

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2016

Agenda Item No: 17

HDRC CASE NO: 2016-319
ADDRESS: 1300 GUADALUPE ST
LEGAL DESCRIPTION: NCB 2444 BLK 1 LOT 19 AND 20
ZONING: C3 HL
CITY COUNCIL DIST.: 5
LANDMARK: Null
APPLICANT: Debra Dockery
OWNER: Guadalupe Cultural Arts Center
TYPE OF WORK: Window and door replacement
REQUEST:

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

1. Repair and replace tiles as necessary
2. Repair and replace glass blocks as necessary
3. Install new ramp at the east exterior door
4. Replace 24 wood windows in-kind
5. Replace 7 aluminum windows in-kind
6. Replace 6 exterior doors

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *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.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- v. *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.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

- i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

- a. There are existing historic tiles and glass blocks; some tiles and blocks are missing or broken. The applicant is requesting to repair and replace some elements as necessary. The applicant has had replicas of the historic tiles made to match. According the Guidelines for Exterior Maintenance and Alterations, materials should be repaired when possible, and replaced in-kind when necessary. Staff finds the proposal consistent with the Guidelines, but recommends that the applicant provide a replacement plan indicating how many tiles and blocks are to be retained versus replaced.
- b. On the east elevation there are two doors with one step each and masonry pavers on the sidewalk. The applicant is proposing to install a concrete ramp and landing. The existing masonry pavers will be removed under the new concrete ramp. There are no railings proposed. According to the Guidelines for Site Elements 8., ramps should be installed that do not damage historic character of the building, incorporate minor grade changes, use complimentary materials, and use a secondary entrance. The proposal is not to the primary entrance, and in minimal is elevation. Staff finds the proposal consistent with the Guidelines.
- c. There are 24 existing wood windows of various configurations and in various states of repair. The applicant is proposing to remove all 24 windows and replace in-kind. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii., historic windows should be repaired or, if beyond 50% deteriorated, should be replaced with a window to match the original in terms of size, type, configuration, material and details, feature clear glass, and recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. Staff made a site visit August 10, 2016, and found some of the windows in the front are in need of repair but are repairable and some windows missing or deteriorated beyond 50%. Staff finds the proposal to replace all 24 wood windows not consistent with the Guidelines. Windows are an important character defining feature, therefore, staff recommends that they are retained and repaired.
- d. The applicant is proposing to replace 6 existing wood windows on the rear façade of the structure. The applicant noted that the proposed replacement windows will match the original windows in profile, material and detailing. Staff finds that the replacement of the existing windows in kind is appropriate given that the rear façade lacks architectural detailing and is not seen from the public right of way.
- e. There are 7 aluminum windows on the first floor. There are two large square aluminum windows on the first floor on the north elevation, 3 hexagonal windows on the east elevation, and two large picture windows. The applicant is proposing to replace all 7 anodized aluminum double pane insulated windows to look match the historic look and profile. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii., historic windows should be repaired or, if beyond 50% deteriorated, should be replaced with a window to match the original in terms of size, type, configuration, material and details, feature clear glass, and recessed within the window frame. Staff made a site visit on August 10, 2016, and found that five of the two are deteriorated beyond 50% or are non-original Plexiglass. The two large square windows on the north elevation appear in good condition. Staff finds the proposal to replace 5 of the 7 consistent with the Guidelines, but recommends that the two historic aluminum windows be retained and repaired if needed.
- f. There are 7 exterior doors, two of which are character defining doors, and the others are non-original or have been in-filled. The applicant is proposing to replace 6 of the 7 exterior doors. The applicant is proposing to install hollow metal doors in secondary door openings and replace the corner door and the right double doors on the

north elevation with an aluminum frame door, with window lights and a transom light. According to the Guidelines for Exterior Maintenance and Alterations 6.B.i., replace doors when deteriorated beyond repair and when in-kind replacement is not feasible, ensure the features match the size, material and profile of the historic element. The proposed door for the double doors is not in-kind, but staff finds is appropriate solution to the problem of enlarging the emergency egress. Staff finds the proposal replacements appropriate and consistent with the Guidelines.

- g. HISTORIC TAX CERTIFICATION – At this time, the applicant has not applied for Historic Tax Certification. Staff recommends the applicant apply for the historic tax incentive which lasts a total of ten (10) years.

RECOMMENDATION:

Staff recommends approval of items #1 through #6 based on findings a through g with the following stipulations:

1. That the applicant provide a replacement plan indicating how many tiles and blocks are to be retained versus replaced.
2. That the front wood windows denoted E, F, G and H be retained and repaired.
3. That the two historic square aluminum windows be retained and repaired if needed.
4. If the applicant is considering the rehabilitation of the primary historic structure, staff recommends the applicant apply for Historic Tax Certification.

CASE MANAGER:

Lauren Sage





LEFT TURN ONLY

GUADALUPE

GUADALUPE CULTURAL

AHEAD



LUPE CULTURAL ARTS CENTER





GUADALUPE



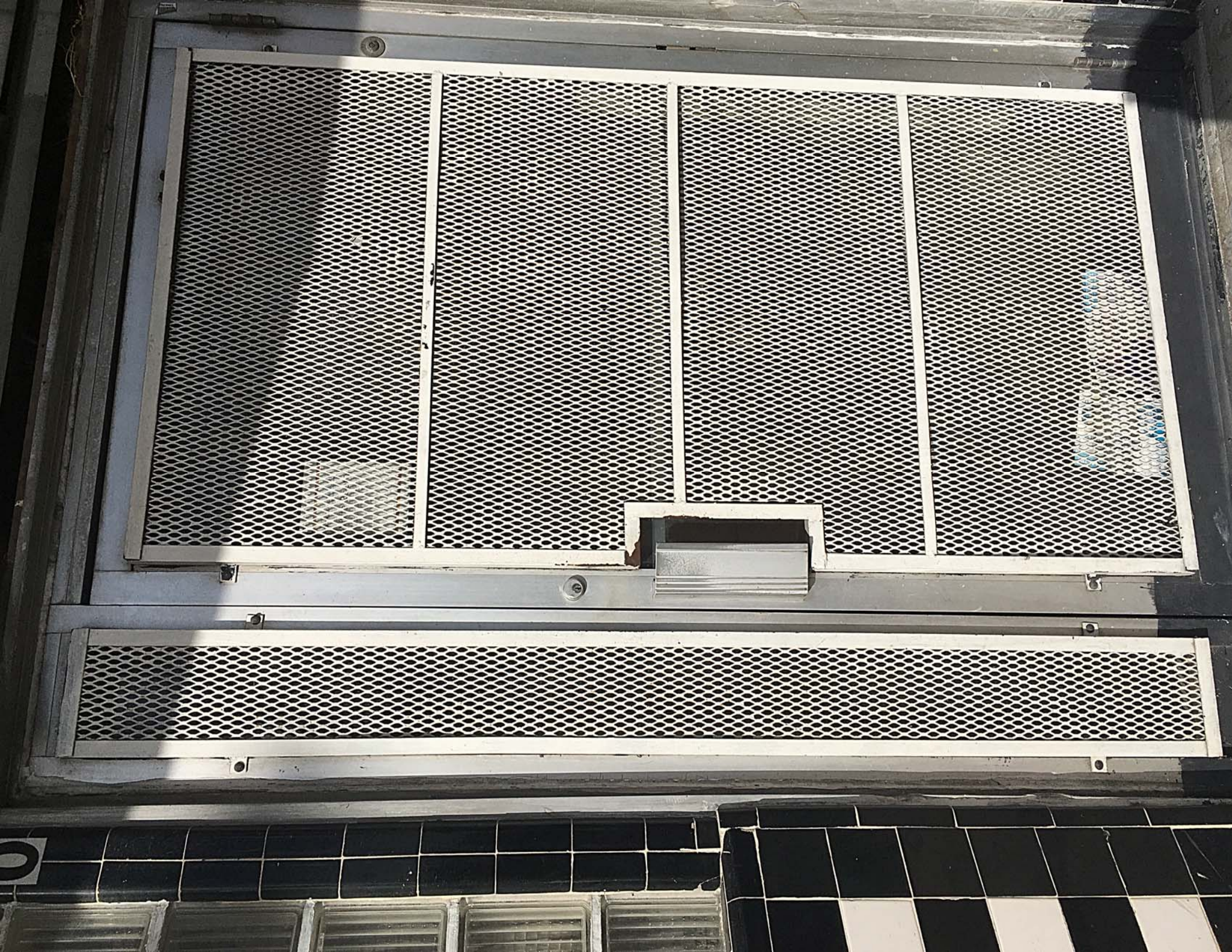


















ENTER



END OF
STAFF
PHOTOS



GUADALUPE CULTURAL ARTS CENTER FORMER PROGRESO PHARMACY RENOVATION

HISTORICAL INFORMATION

Location:	1300 - 1304 Guadalupe Street, 907 Brazos Street San Antonio Bexar County Texas
Present Owner:	Guadalupe Cultural Arts Center
Present Occupant:	Vacant
Most Recent Use:	Offices for the Guadalupe Cultural Arts Center
Significance:	Local Historic Landmark, Former Progreso Pharmacy Significant commercial building at a prominent intersection on San Antonio's near Westside Iconic, unique façade that is a cultural reminder and visible community landmark Unique blend of Mexican and American styles of the era and distinctive use of materials The building once housed the Southwest Voter Registration Education Project founded by renowned local leader, Willie Velasquez.
Date of Erection:	At least 3 phases of construction, the last in the mid 1940's
Architect:	Unknown
Original and subsequent owners:	Unknown
Original Plans and construction:	Not known to exist.

SCOPE OF WORK

The scope of building restoration includes the stabilization of the former Progreso Pharmacy exterior as well as the repair or replacement of broken or missing historic hand painted tiles, and the replacement of broken or missing glass blocks. The scope also includes the replacement of wood windows with the same profile. Existing doors are to be replaced with like kind, and aluminum windows will be replaced with like kind. The roof and roof deck will be replaced. Site work includes a new ramp at the east exterior door.

Kolbe Ultra Series

- Pine or other wood species on interior
- 10+ interior finish options
- Extruded aluminum cladding on the exterior
- AAMA 2605 Fluoropolymer exterior finish
- 35+ exterior colors
- Clear insulated double-pane glass or insulated Low-E options
- 30-year exterior finish warranty
- 20-year on insulated glazing



FSC-COC certified
wood available

Kolbe Ultra Series Sterling Double Hungs

- Wood jambliner covers create a rich, full-wood appearance
- Multi-functional lock allows the sash to unlock, operate and tilt in
- Spring-loaded block & tackle balances
- 8 Hardware finishes
- Patents 7,296,381; 7,448,164; 8,196,355 & 8,429,856

