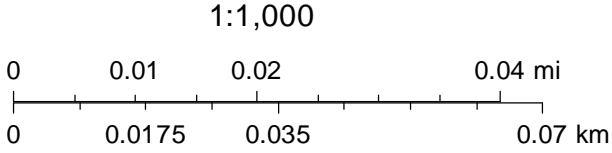


City of San Antonio One Stop



November 11, 2021

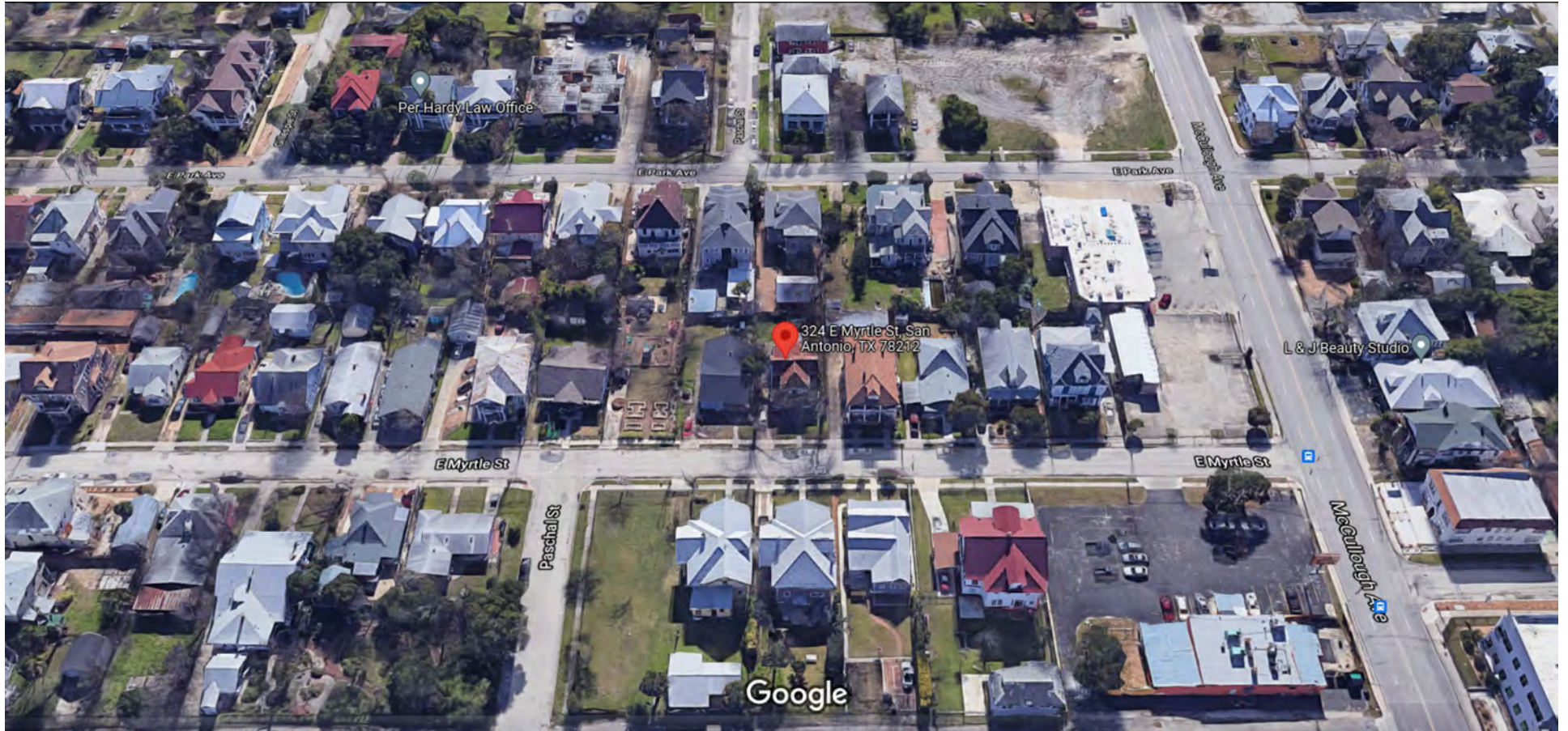
— User drawn lines





Google Maps 324 E Myrtle St

