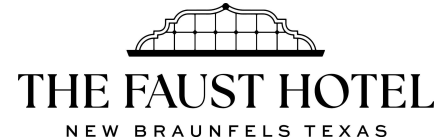


The Faust Hotel

New Braunfels HLC Presentation



Rendered rear facade of hotel, with new restaurant and bar entry



Historic 1929 hotel currently undergoing extensive renovation and remodel to bring it back to its original glory, and adapting new additions or modifications due to modernization.

Previously presented exterior modifications to HLC for approval with most items approved. There was a pending approval for the sign located on the rear courtyard wall, located above the roof of the existing bar, pending additional detail.

Improvements

Rear Facade

- non-historic kitchen addition rebuilt and reclad in stucco to contrast to historic structure
- new entry to restaurant addressing the rear parking lot accessed in new steel and glass foyer
- All existing exterior windows, repaired, repainted and upgraded to insulated glass
- Exterior ductwork ventilation removed, and new concealed HVAC added throughout
- Brick power washed and cleaned
- Exterior lighting improvements

Hotel in 2022



Current, under construction





Request to HLC

During the previous HLC, signage on courtyard wall was proposed, but not approved without additional information. This was a misunderstanding on our part and not clearly directed to the contractor or owner.

The sign on the rear courtyard wall was painted on with a local muralist without final HLC approval

We're requesting approval for the sign post-installation providing potential removal methods that will not affect the historic brick

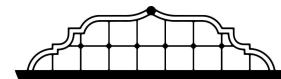
View from drive entry off Castell (SE Corner)