ULTRA SERIES

Kolbe® windows & doors

Sterling Double Hung

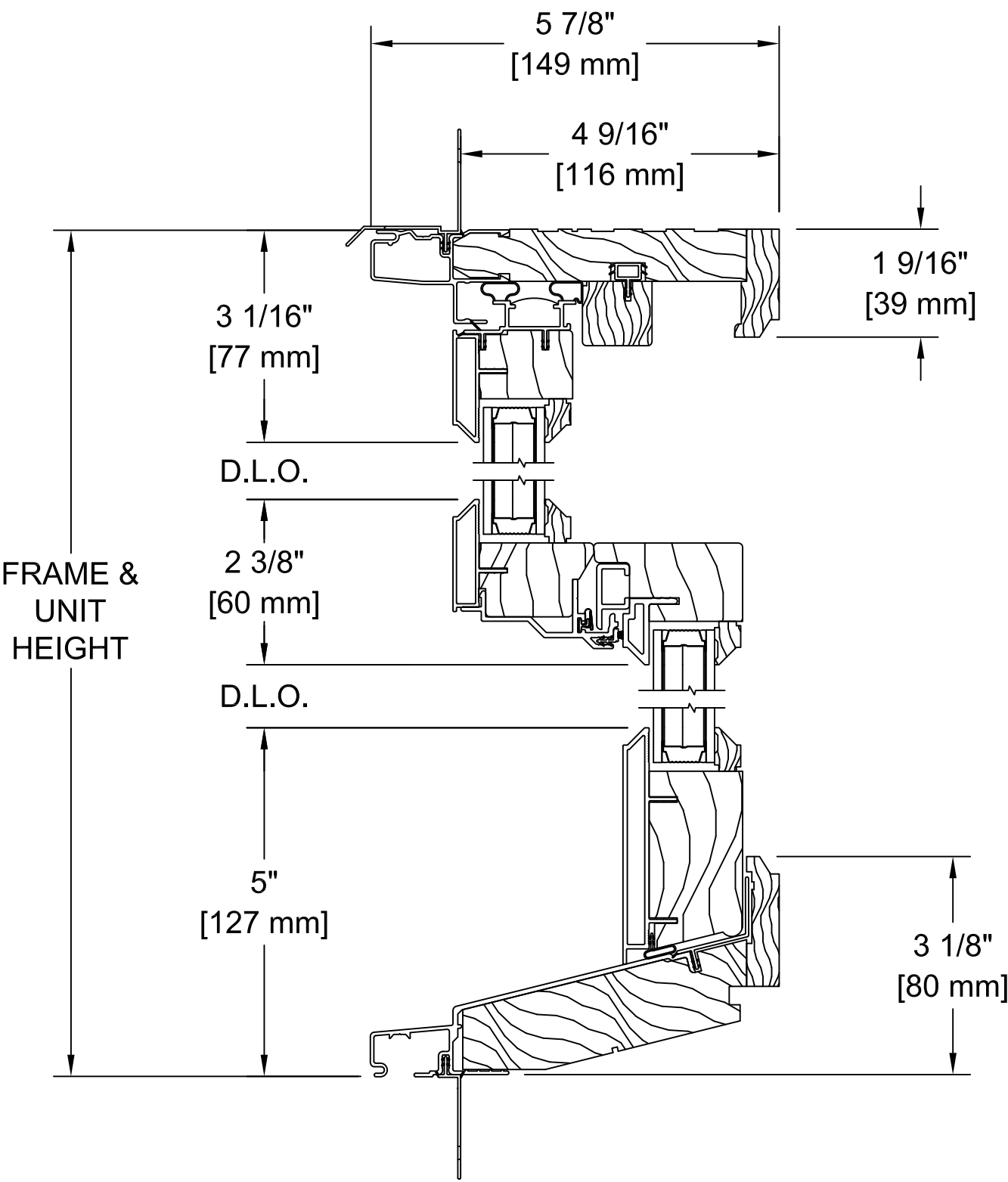
04/21/14

Active Unit with 4 9/16" Jambs

Double Pane Glass

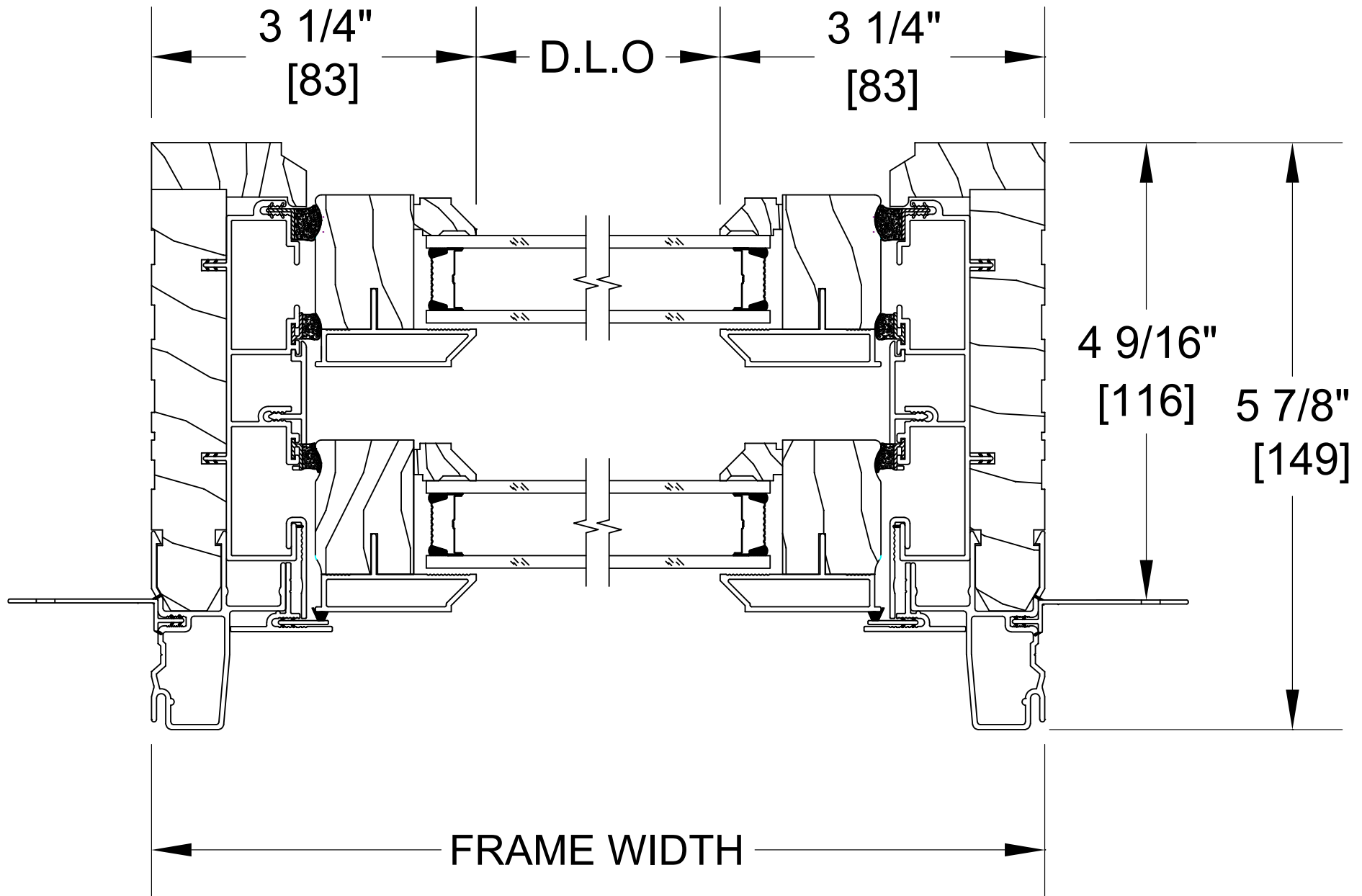
Standard Performance

Vertical Cross Section



ULTRA SERIES
Sterling Double Hung
Horizontal Cross Section

Kolbe® windows & doors
2/29/2008



ULTRA SERIES

Sterling Double Hung

Typical Installation - Installation clips

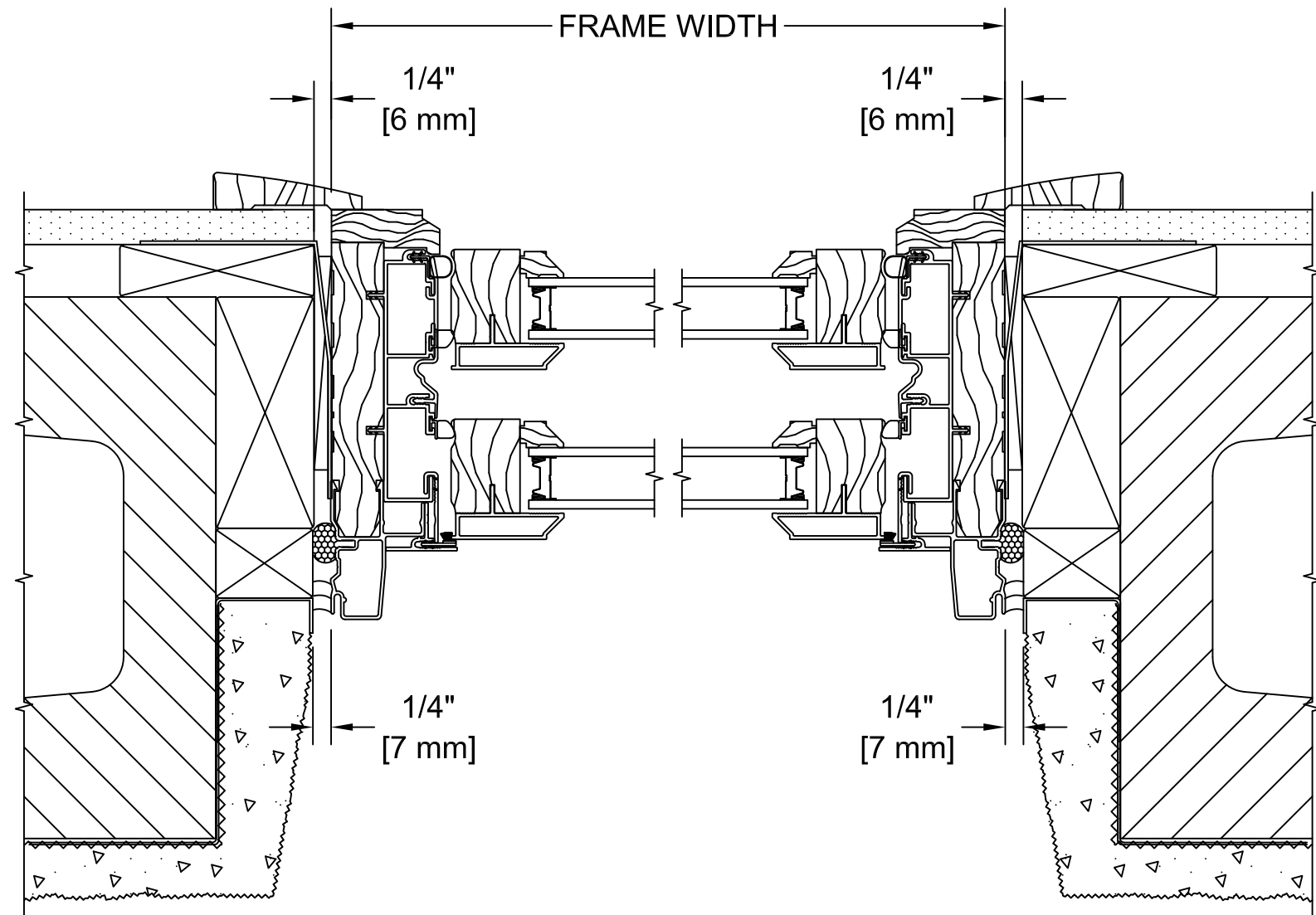
Exterior - Stucco

Wall - 8" Masonry Block

Interior - 1/2" Drywall Interior

Kolbe® windows & doors.

02/14/13





EXISTING TILE ON NORTH AND EAST FACADE
4 1/4" X 4 1/4"

IT IS PROPOSED TO USE A TALAVERA TILE
PRODUCED IN MEXICO CUSTOM MADE TO MATCH
EXISTING.

CITY OF SAN ANTONIO GUADALUPE CULTURAL ARTS CENTER RENOVATION

CITY COUNCIL
MAYOR
IVY R. TAYLOR

COUNCIL MEMBERS

ROBERTO C. TREVIÑO
KEITH TONEY
REBECCA J. VIAGRAN
REY SALDAÑA
SHIRLEY GONZALES
RAY LOPEZ
CRIS MEDINA
RON NIRENBERG
JOE KRIER
MIKE GALLAGHER

ADMINISTRATION
CITY MANAGER
SHERYL SCULLEY

CITY ARCHITECT
CAROL WARKOCZEWSKI, AIA

CITY PROJECT MANAGER
ROGER CARILLO

DRAWING INDEX

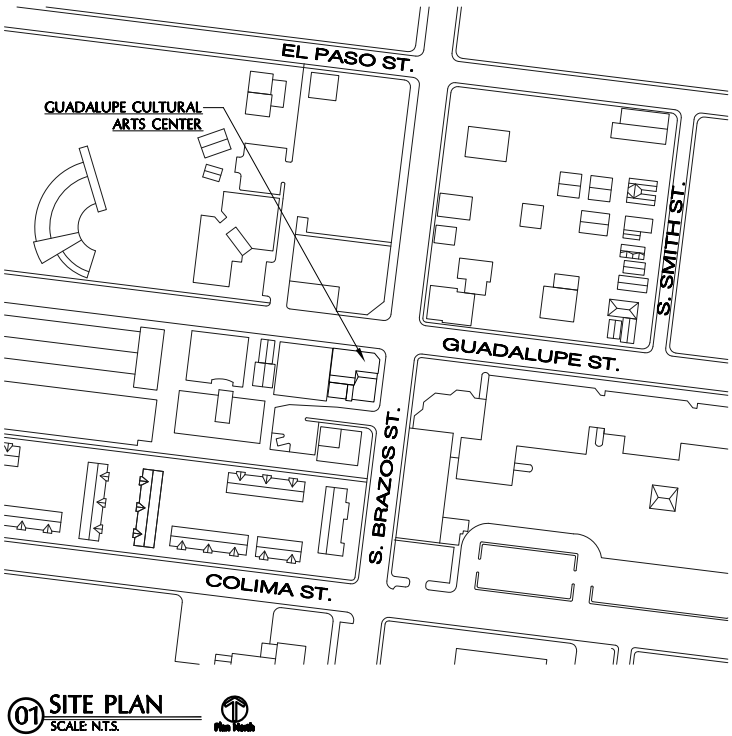
ARCHITECTURAL	
A1.0	COVER SHEET, INDEX
A2.0	SITE PLAN
A2.1	BUILDING CODE ANALYSIS
A2.2	1ST FLOOR DEMOLITION PLAN
A3.0	NEW 1ST FLOOR PLAN
A3.1	DOOR, WINDOW, & ROOM SCHEDULES
A3.2	DOOR & WINDOW DETAILS
A3.3	PLAN DETAILS
A4.0	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
A7.0	ROOF PLAN & DETAILS
A7.1	ROOF DETAILS
A7.2	ROOF DETAILS
A8.0	INT. ELEVATIONS
A8.1	REFLECTED CEILING PLAN

