

# HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2020

**HDRC CASE NO:** 2020-027  
**ADDRESS:** 1425 S FLORES ST  
**LEGAL DESCRIPTION:** NCB 1009 BLK LOT 40B  
**ZONING:** IDZ, H, RIO-7  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Fest Block  
**APPLICANT:** Kris Feldmann/Creoarc, LLC  
**OWNER:** Jacob Harris/HB PROPERTIES I LLC  
**TYPE OF WORK:** Storefront restoration, cleaning  
**APPLICATION RECEIVED:** January 17, 2020  
**60-DAY REVIEW:** March 17, 2020  
**CASE MANAGER:** Edward Hall

## REQUEST:

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

1. Repair the existing, original brick, limestone and stucco façade materials, and roof as needed.
2. Restore the storefront system that faces S Flores.
3. Replace existing doors with new, steel doors.
4. Replace all existing windows, both wood and vinyl with aluminum clad wood windows.

## APPLICABLE CITATIONS:

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

### 2. Materials: Masonry and Stucco

#### A. MAINTENANCE (PRESERVATION)

- Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to

ensure that underlying masonry has not been irreversibly damaged before proceeding.

### 3. Materials: Roofs

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

### 7. 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)

*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.

*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.

*vii. Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

### 10. Commercial Facades

#### A. MAINTENANCE (PRESERVATION)

*i. Character-defining features*—Preserve character-defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.

*ii. Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.

*iii. Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.

*iv. Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.

*ii. Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence

is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

## 11. Canopies and Awnings

### A. MAINTENANCE (PRESERVATION)

*i. Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.

*ii. New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).

*iii. Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.

*iv. Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.

*v. Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.

*vi. Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

## FINDINGS:

- a. The historic structure at 1425 S Flores was constructed circa 1905 and is found on the 1912 Sanborn Map. The historic structure features two stories, facades of stone, brick and stucco, and features three window bays across the front façade. The structure features modifications to the original design including modifications to fenestration, the replacement of original windows, and modifications to the original storefront system's profile.
- b. REHABILITATION – The applicant has proposed rehabilitative scopes of work that includes repair to the existing stone, brick and stucco facades and roof repair as needed. The applicant has noted that this work is to be done in-kind. This is consistent with the Guidelines.
- c. STOREFRONT SYSTEM – The applicant has proposed to repair the storefront system. The applicant has proposed to retrain the existing wood materials of the storefront system, and repair them in place. Staff finds this to be appropriate and consistent with the Guidelines. If any portion of the existing storefront is deteriorated beyond repair, including transom window frames, staff finds that they are to be repaired in-kind, with like materials.
- d. DOOR REPLACEMENT – The applicant has proposed to replace a number of existing doors, both wood and non-wood, with new wood and steel doors. The Guidelines for Exterior Maintenance and Alterations 6.A.ii. notes that historic doors, including their hardware, fanlights, sidelights, pilasters and entablatures should be preserved. Additionally, the Guidelines for Exterior Maintenance and Alterations 6.B.i. notes that doors that are deteriorated beyond repair should be replaced in-kind, with features that match the size, materials and profile of the original. At this time, the applicant has not provided detailed information regarding the condition of existing doors. Staff finds that all wood doors should be repaired, and that any doors that are in need of replacement (non-original doors, or those that are deteriorated beyond repair), should be replaced with wood doors that are comparable to the original in size, material, and profile.
- e. WINDOW REPLACEMENT – The applicant has proposed to replace all existing windows new aluminum clad wood windows. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be preserved. Additionally, the Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that new windows should be installed 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. Windows that are not original may be replaced with windows that meet staff's specifications. The applicant has proposed to install aluminum clad wood windows. Staff finds that the proposed windows should meet staff's standard specifications.

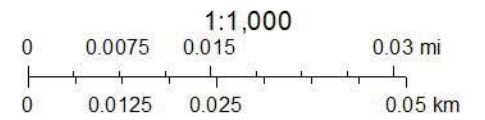
## **RECOMMENDATION:**

- i. Staff recommends approval of item #1, repair and maintenance based on finding b with the stipulation that all work be done in-kind, with like materials.
- ii. Staff recommends approval of item #2, storefront system repair based on finding c with the stipulation that all work be done in-kind, with like materials.
- iii. Staff does not recommend approval of item #3, the replacement of existing doors with steel doors based on finding d. Staff recommends that all wood doors be repaired, and that if existing wood doors are beyond repair that they be replaced in kind. Additionally, where wood doors no longer exist, staff recommends that a wood doors of comparable design and appearance be installed as those that currently exist.
- iv. Staff recommends approval of the replacement of non-original windows based on finding e with the stipulations that Meeting rails are 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 a wood window screen set within the opening.

# City of San Antonio One Stop



January 24, 2020







## **HDRC Approval Application Narrative**

Fest Block

January 17, 2020

### Location:

The Fest Block building is located at 1425 S. Flores in San Antonio, Bexar County, Texas, 78204. The building is in the corner of W. Cevallos St. and the main façade faces South Flores St., the building is adjacent to the Antiques Warehouse Lofts (under same ownership).

### Description:

The Fest Block (listed as historic landmark under Fest Block) is a two-story brick, limestone, brick, and stucco structure. The previous and most recent use for the building was multi-family with apartments at ground level and level 2.

### History:

Fest Block is particularly significant because it is the only remaining structure from the time during the Fest settlement in 1864 and a testament to the various businesses the Fest family owned and operated. By 1896, with the railroads and various industries (cotton, cattle) in surrounding lots, the building operated as store, boarding house and residence in the brick section in the rear. The Fest family also operated a dance and meeting hall (Fest Hall).

