

HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO: 2018-616
ADDRESS: 1405 S FLORES ST
LEGAL DESCRIPTION: NCB 1009 BLK LOT 40B
ZONING: I-1,HS
CITY COUNCIL DIST.: 1
LANDMARK: SAP Cleaners & Dyers
APPLICANT: Kris Feldmann
OWNER: HB Properties I, LLC
TYPE OF WORK: Rehabilitation, exterior modifications, signage, storefront restoration, window replacement, roofing
APPLICATION RECEIVED: December 05, 2018
60-DAY REVIEW:
REQUEST:

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

1. Perform rehabilitative scopes of work to the historic structure including stucco repair, masonry repair and standing seam metal roof replacement.
2. Expose and reconstruct the historic storefront systems as they previously existed.
3. Install an awning to be consistent with the awning that existed historically.
4. Replace existing, non-original windows with new, aluminum clad wood windows.
5. Construct an entry at the rear of the structure.
6. Install hand painted signage on the front façade and metal signage on the rear façade.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. 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.
- ii. Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. 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.
- iv. 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)

- i. 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.
- ii. 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.
- iii. 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.

iv. 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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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 facade 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 facade 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.

Historic Design Guidelines, Chapter 6, Guidelines for Site Elements

1. General

A. GENERAL

i. Number and size—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.

ii. New signs—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.

iii. Scale—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

B. HISTORIC SIGNS

i. Preservation—Preserve historic signs, such as ghost signs or other signs characteristic of the building's or district's period of significance, whenever possible.

ii. Maintenance—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

C. PLACEMENT AND INSTALLATION

i. Location—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.

ii. Obstruction of historic features—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.

iii. Damage—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.

iv. Pedestrian orientation—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

i. Inappropriate materials—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.

ii. Appropriate materials—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.

iii. Color—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.

iv. Typefaces—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

FINDINGS:

- a. The historic structure at 1405 S Flores was constructed circa 1926 and features two stories, a brick façade and four window bays across the front façade. The structure features numerous modifications from its original configuration, including the enclosure of the original wood storefront system.

- b. **REHABILITATION** – The applicant has proposed rehabilitative scopes of work that include repairs to existing masonry, stucco and the installation of a new standing seam metal roof to replace the existing. The proposed replacement roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- c. **STOREFRONT SYSTEM** – As noted in finding a, the original storefront system has been removed. The applicant has proposed to remove the existing brick infill and expose the original profile. The proposed storefront restoration will consist of a storefront system that features transom windows above the canopy height, a wood framed storefront system with knee walls featuring a height comparable to those found on the adjacent historic structures. The existing bays, which are visible due to the exposed brick columns, will remain at their current width. Generally, staff finds the proposed restoration of the storefront system to be appropriate and consistent with the Guidelines. Staff finds that detailed elevation drawings of the proposed storefront system should be submitted to staff for review and approval prior to the issuance of a COA. These documents should include mullion dimensions and a window and door schedule.
- d. **AWNING INSTALLATION** – The Guidelines for Exterior Maintenance and Alterations 11.B.ii. notes that canopies and awnings should be added based on accurate evidence of the original, such as photographs. If photographs do not exist, new canopies should be designed to be consistent with the architectural style of the building. The applicant has noted the re-use of existing anchor points for canopy rods. Staff finds the proposed canopy installation to be appropriate; however, the applicant is to submit a canopy detail to staff for review and approval prior to the issuance of a COA.
- e. **WINDOW REPLACEMENT** – The applicant has proposed to replace the existing windows with new, aluminum clad wood windows. The applicant has noted that the existing windows are deteriorated beyond repair. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be repaired as they are. Staff finds that the historic wood windows on site should be repaired. Where no windows are present or where vinyl or non-original windows exist, staff finds the proposed aluminum clad wood window to be appropriate replacement. The proposed window should feature a four over four profile. Product specifications should be submitted to OHP staff for review and approval. 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- f. **REAR ENTRY** – The applicant has proposed to modify an existing, rear entry door to feature a contemporary storefront system. The system will feature anodized aluminum with an entrance canopy and transom windows. Given its location on the rear façade, staff finds this entrance modification to be appropriate. Staff finds that detailed elevation drawings of the proposed storefront system should be submitted to staff for review and approval prior to the issuance of a COA. These documents should include mullion dimensions and a window and door schedule.
- g. **SIGNAGE (Painted)** – The applicant has proposed to paint signage on the historic brick façade to read “South Flores Street Lofts”, and “1405 S. Flores”. The structure currently features non-original, painted signage. Staff finds the proposed locations and sizes to be appropriate; however, the signs should be painted with a product that can be removed without causing damage to the historic brick façade.
- h. **SIGNAGE (Blade)** – At the rear of the historic structure at the location of the proposed modified rear entrance, the applicant has proposed to install two blade signs that double as weather screens for the proposed entrance. These elements will read “Flores Lofts, 1405”. Staff finds the general size and location of these to be appropriate.

RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on findings a through d with the following stipulations:

- i. That the applicant submit detailed construction documents for the proposed storefront system's restoration as well as the proposed canopy as noted in findings c and d. These documents should include dimensions and a door and window schedule.