STRUCTURAL	
S0.1	STRUCTURAL NOTES
S0.2	SPECIAL INSPECTIONS
S1.0	FRAMING PLAN

MECHANICAL	
M0.0	MECHANICAL SYMBOLS & ABBREVIATIONS
MD1.1	MECHANICAL FLOOR PLAN LEVEL 1 DEMOLITION
MD1.2	MECHANICAL FLOOR PLAN LEVEL 2 DEMOLITION
M1.1	MECHANICAL FLOOR PLAN LEVEL 1
M1.2	MECHANICAL FLOOR PLAN LEVEL 2
M2.1	MECHANICAL SCHEDULES AND DETAILS
M3.1	MECHANICAL SCHEDULES AND DETAILS

ELECTRICAL	
E0.0	ELECTRICAL SYMBOLS AND ABBREVIATIONS
ED1.1	DEMOLITION FLOOR PLAN
E1.1	LIGHTING FLOOR PLAN
E2.1	POWER FLOOR PLAN
E6.1	ELECTRICAL DETAILS
E6.2	ELECTRICAL DETAILS

PLUMBING	
P0.0	PLUMBING SYMBOLS AND ABBREVIATIONS
PD1.1	PLUMBING DEMOLITION FLOOR PLAN LEVEL 1
P1.1	PLUMBING FLOOR PLAN LEVEL 1



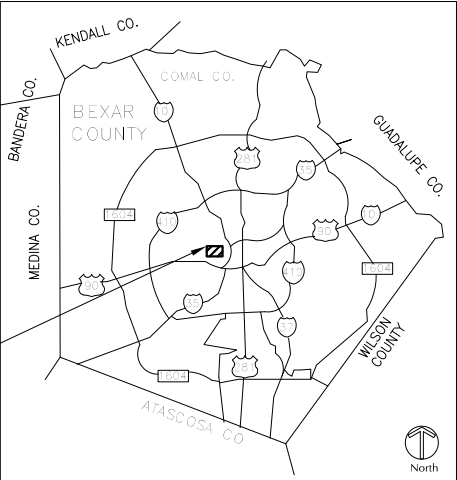
MEP ENGINEER
ALDERSON AND ASSOCIATES, INC.
7700 TORINO ST, SUITE 101
SAN ANTONIO, TX. 78209
PHONE (210) 614-1110

ARCHITECT
DEBRA J. DOCKERY, ARCHITECT, P.C.
118 BROADWAY, SUITE 516
SAN ANTONIO, TX. 78205
PHONE (210) 225-6130

STRUCTURAL ENGINEER
INTELLIGENT ENGINEERING SERVICES
1001 REUNION PLACE, SUITE 200
SAN ANTONIO TX 78216
PHONE (210) 349-9098

CONSTRUCTION DOCUMENTS
PROGRESS SET
JULY 2016

PROJECT SITE
GUADALUPE CULTURAL
ARTS CENTER
1300 GUADALUPE ST.
SAN ANTONIO, TX 78207



VICINITY MAP

DRAWING LEGEND

	SECTION - REFERENCE
01/A000	DETAIL NUMBER/SHEET NUMBER
	ENLARGED PLAN/SECTION REFERENCE
00/A300	PLAN/SECTION NUMBER/SHEET NUMBER
	ROOM NUMBER
123	
	WINDOW TYPE
A	
	DOOR NUMBER
XXX	
	PARTITION TYPE
1	
	KEY NOTE NUMBER
23	

ABBREVIATION LEGEND

AFF. -	AT FINISH FLOOR	O.A. -	OVER ALL
# -	AT	O.C. -	ON CENTER
BORG EL -	BEARING ELEVATION	P. LAM -	PLASTIC LAMINATE
CL -	CENTERLINE	SPEC. -	SPECIFIED
CJ -	CONTROL JOINT	STRUCT. -	STRUCTURAL
EA -	EACH	T.O.B. -	TOP OF BEAM
FE -	FIRE EXTINGUISHER	T.O.M. -	TOP OF MASONRY
FIN FL -	FINISH FLOOR	T.O.S. -	TOP OF STEEL
F.O.F. -	FACE OF FURRING	TYP -	TYPICAL
GA -	GAUGE	REF -	REFERENCE
GYP BD -	GYPSUM BOARD	W/ -	WITH
H -	HEIGHT		
MTL -	METAL		

GENERAL NOTES

1. THE CONTRACTOR IS REQUIRED TO VISIT THE JOB SITE AND BE FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
2. DIMENSIONS AND EXISTING CONSTRUCTION SHOWN ARE APPROXIMATE. FIELD VERIFY PRIOR TO CONSTRUCTION OR FABRICATION.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS AS REQUIRED PER LOCAL ADMINISTRATION AUTHORITIES.
4. PROTECT ALL OPENINGS THROUGH WALLS DURING CONSTRUCTION. REPAIR ANY EXISTING CONSTRUCTION, INTERIOR OR EXTERIOR, DAMAGED BY FAILURE TO PROVIDE PROTECTION.
5. REMOVE ALL DEBRIS AND REMOVED MATERIALS FROM THE PREMISES ON A DAILY BASIS.
6. COORDINATE THE SHUT DOWN OF ANY UTILITIES WITH THE OWNER AND ARCHITECT.
7. ALL MATERIALS ARE NEW UNLESS SPECIFICALLY NOTED AS EXISTING.

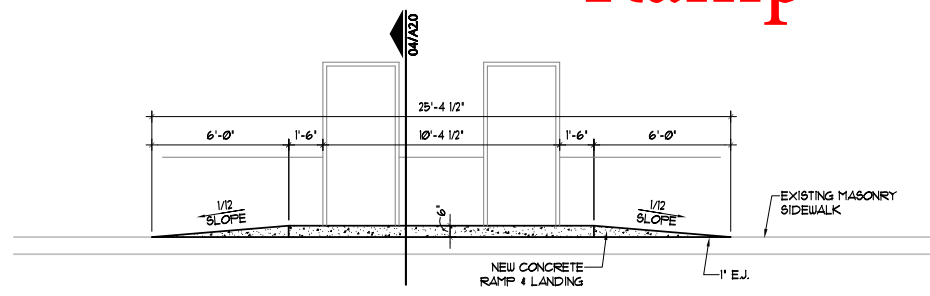
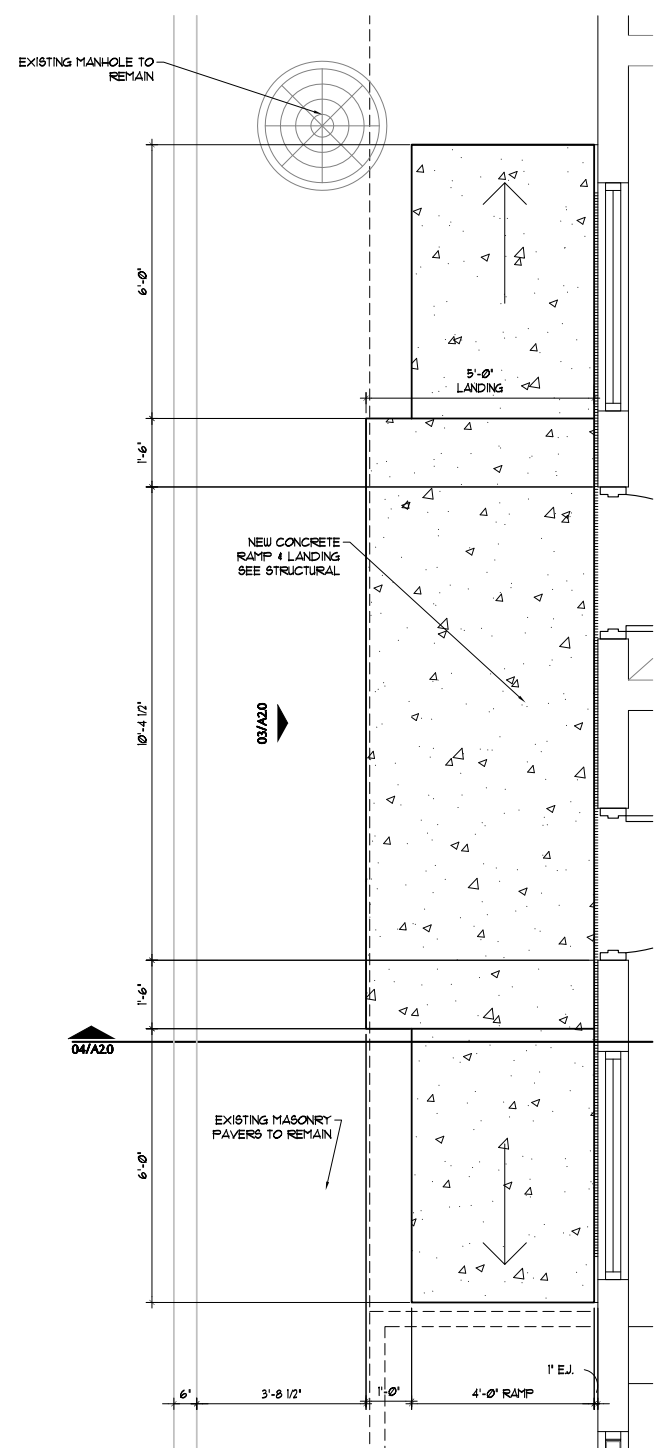
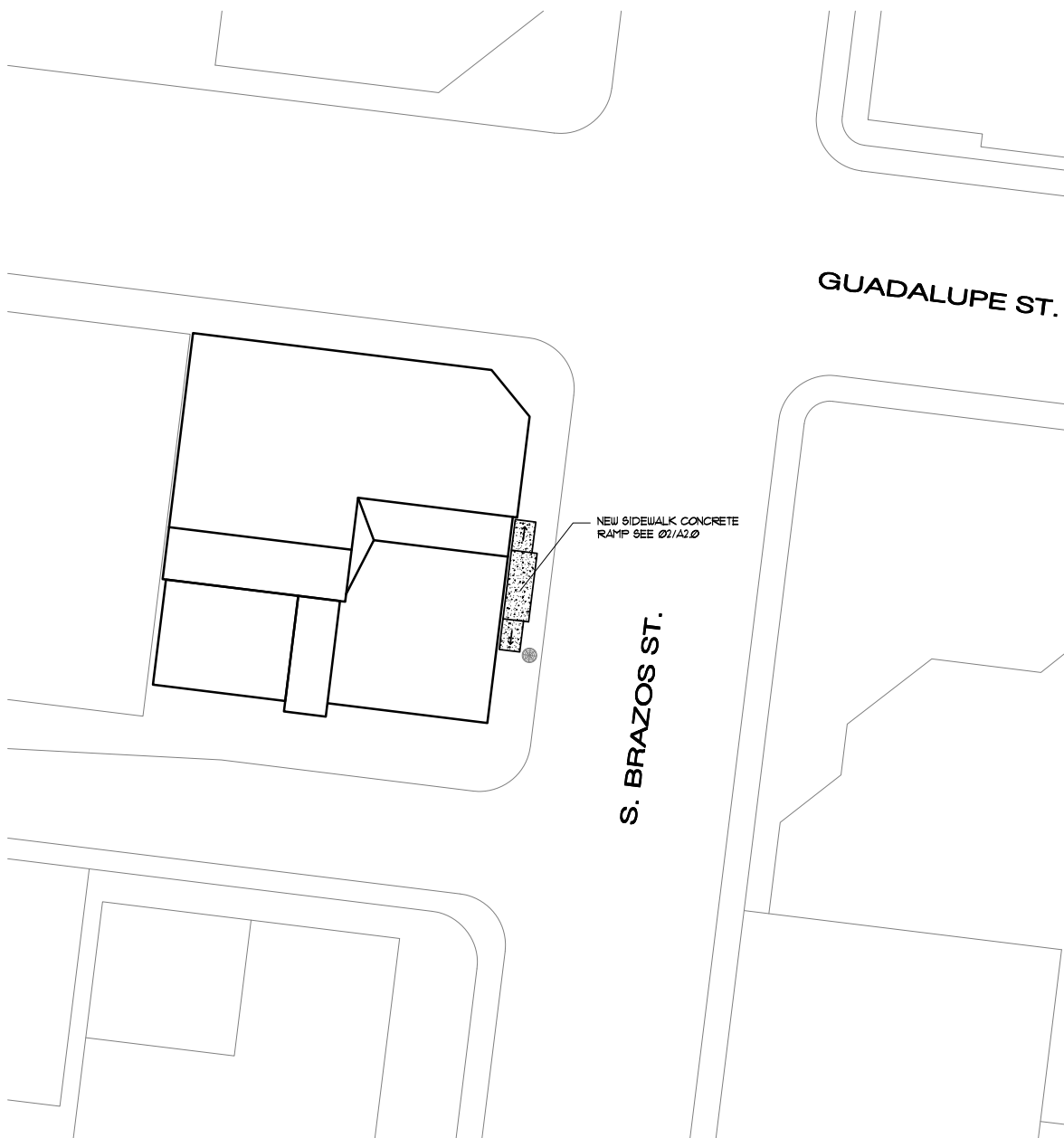
SITE NOTES

1. COORDINATE THE LOCATION OF ALL CONSTRUCTION STAGING, PARKING AND TEMPORARY FACILITIES WITH THE OWNER.
2. RESTORE ANY EXISTING INSTALLATION INCLUDING ASPHALT PARKING AND DRIVES, CONCRETE WALKS AND CURBS, SODDED AREAS AND OTHER LANDSCAPING AND ALL OTHER INSTALLATIONS DAMAGED BY THE WORK OF THIS CONTRACT, THE CONTRACTOR'S WORKERS, THE STAGING OF THE CONTRACTOR'S MATERIAL, ETC.