It was not until the 1911-1924 time period that the area around the structure was altered significantly. In this time Mary Fest, widow, had sold adjacent lots to the lumber companies, and the San Antonio Aransas Pass Railroad infiltrated the west side of S. Flores. At the same time, during the 1910-20s, the building operated as, in the limestone portion, the Fest & Co. offices and the Fest & AA Gittenger Café in the brick part facing S. Flores. The Fest & Co. was a cooperative mercantile company established between Simon Jr. and Mary & AG Trawalter. At the same time, the Fests lived upstairs, as the second story of the brick portion had previously been a boarding house as far back as 1896. It remained so until the 1930s when the brick portions became a meat market/bakery and Piggly Wiggly. Over the years it continued to change functions from housing a Homemaker appliance store and sanitary food store, to Rosie's Café and Winn Stores Department store in the 1950s and apartments today.

### Existing Conditions:

Little attention has been given to the maintenance of the building and its architectural details over the last few decades. There is obvious evidence of the original brick and limestone; however, many of the existing windows and openings have been infilled or replaced with vinyl windows; additionally, more than 50% of the existing windows are dilapidated and inoperable. In addition, the original wood storefronts at ground level facing S. Flores have been completely blocked off. Furthermore, some of the doors have been replaced with conventional commercial grade showing clear signs of wear and tear and damage by the elements. The exterior stucco shows signs of disrepair and discoloration throughout. There is no known record of the last time the building was fully or even partially renovated.

CREO

51 Essex Street, San Antonio, TX, 78210 || email: info@creoarc.com



### Proposed Alterations:

The Fest Block (and the adjacent Antiques Warehouse Lofts building) was recently acquired by HB Properties LLC. Their intent is to maintain current land use plan for high density mixed use, consistent with the current neighborhood Lone Star Plan. To achieve this, the owner proposes to renovate and maintain the interior ground level as commercial space and provide alterations to the exterior that restore and enhance its architectural character, mainly, re-introducing existing storefronts, reintroduce a new awning inspired by clues of historical photographs and surrounding historic buildings, replace non-historic decayed windows with new historically appropriate double hung windows and clean, patch and paint only the stucco with proposed new color taken from adjacent historic building brick façade (Ref. historical building exhibits) The existing brick and limestone will remain and be repaired as needed.

### Signage & Lighting:

New signs will complement the historic character of the building(s) by taking into consideration context, building forms and pedestrian scale. Exterior lighting will be used sparingly to complement the building(s) architectural features and textures. Signages that identifies new uses (i.e. retail spaces) will be displayed in consideration with historic character and surrounding district. Appropriate address numbering will be hand painted in the front façade taking clues from surrounding historic buildings (ref. HDRC package)

### Façade, Exterior & Colors:

Original brick and limestone will remain and be repaired as needed. Stucco to be cleaned, patched and painted with the proposed new color specified on the HDRC package taking in consideration the surrounding historic buildings (Ref. historical building exhibits).

### Doors & Windows:

Existing storefronts facing S. Flores St. will be restored. Other doors will be replaced accordingly with commercial code compliant hollow metal frame doors and be painted to match proposed color. New traditional style, historically appropriate windows will be replacing existing, decaying wood windows or non-historic appropriate vinyl windows in original building openings (ref. HDRC package).

### Roofs:

The roof will be assessed by a professional and be repaired or replaced based on its condition.





