

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

HDRC CASE NO: 2019-400
ADDRESS: 930 HAYS ST
LEGAL DESCRIPTION: NCB 1657 BLK E LOT N 141 FT OF 8 & N 141 FT OF E 16.2 FT OF 7
ZONING: RM-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Chris Coker/BLUE LINE HOUSING LLC
OWNER: Chris Coker/BLUE LINE HOUSING LLC
TYPE OF WORK: Fenestration changes; door replacement
APPLICATION RECEIVED: July 16, 2019
60-DAY REVIEW: September 14, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform various exterior modifications to the historic structure at 930 Hays. Within this request, the applicant has proposed the following:

1. Modify the east elevation by enclosing an existing, non-original door in the rear addition, and modify an original window opening into a door opening.
2. Replace the existing, wrought iron columns with turned wood columns.
3. Install porch railings on the existing porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. Existing porches, balconies, and porte-cocheres*— Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. The historic structure at 930 Hays was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style and features a hipped roof with a front facing gabled roof and a standing seam metal roof. The structure features modifications including rear and side additions, a concrete front porch, wrought iron porch columns, replacement windows and other non-original elements that reflect the structure's time as a multi-family residential structure. The structure is contributing to the Dignowity Hill Historic District.
- b. FENESTRATION MODIFICATIONS – The applicant has proposed to modify the east elevation by enclosing an existing, non-original door in the rear addition, and modify an original window opening into a door opening. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved. Additionally, the Guidelines note that new window and door openings should not be created on a primary façade, or where visible from the public right of way. While not original to the structure, the rear addition is found on the 1951 Sanborn Map. Staff finds that existing window and door openings should remain as they currently exist, to be consistent with the Guidelines. Existing door openings may be covered from the interior through the construction of a furr wall.
- c. COLUMN REPLACEMENT – The applicant has proposed to replace the existing (four) wrought iron columns with five turned wood columns. At this time, the applicant has not provided a detailed columns sketch. Staff finds the replacement of the non-original columns with turned wood columns to be appropriate; however, a column detail is to be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness. Columns should feature capital and base trim as well as chamfered corners.
- d. PORCH RAILINGS – Per the submitted application documents, the applicant has proposed to install porch railings. Staff finds the installation of porch railings to be inappropriate with the existing concrete porch, as this combination is not found in a historic nature in the district.

RECOMMENDATION:

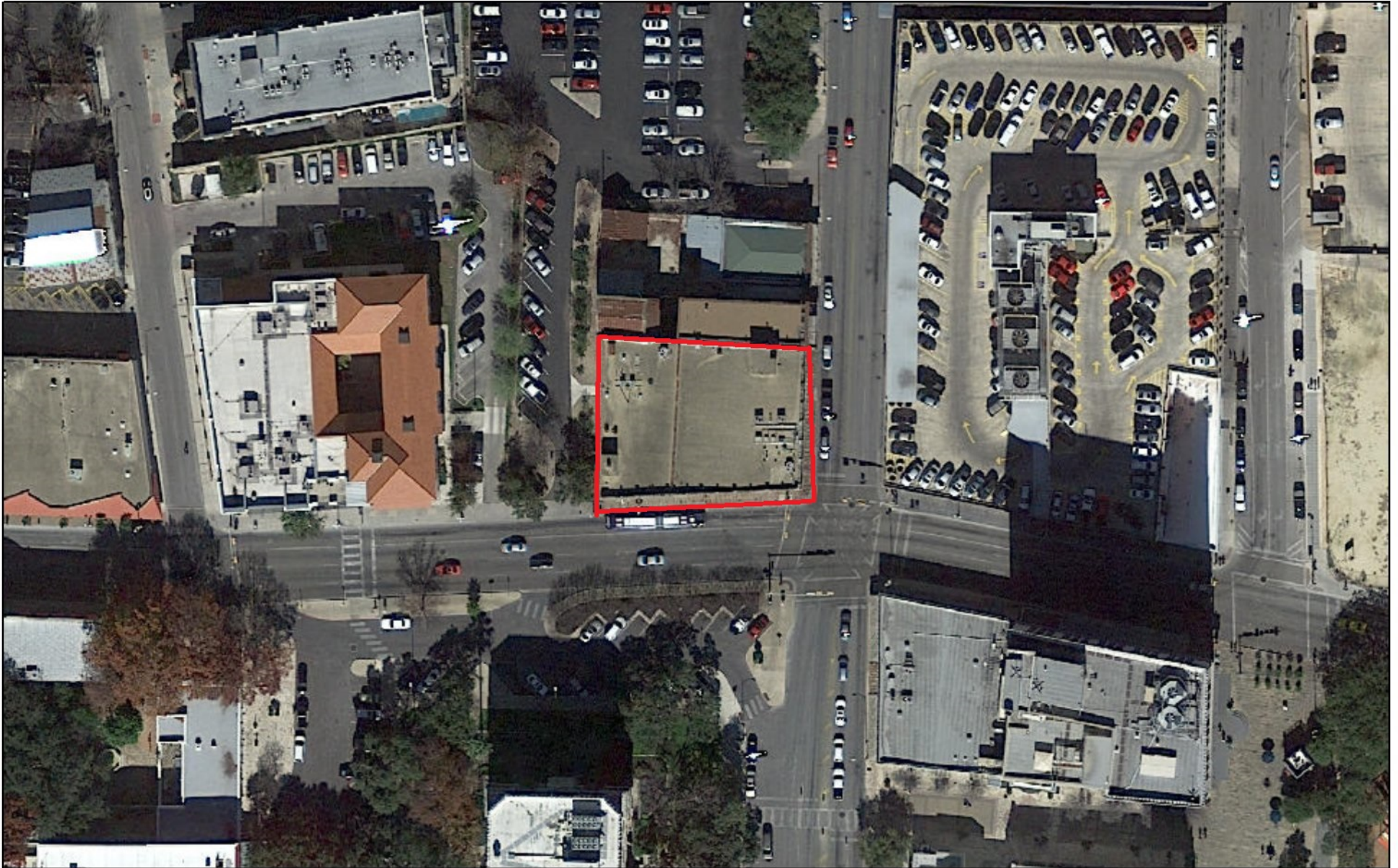
Staff does not recommend approval of item #1, fenestration modifications to the east façade based on finding b. Staff recommends that at least one door opening remain as it currently exists.