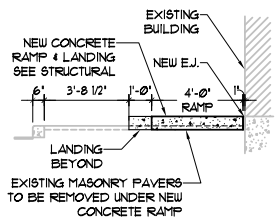
SCOPE OF WORK GENERALLY

THE SCOPE OF BUILDING RESTORATION INCLUDES THE STABILIZATION OF THE FORMER PROGRESSO PHARMACY EXTERIOR, AS WELL AS THE REMOVAL AND REPLACEMENT OF BROKEN OR MISSING HISTORIC HAND PAINTED TILES, BROKEN OR MISSING GLASS BLOCKS, REPLACEMENT OF WINDOWS, REPLACEMENT OF ROOF AND ROOF DECK. ON THE INTERIOR PHASE 1 AND PHASE 2 INCLUDES PARTIAL REMOVAL OF THE FIRST FLOOR, REMOVAL OF VCT FLOORING, REMOVAL OF PLUMBING FIXTURES IN TWO RESTROOMS, REPLACEMENT OF PLUMBING FIXTURES FOR ONE NEW RESTROOM, REMOVAL OF GUB, AND WOOD STUD WALLS AND WOOD DOOR, NEW RAMPS ON THE INTERIOR.

SITE WORK INCLUDES NEW RAMP AND EXTERIOR DOORS



03 LONGITUDINAL SECTION
SCALE 1/4"=1'-0"



04 SIDE WALK SECTION
SCALE 1/4"=1'-0"

Ramp

INTERIM REVIEW ONLY
Document incomplete:
Not intended for permit,
bidding, or construction.
ARCHITECT: Debra J. Dockery
TX License Reg. No. 11930

DEBRA J. DOCKERY, ARCHITECT, P.C.
118 BROADWAY, SUITE 516
SAN ANTONIO, TX 78205
PHONE (210) 225-6130
FAX (210) 225-7588

GUADALUPE CULTURAL ARTS CENTER
1300 GUADALUPE ST.
SAN ANTONIO, TX 78207

REVISIONS
PROJECT NO.
15-10
PHASE
INCOMPLETE
DATE
JUNE 2016
DESCRIPTION
SITE PLAN

A2.0

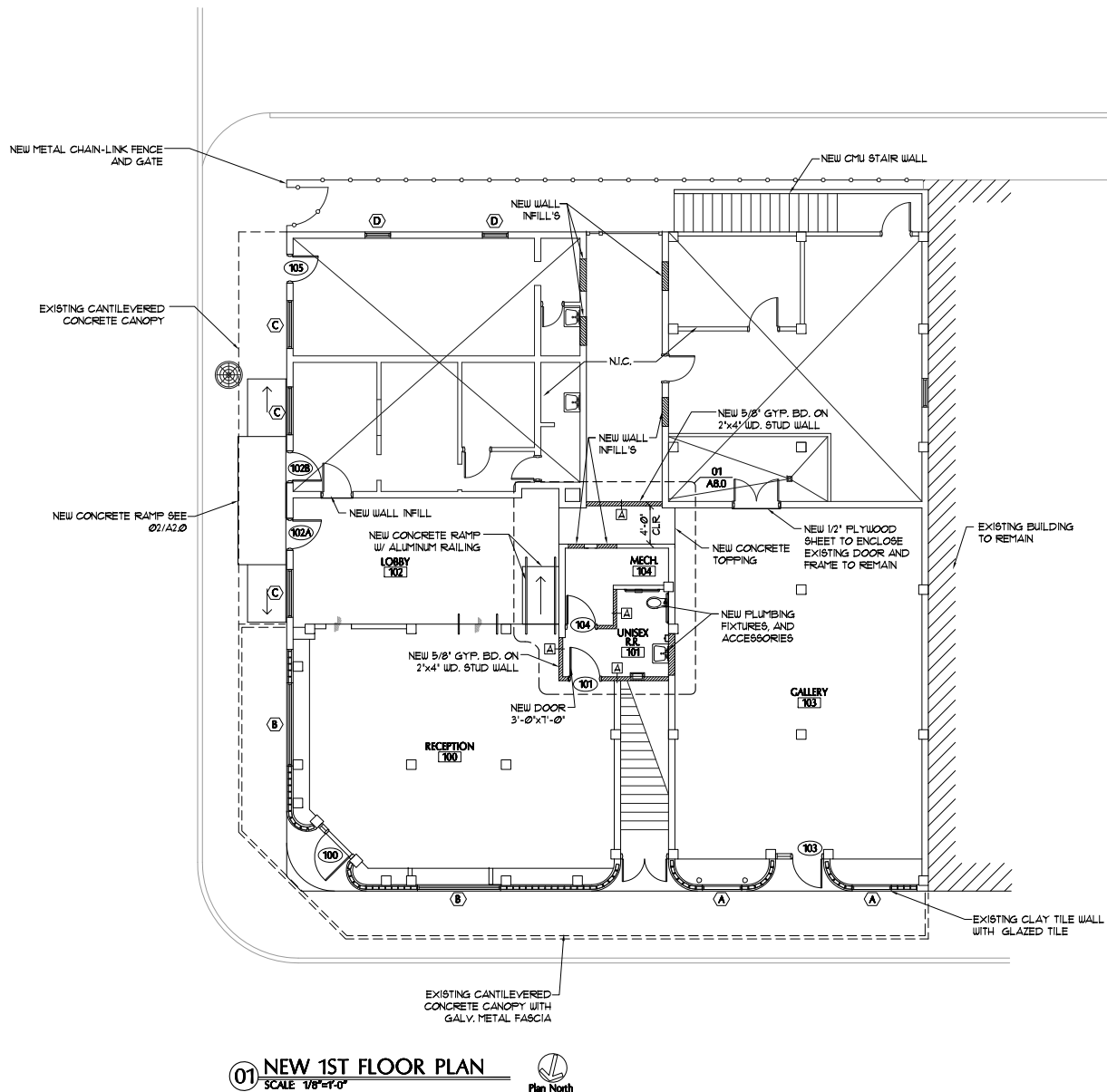
INTERIM REVIEW ONLY
Document incomplete:
Not intended for permit,
bidding, or construction.
ARCHITECT: Debra J. Dockery
TX License Reg. No. 11939

DEBRA J. DOCKERY, ARCHITECT, P.C.
118 BROADWAY, SUITE 516
SAN ANTONIO, TX 78205
PHONE (210) 225-6130
FAX (210) 225-7568

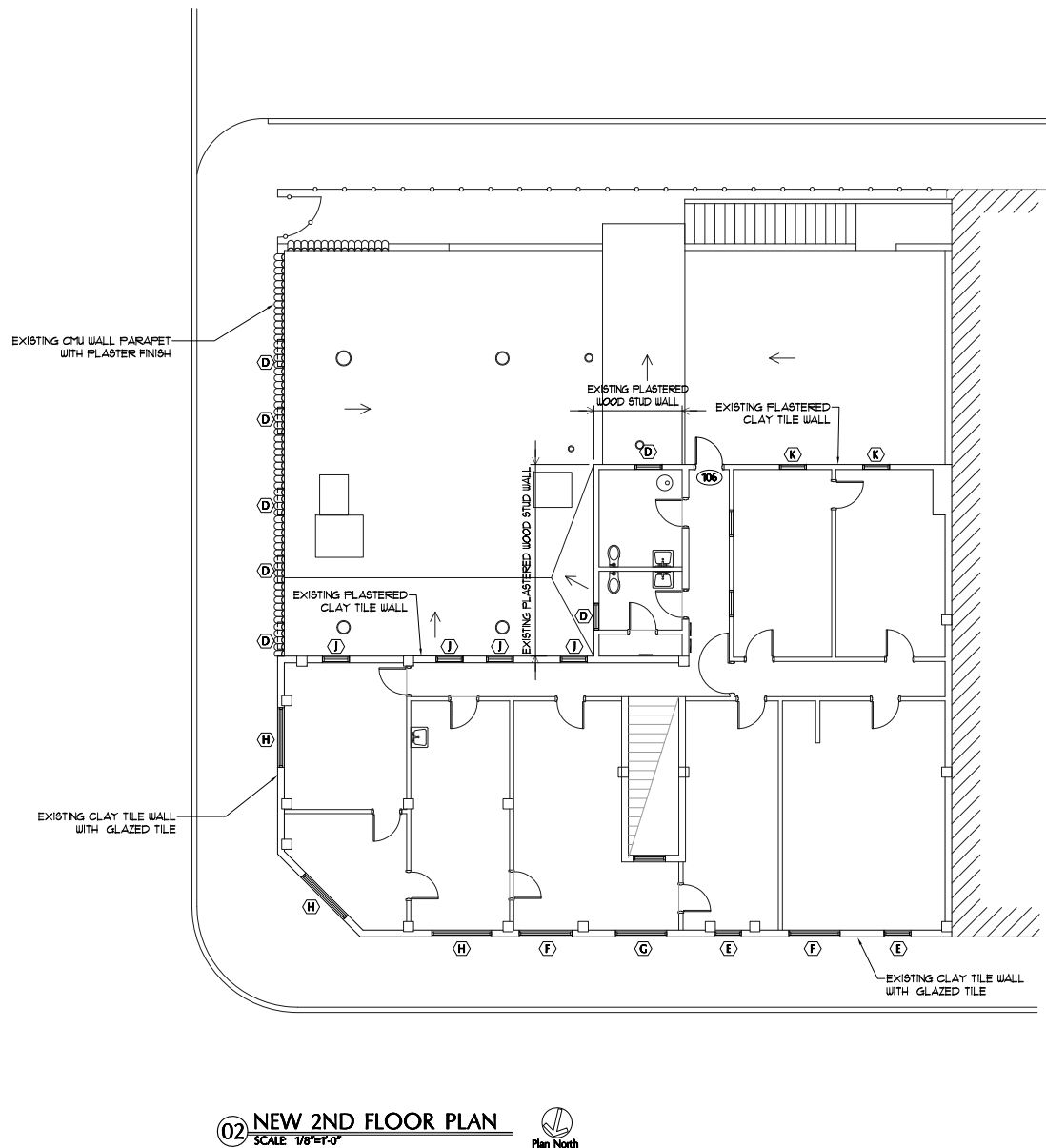
GUADALUPE CULTURAL ARTS CENTER
1300 GUADALUPE ST.
SAN ANTONIO, TX 78207

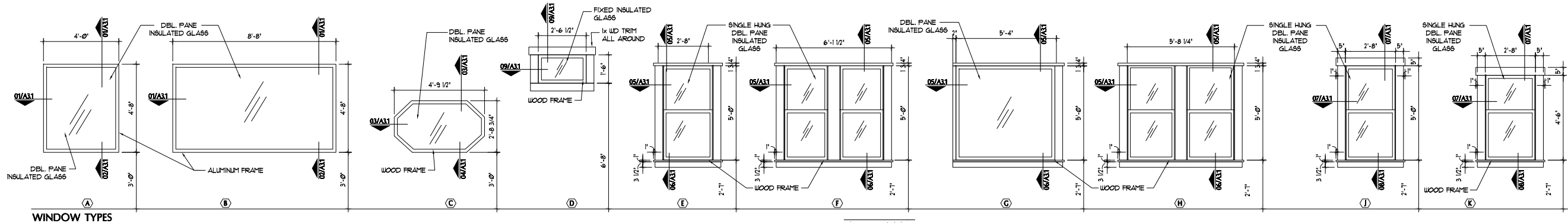
REVISIONS	
PROJECT NO.	15-10
PHASE	INCOMPLETE
DATE	JUNE 2018
DESCRIPTION	1ST FLOOR & 2ND FLOOR

A3.0

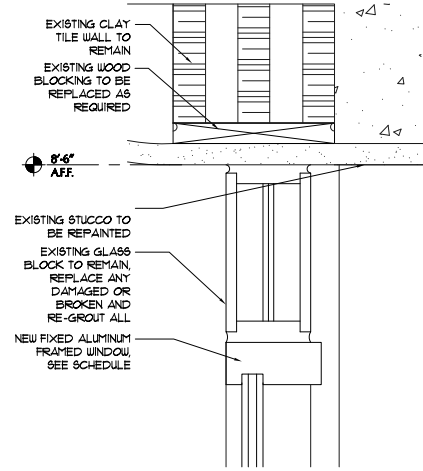


- PHASE 1-EXTERIOR
- REPAIR ALL STUCCO AND REPAINT
 - REPLACE WINDOWS WITH HISTORICALLY EQUIVALENT UNITS, AND WITH DOUBLE PANE INSULATING GLASS.
 - REPLACE ALL DOORS WITH EXTERIOR COMMERCIAL GRADE UNITS
 - REPLACE MISSING OR DAMAGED CERAMIC TILE FACING UNITS. REPLACEMENT WILL REQUIRE LOCATING AN ARTISAN TO FABRICATE MATCHING TILES.
 - REPLACE MISSING GLASS BLOCK AND REPOINT GLASS BLOCK JOINTS FOR WATER TIGHTNESS.
 - REPAIR CONCRETE CANOPY
- PHASE 2-INTERIOR
- REMOVE EXISTING OFFICE WALLS
 - REPLACE FLOORING MATERIAL, AND PAINT ALL WALLS AND CEILING
 - PROVIDE NEW HEATING AND AIR CONDITIONING AND NEW ELECTRICAL LIGHTING AND POWER
 - REMOVE ALL CEILING TILES, GRIDS AND BATT INSULATION
 - PROVIDE ONE UNISEX ADA RESTROOM
 - PROVIDE TWO NEW CONCRETE RAMPS WITH ALUMINUM RAILS.
 - PROVIDE ACCESSIBLE ENTRANCE.