# Fest Block

HDRC SUBMITTAL | 2020.1.17

1425 S. FLORES, SAN ANTONIO TX, 78204

**HARRIS BAY**

  
**CREO**  
BELIEVE:CREATE













# SITE PLAN

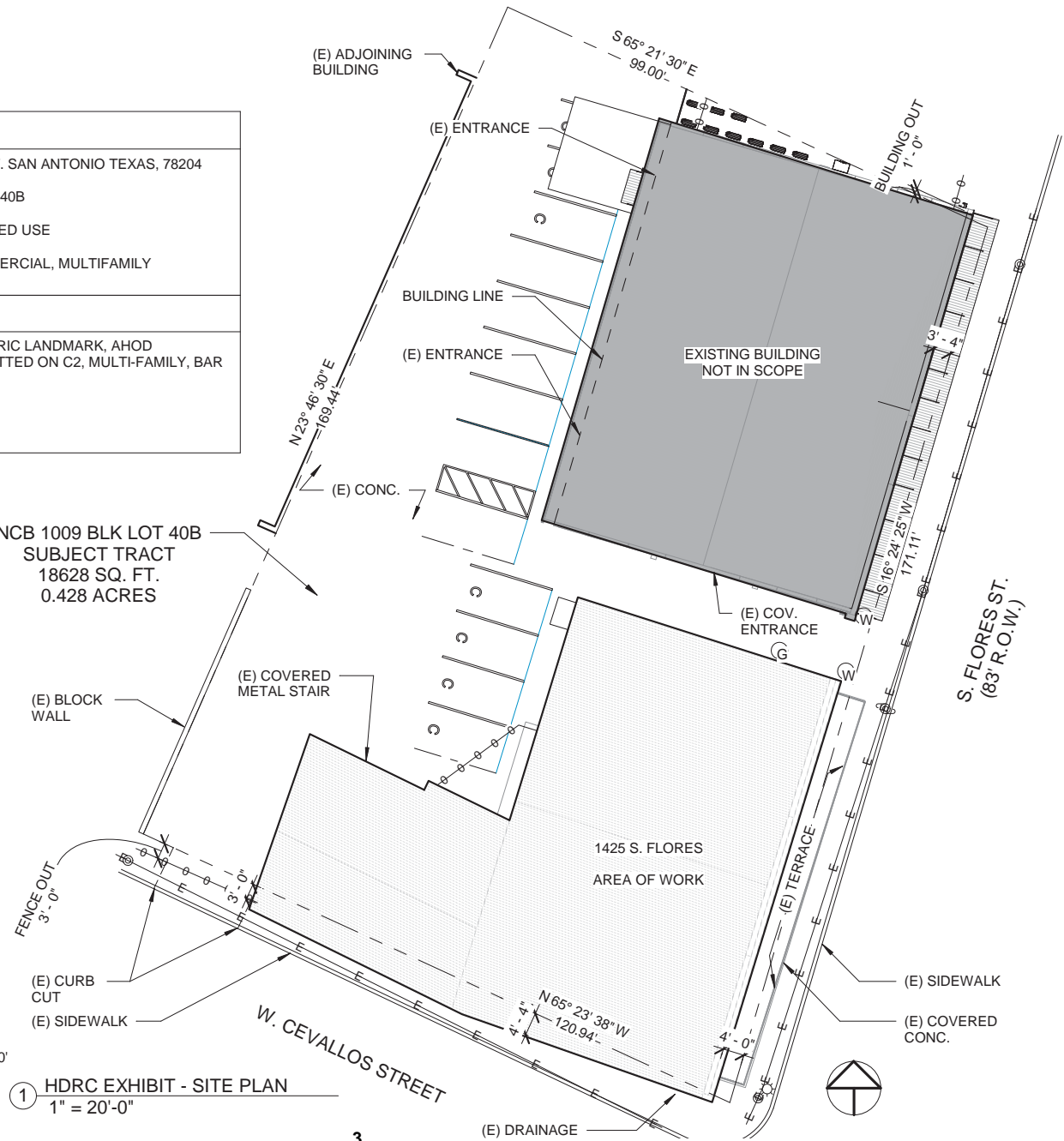
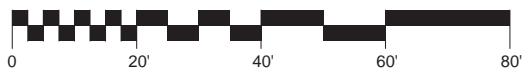
SITE & BUILDING DATA	
LOCATION:	1425 S. FLORES ST. SAN ANTONIO TEXAS, 78204
LOTS:	1
LEGAL DESCRIPTION:	NCB 1009 BLK LOT 40B
CITY COUNCIL DISTRICT:	1
FUTURE LAND USE:	HIGH DENSITY MIXED USE
PLAN NAME:	LONE STAR
PROPOSED USE:	MIXED USE, COMMERCIAL, MULTIFAMILY

ZONING INFORMATION	
ZONING:	IDZ, RIO 7E, HISTORIC LANDMARK, AHOD WITH USES PERMITTED ON C2, MULTI-FAMILY, BAR AND HOTEL

SITE PLAN LEGEND	
	(E) EXISTING BUILDING "A"
	(E) EXISTING BUILDING "B"
	PROPERTY LINE
	(E) POWER POST
	(E) LIGHT POST
	(E) GUY POLE
	(E) OVERHEAD ELECTRIC
	(E) METAL FENCE
	(E) WATER METER
	(E) GAS METER

Graphic Scale: 1 inch = 20 feet



① HDRC EXHIBIT - SITE PLAN  
1" = 20'-0"



ONLY KNOWN HISTORICAL PHOTOGRAPH SHOWING BUILDING KNOWN AS FEST BLOCK AT 1425 S. FLORES STREET IN THE BACKGROUND



PHOTO OF MR. WONG SR. LOOKING WEST FROM WONG GROCERY BUILDING. IN THE BACKGROUND, THE FEST BLOCK BUILDING LOCATED AT 1425 S. FLORES. PHOTO DATED OCTOBER '71.

EXISTING EXTERIOR CONDITION - EAST (STREET ELEVATION)



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**EXISTING EXTERIOR CONDITIONS - EAST (S. FLORES ST.)**



**① DETERIORATING SINGLE PANE WOOD FRAMED WINDOWS - TO BE REPLACED (REF. WINDOW SPEC EXHIBIT)**

**② ORIGINAL STOREFRONTS TO BE RESTORED**

**③ EXISTING BALCONY TO BE CLEANED AND REPAIRED**



EXISTING EXTERIOR CONDITIONS - EAST (S. FLORES ST.)