Staff recommends approval of item #2 with the following stipulations:

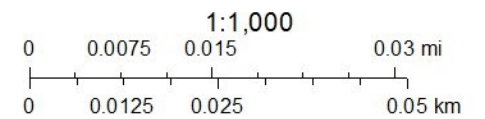
- i. That a column detail is submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness. Columns should feature capital and base trim as well as chamfered corners.

Staff does not recommend approval of item #3 based on finding d.

City of San Antonio One Stop



May 8, 2019



Dalkowitz Building
107 North Flores
San Antonio, TX, 78205

PHOTO KEY
FIRST FLOOR

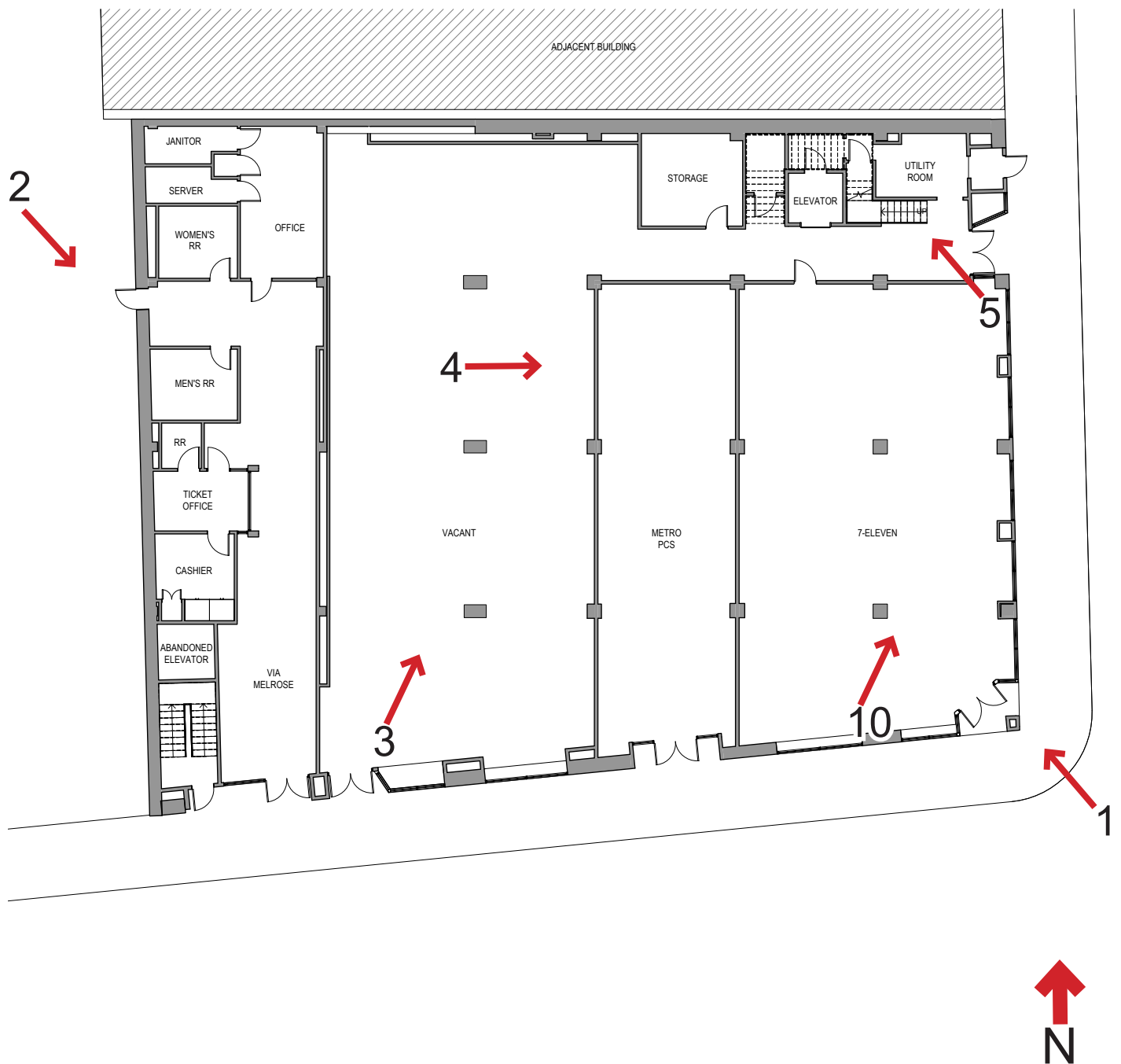
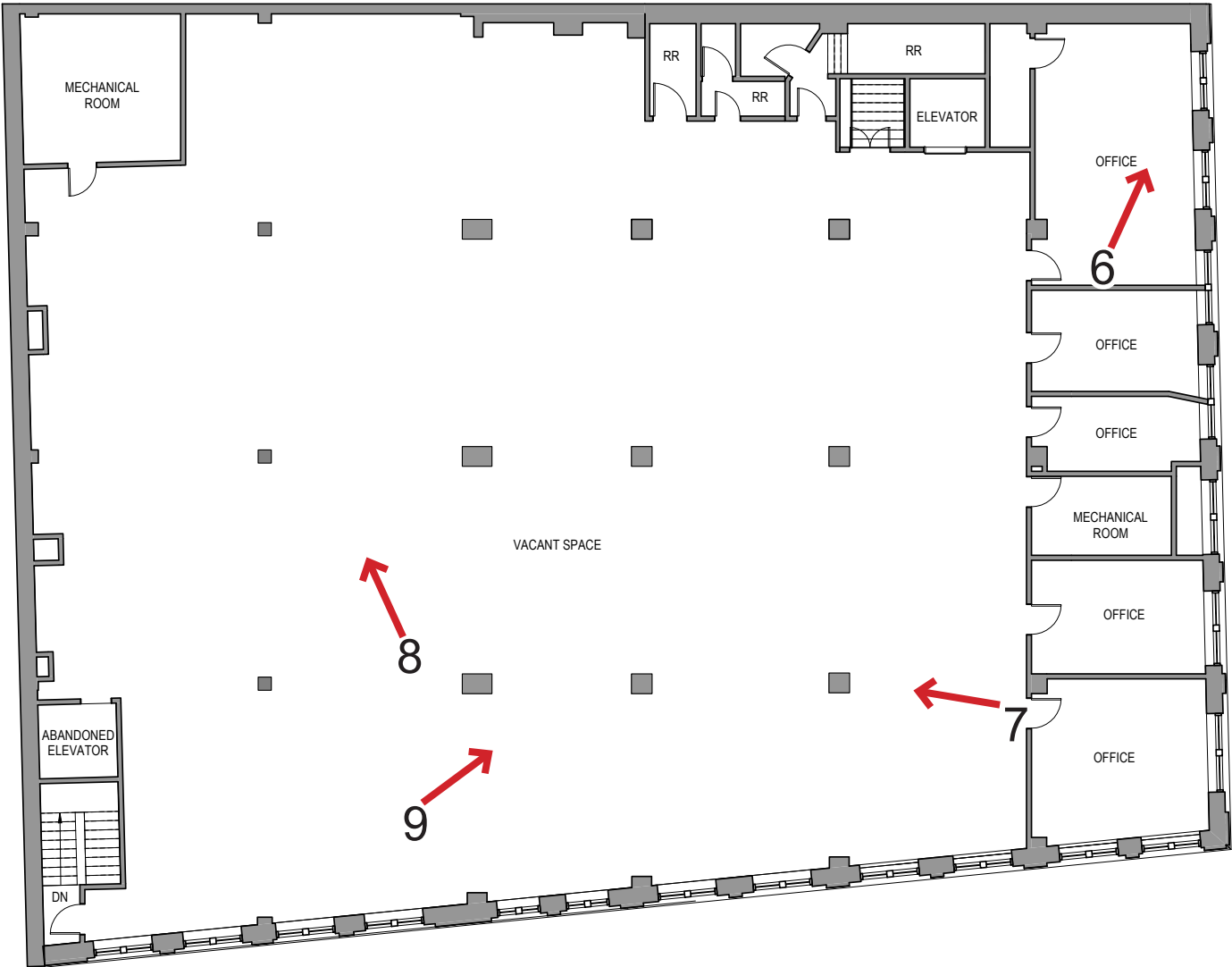