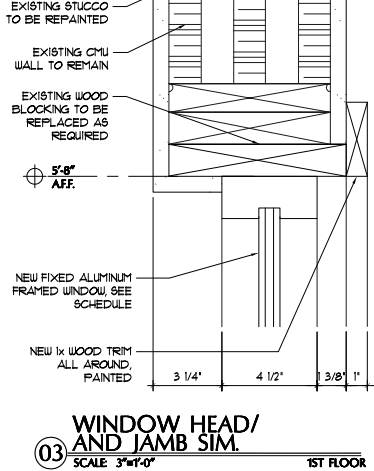




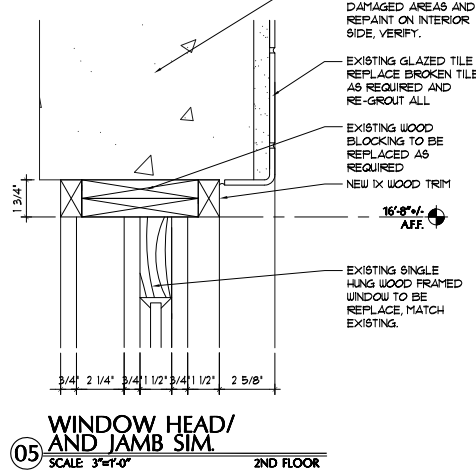
WINDOW TYPES



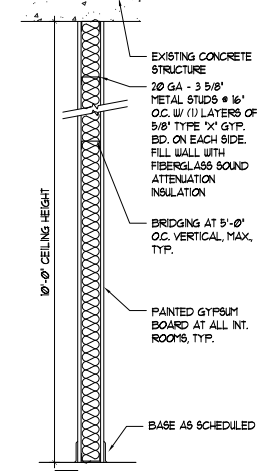
01 WINDOW HEAD/ AND JAMB SIM. SCALE 3/4"=1'-0" 1ST FLOOR



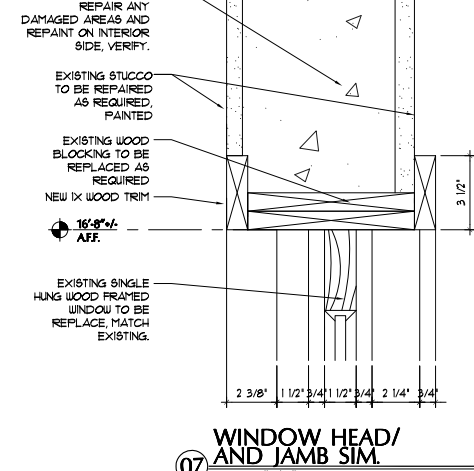
03 WINDOW HEAD/ AND JAMB SIM. SCALE 3/4"=1'-0" 1ST FLOOR



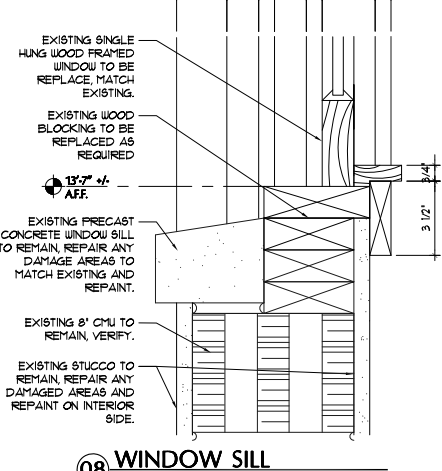
05 WINDOW HEAD/ AND JAMB SIM. SCALE 3/4"=1'-0" 2ND FLOOR



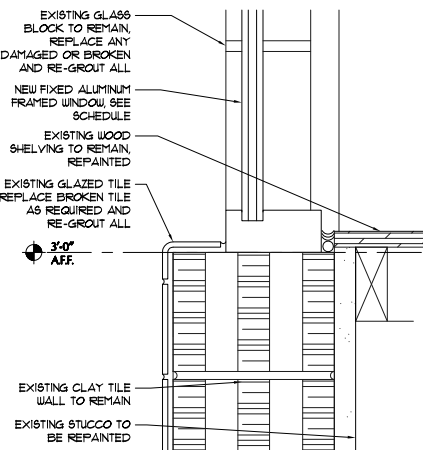
PARTITION TYPE



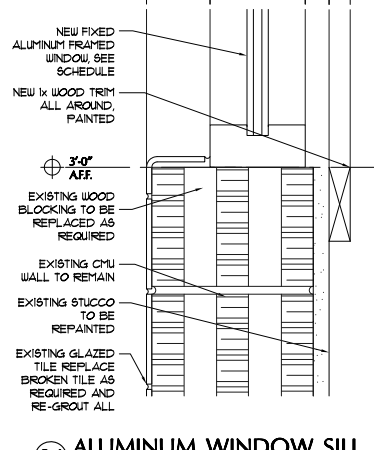
07 WINDOW HEAD/ AND JAMB SIM. SCALE 3/4"=1'-0" 2ND FLOOR



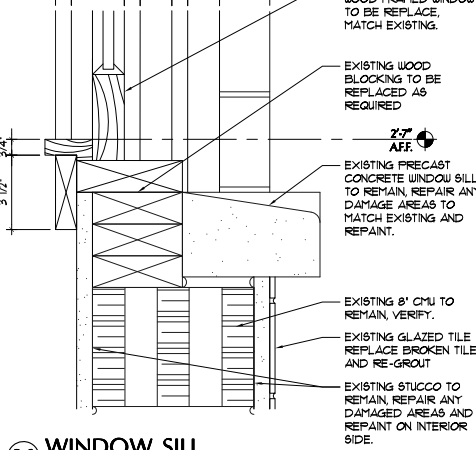
08 WINDOW SILL SCALE 3/4"=1'-0" 2ND FLOOR



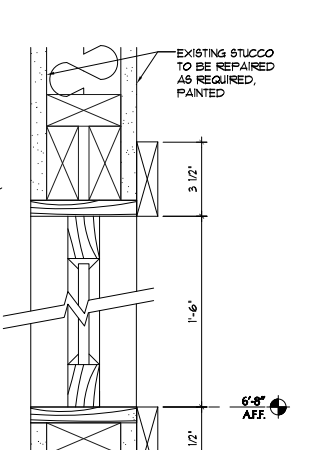
02 ALUMINUM WINDOW SILL SCALE 3/4"=1'-0" 1ST FLOOR



04 ALUMINUM WINDOW SILL SCALE 3/4"=1'-0" 1ST FLOOR



06 WINDOW SILL SCALE 3/4"=1'-0" 2ND FLOOR

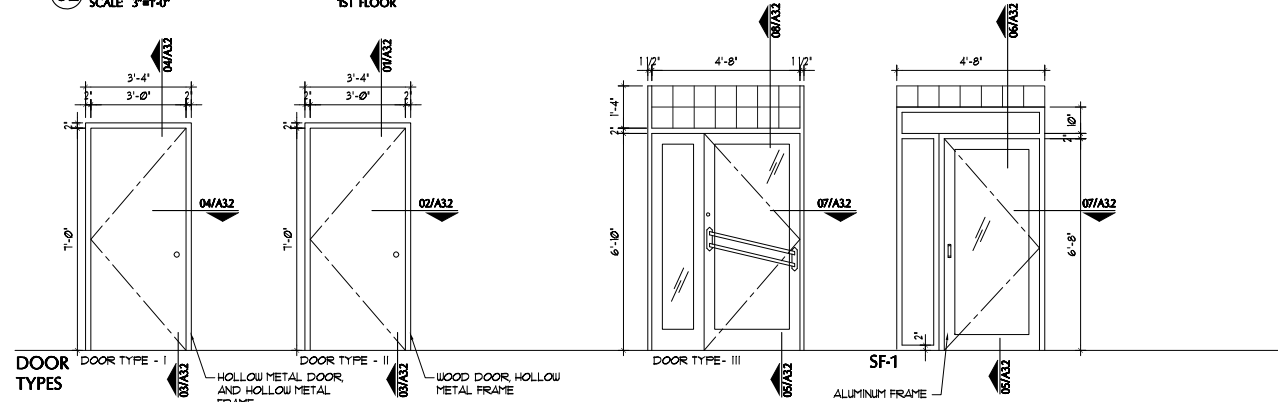


09 WINDOW HEAD/SILL SCALE 3/4"=1'-0" 2ND FLOOR

WINDOW SCHEDULE							DETAILS			
WINDOW MARK	OPENING SIZE W X H	MATERIAL	TYPE	FINISH FRAME	GLAZING		HEAD	JAMB	SILL	SILL HEIGHT
A	4'-0" X 4'-8"	ALUMINUM	FIXED	ANODIZED	DBL PANE INSULATED		01/A31	01/A31	02/A31	4'-0" AFF.
B	8'-8" X 4'-8"	ALUMINUM	FIXED	ANODIZED	DBL PANE INSULATED					4'-0" AFF.
C	5'-0" X 2'-8"	ALUMINUM	FIXED	ANODIZED	DBL PANE INSULATED					4'-0" AFF.
D	2'-6" X 1'-6"	WOOD	FIXED	WOOD, FTD.	DBL PANE INSULATED					9'-0" AFF.
E	2'-8" X 5'-0"	WOOD	S/HUNG	WOOD, FTD.	DBL PANE INSULATED					4'-0" AFF.
F	5'-1" X 5'-0"	WOOD	S/HUNG	WOOD, FTD.	DBL PANE INSULATED					4'-0" AFF.
G	5'-3" X 5'-0"	WOOD	S/HUNG	WOOD, FTD.	DBL PANE INSULATED					4'-0" AFF.
H	5'-1" X 5'-0"	WOOD	S/HUNG	WOOD, FTD.	DBL PANE INSULATED					4'-0" AFF.
I	2'-8" X 4'-0"	WOOD	S/HUNG	WOOD, FTD.	DBL PANE INSULATED					4'-0" AFF.
J	2'-8" X 1'-6"	WOOD	S/HUNG	WOOD, FTD.	DBL PANE INSULATED					9'-0" AFF.

ROOM FINISH SCHEDULE									
ROOM #	ROOM NAME	FIL.	BASE	WALLS				CEILING	REMARKS
				NORTH	SOUTH	EAST	WEST	CEILING HEIGHT	KEY NOTES
Note: IT IS THE INTENT OF THIS CONTRACT TO PAINT ALL EXPOSED STRUCTURAL & INTERIOR WALLS IN ALL SPACES									
100	RECEPTION	SEALED CONC.	RCB	GLUE/PTD	GLUE/PTD	GLUE/PTD	GLUE/PTD	EXPOSED	10'-0"
101	UNSEX RESTROOM	SEALED CONC.	RCB	GLUE/PTD	GLUE/PTD	GLUE/PTD	GLUE/PTD	EXPOSED	10'-0"
102	LOBBY	SEALED CONC.	RCB	GLUE/PTD	GLUE/PTD	GLUE/PTD	GLUE/PTD	EXPOSED	10'-0"
103	GALLERY	SEALED CONC.	RCB	GLUE/PTD	GLUE/PTD	GLUE/PTD	GLUE/PTD	EXPOSED	10'-0"
104	MECHANICAL ROOM	SEALED CONC.	RCB	GLUE/PTD	GLUE/PTD	GLUE/PTD	GLUE/PTD	EXPOSED	10'-0"

DOOR SCHEDULE													
DOOR MARK	DOOR						FRAME						
	W	H	T	MAT'L	TYPE	GLASS	HEAD	JAMB	THRESHOLD	MAT'L	TYPE	FIN.	DOOR SIGNAGE
100	3'-0"	7'-0"	1-3/4"	ALUM	SF-1	TEMP.	06/A32	07/A32	08/A32	ALUM	SF-1	PTD.	
101	3'-0"	7'-0"	1-3/4"	WOOD	II	---	01/A32	02/A32	03/A32	WD	I	PTD.	
102A	3'-0"	7'-0"	1-3/4"	HM	I	---	04/A32	04/A32	05/A32	HM	I	PTD.	
102B	3'-0"	7'-0"	1-3/4"	HM	I	---	04/A32	04/A32	05/A32	HM	I	PTD.	
103	3'-0"	7'-0"	1-3/4"	ALUM	III	TEMP.	ANOD	01/A31	02/A31	ALUM	III	ANOD	
104	3'-0"	7'-0"	1-3/4"	HM	I	TEMP.	PTD.	04/A32	05/A32	HM	I	PTD.	
105	3'-0"	7'-0"	1-3/4"	HM	I	---	PTD.	04/A32	05/A32	HM	I	PTD.	
106	3'-0"	7'-0"	1-3/4"	HM	I	---	PTD.	04/A32	05/A32	HM	I	PTD.	