**HARRIS BAY**

**EXISTING EXTERIOR CONDITIONS - SOUTH (CEVALLOS ST.)**



**① DETERIORATING SINGLE PANE WOOD FRAMED WINDOWS - TO BE REPLACED (REF. WINDOW SPEC EXHIBIT)**

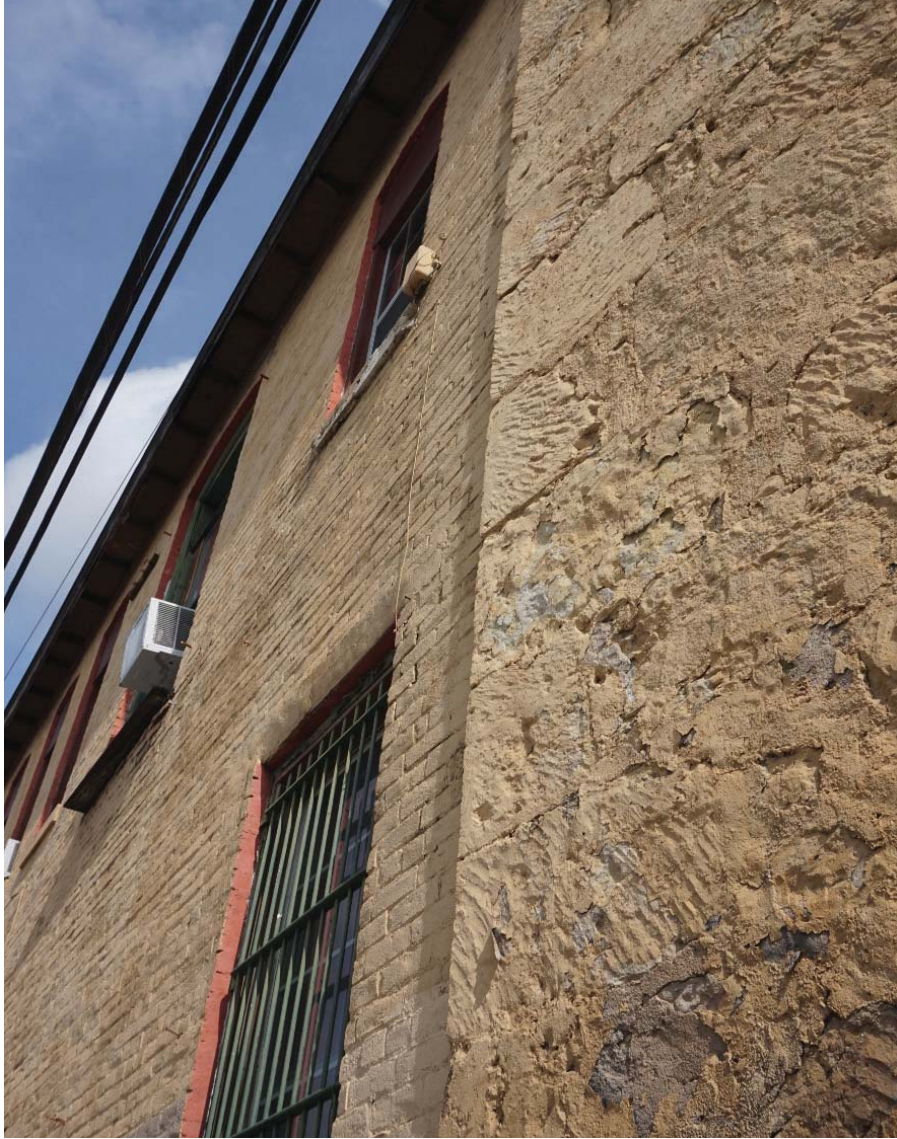
**② ORIGINAL OPENINGS TO REMAIN. DETERIORATING NON-ORIGINAL WINDOWS AND DOORS TO BE REPLACED**

**③ EXISTING ROOF TO BE ASSESSED AND REPAIRED/REPLACED AS NEEDED. CORNICE TO REMAIN AND TO BE REPAIRED.**





EXISTING EXTERIOR CONDITIONS - SOUTH (CEVALLOS ST.)



**HARRIS BAY**



EXISTING EXTERIOR CONDITIONS - WEST (PARKING LOT)



- ① DETERIORATING SINGLE PANE WOOD FRAMED WINDOWS - TO BE REPLACED (REF. WINDOW SPEC EXHIBIT)
- ② CLEAN ORIGINAL BRICK FACADE AND REPAIR AS NEEDED
- ③ EXISTING ROOF TO BE ASSESSED AND REPAIRED/REPLACED AS NEEDED.

2020\_1\_17 / 1425 S. FLORES ST. - 1809 / SAN ANTONIO HDRC SUBMITTAL

EXISTING EXTERIOR CONDITIONS - WEST (PARKING LOT)



- ① DETERIORATING SINGLE PANE WOOD FRAMED WINDOWS - TO BE REPLACED (REF. WINDOW SPEC EXHIBIT)
- ② CLEAN ORIGINAL BRICK FACADE AND REPAIR AS NEEDED
- ③ EXISTING ROOF TO BE ASSESSED AND REPAIRED/REPLACED AS NEEDED.
- ④ EXISTING STAIR TO REMAIN.
- ⑤ EXISTING METAL FENCE TO BE REMOVED

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EXISTING EXTERIOR CONDITIONS - WEST (PARKING LOT)