PHOTO KEY
SECOND FLOOR



Dalkowitz Building



Photo #1: Exterior of Dalkowitz Building, looking Northwest, 10/4/18

Dalkowitz Building



Photo #2: Exterior, West facade, looking Southeast, 10/4/18

Dalkowitz Building



Photo #3: First floor interior, looking Northeast, 10/4/18

Dalkowitz Building



Photo #4: First floor interior, looking East, 10/4/18

Dalkowitz Building



Photo #5: First floor interior staircase, looking Northwest, 10/4/18

Dalkowitz Building



Photo #6: Second floor interior, looking Northeast, 10/4/18

Dalkowitz Building



Photo #7: Second floor interior, looking West, 10/4/18

Dalkowitz Building



Photo #8: Second floor interior, looking Northwest, 10/4/18

Dalkowitz Building



Photo #9: Second floor interior, looking Northeast, 10/4/18

Dalkowitz Building



Photo #10: 7-Eleven store on the Southeast corner, looking Northwest, 01/19

Dalkowitz Building



Photo #11: Dalkowitz Building, historic photo taken in 1915

Dalkowitz Building



Photo #12: Detail historic photo of the Dalkowitz Building, 1927

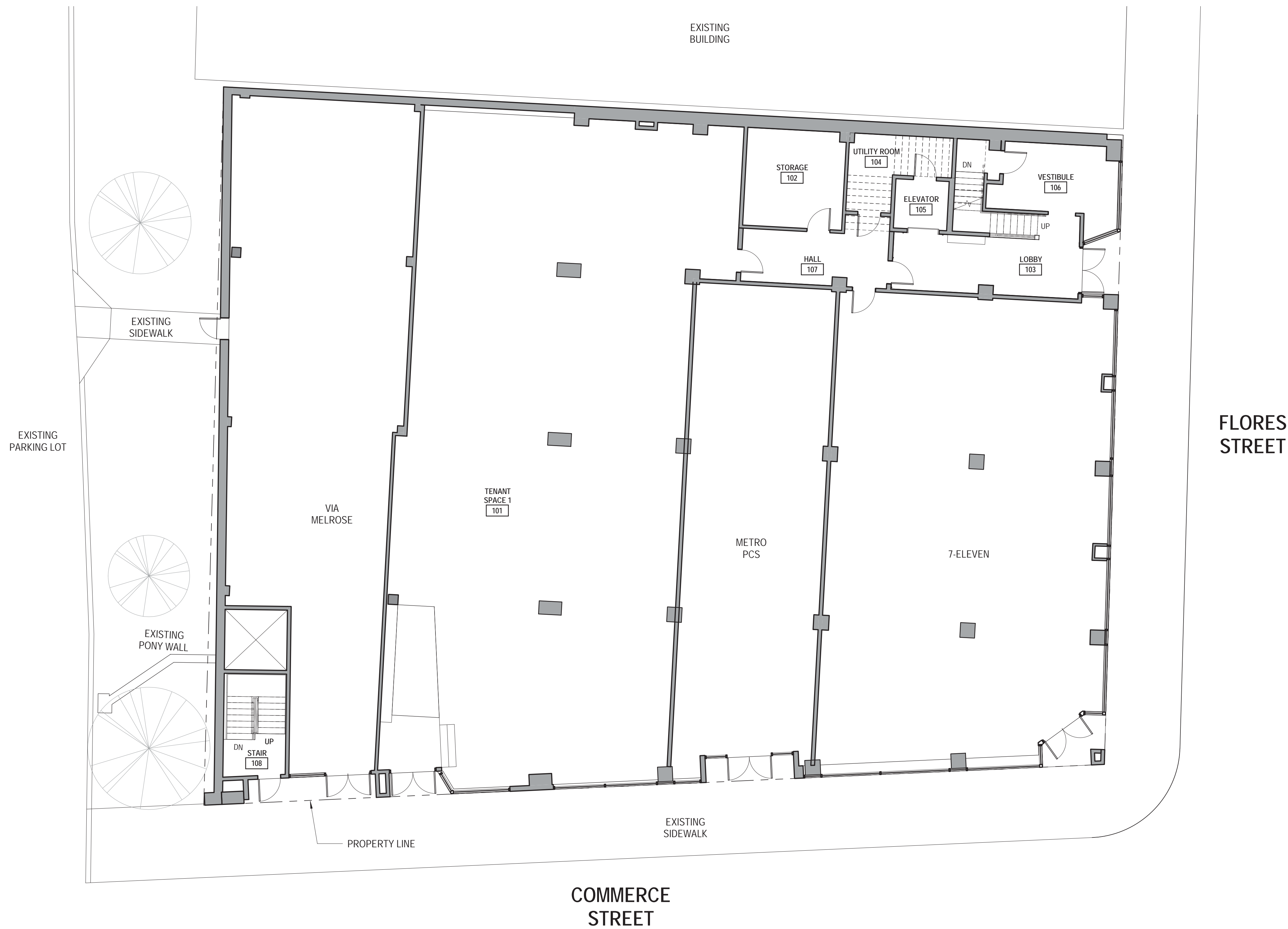


107 N FLORES

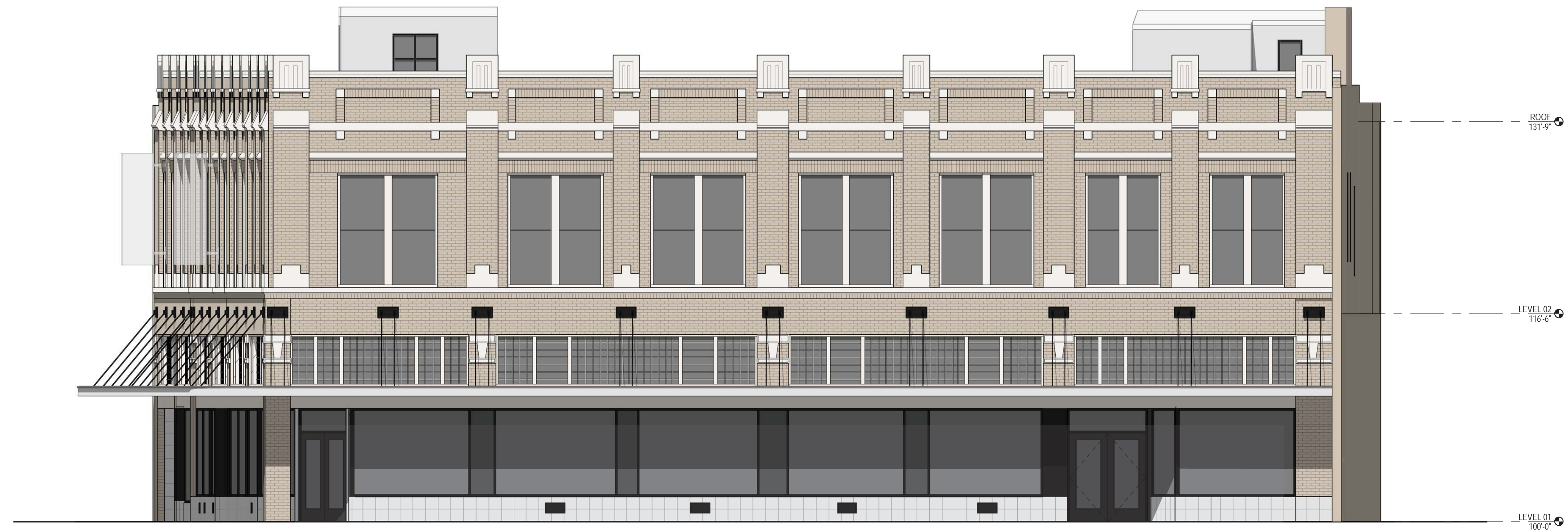


WestonUrban

Fisher Heck
ARCHITECTS



1 FIRST FLOOR / SITE PLAN
1/8" = 1'-0"



1 EAST EXTERIOR ELEVATION
3/16" = 1'-0"

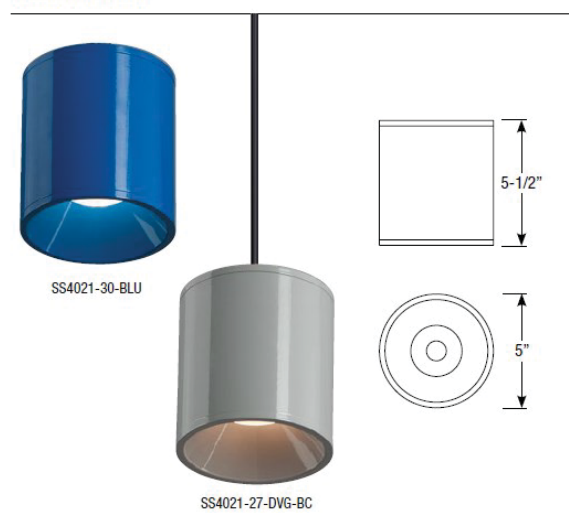


2 SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"

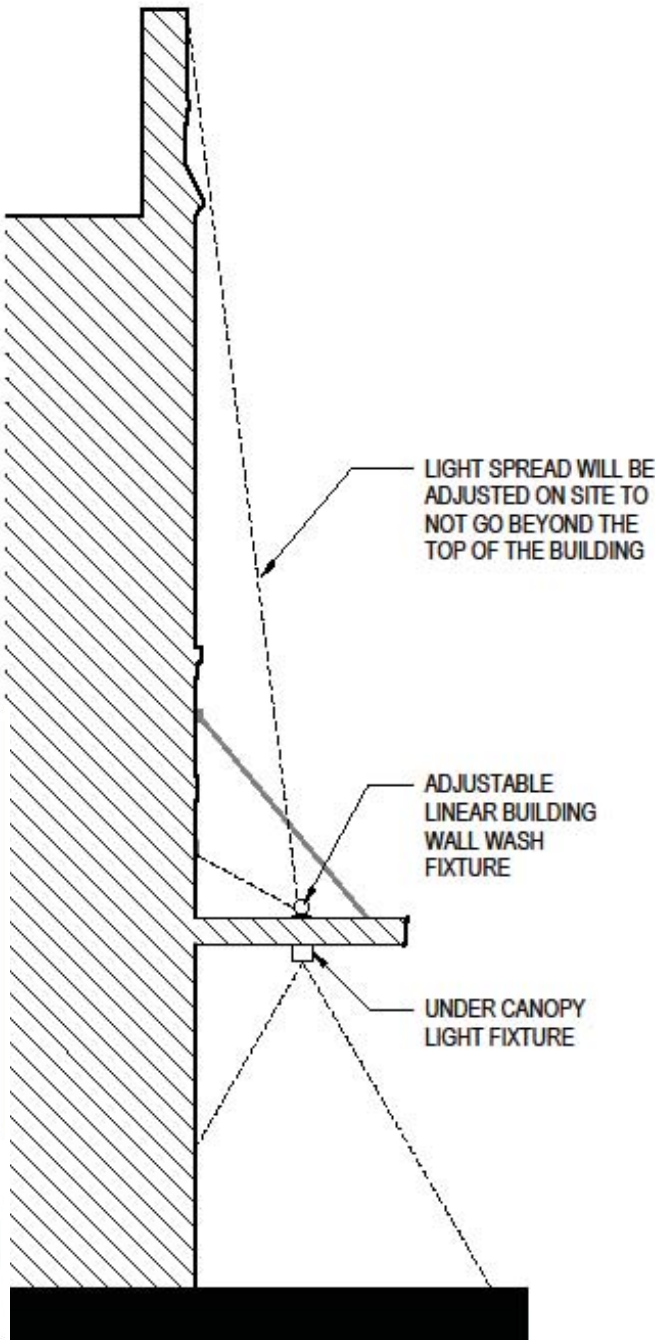
107 N FLORES EXTERIOR BUILDING LIGHTING SCHEME

