

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

HDRC CASE NO: 2020-103
ADDRESS: 212 N ALAMO ST
LEGAL DESCRIPTION: NCB 7664 BLK 23
ZONING: D, H
CITY COUNCIL DIST.: 1
LANDMARK: YWCA / Henry Terrell Building
APPLICANT: Mark Henderson/Ford Powell & Carson Architects
OWNER: Chris McMartin
TYPE OF WORK: Exterior alterations, landscaping
APPLICATION RECEIVED: March 11, 2020
60-DAY REVIEW: May 10, 2020
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval to:

1. Replace the existing, concrete slab and first level floor.
2. Construct a new stair and elevator addition to the south façade to feature a painted stucco exterior.
3. Remove two existing fire escapes.
4. Perform repair and maintenance to the existing masonry including re-pointing, cleaning, painting, and replacement where necessary.
5. Replace all existing windows and install a new wood storefront system.
6. Install a new TPO roofing system.
7. Install entrance canopies on the N Alamo façade.

APPLICABLE CITATIONS:

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

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. Character-defining features*—Preserve characterdefining 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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

2 MASSING AND FORM OF NON-RESIDENTIAL AND MIXED-USE ADDITIONS

A. GENERAL

- i. Historic context—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. Preferred location—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. Similar roof form—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. Subordinate to principal facade—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. Transitions between old and new—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

3 MATERIALS AND TEXTURES

A. COMPLEMENTARY MATERIALS

- i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

B. SCALE, MASSING, AND FORM

- i. Height—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. Total addition footprint—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

4 ARCHITECTURAL DETAILS

A. GENERAL

- i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof

form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The historic structure located at 212 N Alamo street was constructed circa 1909 and is commonly known as the YWCA and the Henry Terrell Building. The historic structure has been subject to various modifications and currently does not feature the majority of its historic wood windows or storefront windows.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on March 24, 2020. At that meeting, Committee members commented on the proposed rehabilitation, and commented that the proposed canopies should be installed in a manner that does not cover any existing architectural elements.
- c. FIRST FLOOR SLAB – The historic structure currently features a ground floor slab that has deteriorated beyond repair. The applicant has proposed to install a new concrete slab to serve as the floor on the ground level, and to serve structural purposes. Staff finds this to be appropriate.
- d. STAIR & ELEVATOR ADDITION – The applicant has proposed to construct a stair and elevator addition on the south façade to feature a painted stucco exterior. The applicant has noted that the proposed addition will feature insets from the walls of the historic structure. Staff finds the proposed addition, its profile and materials to be appropriate and consistent with the Guidelines.
- e. FIRE ESCAPE REMOVAL – The applicant has proposed to remove two existing fire escapes that no longer meet life safety code. Staff finds the removal of these fire escapes to be appropriate. Staff finds that any previous penetrations into the masonry façade should be repaired in kind.
- f. MASONRY REPAIR – The applicant has proposed to perform repair and maintenance to the existing masonry façade including re-pointing, cleaning, painting and replacement of materials where necessary. Staff finds this to be appropriate and consistent with the Guidelines.
- g. WINDOW REPAIR – The existing structure does not feature a majority of its original windows. The applicant has proposed to replace all existing windows with new, wood windows. Generally, staff finds this to be appropriate; however, the applicant should adhere to staff’s standard specifications for window replacement.
- h. ROOFING – The applicant has proposed to install a new TPO roofing system. Staff finds this to be appropriate and consistent with the Guidelines as it will not modify the historic roof profile.
- i. CANOPIES – The applicant has proposed to install entrance canopies on the N Alamo façade. Generally, staff finds this request to be appropriate provided that the canopies are simply in nature and do not obscure any historic architectural elements.
- j. ARCHAEOLOGY – The project area is located within the San Antonio Downtown and River Walk Historic District National Register of Historic Places District and is a designated Local Historic Landmark. In addition, the property is in close proximity to previously recorded archaeological site 41BX1894. Furthermore, a review of historic archival documents identifies buildings within the property as early as 1873. Therefore, archaeological investigations should occur if excavations are necessary for the development. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Staff recommends conceptual approval of items #1 through #7 based on finding a through i with the following stipulations:

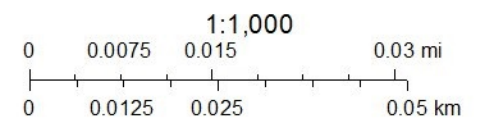
- i. That all repair and maintenance to historic masonry elements be done in-kind with like materials.
- ii. That the proposed wood replacement windows adhere to staff standard specifications for window replacement.
- iii. That the proposed entrance canopies be simple in design and not obscure any historic architectural elements.