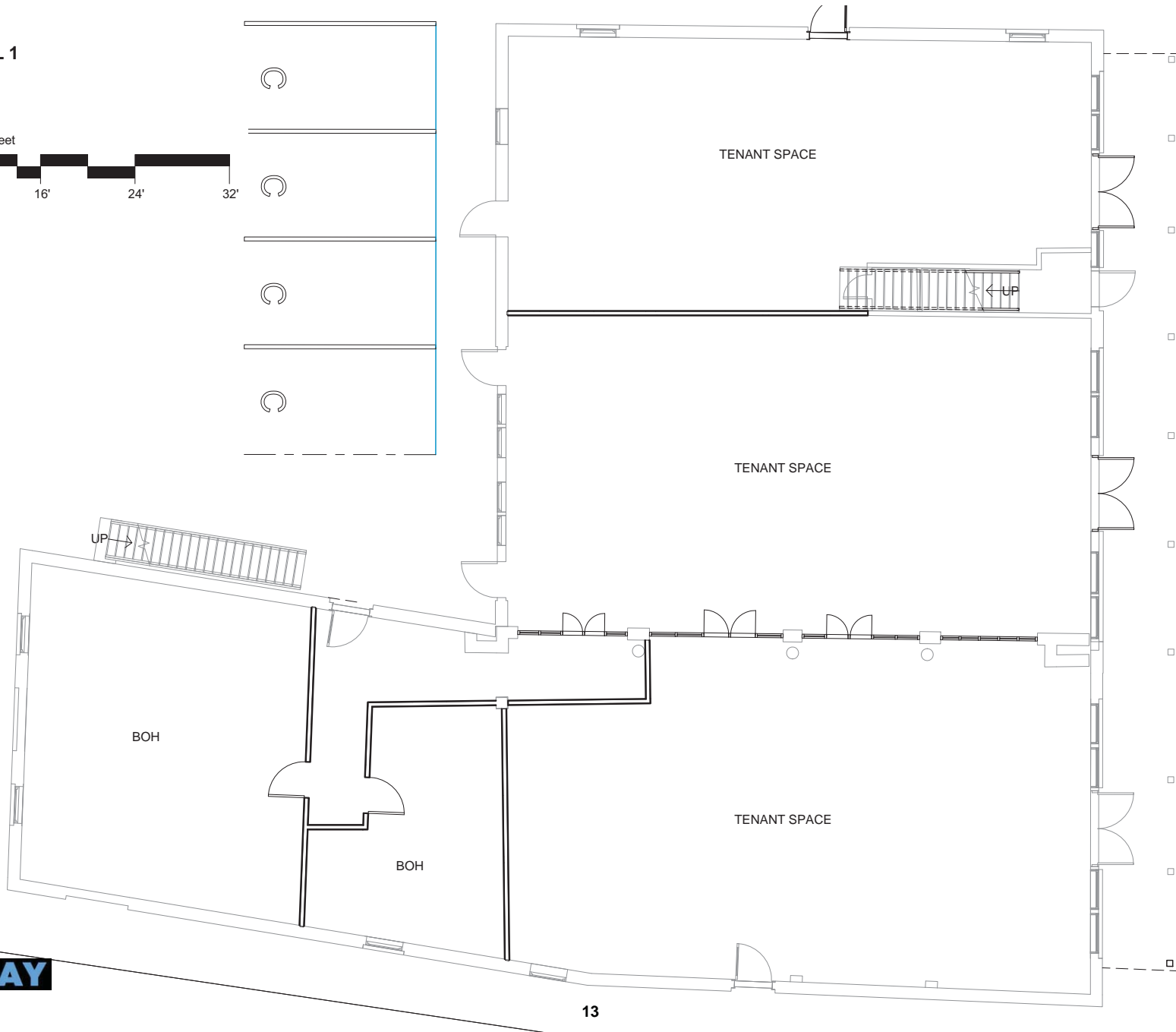


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**PROPOSED LEVEL 1  
FLOOR PLAN**

Graphic Scale: 1 inch = 8 feet



1/19/2020 3:46:53 PM

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**PROPOSED LEVEL 2  
FLOOR PLAN**

Graphic Scale: 1 inch = 8 feet



**PROPOSED ELEVATION - EAST**



**PROPOSED ELEVATIONS - SOUTH**

REPAIR/REPLACE EXISTING  
DETERIORATED COMPOSITE  
SHINGLE ROOF

CLEAN ORIGINAL  
LIMESTONE FACADE.  
REPAIR AS NEEDED

ALL EXTERIOR WINDOWS  
TO BE REPLACED WITH  
NEW WOOD FRAMED  
ENERGY EFFICIENT  
WINDOWS. EXISTING  
OPENING TO REMAIN  
PAINT PNT02

REPLACE EXISTING  
DOORS WITH NEW  
ENERGY EFFICIENT  
WOOD FRAMED DOORS.  
PNT02



ROOF  
26' - 0"

CLEAN AND REPAIR  
EXISTING  
CANOPY AND  
WOOD RAILING.  
PNT02

CLEAN AND REPAIR  
EXISTING STEEL  
COLUMNS. PNT02

LEVEL 1  
0' - 0"

REPAIR/REPLACE EXISTING  
DETERIORATED COMPOSITE  
SHINGLE ROOF

ALL EXTERIOR WINDOWS  
TO BE REPLACED WITH  
NEW WOOD FRAMED  
ENERGY EFFICIENT  
WINDOWS. EXISTING  
OPENING TO REMAIN  
PAINT PNT02

CLEAN AND REPAIR  
EXISTING  
WOOD INFILL WALLS.  
EXISTING OPENINGS TO  
REMAIN. PNT02



ROOF  
26' - 0"

CLEAN AND REPAIR  
EXISTING  
WOOD INFILL WALLS.  
EXISTING OPENINGS TO  
REMAIN. PNT02

Level 2  
14' - 0"

CLEAN AND REPAIR  
EXISTING BRICK  
FACADE

LEVEL 1  
0' - 0"