BELOW CANOPY FIXTURE:

Entity
25W LED Cylinder
Surface Mounted



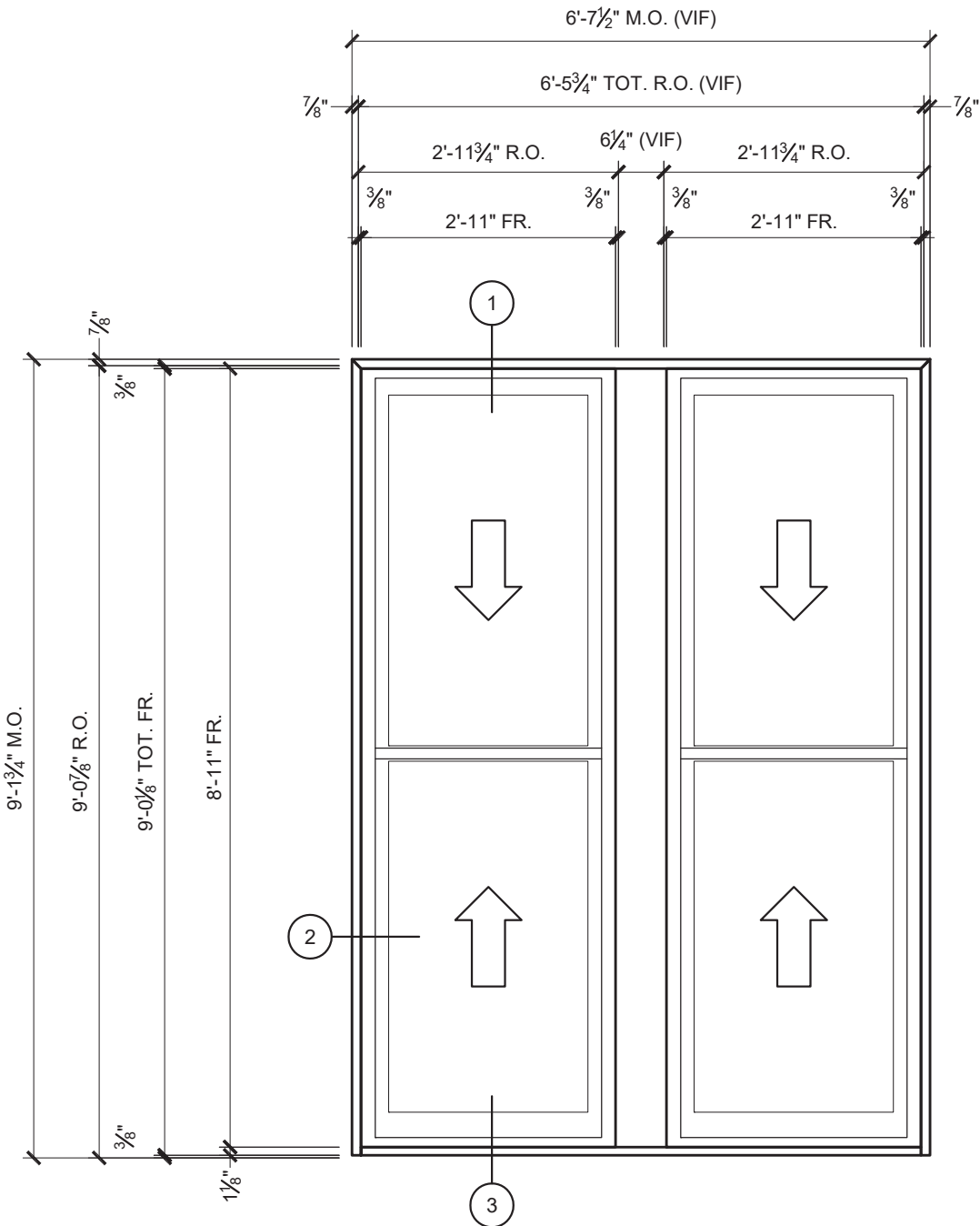
ABOVE CANOPY PHOTOMETRIC RENDERING MOCKUP:



SPECIFICATIONS

Line #	Quote No.	Unit ID	Windowset Name	Operation / Venting	Exterior Material Type	Wood Type	Base Frame Depth	Interior Finish	Exterior Sash / Panel Profile	Interior Sash / Panel Profile	Glazing Type	Insulated Type	Glass Strength	Low-E Glass Style	Gas Filled	Hardware Finish	U-Factor	SHGC	VLT	Performance Class	PG	Attachment Method	Jamb Extended Wall Depth
15	10706155	None Assigned	Architect Series(R) Reserve Traditional Monumental Double-Hung	Double Hung	Wood	Pine	5 5/8"	Primed	Putty Glaze	Ogee	Insulated	Dual	Annealed	SunDefense (R) Low-E Insulating Glass	Argon	Brown	0.28	0.19	0.45	CW	30	Wood Brickmould	6 9/16"
15	10706155	None Assigned	Architect Series(R) Reserve Traditional Monumental Double-Hung	Double Hung	Wood	Pine	5 5/8"	Primed	Putty Glaze	Ogee	Insulated	Dual	Annealed	SunDefense (R) Low-E Insulating Glass	Argon	Brown	0.28	0.19	0.45	CW	30	Wood Brickmould	6 9/16"