Staff does not recommend approval of item #4 at this time. Staff finds that the applicant should restore the existing, wood windows. Where vinyl or aluminum windows have been installed, or where no window currently exists, staff finds the proposed aluminum clad wood window to be appropriate with the following stipulations:

- i. The proposed window should feature a four over four profile. Product specifications should be submitted to OHP staff for review and approval. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25" White

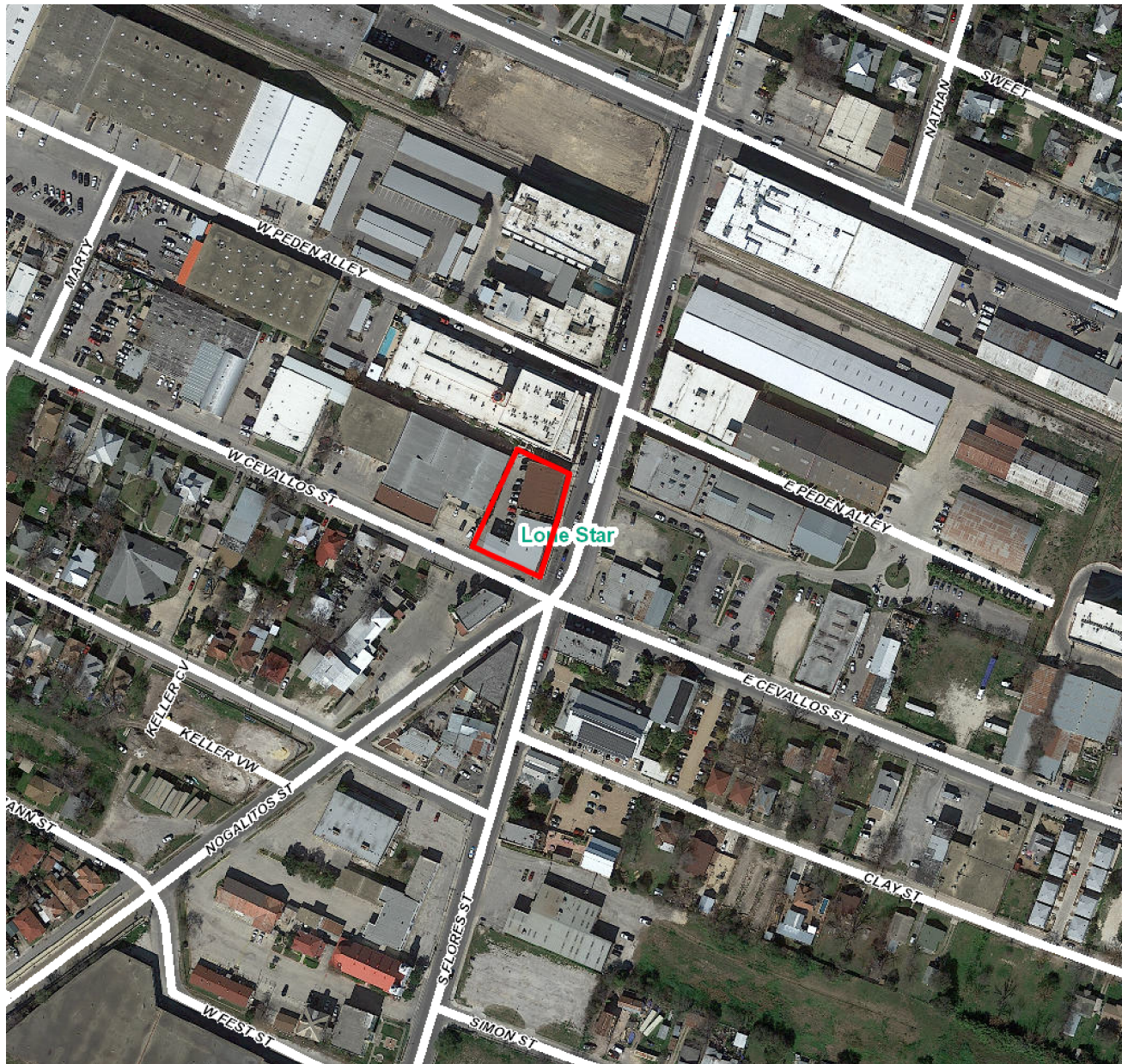
manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Staff recommends approval of items #5 and #6 with the following stipulations:

- i. That the applicant submit detailed construction documents for the proposed storefront system's restoration as well as the proposed canopy as noted in findings c and d. These documents should include dimensions and a door and window schedule.
- ii. That exact sizes of the proposed signage be submitted to staff for review. Signage totals should not exceed fifty (50) square feet. Any paint for signage should be submitted to staff for review. The paint product should have the ability to be removed without causing damage to the historic brick and should be water permeable.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 11, 2018

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428

MARTIN ST

W. CEVALLOS

378

1405

PEDEN AV.

379

S. FLORES

A63

HIGHWAY

HERFF

76

355

Scale of Feet.



HDRC Approval Application Narrative

Antiques Warehouse Lofts
November 30, 2018

Location:

The Antiques Warehouse Lofts building is located at 1405 S. Flores in San Antonio, Bexar County, Texas, 78204. The main façade faces South Flores, the building is adjacent to the Steel House Lofts and Fest Block (under same ownership).

Description:

The Antique Warehouse Lofts (listed as historic landmark under SAP Cleaners & Dyers) is a two-story brick and stucco structure most recently occupied with commercial and multi-family with an antique store at ground level and residential units on level 2.

History:

The Antique Warehouse Lofts shares its history with the building at the corner of S. Flores and Cevallos known as Fest Block. 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; 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, there are infilled brick veneer walls in front façade clearly defined by different brick patterns and color. Behind the exterior brick veneer there are remnants of the original wood trim storefronts at ground level facing S. Flores. 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

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signs of disrepair and discoloration throughout. There is no known record of the last time the building was fully or even partially renovated.