DOOR TYPES

INTERIM REVIEW ONLY
Document incomplete.
Not intended for permit,
bidding, or construction.
ARCHITECT: Debra J. Dockery
TX License Reg. No. 11930

DEBRA J. DOCKERY, ARCHITECT, P.C.
1118 BROADWAY, SUITE 516
SAN ANTONIO, TX 78205
PHONE (210) 225-6130
FAX (210) 225-7568

GUADALUPE CULTURAL ARTS CENTER
1300 GUADALUPE ST.
SAN ANTONIO, TX 78207

REVISIONS

PROJECT NO.

15-10

PHASE

INCOMPLETE

DATE

JUNE 2018

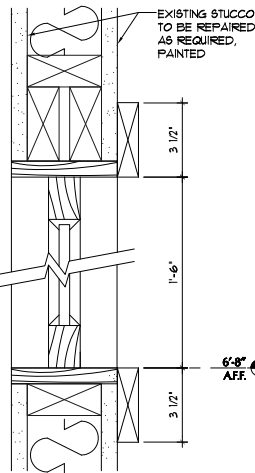
DESCRIPTION

ROOMS & DOOR

FINISH SCHEDULES

AND DETAILS

A3.1



EXISTING STUCCO
TO BE REPAIRED,
AS REQUIRED,
PAINTED

6'-8"
AFF.

09 WINDOW HEAD/SILL
SCALE 3/4"=1'-0"

2ND FLOOR

WINDOW SCHEDULE

WINDOW MARK	OPENING SIZE W X H	MATERIAL	TYPE	FINISH FRAME	GLAZING	DETAILS			SILL HEIGHT	WINDOW REMARKS
						HEAD	JAMB	SILL		
(A)	4'-0" X 4'-8"	ALUMINUM	FIXED	ANODIZED	DBL. PANE INSULATED	11/A3J	11/A3J	12/A3J	4'-0" AFF.	
(B)	8'-8" X 4'-8"	ALUMINUM	FIXED	ANODIZED	DBL. PANE INSULATED				4'-0" AFF.	
(C)	5'-0" X 2'-8"	ALUMINUM	FIXED	ANODIZED	DBL. PANE INSULATED				4'-0" AFF.	
(D)	2'-6" X 1'-6"	WOOD	FIXED	WOOD, FTD.	DBL. PANE INSULATED				9'-0" AFF.	
(E)	2'-8" X 5'-0"	WOOD	SHUNG	WOOD, FTD.	DBL. PANE INSULATED				4'-0" AFF.	
(F)	5'-1" X 5'-0"	WOOD	SHUNG	WOOD, FTD.	DBL. PANE INSULATED				4'-0" AFF.	
(G)	5'-3" X 5'-0"	WOOD	SHUNG	WOOD, FTD.	DBL. PANE INSULATED				4'-0" AFF.	
(H)	5'-11" X 5'-0"	WOOD	SHUNG	WOOD, FTD.	DBL. PANE INSULATED				4'-0" AFF.	
(J)	2'-8" X 4'-0"	WOOD	SHUNG	WOOD, FTD.	DBL. PANE INSULATED				4'-0" AFF.	
(K)	2'-8" X 1'-6"	WOOD	SHUNG	WOOD, FTD.	DBL. PANE INSULATED				9'-0" AFF.	

ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLR.	BASE	WALLS				CEILING	CEILING HEIGHT	REMARKS KEY NOTES
				NORTH	SOUTH	EAST	WEST			
Note: IT IS THE INTENT OF THIS CONTRACT TO PAINT ALL EXPOSED STRUCTURAL & INTERIOR WALLS IN ALL SPACES										
100	RECEPTION	SEALED CONC.	RCB	GLUB/PTD	GLUB/PTD	GLUB/PTD	GLUB/PTD	EXPOSED	10'-0"	
101	UNISEX RESTROOM	SEALED CONC.	RCB	GLUB/PTD	GLUB/PTD	GLUB/PTD	GLUB/PTD	EXPOSED	10'-0"	
102	LOBBY	SEALED CONC.	RCB	GLUB/PTD	GLUB/PTD	GLUB/PTD	GLUB/PTD	EXPOSED	10'-0"	
103	GALLERY	SEALED CONC.	RCB	GLUB/PTD	GLUB/PTD	GLUB/PTD	GLUB/PTD	EXPOSED	10'-0"	
104	MECHANICAL ROOM	SEALED CONC.	RCB	GLUB/PTD	GLUB/PTD	GLUB/PTD	GLUB/PTD	EXPOSED	10'-0"	

DOOR SCHEDULE

DOOR MARK	DOOR							FRAME						FIRE RATING	HARD- WARE	DOOR REMARKS	DOOR SIGNAGE
	SIZE			MAT'L	TYPE	GLASS	FIN.	DETAIL			MAT'L	TYPE	FIN.				
	W	H	T					HEAD	JAMB	THRESHOLD							
100	3'-0"	7'-0"	1-3/4"	ALUM	SF-I	TEMP.	PTD.	06/A32	07/A32	08/A32	ALUM	SF-I	PTD.	---	interior		
101	3'-0"	7'-0"	1-3/4"	WOOD	II	---	PTD.	01/A32	02/A32	03/A32	WD	I	PTD.	---			
102A	3'-0"	7'-0"	1-3/4"	HM	I	---	PTD.	04/A32	04/A32	03/A32	HM	I	PTD.	---			
102B	3'-0"	7'-0"	1-3/4"	HM	I	---	PTD.	04/A32	04/A32	03/A32	HM	I	PTD.	---			
103	3'-0"	7'-0"	1-3/4"	ALUM	III	TEMP.	ANOD	11/A3J	10/A3J	09/A3J	ALUM	III	ANOD	---			
104	3'-0"	7'-0"	1-3/4"	HM	I	TEMP.	PTD.	04/A32	04/A32	03/A32	HM	I	PTD.	---	interior		
105	3'-0"	7'-0"	1-3/4"	HM	I	---	PTD.	04/A32	04/A32	03/A32	HM	I	PTD.	---			
106	3'-0"	7'-0"	1-3/4"	HM	I	---	PTD.	04/A32	04/A32	03/A32	HM	I	PTD.	---			

GUADALUPE CULTURAL ARTS CENTER
1300 GUADALUPE ST.
SAN ANTONIO, TX 78207

REVISIONS

PROJECT NO.

15-10
PHASE
INCOMPLETE

DATE

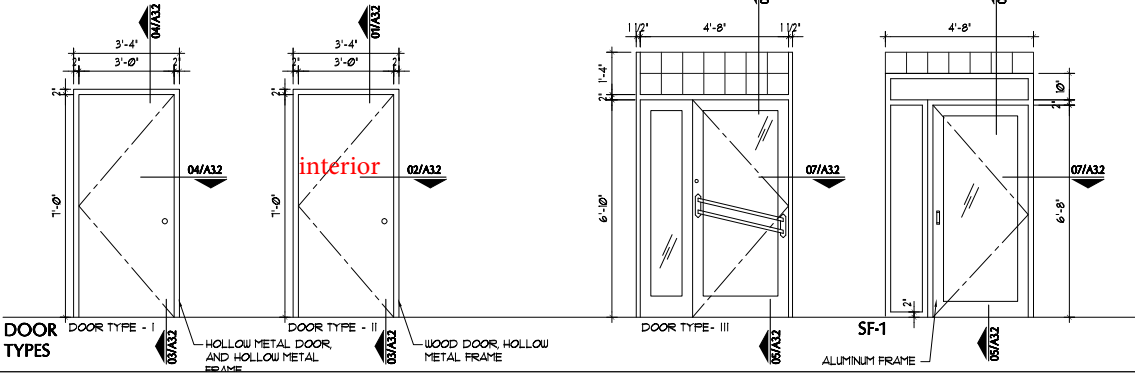
JUNE 2016
DESCRIPTION

ROOMS & DOOR
FINISH SCHEDULES
AND DETAILS

A3.1

SCALE 3"=1'-0"

1ST FLOOR



Staff notes:

Existing Windows	Existing Condition
A: 1, 2	Aluminum, good
B: 1,2	Aluminum, replace (non-original Plexiglas)
C: 1, 2, 3	Aluminum, replace (Deteriorated beyond 50% or replaced with non-original Plexiglas)
D: 1-10	Wood, replace (All 10 deteriorated beyond 50%)
E: 1, 2	Wood, repairable
F: 1, 2	Wood, repairable
G: 1	Wood, repairable
H: 1, 2, 3	Wood, repairable
J: 1 - 4	Wood, replace (poor condition, in rear)
K: 1, 2	Wood, replace (poor condition, in rear)
*Applicant is proposing to replace all windows in-kind	

Existing Doors	Existing Condition	Proposed
100	Metal security door – OK to replace	SF-1
101	Interior – n/a	n/a
102A	Door missing – OK to replace	I
102B	Door missing – OK to replace	I
103	Aluminum double doors (Applicant says door is undersized for emergency egress)	III – Aluminum Frame, side light
104	Interior – n/a	n/a
105	Non-original wood door – OK to replace	I – Hollow metal door and hollow metal frame
106	Door missing – OK to replace	I



GUADALUPE CULTURAL ARTS CENTER
1300 GUADALUPE ST.
SAN ANTONIO, TX 78207

A3.2

EXISTING

TERIM REVIEW ONLY

document incomplete:
not intended for permit,
building, or construction.

ARCHITECT: Debra J. Dockery
License Reg. No. 11930

DEBRA J. DOCKERY, ARCHITECT, P.C.
118 BROADWAY, SUITE 516
SAN ANTONIO, TX. 78205
PHONE (210) 225-6130
FAX (210) 225-7588

GUADALUPE CULTURAL ARTS CENTER
1300 GUADALUPE ST.
SAN ANTONIO, TX 78207

REVISIONS

PROJECT NO.