NOTE: CUSTOM ATTRIBUTES (IF ANY) WILL BE NOTED UNDER THE ELEVATION LABEL

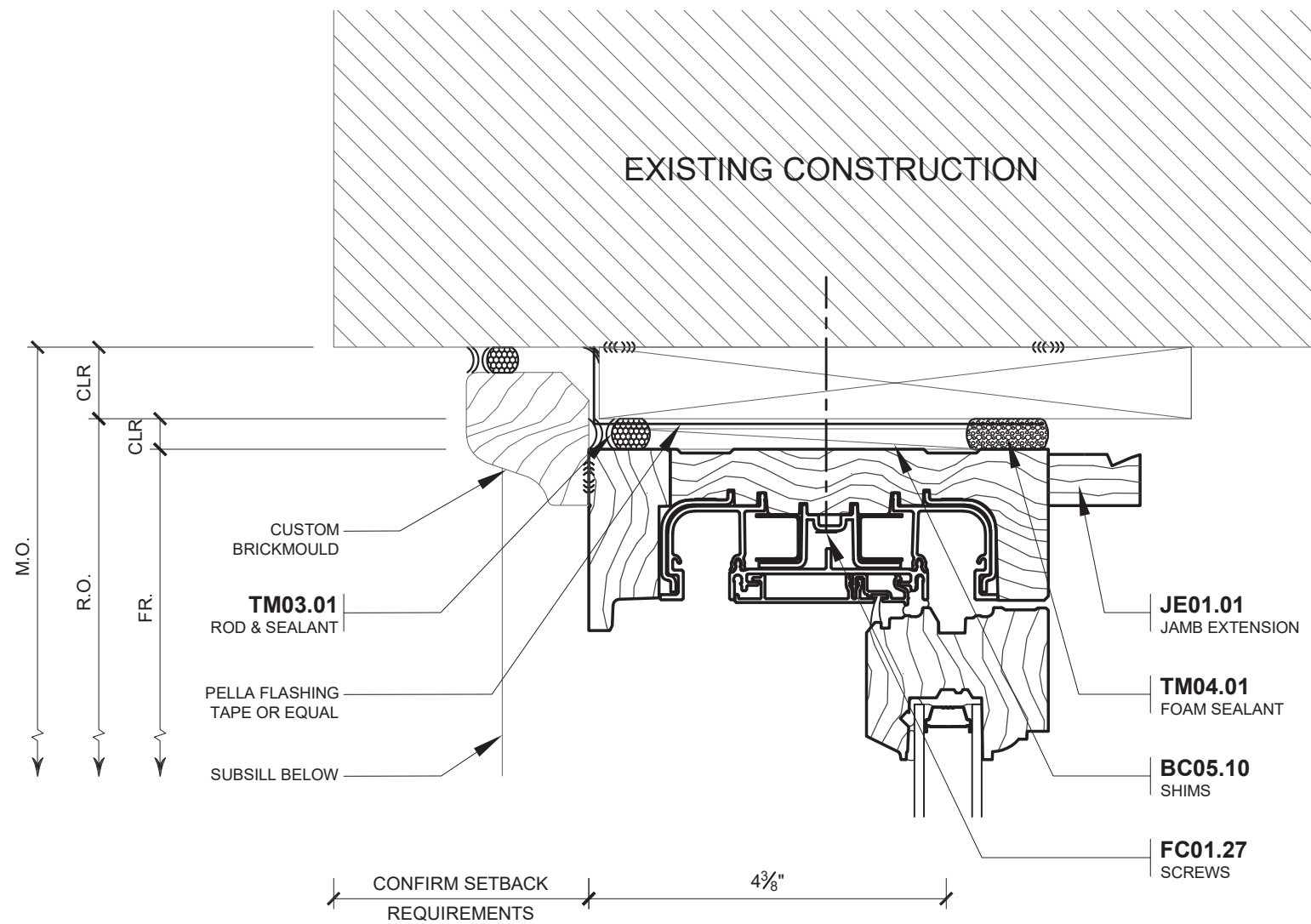


None Assigned
LINE #: 15
QTY

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

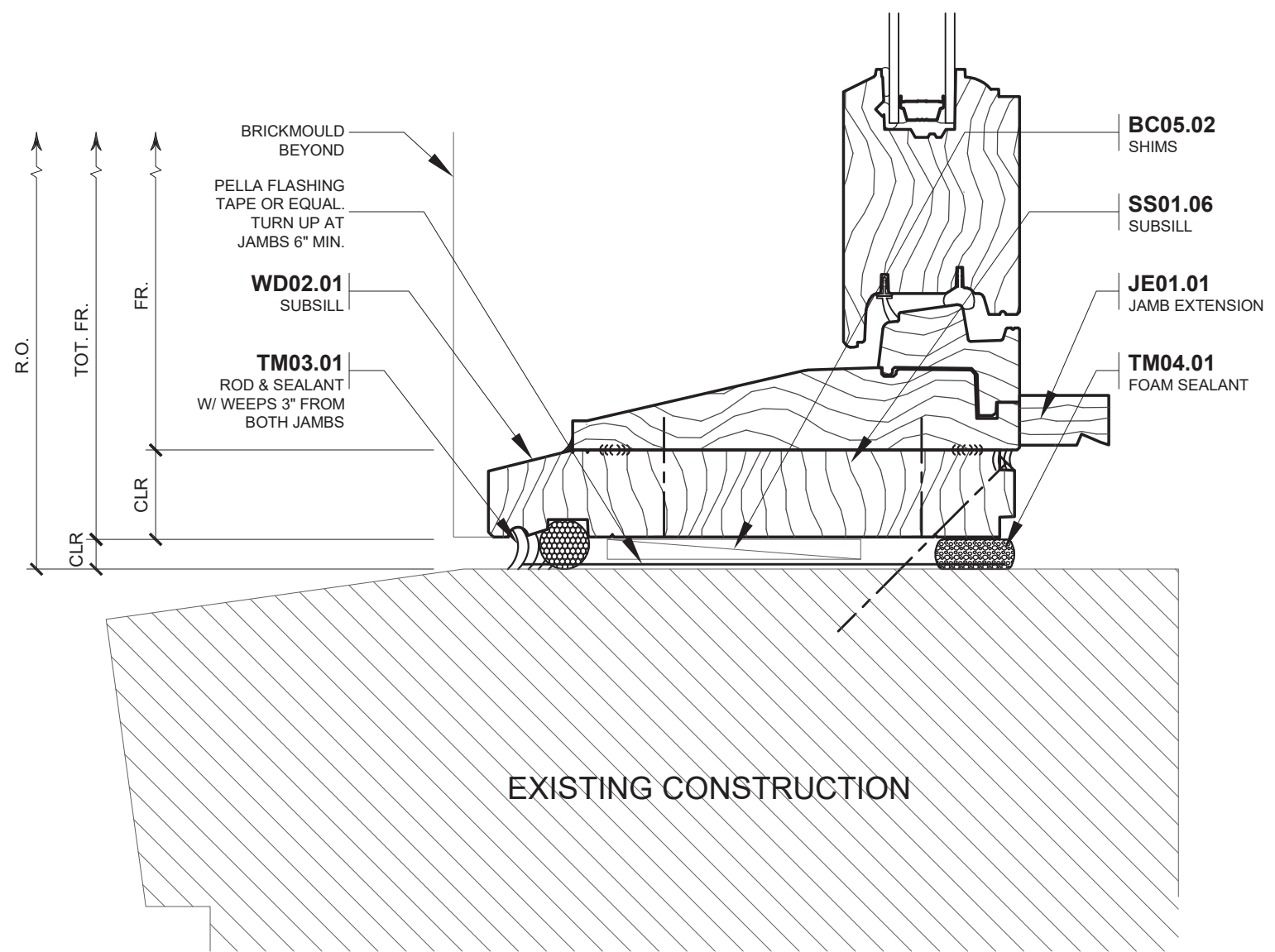
1 HEAD

REF. ARCH. DWG.:-



2 JAMB

REF. ARCH. DWG.:-



3 SILL

REF. ARCH. DWG.:-

DETAIL KEYNOTES

BC : BUILDING COMPONENTS (BY OTHERS)

BC05.02 LEVEL OPENING SILL PRIOR TO UNIT INSTALLATION. PROVIDE IMPERVIOUS SHIMS 1/2\"/>

FC : FASTENING COMPONENTS

FC01.27 PRE-DRILL PILOT HOLES AND ANCHOR UNIT TO OPENING WITH #8 x 3 1/8\"/>

JE : JAMB EXTENSIONS AND INTERIOR TRIM

JE01.01 PRE-APPLIED JAMB EXTENSION.

SS : SUBSILL / SILL PANS

SS01.06 ANCHOR UNIT THRU SUBSILL TO OPENING WITHIN 6\"/>

TM : THERMAL AND MOISTURE PROTECTION

TM03.01 WATER RESISTANT BACKER ROD AND SEALANT.
TM04.01 APPLY CONTINUOUS 1\"/>

WD : WOOD WINDOW ACCESSORIES

WD02.01 WOOD SUBSILL.

VERIFY EXISTING CONSTRUCTION

REVIEW ALL EXISTING CONSTRUCTION FOR OPENING SIZE & ENSURE STABILITY OF EXISTING MATERIALS. CONFIRM THAT THE PROPOSED DETAILS WILL COMPLY W/ EXISTING FLASHING TO PROVIDE EFFECTIVE WATER MANAGED SYSTEM.

REV.	DATE	REV.	DATE	REV.	DATE	REV.	DATE
1	4-18-2019						

PRELIMINARY SHOP DRAWING FOR

107 NORTH FLORES

LOCATION: SAN ANTONIO, TX

ARCHITECT: ----

Pella Architect Series® Reserve™ – Monumental Double-Hung Windows

Wood Exterior

Detailed Product Descriptions

Frame

- Select wood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] curved members may have visible finger joints.
- Exterior surfaces are [pine] [mahogany].
- Vinyl Jamb liner includes wood inserts.
- Overall frame depth is 5-5/8" (143mm) for a wall depth of 5-7/16" (138mm).
- Optional factory applied jamb extensions available from 5-7/16" (138mm) and 7-3/16" (183mm) wall depths.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied pine [1-7/8"] [3-1/2"] brickmould and [1-1/8"] [1-7/8"] subsill.