Proposed Alterations:

The Antique Warehouse Lofts (and the adjacent Fest Block 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 currently infilled by brick veneer, 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 in front façade will remain and be repaired as needed. Finally, the owner proposes the addition of a new entry into the loft units on level 2 located in the back of the building facing the parking lot (West façade) that will take cues in size and proportions to the existing window openings on level 2.

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 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 building currently occupied by SWEB Development (Ref. historical building exhibits).

Doors & Windows:

Existing storefronts currently infilled by brick veneer will be exposed and restored at ground level. 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 in original building openings (ref. HDRC package).

Roofs:

Replace existing decayed metal roof with new standing seam metal roof system.

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Antiques Warehouse Lofts

HDRC SUBMITTAL | 2018.11.30
1405 S. FLORES, SAN ANTONIO TX, 78204













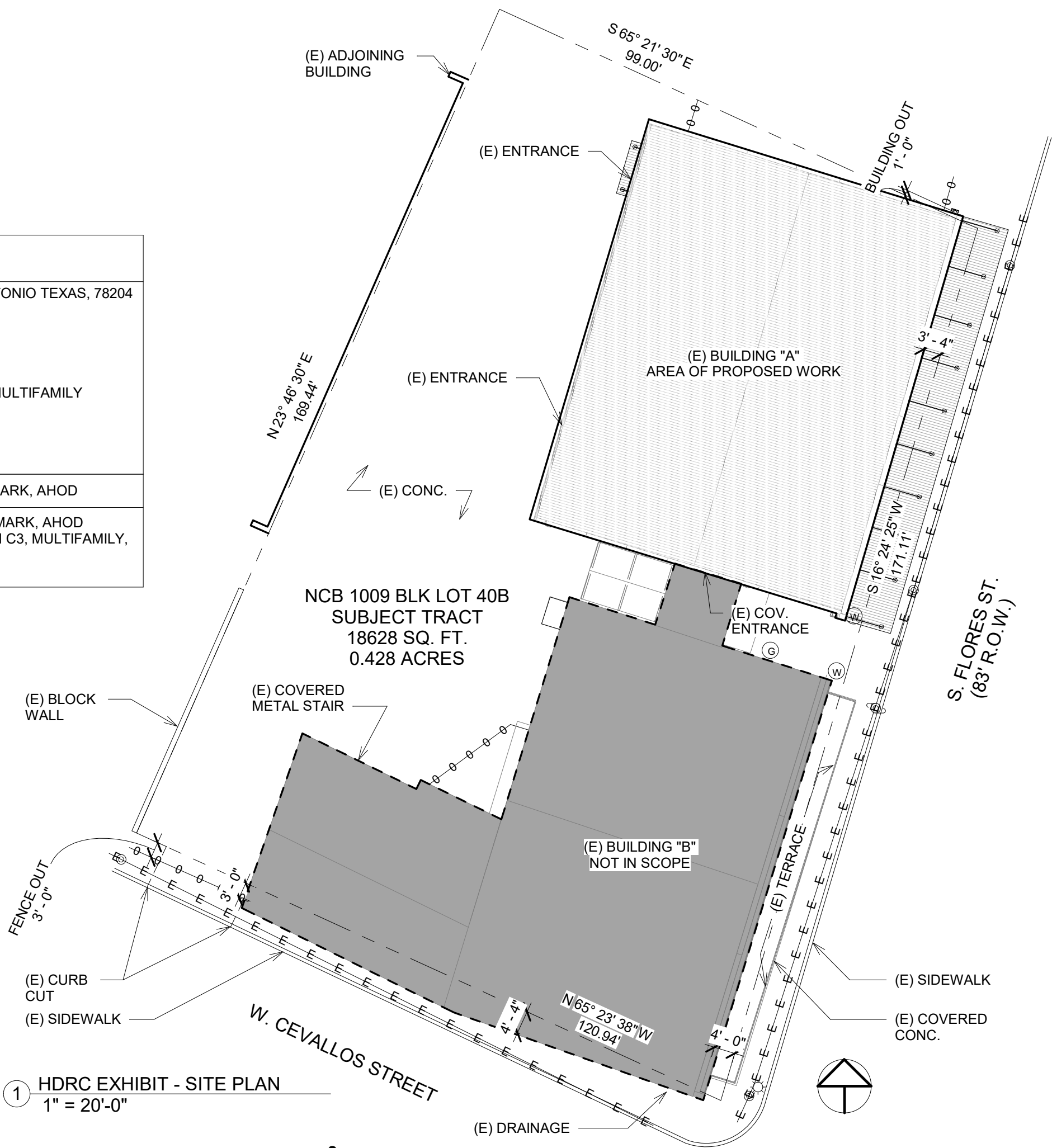
*NOTE: LOCATION MAP
NOT TO SCALE



SITE PLAN

SITE & BUILDING DATA	
LOCATION:	1425 S. FLORES ST. SAN ANTONIO TEXAS, 78204
LOTS:	1
LEGAL DESCRIPTION:	CB 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:	I-1, RIO-7E, HISTORIC LANDMARK, AHOD
PROPOSED ZONING:	IDZ, RIO 7E, HISTORIC LANDMARK, AHOD WITH USES PERMITTED ON C3, MULTIFAMILY, 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



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

EXISTING EXTERIOR CONDITION - EAST (STREET) ELEVATION



EAST ELEVATION - EXISTING DETAILS



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

② NON-ORIGINAL FRONT VESTIBULE BUMP-IN AND AWNING

③ STONE INFILL AT AREAS OF ORIGINAL STOREFRONT.