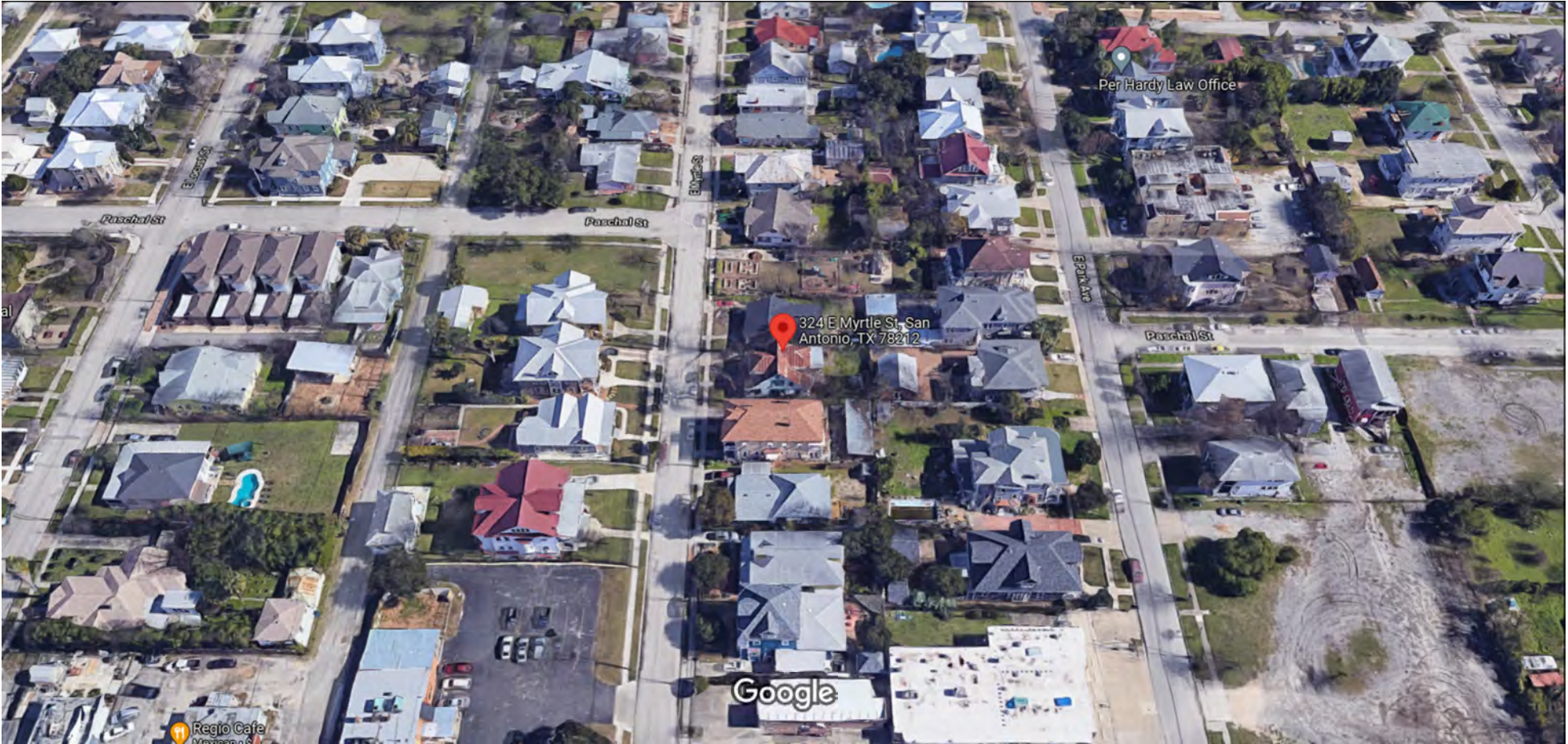
1



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 500 ft



Google Maps 324 E Myrtle St



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 50 ft