Sash

- Select wood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine, curved members may have visible finger joints] [mahogany (not available if sash weight > 200 lbs.)].
- Exterior surfaces are [pine] [mahogany].
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 2-1/4" (57mm).
- Exterior sash profile is putty glaze, interior sash profile ogee.
- Double-hung upper sash (if sash weight ≤ 92 lbs.) has surface-mounted wash locks for tilt-in cleaning.
- Double-hung and single-hung lower sash (if sash weight ≤ 92 lbs.) has concealed wash locks in lower check rail for tilt-in cleaning.

Weatherstripping

- Santoprene-wrapped foam at head and sill.
- Full length glass filled polypropylene interlocker with integrated slip-coated thermoplastic elastomer leaf.
- Secondary nylon bristle rain strip on lower sash at sill.
- Vinyl-wrapped foam with secondary nylon bristle rain strip inserted into jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.

Silicone-glazed dual-pane 13/16" dual-seal insulating glass [[annealed] [tempered]], [[clear] [[Advanced Low-] [SunDefense™ Low-E] [NaturalSun Low-E] [AdvancedComfort Low-E] with argon]] [[bronze] [gray] [green] Advanced Low-E [with Argon]] [obscure] [Reflective Bronze] [Reflective Gray]

or-

- Silicone-glazed dual-pane 13/16" dual-seal tempered spandrel glass [Lava Bronze Amber] [Black] [Ford Blue] [Symmetry Bronze] [Symmetry Gray] [Symmetry Green].

-or-

- Silicone-glazed dual-pane 13/16" dual-seal [[annealed] [tempered]] non-impact laminated glass [[clear] [[Advanced Low-E] [SunDefense Low-E] with Argon]] [[bronze] [gray] [green] Advanced Low-E [with argon]].

– or –

- Silicone-glazed triple-pane 1-1/16" dual-seal insulating glass (not available if sash weight > 200 lbs.) [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [NaturalSun Low-E] with [argon] [krypton]] [Obscure [standard] [fern]].