EXISTING EXTERIOR CONDITION - WEST (PARKING LOT) ELEVATION



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

EXISTING EXTERIOR CONDITION - WEST (PARKING LOT) ELEVATION



- ① DETERIORATING SINGLE PANE WOOD FRAMED WINDOWS - TO BE REPLACED (REF. WINDOW SPEC EXHIBIT)
- ② AREA FOR PROPOSED LOFT ENTRY STOREFRONT

EXISTING EXTERIOR CONDITION - NORTH ELEVATION (SHARED ALLEY WITH STEEL HOUSE LOFTS)



EXISTING EXTERIOR CONDITION - SOUTH ELEVATION (SHARED ALLEY WITH BUILDING TO SOUTH UNDER SAME OWNERSHIP)



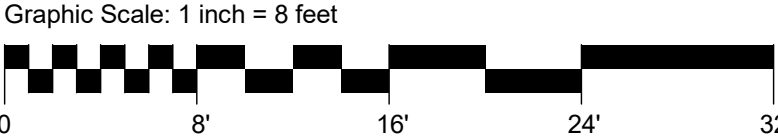
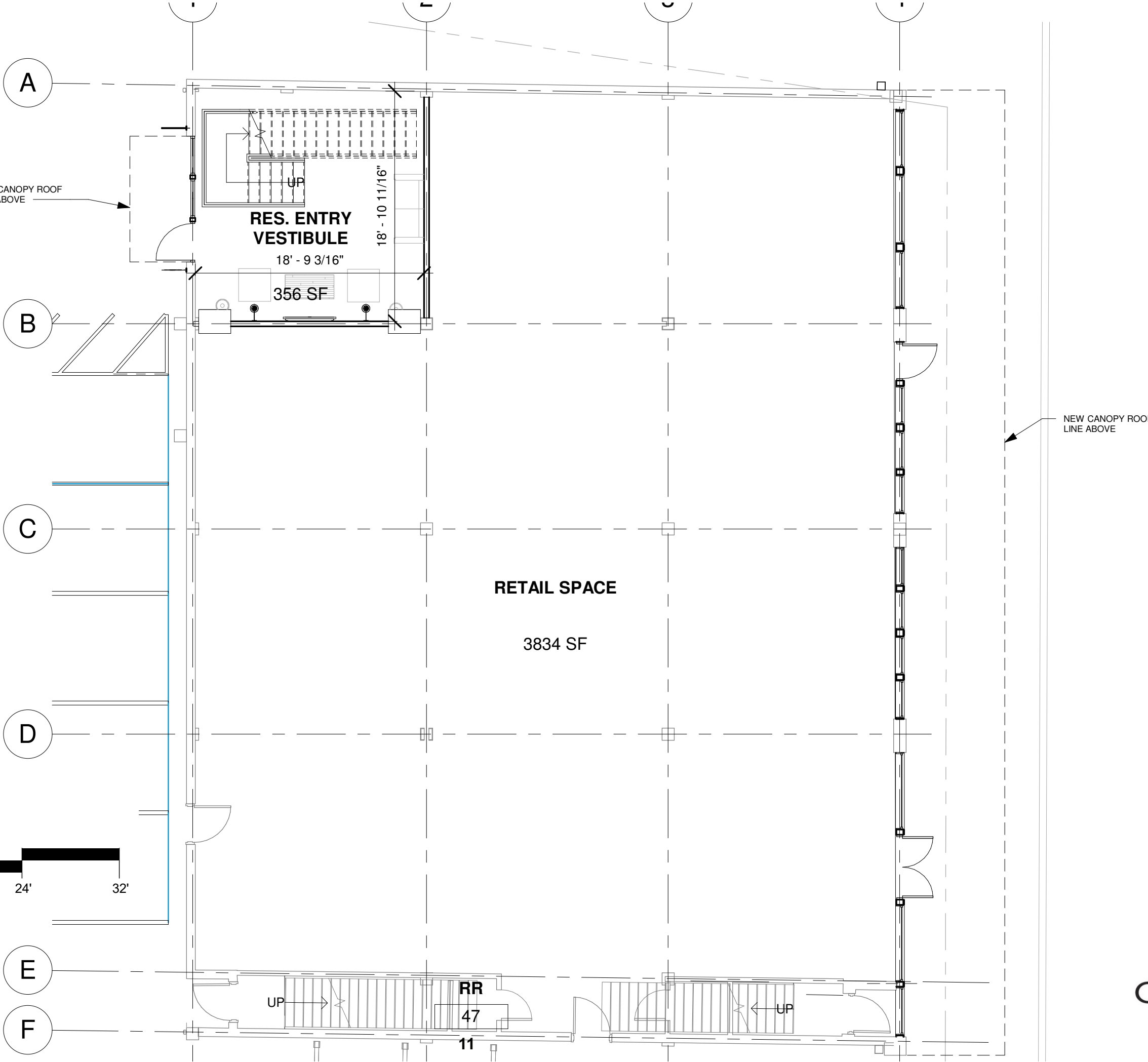
HARRIS BAY