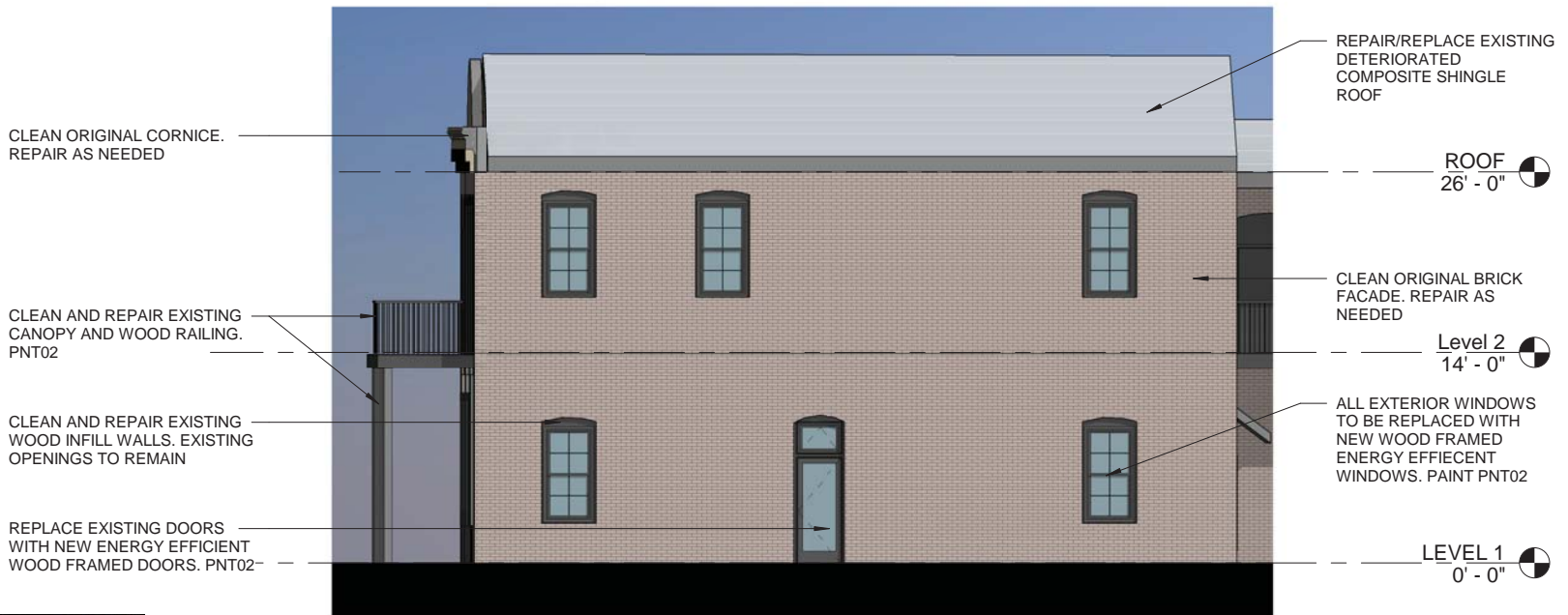


**PROPOSED ELEVATIONS - WEST**



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**PROPOSED ELEVATIONS - NORTH**



ADJACENT HISTORIC BUILDING'S EXHIBITS

STEEL HOUSE LOFTS



**A** EXHIBIT A  
RESTORED STOREFRONT W/ NEW GLAZING

**B** EXHIBIT B  
RESTORED WINDOWS WITHIN EXISTING HISTORICAL OPENINGS



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ADJECENT HISTORIC BUILDING'S EXHIBITS

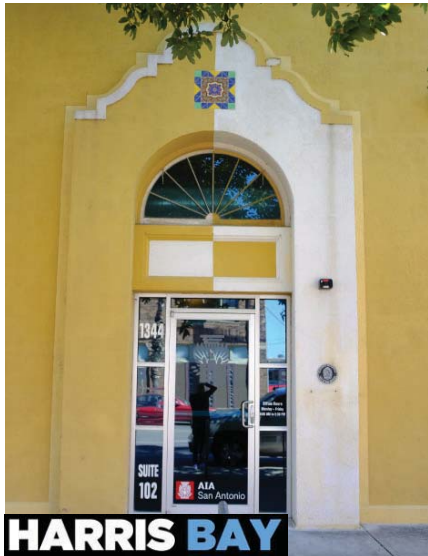
AIA SAN ANTONIO



**C** EXHIBIT C  
NON-HISTORIC ALUMINUM  
STOREFRONT ON EXISTING  
OPENING

**D** EXHIBIT D  
NON-HISTORIC ALUMINUM  
STOREFRONT W/ TINTED  
GLASS ON EXISTING OPENING

**E** EXHIBIT E  
NON-HISTORIC ALUMINUM  
WINDOWS W/ TINTED  
GLASS ON EXISTING OPENING



ADJECENT HISTORIC BUILDING'S EXHIBITS

SWEB DEVELOPMENT



**F** EXHIBIT F  
PAINTED BRICK FACADE AND  
NON- HISTORIC ALUMINUM  
STOREFRONT ON EXISTING  
OPENINGS



**G** EXHIBIT G  
NON-HISTORIC ALUMINUM  
STOREFRONT W/ FROSTED FILM  
ON EXISTING STOREFRONT  
OPENING



**H** EXHIBIT H  
NON-HISTORIC TREATMENT OF  
EXTERIOR PORCH SOFFIT



**SPECIFICATIONS**



**PNT02**

**PRODUCT:** EXTERIOR PAINT  
**MANUFACTURER:** BENJAMIN MOORE  
**KEY:** HC-166  
**COLOR:** KENDALL CHARCOAL

**WEATHER SHIELD.**  
WINDOWS & DOORS

**WINDOW REPLACEMENT EXHIBIT**



PREMIUM SERIES DOUBLE HUNG

**PRODUCT LINE:** HISTORIC WINDOWS - TRADITIONAL DOUBLE HUNG  
**MANUFACTURER:** WEATHER SHIELD  
**MODEL:** TRADITIONAL PREMIUM SERIES - DOUBLE HUNG  
**MATERIALS:** ALUMINUM CLAD-PUTTY SASH PROFILE - JET BLACK  
EXTERIOR PANEL/SASH COLOR - JET BLACK  
PRIMED WOOD JAMB LINER

**COLOR:**



Jet Black

STREET VIEW PERSPECTIVE



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LOFT'S ENTRY - PERSPECTIVE 1



**HARRIS BAY**



LOFT'S ENTRY - PERSPECTIVE 2



**HARRIS BAY**

LOFT'S ENTRY - PERSPECTIVE 2





# Fest Block

WINDOW EXHIBIT | 2020.1.28

1425 S. FLORES, SAN ANTONIO TX, 78204

**HARRIS BAY**

  
**CREO**  
BELIEVE:CREATE

**ONLY KNOWN HISTORICAL PHOTOGRAPH SHOWING BUILDING KNOWN AS FEST BLOCK AT 1425 S. FLORES STREET IN THE BACKGROUND**



**PHOTO OF MR. WONG SR. LOOKING WEST FROM WONG GROCERY BUILDING. IN THE BACKGROUND, THE FEST BLOCK BUILDING LOCATED AT 1425 S. FLORES. PHOTO DATED OCTOBER '71.**