15-10

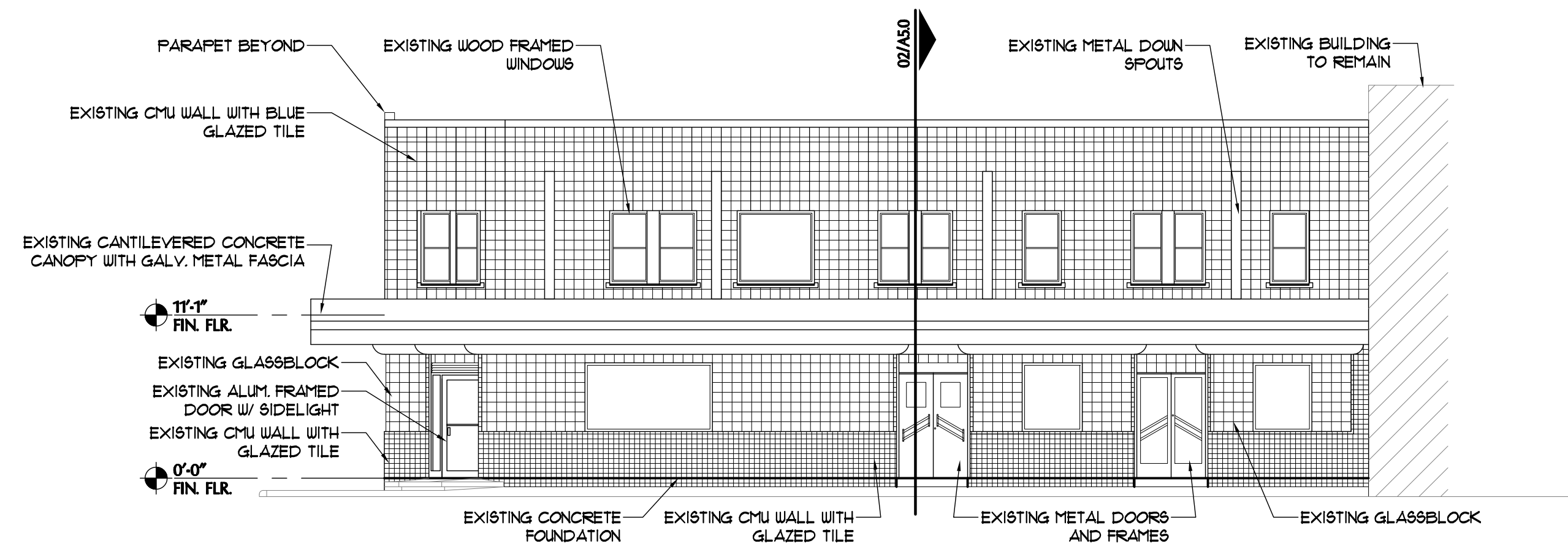
CHASE
SCHEMATIC
DESIGN

ATE

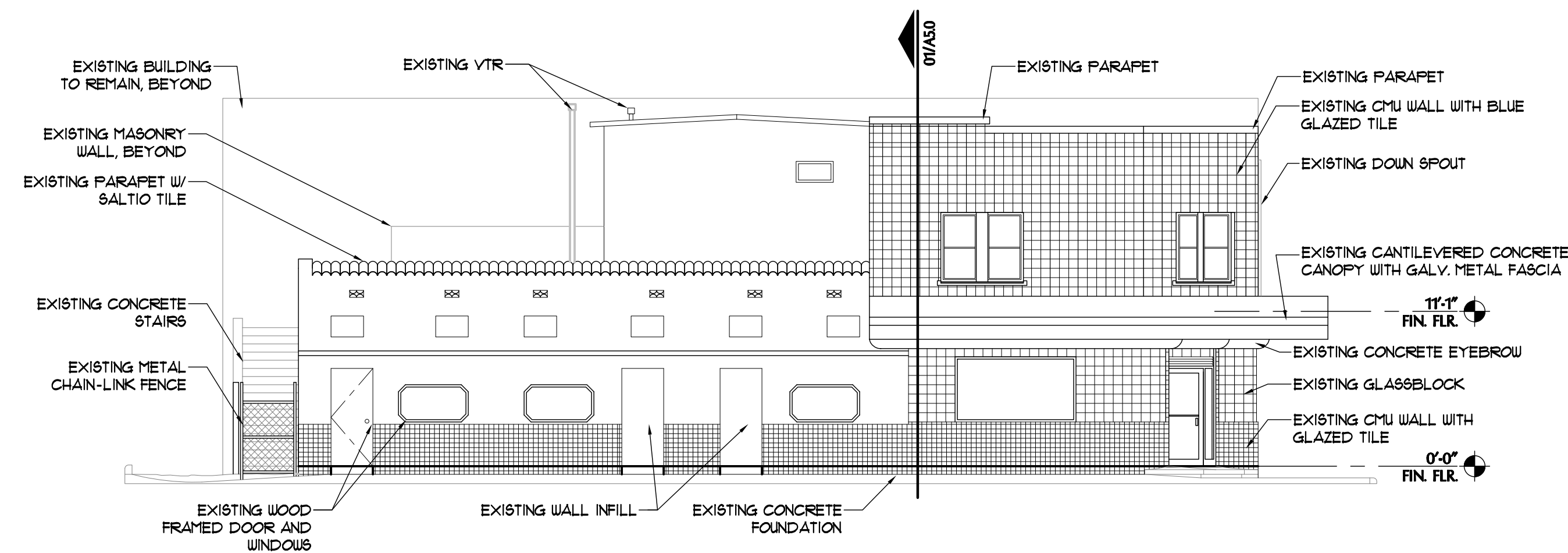
APRIL 2016
DESCRIPTION

EXTERIOR ELEVATIONS

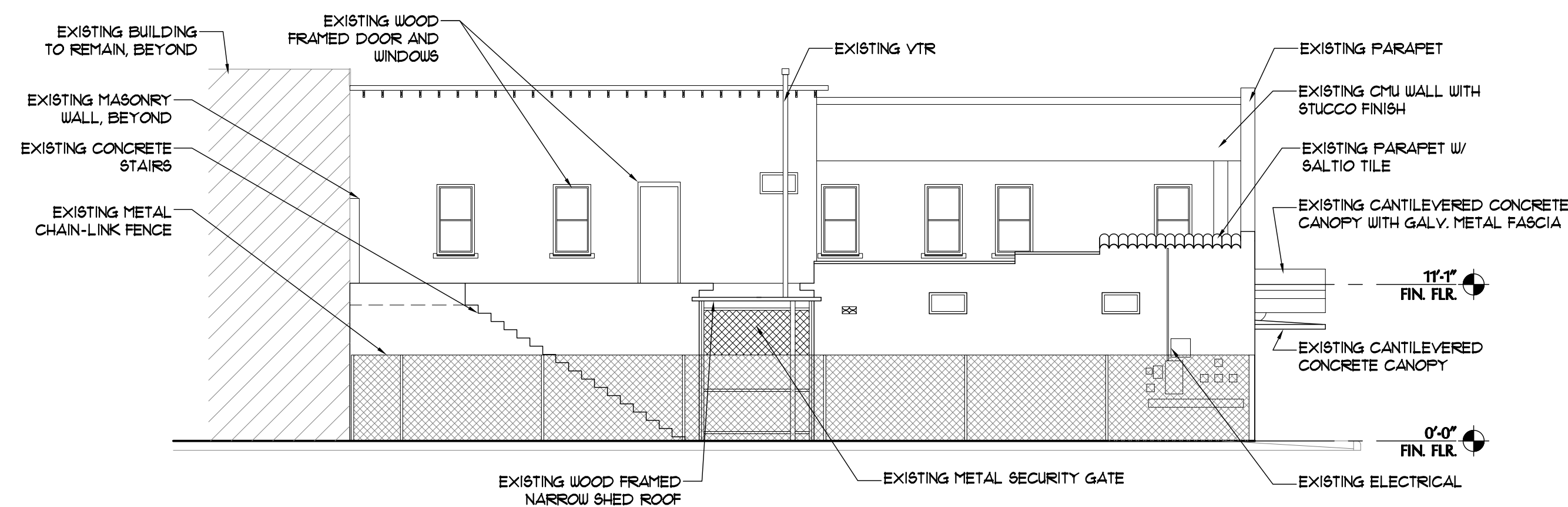
A4.0



01 NORTH ELEVATION
SCALE 1/8"=1'-0"



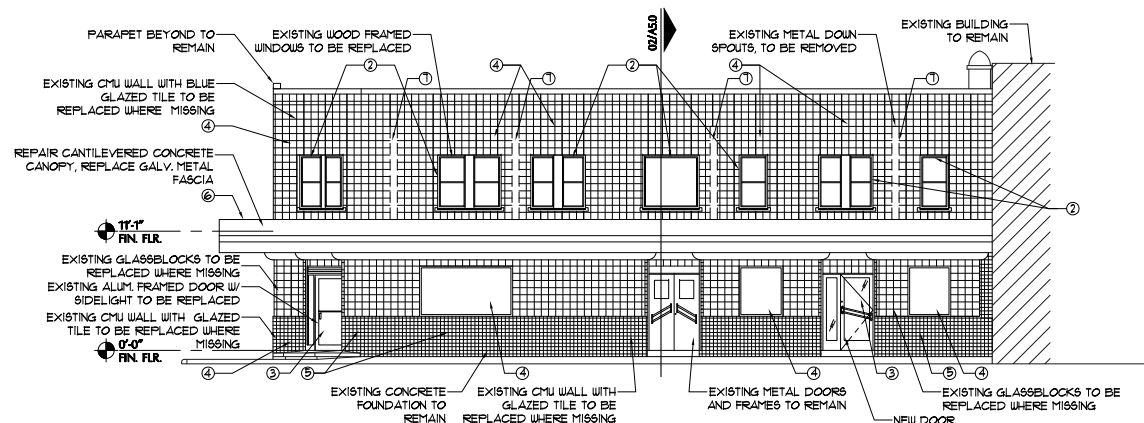
02 EAST ELEVATION
SCALE 1/8"=1'-0"



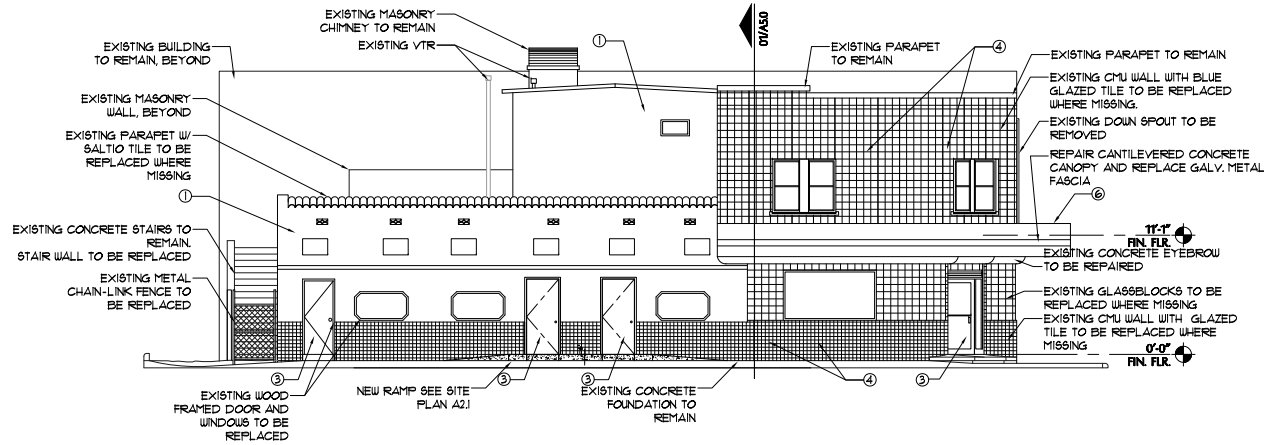
03 SOUTH ELEVATION
SCALE 1/8"=1'-0"

- | |
|---|
| <p>PHASE I</p> <ul style="list-style-type: none"> REPAIR ALL STUCCO AND REPAINT REPLACE WINDOWS WITH HISTORICALLY EQUIVALENT UNITS, AND WITH DOUBLE PANE GLASS REPLACE ALL DOORS WITH EXTERIOR COMMERCIAL GRADE UNITS REPLACE MISSING OR DAMAGED CERAMIC TILE FACING UNITS. REPLACEMENT WILL REQUIRE LOCATING AN ARTISAN TO FABRICATE MATCHING TILES. REPLACE MISSING GLASS BLOCK AND REPOINT GLASS BLOCK JOINT FOR WATER TIGHTNESS REPAIR CONCRETE CANOPY |
|---|

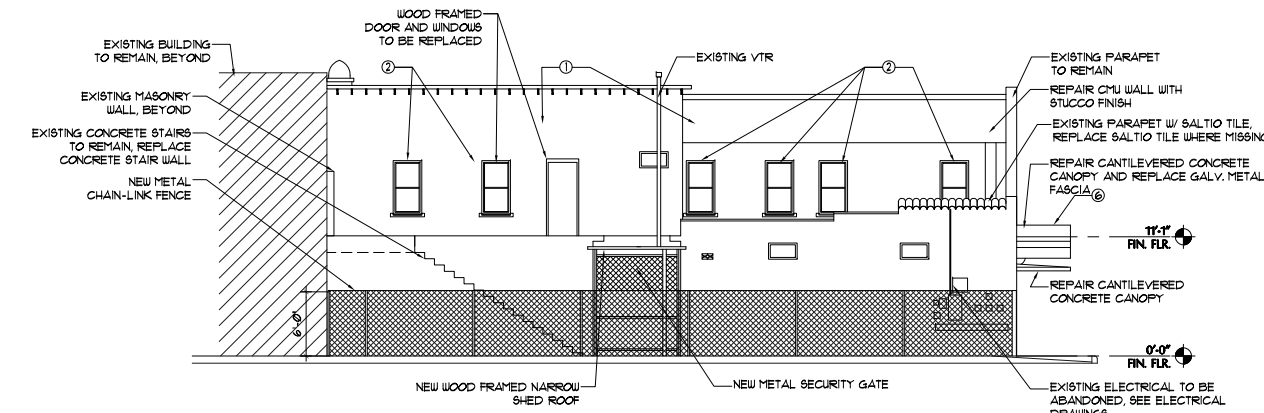
PROPOSED



01 NORTH ELEVATION
SCALE 1/8"=1'-0"



02 EAST ELEVATION
SCALE 1/8"=1'-0"



03 SOUTH ELEVATION
SCALE 1/8"=1'-0"

- PHASE 1
- ① REPAIR ALL STUCCO AND REPAINT TO MATCH EXISTING
 - ② REPLACE WINDOWS WITH HISTORICALLY EQUIVALENT UNITS, AND WITH DOUBLE PANE INSULATING GLASS
 - ③ REPLACE DOORS WITH EXTERIOR COMMERCIAL GRADE UNITS
 - ④ REPLACE MISSING OR DAMAGED CERAMIC TILE FACING UNITS. REPLACEMENT WILL REQUIRE LOCATING AN ARTISAN TO FABRICATE MATCHING TILES.
 - ⑤ REPLACE MISSING GLASS BLOCK AND REPOINT GLASS BLOCK JOINT FOR WATER TIGHTNESS.
 - ⑥ REPAIR CONCRETE CANOPY AND REPLACE GALV. METAL FASCIA TO MATCH EXISTING.
 - ⑦ REMOVE EXISTING DOWNSPOUTS, AND ADD NEW DOWNSPOUTS AT INTERIOR LOCATION

INTERIM REVIEW ONLY
Document incomplete.
Not intended for permit,
bidding, or construction.
ARCHITECT: Debra J. Dockery
TX License Reg. No. 11939

DEBRA J. DOCKERY, ARCHITECT, P.C.
119 BROADWAY, SUITE 516
SAN ANTONIO, TX 78205
PHONE (210) 225-6130
FAX (210) 225-7588

GUADALUPE CULTURAL ARTS CENTER
1300 GUADALUPE ST.
SAN ANTONIO, TX 78207

REVISIONS

PROJECT NO.