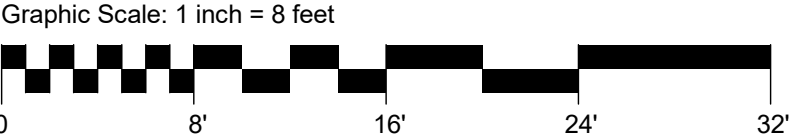
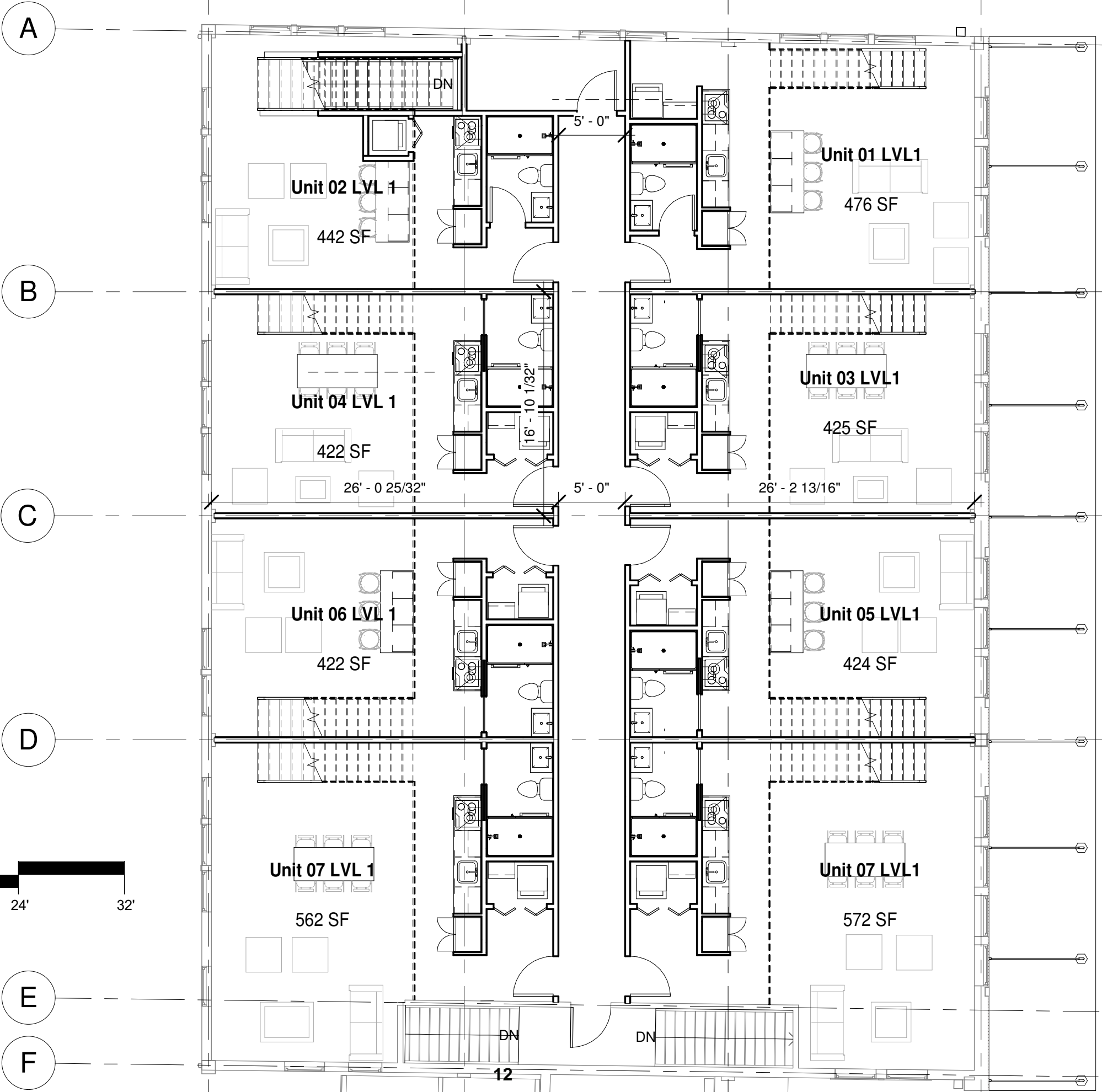
EXISTING EXTERIOR CONDITION - SOUTH ELEVATION (SHARED ALLEY WITH BUILDING TO SOUTH UNDER SAME OWNERSHIP)