View from SW corner of Castell

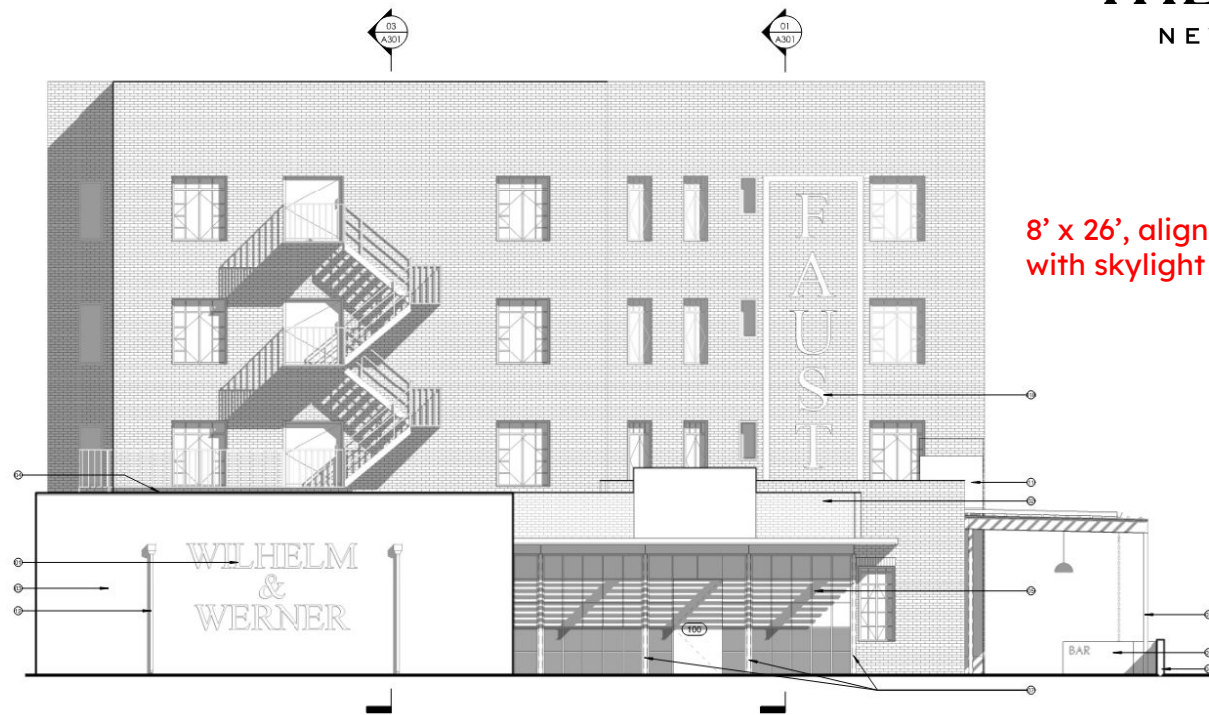






THE FAUST HOTEL

NEW BRAUNFELS TEXAS



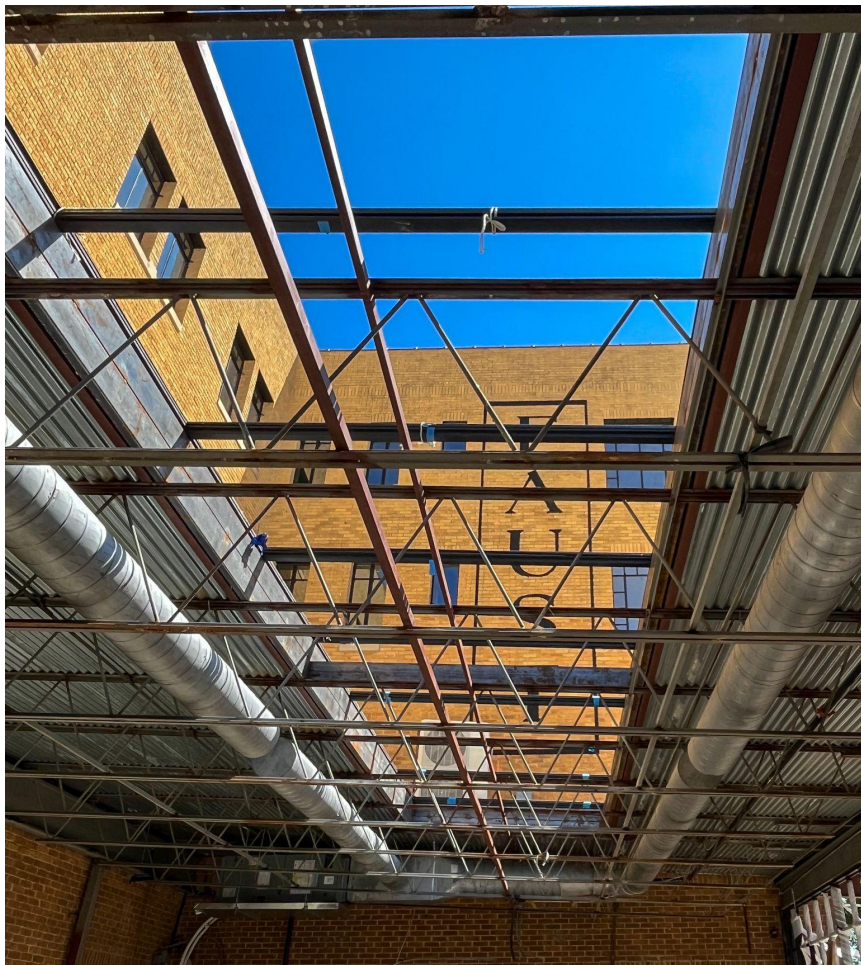
8' x 26', align
with skylight

Font of mural
sign to
match new
hotel logo

FAUST

01 BACK ELEVATION

SCALE: 3/16" = 1'-0"