- iv. **ARCHAEOLOGY** – Archaeological investigations should occur if excavations are necessary for the development. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



March 26, 2020





Architecture
Planning
Interior Design
Preservation

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John Mize, AIA, LEED AP
Rachel Wright, AIA, LEED GA
Adam Reed, AIA, LEED AP

Senior Associates:
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Viola Lopez, AIA
Hector Machado, AIA
Michelle Garcia, RID
Allison Chambers, AIA, LEED AP

Associates:
Laura Elvia Hall, AIA, LEED AP
Oscar Reyes, AIA
Celeste Taylor, RID

March 11th, 2020
HDRC Conceptual Approval Application
212 North Alamo Street – Henry Terrell Building

Office of Historic Preservation
1901 South Alamo
San Antonio, TX 78204

Project Description:

Located at 212 North Alamo Street on the northwest corner of N. Alamo and 3rd Street, the Henry Terrell building exemplifies San Antonio's early 1900's commercial vernacular in the simplest of classical forms. This 3-story Renaissance Revival style building was built ca 1909 by Henry Terrell, a lawyer and the son of Edwin H. Terrell, a prominent San Antonio businessman. The building was primarily a small hotel, with commercial storefronts on the street level. For a short time between 1910 and 1915 the building was home to the San Antonio YWCA. The building was then converted to use as a small hotel from 1925 until 1950, was known as the Majestic Hotel. The commercial spaces on the street level were generally occupied by a jeweler, a package store, and a restaurant or café.

The Terrell building is composed of a running bond brick facade with cast stone headers, sills and key stones that define the brick arched openings, doors and windows. The buff and terracotta brick are laid with the terracotta aligned in vertical rows spanning from the first to third floor, north to south. This pattern is repeated on the north, west and south elevations, leaving the east elevation clad in only the running bond buff brick.

The structure is a load bearing masonry wall perimeter with shallow footings. The interior columns extending up to the second floor and are cast iron resting on shallow spread footings. The first floor is currently both slab on grade and wood floor on sleepers. Both structural floor systems are cut up and assumed a construction project that was started and not finished. The second and third floor structures are wood framed as well as the existing roof structure. A partial interior wood stair exists but is not the original configuration. Project scope calls for removing this stair and replacing with a new stair.

The owner will pursue Historic Tax Credits and therefore the project scope accounts for the most comprehensive renovations that will be required by the Texas Historical Commission. FPC has already has a preliminary meeting and site walk with the Texas Historical Commission to discuss the project and expectations moving forward. FPC will adhere to THC and OHP recommendations in order to qualify for as many tax credits as possible for the project.

As stated above, the existing concrete slab has been heavily disturbed and modified in previous renovation efforts. This application recommends removal of the existing floor slab on the first floor and replacement with a new slab on fill for a uniform and structurally sound foundation. The load bearing walls on the second and third floors will need to be evaluated and possibly reinforced to support typical office dead/live loads that is proposed on these floors.

A new stair and elevator will be installed within the project scope. The elevator will be located on the exterior of the south south-east portion of the building and will be constructed of metal stud and a painted stucco exterior finish. The new elevator will result in altering the inside

corner condition of the building. FPC will carefully detail the new elevator shaft to be distinct from the historic building.

The two existing exterior fire escapes will be removed from the project as they are not required for egress. Masonry patching will occur where the steel embeds existed.

FPC will be re-pointing the masonry and mortar conditions around the building. The existing masonry will be cleaned and patched to a level appropriate for expressing as a finish material. Some masonry units need to be replaced where severely damaged, as well as some that need to be removed where used to infill previous window profiles.

Few existing interior finishes remain, but it was observed that the 2nd and 3rd floors at one time had plaster over masonry on the perimeter walls. Brick will be exposed on the interior of the 1st floor while plaster will cover the masonry on the 2nd and 3rd floors.