PROPOSED LEVEL 1
FLOOR PLAN



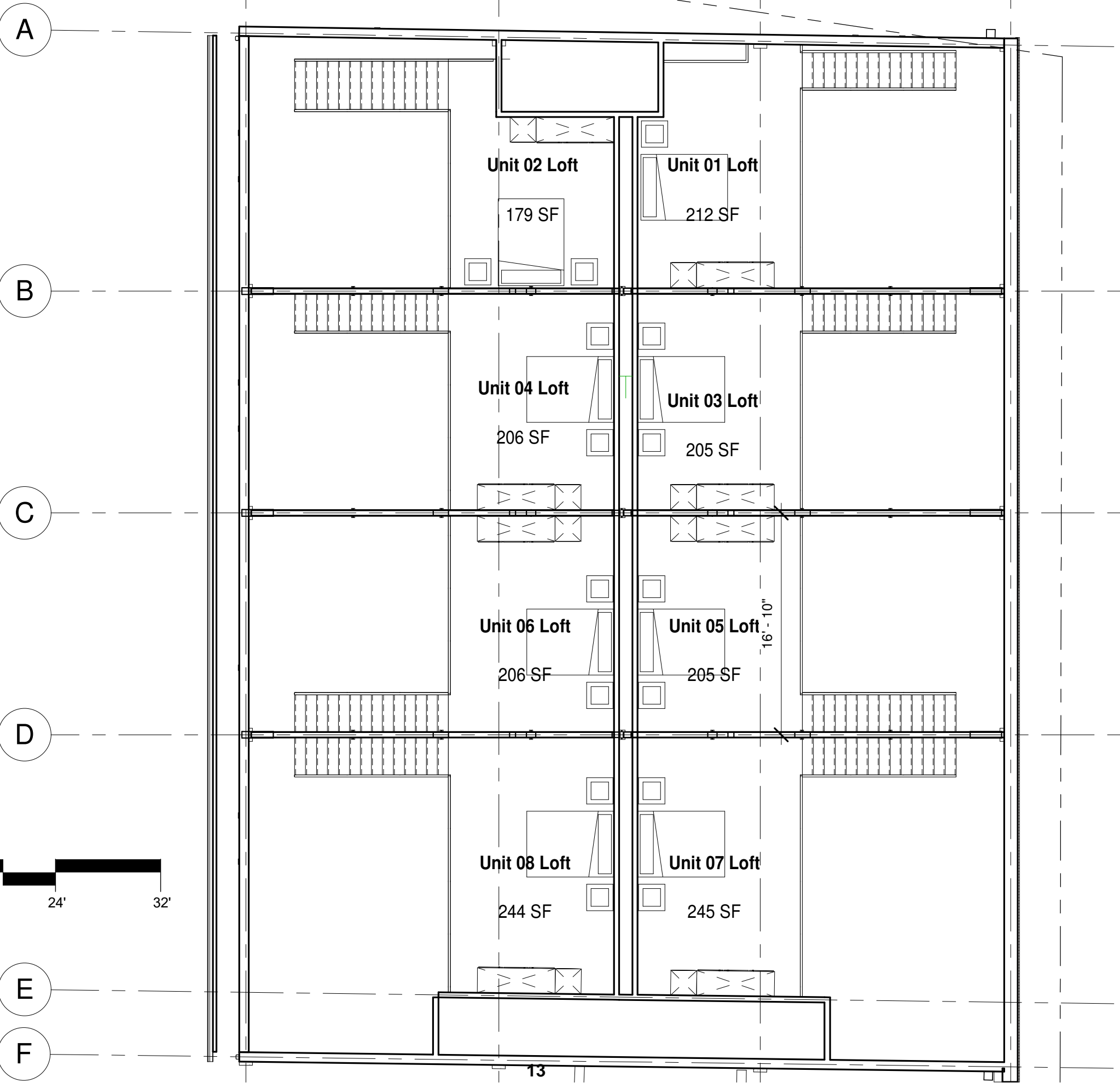
PROPOSED LEVEL 2
FLOOR PLAN



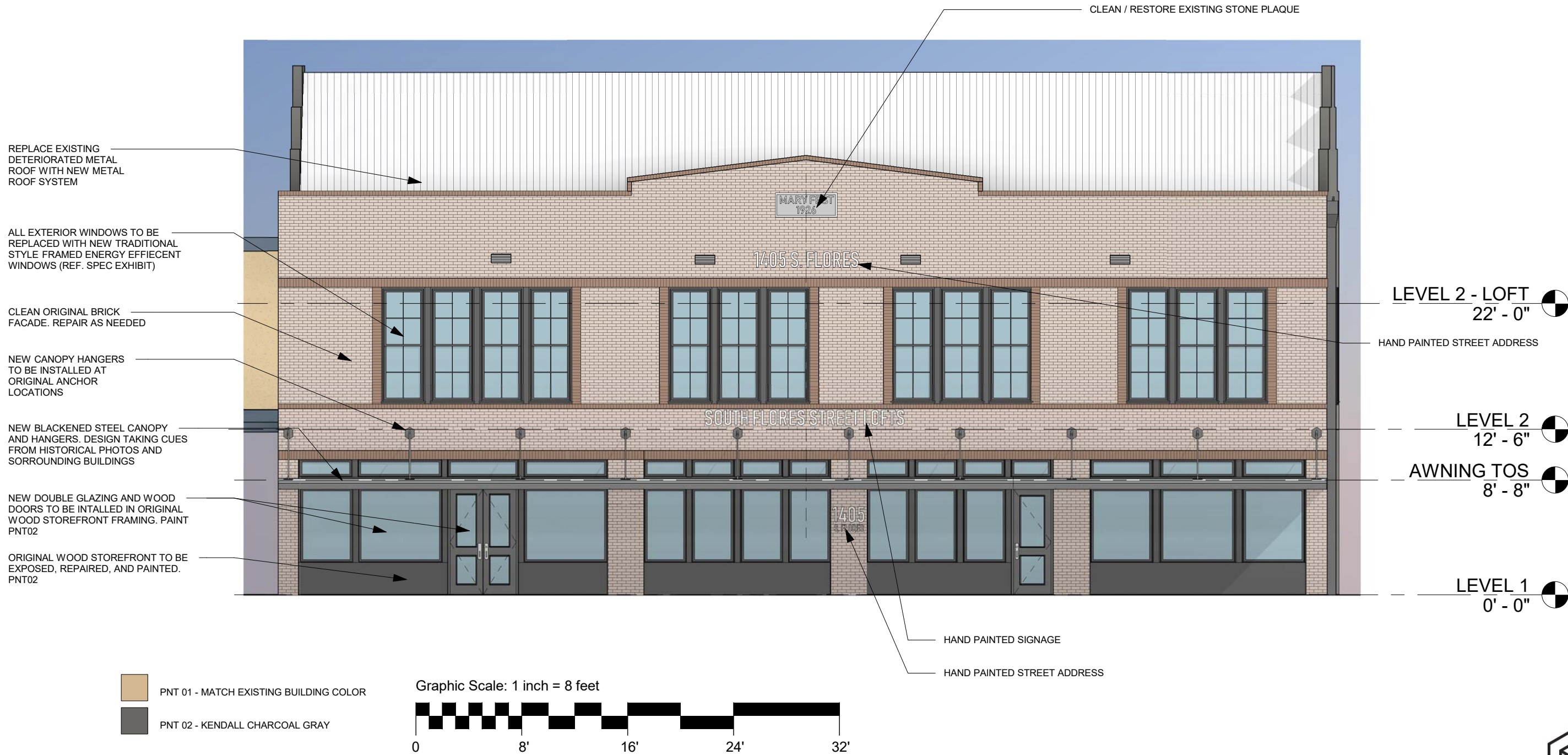
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PROPOSED LEVEL 2 LOFT
FLOOR PLAN