15-10

PHASE
INCOMPLETE

DATE

JUNE 2016

DESCRIPTION

EXTERIOR
ELEVATIONS

A4.0



H

F

G

E

F

E

ALL WINDOWS ON THE SECOND FLOOR NORTH ELEVATION ARE CONSTRUCTED OF WOOD. ALL OF THE WINDOWS HAVE WOOD ROT, AND ARE LEAKING WATER WHEN IT RAINS. THE GLASS DOES NOT MEET THE ENERGY CODE FOR AN AIR CONDITIONED SPACE. IT IS PROPOSED TO REPLACE THE WINDOWS WITH WOOD TO MATCH THE EXISTING/ HISTORIC PROFILE CONDITION.

ALL WINDOWS ON THE FIRST FLOOR NORTH ELEVATION ARE ALUMINUM. SEVERAL OF THESE WINDOWS HAVE BEEN REPLAED WITH PLEXIGLAS. THE GLASS OR PLEXIGLASS DOES NOT MEET THE ENERGY CODE FOR AN AIR CONDITIONED SPACE.IT IS PROPOSED TO REPLACE THE WINDOWS WITH ALUMINUM AND GLASS TO MATCH THE EXISTING/ HISTORIC PROFILE CONDITION.

DOOR 103 IS AN ALUMINUM AND GLASS DOOR. THIS DOOR HAS A 2'-4" CLEAR OPENING AND DOES NOT MEET EMERGENCY EGRESS OR ADA. IT IS PROPOSED TO REPLACE THE DOOR WITH A SINGLE 3'-0" WIDE DOOR AND SIDELIGHT, BUT IN SAME MATERIAL AND DOOR CONFIGURATION AS EXISTING.



B

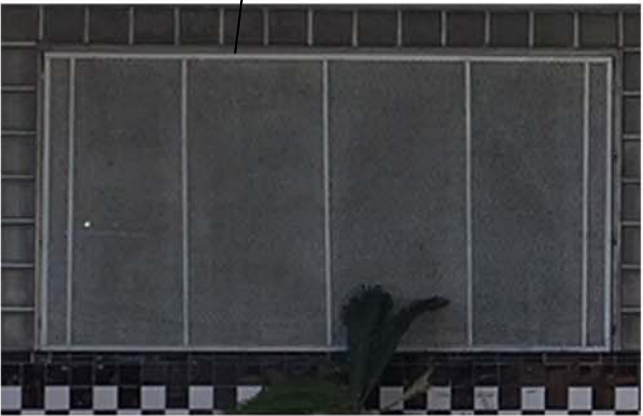
A

A

103



103 - DOOR IS UNDERSIZED FOR EMERGENCY EGRESS



B - WINDOW HAS BEEN REPLACED WITH PLEXIGLAS



A



A

NORTH ELEVATION - WINDOWS & DOORS
SEE SHEET A3.1 FOR WINDOW SCHEDULE



NORTH ELEVATION - WINDOW DETAILS
SEE SHEET A3.1 FOR WINDOW SCHEDULE



H

WINDOW ON THE SECOND FLOOR NORTH-EAST ELEVATION IS CONSTRUCTED OF WOOD. THE WINDOW HAS WOOD ROT, AND IS LEAKING WATER WHEN IT RAINS. ONE OF THE GLASS PANES IS MISSING AND IS BOARDED WITH PLYWOOD. THE GLASS DOES NOT MEET THE ENERGY CODE FOR AN AIR CONDITIONED SPACE. IT IS PROPOSED TO REPLACE THE WINDOW WITH WOOD TO MATCH THE EXISTING/ HISTORIC PROFILE CONDITION.

DOOR 100 DOES NOT APPEAR TO BE ORIGINAL. THE TRANSOM HAS BEEN REPLACED WITH A GRILL THAT IS BOARDED WITH PLYWOOD ON THE INTERIOR. THE GLASS DOES NOT MEET THE ENERGY CODE FOR CONDITIONED SPACES. IT IS PROPOSED TO REPLACE THE DOOR WITH AN ALUMINUM STOREFRONT DOOR TO MATCH THE EXISTING PROFILE CONDITIONS.



100

NORTH-EAST ELEVATION - WINDOWS, WINDOW DETAILS, & DOORS
SEE SHEET A3.1 FOR WINDOW SCHEDULE



D



D



D



D



D



D



H

ALL WINDOWS LABELED D APPEAR TO HAVE BEEN AN OPERABLE WOOD AWNING WINDOW. CURRENTLY THERE IS NO WINDOW AND THE OPENING IS BOARDED WITH PLYWOOD. IT IS PROPOSED TO RELACE THIS OPENING WITH A WOOD FIXED WINDOW.

WINDOW H HAS WOOD ROT, AND LEAKS WHEN RAINING. THE CURRENT GLASS DOES NOT MEET THE ENERGY CODE FOR CONDITIONED SPACES. IT IS PROPOSED TO REPLACE THE WINDOW WITH A WOOD WINDOW TO MATCH THE EXISTING/ HISTORIC PROFILE COINDITION.

WINDOW B ON THE FIRST FLOOR IS ALUMINUM AND HAS BEEN REPLAED WITH PLEXIGLAS. THE PLEXIGLASS DOES NOT MEET THE ENERGY CODE FOR AN AIR CONDITIONED SPACE. THIS WINDOW HAS A STEEL GUARD COVERING THE WINDOW. IT IS PROPOSED TO REMOVED THE STEEL GUARD AND REPLACE THE WINDOW WITH ALUMINUM TO MATCH THE EXISINTG/ HISTORIC PROFILE CONDITION.

WINDOWS C ARE WOOD. ONE WINDOW HAS BEEN BOARDED WITH PLYWOOD, ONE WINDOW HAS BEEN REMOVED AND PLASTERED OVER. ALL THREE WINDOWS HAVE BEEN COVERED WITH STEEL GUARDS. IT IS PROPOSED TO REMOVED THE STEEL GUARDS, AND REPLACE THE WINDOWS WITH WOOD AND GLASS TO MATCH THE HISTORIC CONDITION

DOORS 102A AND 102 B HAVE BEEN REMOVED AND BOARDED WITH PLYWOOD. IT IS PROPOSED TO REPLACE WITH HOLLOW METAL DOORS.

DOOR 107 IS A WOOD DOOR IN BAD CONDITION. IT IS PROPOSED TO REPLACE WITH A HOLLOW METAL DOOR.



C- WINDOW IS BOARDED WITH PLYWOOD



C- WINDOW HAS BEEN REPLACED WITH PELXIGLASS



C- WINDOW HAS BEEN REMOVED AND FILLED IN WITH PLYWOOD AND PLASTER



B- WINDOW HAS BEEN REPLACED WITH PLEXIGLASS

EAST ELEVATION - WINDOWS & DOORS
SEE SHEET A3.1 FOR WINDOW SCHEDULE



EAST ELEVATION - WINDOW DETAILS
SEE SHEET A3.1 FOR WINDOW SCHEDULE



D



D

ALL D WINDOWS ARE WOOD AWNING WINDOW. THERE IS WOOD ROT ON BOTH OF THESE WINDOWS. STEEL BARS HAVE BEEN PLACE TO KEEP VANDALS OUT. IT IS PRPOSED TO REPLACE THESE WINDOWS WITH WOOD WINDOWS, AND REMOVE THE STEEL BARS.



SOUTH ELEVATION - WINDOWS
SEE SHEET A3.1 FOR WINDOW SCHEDULE

WINDOWS K ARE WOOD FRAMED WINDOWS WHERE THE GLASS HAS BEEN BROKEN AND MUCH OF THE WOOD IS ROTTED OR BROKEN. THE OPENING HAS BEEN BOARDED WITH PLYWOOD AN STEEL GUARDS HAVE BEEN PLACED TO KEEP VANDALS OUT. IT IS PROPOSED TO REPLACE THE WINDOW WITH WOOD FRAMED WINDOWS TO MATCH EXISTING/ HISTORIC CONDITIONS AND TO REMOVE THE STEEL GUARDS.

WINDOW D APPEARS TO HAVE BEEN A WOOD AWNING WINDOW. STEEL GUARDS HAVE BEEN PLACED TO KEEP VANDALS OUT. IT IS PRPOSED TO REPLACE THIS WINDOW WITH A FIXED WINDOW TO MATCH EXISTING/ HISTORIC CONDITIONS AND TO REMOVE THE STEEL GUARDS.

DOOR 108 HAS BEEN REMOVED AND BOARDED WTIH PLYWOOD. IT IS PROPOSED TO REPLACE THIS DOOR OPENING WITH A HOLLOW METAL DOOR AND FRAME.



K



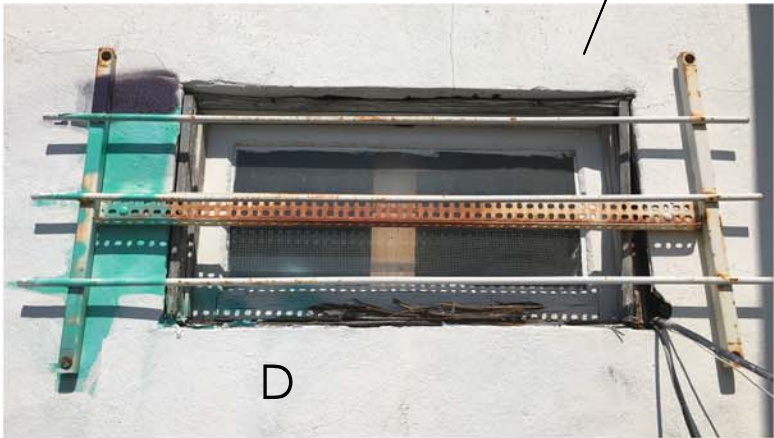
K



D

EAST ELEVATION - WINDOWS & DOORS AT ROOF LEVEL
SEE SHEET A3.1 FOR WINDOW SCHEDULE

WINDOW D IS A WOOD AWNING WINDOW. THERE IS WOOD ROT AND THE WINDOW LEAKS WHEN IT RAINS. IT IS PROPOSED TO REPLACE THIS WINDOW WITH A FIXED WINDOW TO MATCH EXISTING/ HISTORIC PROFILE CONDITIONS.



WINDOWS J ARE WOOD FRAMED WINDOWS. THERE IS WOOD ROT AND THE WINDOW LEAKS WHEN IT RAINS. THE STEEL GUARDS HAVE BEEN PLACED OVER THE WINDOWS TO KEEP VANDAL OUT. IT IS PROPOSED TO REPLACE THE WINDOW WITH WOOD FRAMED WINDOWS TO MATCH EXISTING/ HISTORIC PROFILE CONDITIONS AND TO REMOVE THE STEEL GUARDS.

SOUTH ELEVATION - WINDOWS & DOORS ROOF LEVEL
SEE SHEET A3.1 FOR WINDOW SCHEDULE

SELECTING AN APPROPRIATE REPLACEMENT

6.B.iv. 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.



Recommended stipulations for replacement:

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

Details to avoid:



- Vinyl product changes the material
- Window is not recessed within frame
- Sash components do not feature traditional dimensions



- Track insert alters profile
- Meeting rails thicker than original
- Low-e coating alters hue and reflectivity



- Window trim and sill detail not consistent with original

SELECTING WINDOWS FOR NEW BUILDINGS

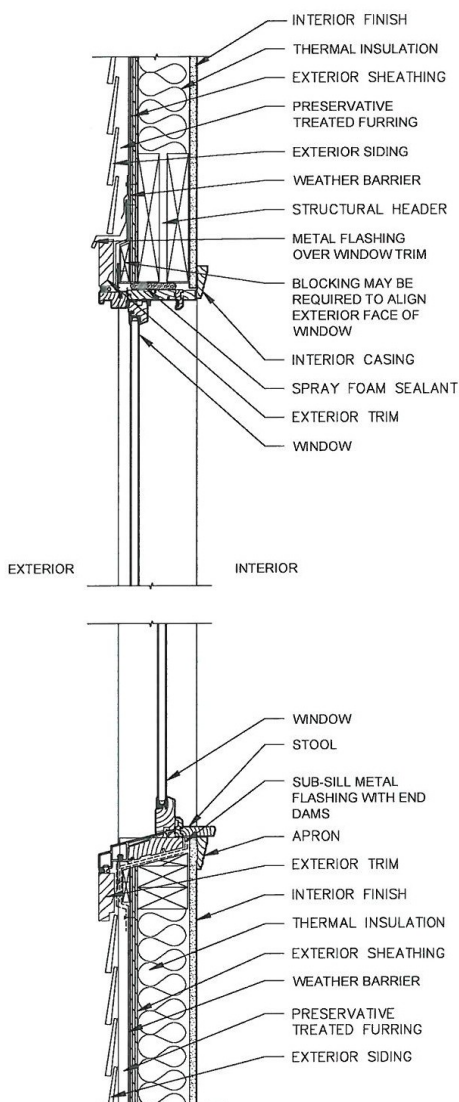
3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.

The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

Examples in New Construction:



Block Frame



(not recommended)



Flush Flange