**FROM THE PHOTOGRAPH, ITS DIFFICULT TO DETERMINE THE EXACT SIZE AND TYPE OF WINDOW THAT WAS INSTALLED AT THE TIME.**

EXISTING EXTERIOR CONDITION - EAST (STREET ELEVATION)



**HARRIS BAY**

**EXISTING EXTERIOR CONDITIONS - EAST (S. FLORES ST.)**



**① EXISTING NON-ORIGINAL WINDOW. NON-ORIGINAL WINDOWS ARE INSTALLED THROUGHOUT THE ENTIRE BUILDING**



**② EXISTING NON-ORIGINAL WINDOW. VIEW FROM INSIDE. NON-ORIGINAL WINDOWS FRAMED INSIDE ORIGINAL OPENING**



**③ EXISTING NON-ORIGINAL WINDOW. CLOSER VIEW FROM INSIDE OF NON-ORIGINAL WOOD SASH**



**EXISTING EXTERIOR CONDITIONS - SOUTH (CEVALLOS ST.)**



**① EXISTING NON-ORIGINAL WINDOW. NON-ORIGINAL WINDOWS ARE INSTALLED THROUGHOUT THE ENTIRE BUILDING**



**② EXISTING NON-ORIGINAL WINDOW. VIEW FROM INSIDE. NON-ORIGINAL WINDOWS FRAMED INSIDE ORIGINAL OPENING**



**③ EXISTING NON-ORIGINAL WINDOW. CLOSER VIEW FROM INSIDE OF NON-ORIGINAL WOOD SASH**



**EXISTING EXTERIOR CONDITIONS - SOUTH (CEVALLOS ST.)**



**1** EXISTING NON-ORIGINAL WINDOW. NON-ORIGINAL WINDOWS ARE INSTALLED THROUGHOUT THE ENTIRE BUILDING



**HARRIS BAY**

**2** EXISTING NON-ORIGINAL WINDOW. VIEW FROM INSIDE. NON-ORIGINAL WINDOWS FRAMED INSIDE ORIGINAL OPENING



**3** EXISTING NON-ORIGINAL WINDOW. CLOSER VIEW FROM INSIDE OF NON-ORIGINAL WOOD SASH





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**EXISTING EXTERIOR CONDITIONS - WEST (PARKING LOT)**



**HARRIS BAY**

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VIEW FROM INSIDE.  
NON-ORIGINAL WINDOWS  
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OPENING



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CLOSER VIEW FROM INSIDE OF  
NON-ORIGINAL WOOD SASH



**EXISTING EXTERIOR CONDITIONS - WEST (PARKING LOT)**



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VIEW FROM INSIDE.  
NON-ORIGINAL WINDOWS  
FRAMED INSIDE ORIGINAL  
OPENING