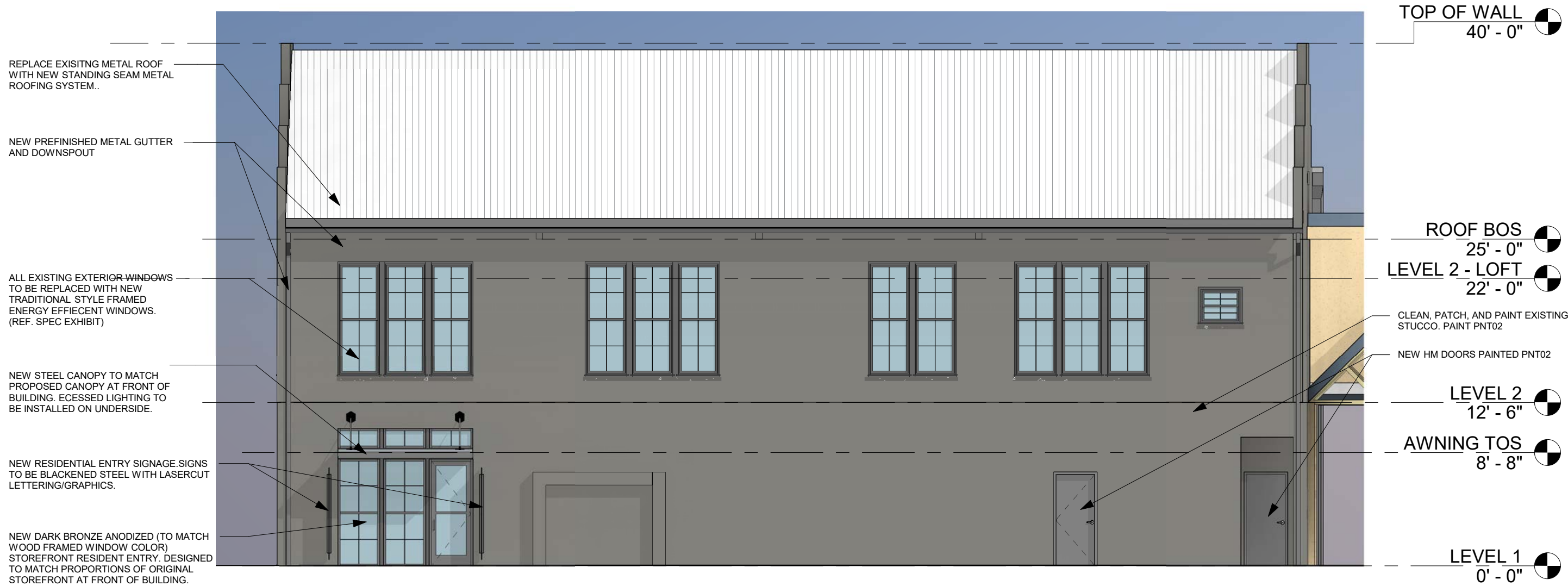


PROPOSED FRONT ELEVATION - EAST

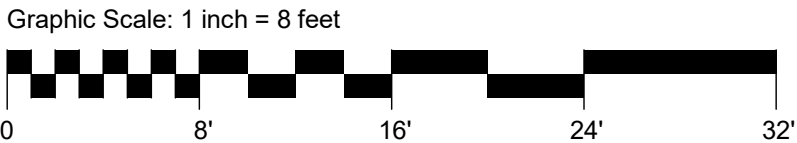


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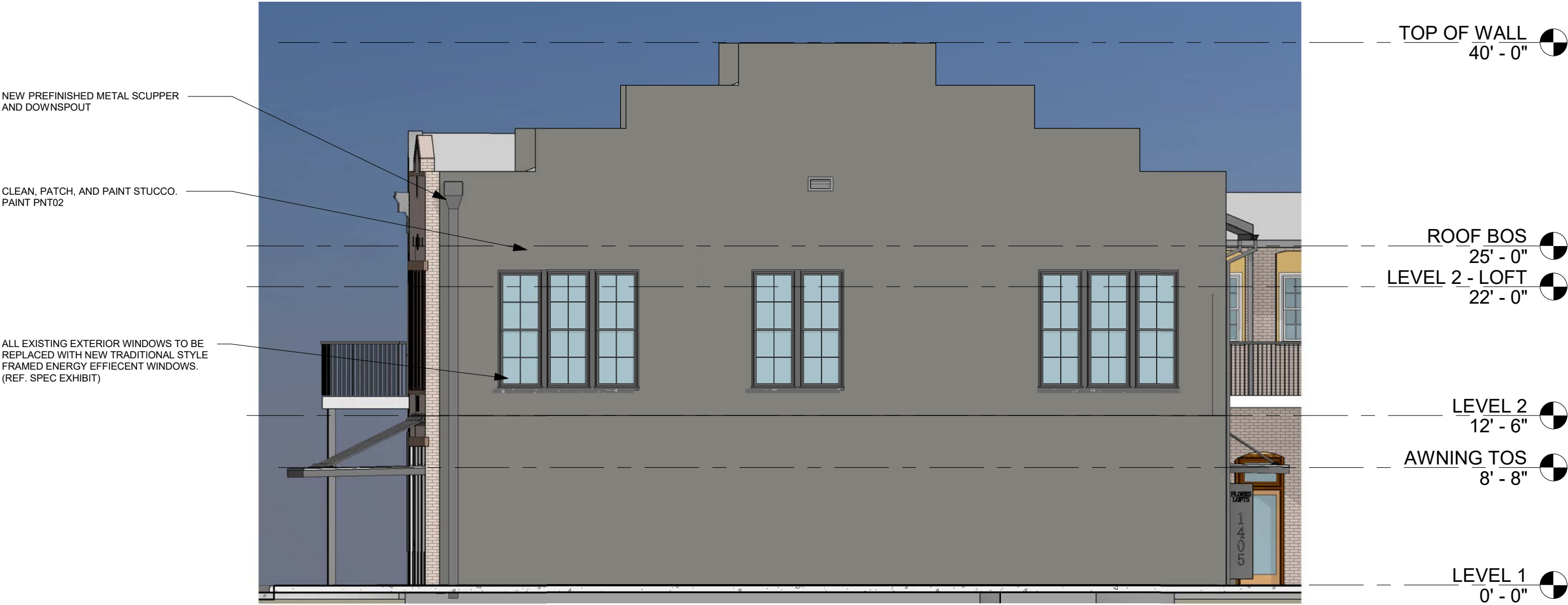
PROPOSED REAR ELEVATION - WEST