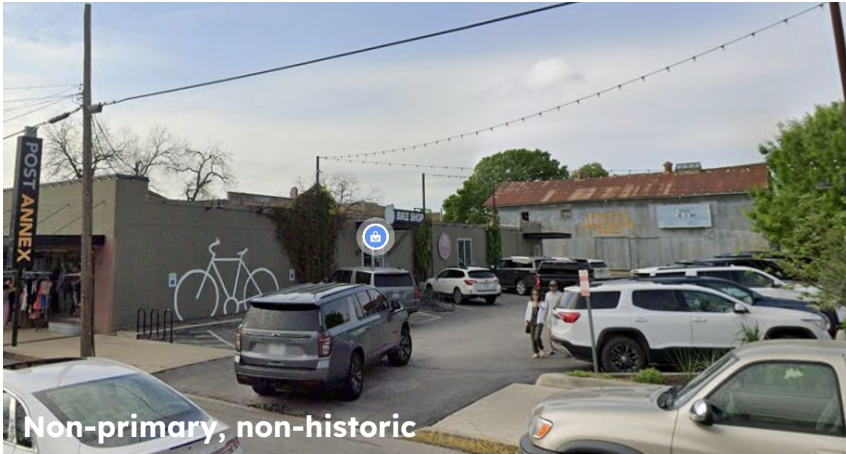
Context

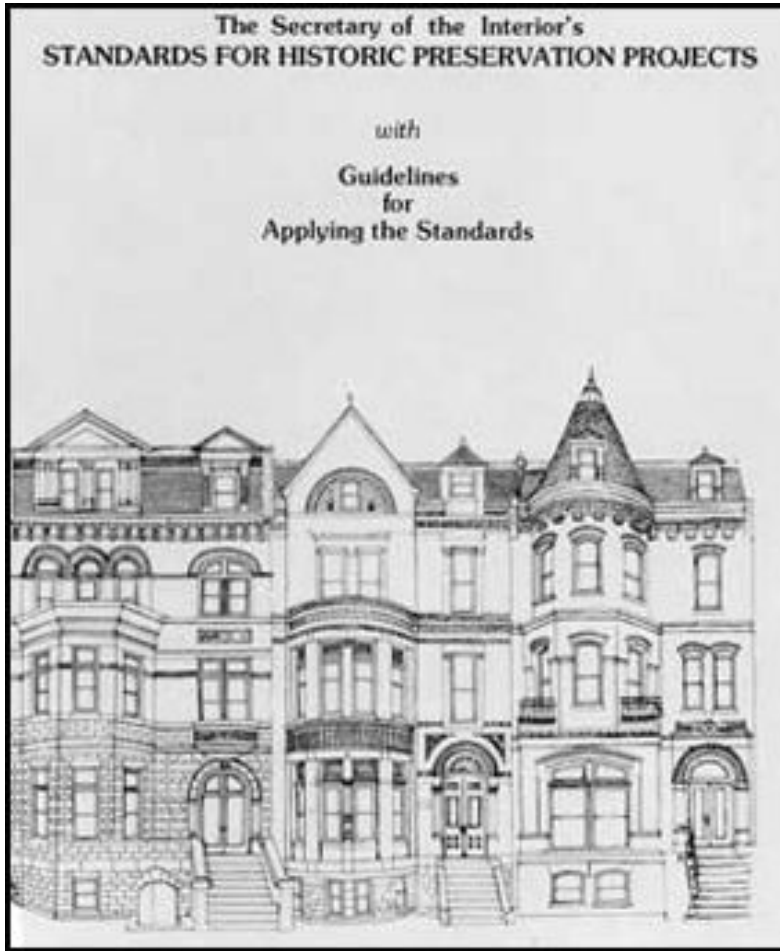
Conceptually, the bar was originally part of the exterior courtyard of the hotel. To connect the indoor/outdoor feel of the original courtyard, we've cut into the existing bar roof and added a 8'x32' skylight aligned with the signage above. This emulates an updated version of classic aesthetic of painted brick signage.



Bar interior concept with
skylight

Local examples of painted brick signage, new and historic





Secretary of the Interior's Standards Compliance

The signage was designed and applied in accordance with:

Standard 2: Maintains historic character and does not impact primary façades

Wall is not a character-defining feature, is not a primary facade and has no pre-existing historic paint or signage

Standard 7: Paint and removal treatments are gentle and reversible

Standard 9: Signage is a clearly modern addition compatible in scale and tone

If removal is required, approved methods will preserve the original material without damage



2010 All Surface Cleaner®

Enviro Klean® 2010 All Surface Cleaner® is a next-generation product for cleaning and degreasing light-to-heavily soiled stone, tile, masonry and much more. Powerful enough for industrial use, flexible enough for jobs around the home, space-saving EK 2010 replaces a host of individual cleaning agents. It is concentrated for the toughest industrial cleaning jobs on concrete, metal and many other plant and warehouse surfaces. EK 2010 is dilutable for home-use on windows, bathroom tub and tile, counter tops and more.

Easy-to-use EK 2010 All Surface Cleaner® is water-rinsable and contains no harsh acids, caustics or solvents. EK 2010 also removes PROSOCO's Siloxane PD over spray from windows.

ADVANTAGES

- Cleans and degreases light-to-heavily soiled stone, tile, masonry and much more.
- Effectively removes moderate biological staining.
- Dilutable for jobs around the home.
- Replaces a host of individual cleaning agents.
- Effective cleaner for windows, bathroom tub and tile, counter tops and more.
- Easy-to-use and water-rinsable.
- Contains no harsh acids, caustics or solvents.

Limitation

- Repeated use may dull polished carbonate surfaces, including but not limited to limestone, marble and travertine.