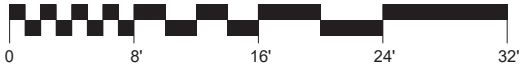


**3** EXISTING NON-ORIGINAL WINDOW.  
CLOSER VIEW FROM EXTERIOR OF  
NON-ORIGINAL WINDOW

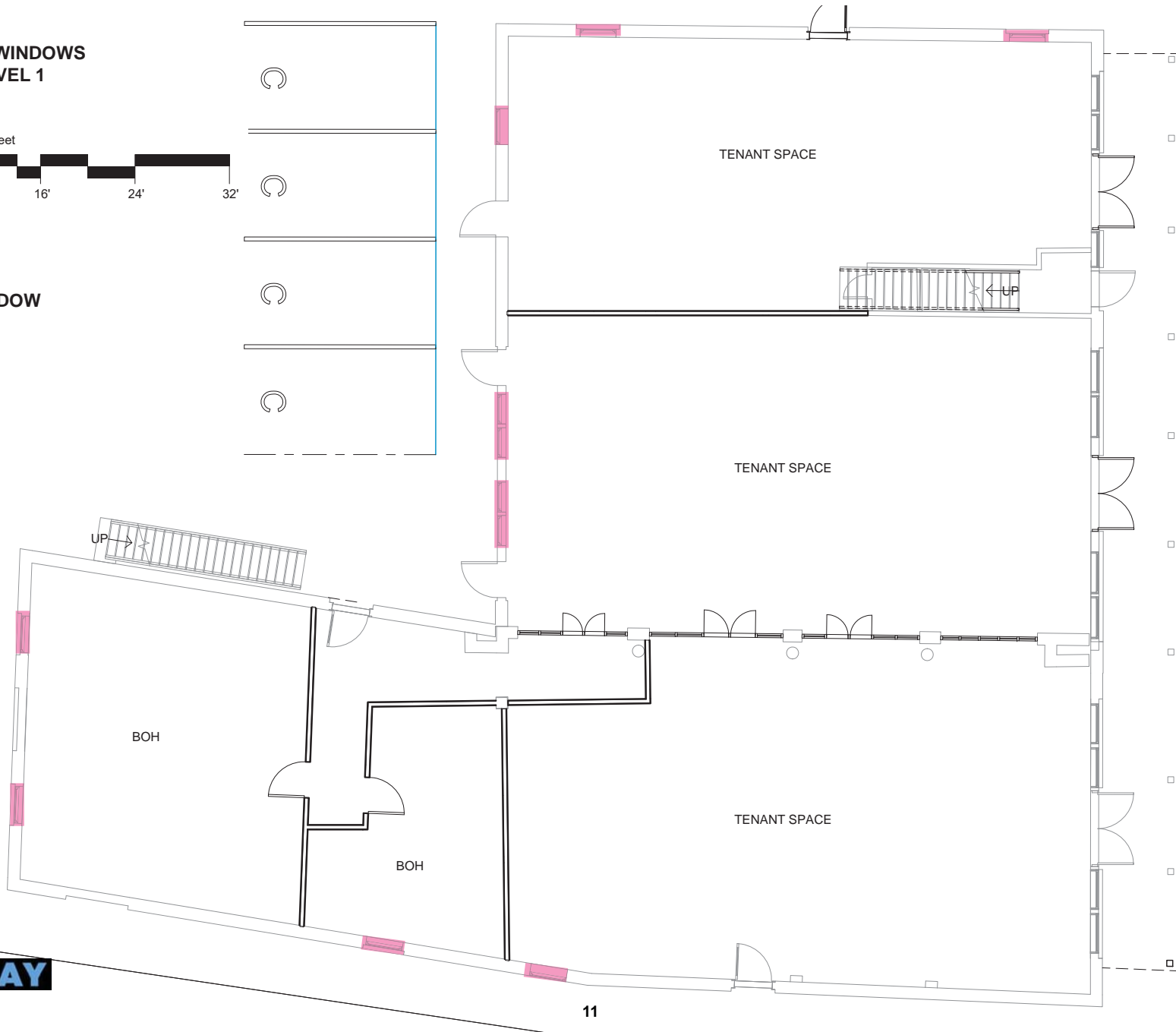


**PROPOSED NEW WINDOWS  
FLOOR PLAN - LEVEL 1**

Graphic Scale: 1 inch = 8 feet



 **NEW WINDOW**

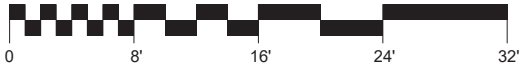


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**HARRIS BAY**

**PROPOSED NEW WINDOWS  
FLOOR PLAN - LEVEL 2**

Graphic Scale: 1 inch = 8 feet



 **NEW WINDOW**



**HARRIS BAY**

**PROPOSED WINDOW REPLACEMENT (PRECEDENT FROM ADJACENT BUILDING)**



**AS PRECEDENT FOR WINDOW REPLACEMENT, WE ARE REFERENCING THE ADJACENT BUILDING “ANTIQUE WAREHOUSE LOFTS,” CURRENTLY UNDER CONSTRUCTION AND APPROVED BY HDRC IN LATE 2018.**

**ALTHOUGH FEST BLOCK PRECEDES THE ANTIQUES WAREHOUSE LOFTS, BOTH BUILDINGS SHARE UNDENIABLE DNA SINCE THEY WERE BUILT AND OWNED BY THE FEST FAMILY.**

**CURRENTLY, FEST BLOCK AND ANTIQUES WAREHOUSE LOFTS ARE LOCATED WITHIN THE SAME LOT AND UNDER THE SAME OWNERSHIP, IT IS OUR INTENT TO PROPOSE THE USE OF A SIMILAR WINDOW PER PROVIDED IMAGES AND SPECIFICATIONS IN THIS PACKAGE.**



**HARRIS BAY**

WINDOW REPLACEMENT EXHIBIT - SPECIFICATIONS (PRECEDENT FROM ADJACENT BUILDING)

**WEATHER SHIELD.**

**WINDOWS & DOORS**

P.O. Box 309 Medford, WI 54451  
 weathershield.com

**QUOTE**

Printed: 01/08/2019 03:55 PM  
 Project Date: 01/08/2019

Quote #: 2123967  
 Quote Date: 11/14/2018  
 WSource 1.0

Delivery Instructions:

Deliver To:

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
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1	34	P.O.: Location: Job: 30 Windows		
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Price:



Premium Series Double Hung Tilt Rectangle 8109 1 Wide Complete Unit  
 --- Mfg Date 1/14/2013 to Present  
 --- Frame Style Double Hung - Traditional  
 No DP Required  
 Sizing Method Jb to Jb/Frame Size - Even  
 --- RIO Size 37" X 100 1/2"  
 --- Jamb Size 36 1/2" X 100"  
 --- Venting Jb to Jb - Top 51 1/4" Venting Jb to Jb - Btm 51 1/4"  
 --- Glass Size - Top 31" X 45 15/16" - Bottom 31" X 45 15/16"  
 Operating Code - Top Sash Stationary  
 Aluminum Clad - Putty Sash Profile - Jet Black - AAMA 2605  
 --- Exterior Panel/Sash Color Jet Black  
 --- W/Frame Nailing Fin  
 4 9/16" Jamb Depth -  
 Primed - White  
 --- Primed White Wood Jamb Liner  
 Glass Supplier - Weather Shield  
 Zo-E Shield 5  
 Glazing Bead Type - Colonial - Back Side Gizg Bd Match Interior Finish  
 --- Tempered All Sash  
 --- Black Warm Edge Spacer  
 --- W/Inert Airspace Gas  
 7/8" - Pine - SDL W/GBG - Rectangular - All Sash -  
 --- Colonial Interior Bar Profile  
 --- Primed - White -  
 --- 2 W 1 H / 2 W 1 H /  
 White - Contemporary Lock Single Lock -  
 No Screen -  
 No Field Prepping

(Viewed from Exterior)

Rough Opening 37" x 100-1/2"  
 Overall Jamb 36-1/2" x 100"

Rating:  
 CPD Product Number: WEA-N-282-00423-00002  
 U-Factor: 0.3  
 Solar Heat Gain Coefficient (SHGC): 0.18  
 Visible Transmittance (VT): 0.41  
 Energy Star: Central, South



**\*WINDOW SPEC OR EQUAL**

**WEATHER SHIELD.**  
**WINDOWS & DOORS**

CLOSER VIEW OF INSTALLED, HDRC APPROVED WINDOW AS REFERENCED ON ADJACENT BUILDING "ANTIQUES WAREHOUSE LOFTS"