211

1912 Sanborn

216

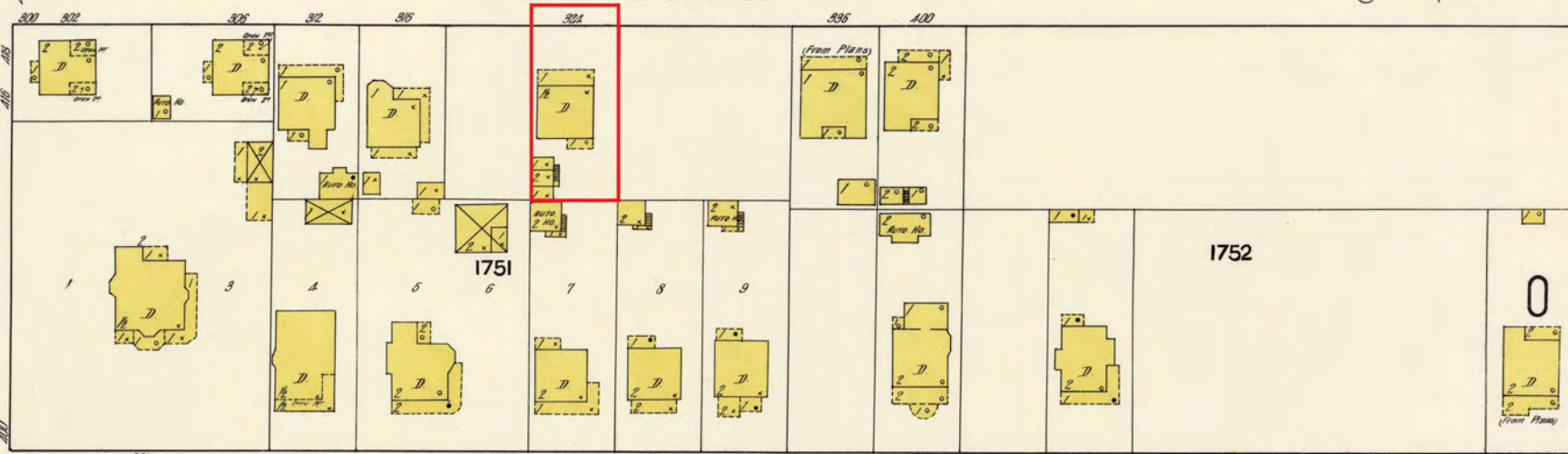
PASCHAL ST.

GILLESPIE ST.

E. MYRTLE

MACRODRIMIZED

6" W. PIPE



207

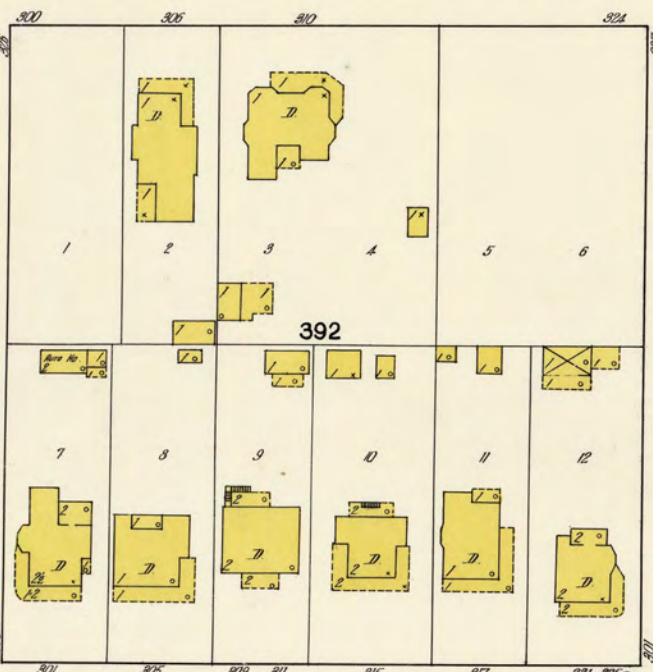
E. PARK

AV.