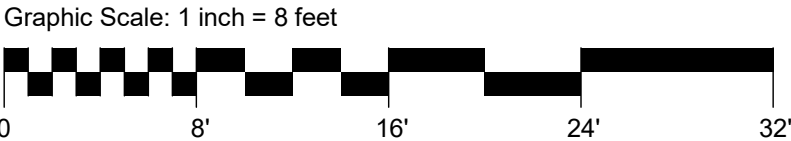
- PNT 01 - MATCH EXISTING BUILDING COLOR
- PNT 02 - KENDALL CHARCOAL GRAY



PROPOSED LEFT PROFILE ELEVATION - NORTH



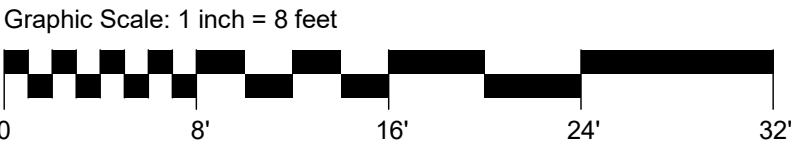
- PNT 01 - MATCH EXISTING BUILDING COLOR
- PNT 02 - KENDALL CHARCOAL GRAY



PROPOSED RIGHT PROFILE ELEVATION - SOUTH



- PNT 01 - MATCH EXISTING BUILDING COLOR
- PNT 02 - KENDALL CHARCOAL GRAY



ADJECENT HISTORIC BUILDING’S EXHIBITS

STEEL HOUSE LOFTS



A EXHIBIT A
RESTORED STOREFRONT W/ NEW GLAZING

B EXHIBIT B
RESTORED WINDOWS WITHIN EXISTING HISTORICAL OPENINGS



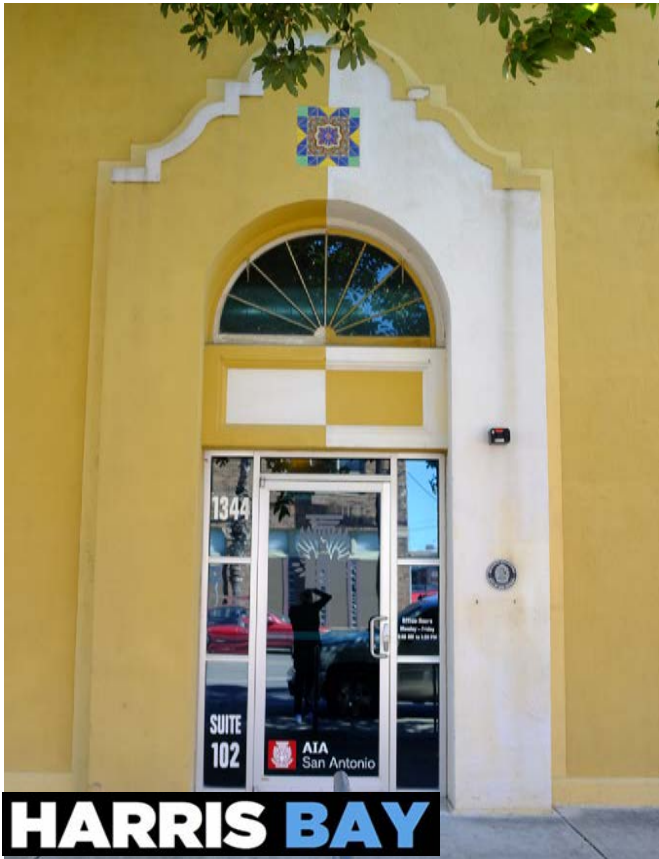
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ADJECENT HISTORIC BUILDING'S EXHIBITS

AIA SAN ANTONIO



C EXHITBIT C
NON-HISTORIC ALUMINUM
STOREFRONT ON EXISTING
OPENING



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



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



ADJECENT HISTORIC BUILDING’S EXHIBITS

SWEB DEVELOPMENT



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



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



H EXHITBIT H
NON-HISTORIC TREATMENT OF
EXTERIOR PORCH SOFFIT





WEATHER SHIELD.
WINDOWS & DOORS

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





