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A.B. Frank Co. – 145 Navarro Street
San Antonio Historic and Design Review Commission

Proposed Scope of Exterior Work

1. Repair/rehabilitate historic masonry façades.

   Reference Drawings: A3.0.1; A3.1-A3.5

   - All existing exterior masonry to be cleaned using gentlest means possible, with no damage to existing masonry. All cleaning products and methods to be tested in inconspicuous locations prior to selection and execution of full cleaning.
   - All deteriorated masonry joints to be repointed with mortar matching the color, texture, and joint profile of historic mortar.
   - Isolated, severely deteriorated brick to be removed and replaced with new brick to match the existing in coursing, color, texture, size, and detailing.
   - Isolated existing penetrations exposed by removal of existing equipment to be repaired with new brick to match the existing adjacent brick in coursing, color, texture, size, and detailing.
   - All existing embedded steel window lintels to be cleaned in place to remove surface corrosion and repainted.
   - Approximately 5% of existing steel window lintels to be replaced with new painted steel. Surrounding masonry will be carefully removed to expose and replace the lintel, with the same masonry then reinstalled to match the existing appearance.
   - Existing non-historic metal railings in first-floor arched openings on the northeast and north elevations to be removed and replaced in the same location with similar new metal railings, painted black.

2. Replace existing non-original windows with new aluminum windows.

   Reference Drawings: A0.7.0-A0.7.2; A3.0.1; A3.1-A3.5

   - All existing non-original aluminum windows on floors 2 through 10 to be replaced with new aluminum windows.
   - All new windows to be Quaker H450 product, with chestnut painted finish (see color sample).
   - Typical openings to receive tripartite, 6/6 windows (Type A-1, A0.7.1), consistent with the configuration and appearance of the original steel windows as seen in historic photographs.
   - Narrow openings at north and south ends of west elevation to receive similar single 6/6 window (Type B-1, A0.7.2).
   - All new windows to be fixed/non-operable. Thicker, horizontal true muntin simulates appearance of original operable vent frames.
   - All new muntins to be simulated divided light, created with a combination of exterior-applied, interior-applied, and between-the-glass muntins.

3. Replace existing non-original south and east storefronts with new aluminum storefronts.

   Reference Drawings: A0.7.3-A0.7.4; A0.7.6; A1.1; A3.0.1; A3.1-A3.2

   - All existing non-original aluminum storefronts at the first-floor on the south and east façades to be replaced with new aluminum storefront windows and doors.
   - All new storefront windows to be Quaker H450 product, with black painted finish. All new entry doors to be Kawneer 500 standard entrance door system, also with black painted finish.
   - Typical fixed openings to receive tripartite frames with one large undivided fixed window in the center, surrounded by divided sidelights and transoms and set on paneled knee walls, consistent with the configuration and appearance of the original first-floor openings as seen in historic photographs.
   - A total of 3 new door openings are proposed on the south elevation, including two double-doors in adjacent bays at the new main entry, and one single door in the westernmost bay.
   - One additional single door entry is proposed in the center storefront at the recessed bay on the southeast corner.
   - At each location where new doors are proposed, the central knee wall and undivided window will be omitted, with full-light single or double-doors installed in the center section.
   - All new muntins to be simulated divided light, created with a combination of exterior-applied, interior-applied, and between-the-glass muntins.

4. Restore the original storefront plane on the east (Navarro St.) façade.

   Reference Drawings: A1.1; A3.1-A3.2

   - New storefront windows on the east elevation to be installed within the arched openings at the original exterior wall plane, restoring the original condition as seen in historic photographs and eliminating the existing non-original recessed storefront plane.
   - Southeast corner bay will receive recessed storefronts, consistent with their original placement as seen in historic photographs, and matching the appearance and details of all new storefronts proposed for the south and east façades.

5. Replace existing storefronts on northeast and north (River Walk) elevations with new aluminum storefronts, recessed back from the original exterior wall to enlarge the existing exterior space within the street-level arcade.

   Reference Drawings: A0.4.7; A0.7.5; A1.1; A3.0.1; A3.3-A3.4

   - All existing non-original aluminum storefronts at the first-floor on the northeast and north (River Walk) elevations to be replaced with new aluminum storefronts.
   - New storefronts to be recessed further back from the original exterior wall than the existing, increasing the depth of the existing exterior space.
   - New storefronts at east end of northeast elevation to be Kawneer Versa Glaze Trifab 451 T, with black painted finish. Assembly to include two double-door entries and horizontal frame member to subdivide 10-foot tall opening.

- Remaining northeast and north bays to receive Nanawall SL70 folding storefront system, with black painted finish. Typical Nanawall storefronts to be 10-foot tall panels with no horizontal division. Westernmost bay of northeast elevation to include 3-foot knee wall at base to conceal interior bar behind it.
- Solid sections of wall between and above new storefronts to receive Dryvit exterior finish in Monastery Brown color (see color sample).

6. Create new opening in existing roof, over proposed interior atrium. New gabled aluminum skylight to be installed over the proposed opening.

   Reference Drawings: A1.11-A1.12; A3.1-A3.6; Sightline Renderings

   - New skylight opening proposed in existing roof, above an interior atrium to be created through center of building.
   - New skylight to be a gabled aluminum skylight by Supersky, with its ridge running east-west. Aluminum frame will have a black painted finish.
   - Skylight will be minimally visible from the ground, but only at a considerable distance and with no significant visual impact on the historic building (see Sightline Renderings).

7. Construct a new entrance canopy on the south (Villita Street) façade.

   Reference Drawings: A3.1-A3.2; A7.3

   - A new steel and glass canopy is proposed near the center of the south (Villita Street) façade, suspended from the façade with stainless steel tension rods and extending across the two bays that will serve as the new primary entry.
   - The canopy will be constructed of simple steel tubes, with two horizontal frame members and ten equally spaced purlins. All steel tubes to be painted black.
   - Canopy structure to receive laminated glass roof panels, connected to the steel frame with stainless steel spider clips.
   - New signage is shown conceptually, consisting of individual letters mounted to a black painted steel frame, to be installed across the top of the canopy. Full signage details will be provided in a separate future signage submittal.

8. Construct a new one-story rooftop addition.

   Reference Drawings: A1.11-A1.12; A3.1-A3.6; Sightline Renderings

   - A new one-story addition will be constructed on the roof of the existing building, creating one additional level of occupiable space, to house a bar/lounge, event space, and exterior roof deck.
   - The addition will be faced with a Dryvit exterior finish in Monastery Brown color (see color sample), with black painted aluminum storefronts – both fixed and operable – consistent with the appearance and details of the new storefronts proposed on the north elevations at the first floor.
   - Trellis structures, consisting of painted steel columns and beams (in the same Monastery Brown color proposed for the Dryvit) with dark-stained wood rafters, will extend from the north, east and south elevations of the addition.

- Exterior roof decks will be surrounded by glass railings with a stainless steel top rail, interrupted periodically by planters.
- New rooftop addition is set back from all existing elevations, minimizing its visibility from the ground and its associated visual impact on the building (see Sightline Renderings).