MACRODRIMIZED

6" W. PIPE

AV. MC CULLOUGH



PASCHAL

MACRODRIMIZED



GILLESPIE

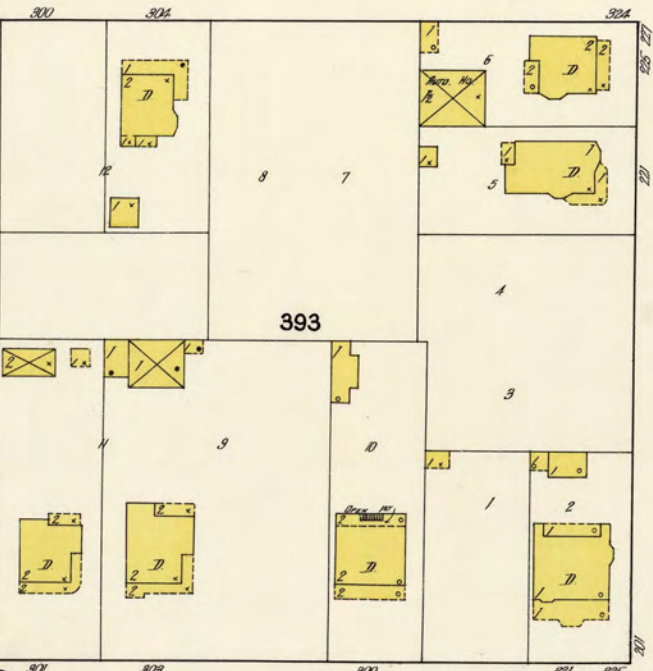
NOT DRIVED

E. EVERGREEN

MACRODRIMIZED

8" W. PIPE

212



E. LAUREL

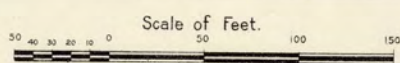
MACRODRIMIZED

ATLANTA AV.

HOEFELING ST.