TYPICAL TECHNICAL DATA

FORM	Clear, green liquid Fresh odor
SPECIFIC GRAVITY	1.070
pH	10.5 7.8-8.2 Typical Rinse water
WT/GAL	8.90 lbs
ACTIVE CONTENT	not applicable
TOTAL SOLIDS	not applicable
VOC CONTENT	not applicable
FLASH POINT	>200° F (>93° C) ASTM D 3278
FREEZE POINT	32° F (0° C)
SHELF LIFE	3 years in tightly sealed, unopened container

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

REGULATORY COMPLIANCE

VOC Compliance

Enviro Klean® 2010 All Surface Cleaner® is compliant with all national, state and district VOC regulations.

Removal Method

The muralist used a Rustoleum, low odor, water-based paint. Per discussions with the muralist and the window restoration company, they propose the following, non-invasive paint removal techniques if required:

- Test patch to be conducted in an inconspicuous area
- start with a few passes with a low temp pressure wash.
- Pressure not to exceed 500 psi to prevent damage to brick and mortar
- If necessary, we would then add a Prosoco Enviro Klean cleaning agent to the water mix per the manufacturer's recommendations to spot treat any residual.
- **Pressure washer has already been used to clean off mildew and dirt to restore brick**

Product Data Sheet Enviro Klean® 2010 All Surface Cleaner®

PREPARATION

Before use, test all substrates not intended to be treated with 2010 All Surface Cleaner®. If testing indicates adverse effects, the substrate must be protected before full scale application.

Best practices are to protect people, vehicles, property, plants and all surfaces not set for cleaning from the product, splash, rinse, residue, fumes and wind drift. Rinse non target materials with large quantities of water. Grass and plantings may be protected with sprinklers.

Divert pedestrian and auto traffic if necessary. Best practices are to clean when traffic is at a minimum.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon of concentrate.

Substrate	Type	Use?	Coverage
Architectural Concrete Block	Burnished	yes	50-150 sq.ft. 5-14 sq.m.
	Smooth	yes	
	Split-faced	yes	
	Ribbed	yes	
Concrete	Brick	yes	50-150 sq.ft. 5-14 sq.m.
	Tile	yes	
	Precast Panels	yes	
	Pavers	yes	
	Cast-in-place	yes	
Fired Clay	Brick	yes	150-500 sq.ft. 14-46 sq.m.
	Tile	yes	
	Terra Cotta	yes	
	Pavers	yes	
			500-1000 sq.ft.
Marble, Travertine, Limestone	Polished	yes	46-93 sq.m.
	Unpolished	yes	150-500 sq.ft. 14-46 sq.m.
Granite	Polished	yes	500-1000 sq.ft. 46-93 sq.m.
	Unpolished	yes	150-500 sq.ft. 14-46 sq.m.
Sandstone	Unpolished	yes	150-500 sq.ft. 14-46 sq.m.
Slate	Unpolished	yes	150-500 sq.ft. 14-46 sq.m.

Always test to ensure desired results.

Coverage estimates depend on surface texture and porosity.

Surface and Air Temperatures

Best air and surface temperatures for cleaning are 50°F (10°C) or above. Cleaning when temperatures are below freezing or will be overnight may harm masonry. If freezing conditions exist before application, let masonry thaw.

Equipment

Apply with low-pressure sprayer, brush or heavy nap roller. Scrub heavily soiled surfaces with a nonabrasive brush or synthetic scrubbing pad.

Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Masonry-washing equipment generating 400-1000 psi with a water flow rate of 6-8 gpm is the best water/pressure combination for rinsing porous masonry. Use a 15-45° fan spray tip. Heated water (150-180°F; 65-82°C) may improve cleaning efficiency.

Use adjustable equipment for reducing water flow rates and rinsing pressure for sensitive surfaces. Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow rates less than 6 gpm may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Store in a cool, dry place. Always seal container after dispensing. Do not alter or mix with other chemicals. Unpublished shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45-100°F (7-38°C). If product freezes, allow to thaw and mix well. Do not double stack pallets. Dispose of in accordance with local, state and federal regulations.

APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

ALWAYS TEST a small area of each surface to confirm suitability, coverage rate and desired results before beginning overall application. Test each type of masonry and each type of stain. Test with the same equipment, recommended surface preparation and application procedures planned for general application. Let surface dry 3-7 days before inspection and approval. Make the test panel available for comparison throughout the cleaning project.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon of concentrate.

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