Exterior

- [Pine: factory primed with one coat acrylic latex] [Mahogany: [factory primed with one coat acrylic latex] [Unfinished, ready for site finishing]].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [paint] [stain]].

Hardware

- Galvanized block-and-tackle balances are attached to self-locking balance shoes connected to the sashes using zinc die cast terminals concealed within the frame.
- or-
- Class 5 hybrid balance attached to [locking] [non-locking] balance shoes connected to the sashes using zinc die cast terminals and concealed within the frame.
- or-
- Galvanized block-and-tackle balances combined with a Class 5 hybrid balance attached to non-locking balance shoes connected to the sashes using zinc die cast terminals and concealed within the frame.
- All balances comply with AAMA 902 specification
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed, lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Bright Brass] [Satin Nickel] [Oil-rubbed Bronze] [Antique Brass] [Distressed Bronze] [Distressed Nickel].

Optional Products

Grilles

- Integral Light Technology® grilles
 - Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] ogee profile that are solid [pine] [mahogany]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain] ₁].
 - Exterior grilles are solid [5/8"] [7/8"] [1-1/4"] [2"] putty glaze profile that are [pine] [mahogany]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4, and are [unfinished, ready for site finishing] [factory primed].
 - Patterns are [Traditional] [Prairie] [Top Row] [Cross] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.- or -
- Grilles-Between-the-Glass₂
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass (exterior air-space on triple-pane insulating glass).
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row]
 - Interior color is [White] [Tan₃] [Brown₃] [Putty₃] [Black] [Morning Sky Gray] [Ivory] [Sand Dune] [Harvest] [Cordovan] [Brickstone].
 - Exterior color₄ is [standard₁].- or -
- Roomside Removable grilles
 - [[3/4"] [1-1/4"] [2"] regular] [[1-1/4"] [2"] colonial] profile, with [Traditional] [Prairie] patterns that are removable solid pine wood Grilles steel-pinned at joints and fitted to sash with steel clips and tacks.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain] ₁].
 - Exterior [unfinished, ready for site finishing] [factory primed] [factory prefinished, finish color matched to exterior₄].

Screens

- InView™ Screens
 - [Full-screen (not available on units > 120" tall)] [half-screen] black Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Screen frame finish is [standard screen: baked enamel] [premium extruded: [baked enamel] [anodized]], color to match window cladding.- or -
- Vivid View® Screens
 - [Full-screen (not available when frame Height > 84" or frame width > 48" & frame height > 48")] [Half-screen] PVDF 21/17 mesh, minimum 78 percent light transmissive screen, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Screen frame finish is [standard screen: baked enamel] [premium extruded: [baked enamel] [anodized]], color to match window cladding.

Hardware

- Optional sash lift furnished for field installation. Finish matches lock hardware. Two lifts on units having frame width 37" or greater.
- Optional factory applied limited opening device available for venting units; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional factory applied window opening control device for venting units. Sash mounted device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Finish matches lock hardware. Complies with ASTM F2090-10.
- Optional [head, sill, stool locks].

Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Contact your local Pella sales representative for current color options.

(2) Available in clear or Low-E Insulating Glass only.

(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

107 N. Flores - Redevelopment Project

<u>Schedule</u>	
10/1/2019	Begin Construction
5/1/2020	Substantial Completion
<u>Costs</u>	
Exterior Façade Improvements	\$ 352,043.00
Roof Replacement	\$ 258,332.00
Window Replacement	\$ 260,064.00
Interior Improvements	\$ 542,843.00
MEP & Elevator Systems	\$ 895,564.00
Total	\$ 2,308,846.00
<u>Investment</u>	
2019 Appraised Improvement Value of Property	\$ 1,077,230.00
30% Investment:	\$ 323,169.00
Planned Investment:	\$ 2,308,846.00

April 29, 2019

City of San Antonio
Office of Historic Preservation
1901 S. Alamo Street
San Antonio, Texas 78204

Re: 107 N Flores, HDRC Application Narrative

To the HDRC Board & Staff:

The owner of 107 North Flores Street seeks to complete a comprehensive rehabilitation of the old Dalkowitz Brothers/Kress Department store building. The goal of the project is to infuse many of the original 1915 architectural details back into the building, while adapting the building to accommodate a mix of businesses that will contribute to the surrounding community. The following items represent a summary of proposed improvements to the building:

- Clean and repair all exterior masonry around the building
- Replace street level storefront windows with wider, aluminum framed windows with smaller profile mullions as seen in historic photographs – similar to 101 W Commerce St street level windows
- Repair existing canopy by replacing rotting fascia and standing seam metal roofing
- Install new wood framed, clerestory windows to match historic photographs
- Replace existing deteriorated second floor windows with new energy efficient, wood framed windows to match existing.
- Install new lighting on south and east facades
- Replace existing roof flashing and new modified bitumen roof
- Clean and prep existing vacant tenant spaces for new occupants
- Replace old, inefficient buildings systems with new energy efficient systems
- Create a formal building lobby within the Flores entrance to the building.

The owner understands and is sympathetic to OHP's desire to save and rehabilitate existing wood windows were possible. The existing second-floor wood windows in this building are in very rough shape overall, with many key components of each unit needing replacement. Extensive work will be required to keep and rehabilitate these windows and would prohibit the owner from completing the entirety of the project within budget. Estimated costs by the team's general contractor to rehabilitate the windows would cost 2.5 times more than the cost of replacing with new energy efficient window units that would match the existing ones. The design team and general contractor evaluated each window unit and determined the condition of over 50% of the windows require new sashes, glazing and window sills due to years of neglect and poor maintenance. Furthermore, the team believes the existing windows are a liability to the building meeting stricter energy efficiency standards, leading to additional costs by the

owner (and prospective tenant) that could include the installation of expensive film or the addition of new interior glazing panels to create an air space between the historic window and the panel – both of which would be on top of the higher cost to attempt to rehabilitate the windows. The team is proposing to proceed with replacing the second-floor windows with a trusted product that has been approved for similar historic buildings throughout San Antonio. We are confident that this matching window product from Pella will keep the building's historical character intact, while creating a more energy efficient building that will require less maintenance in the future for the owner and future tenant. For reference, we've included the product data and detail drawings for the proposed window unit for the second-floor windows. Please feel free to contact us with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, reading "David Hannan Jr.", written in a cursive style.

David Hannan Jr., Principal
Fisher Heck Architects