208

209







**North face**





**East Face**





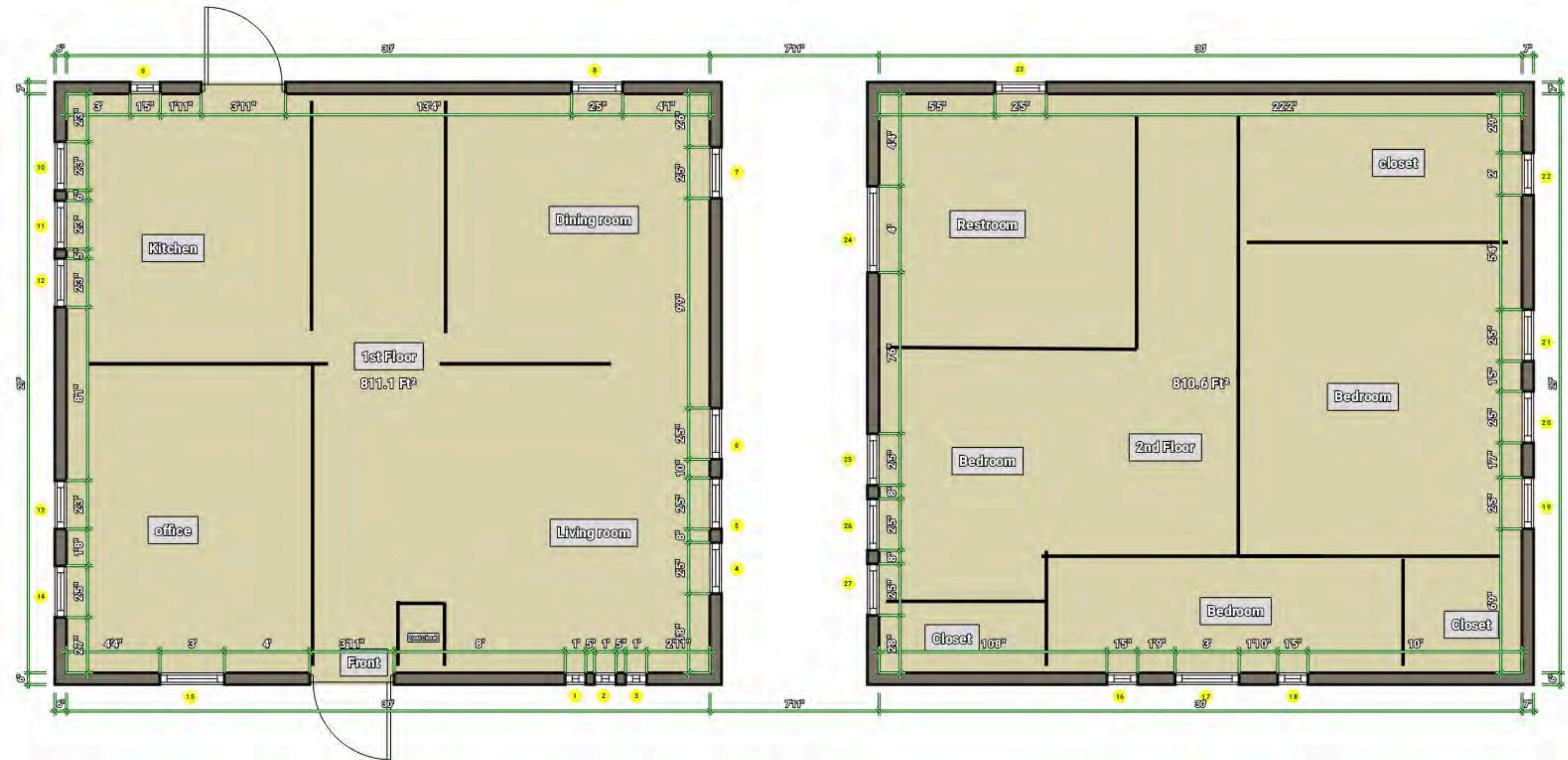
**West face**





South face









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12





13









19

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21

22





25

26

27



Nov 5, 2021 at 9:06:24 AM  
322 E Myrtle St  
San Antonio TX 78212  
United States







**Frame damage**



Nov 5, 2021 at 9:08:25 AM

322 E Myrtle St

San Antonio TX 78212

United States







**Glass Missing / Broken**





**broken glass or missing pieces.**






**broken glass, damaged frames**





**rotted and chipping frames**





**Not an original window , to be removed.  
aluminum window added by previous  
owner**



Nov 5, 2021 at 9:09:56 AM  
322 E Myrtle St  
San Antonio TX 78212  
United States





Nov 5, 2021 at 9:09:47 AM  
322 E Myrtle St  
San Antonio TX 78212  
United States





Nov 5, 2021 at 9:09:36 AM  
322 E Myrtle St  
San Antonio TX 78212  
United States





Nov 5, 2021 at 9:09:33 AM  
322 E Myrtle St  
San Antonio TX 78212  
United States





Nov 5, 2021 at 9:09:24 AM  
322 E Myrtle St  
San Antonio TX 78212  
United States





Nov 5, 2021 at 9:06:13 AM  
322 E Myrtle St  
San Antonio TX 78212  
United States





Nov 5, 2021 at 9:04:29 AM  
324 E Myrtle St  
San Antonio TX 78212  
United States





Nov 5, 2021 at 8:58:59 AM  
324 E Myrtle St  
San Antonio TX 78212  
United States





Nov 5, 2021 at 8:57:21 AM  
324 E Myrtle St  
San Antonio TX 78212  
United States