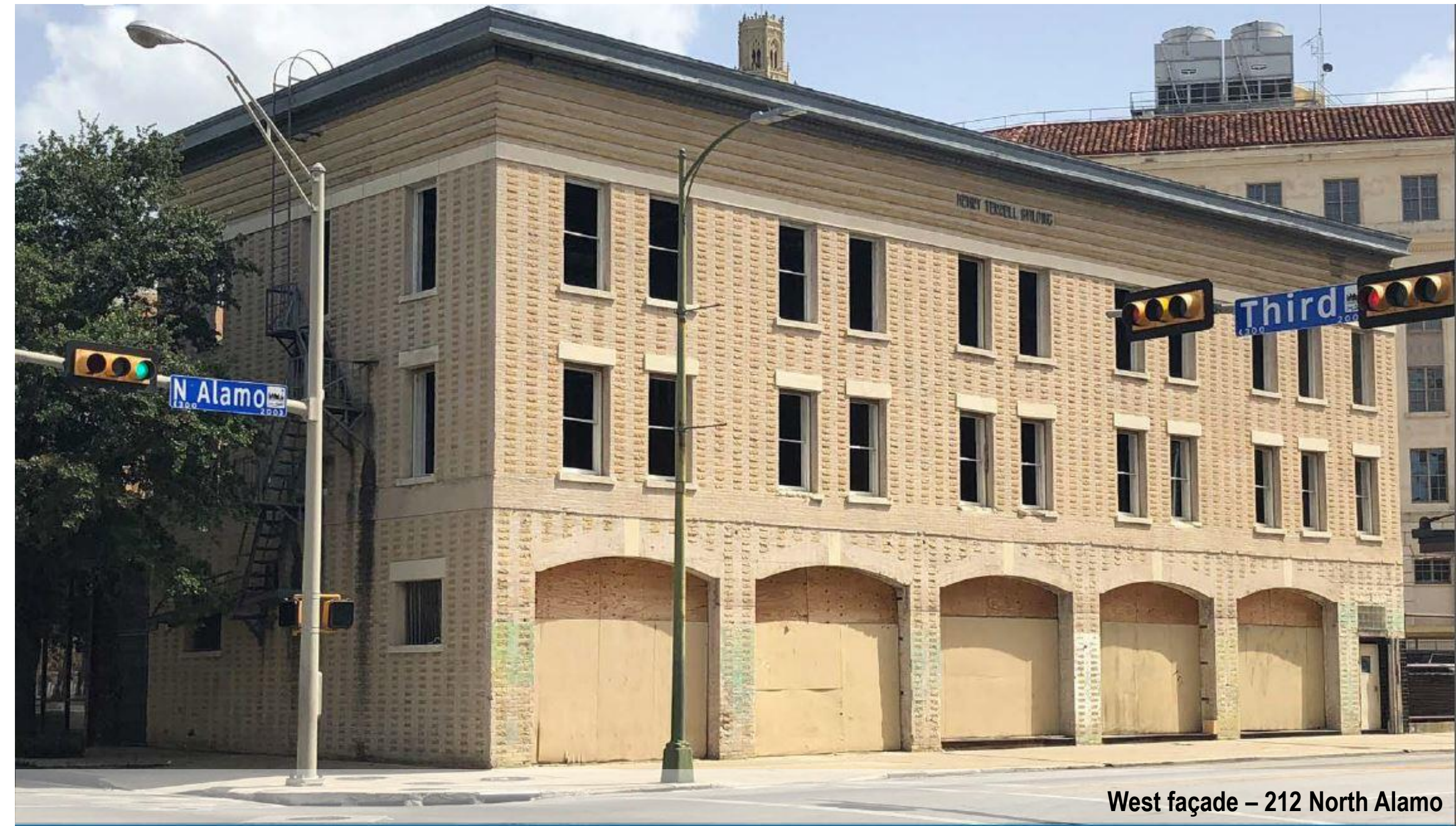
The existing building has less than 20% of its windows and doors in place. As a result, replacement of all windows and storefront systems is proposed. The historic = profiles and windows planes will be respected when trying to match the new window to the existing. The proposed windows will be thermally broken and constructed of wood with an Insulated glass unit for energy efficiency.

A new TPO roof with insulation is being proposed. Condensing units and any other mechanical equipment will be kept off of the roof. Walk-pads for access to maintenance areas will be installed as necessary but are not anticipated. Minimum 10-year warranty.

New construction base building elements (electrical, mechanical, restrooms, general storage) will be constructed of conventional stud and drywall assemblies. New mechanical rooms, restrooms, and other spaces with sound generating base building equipment will be sound insulated to achieve a minimum of NC-30, as measured in adjacent occupied spaces.

The building will be required to include a new fire sprinkler and alarm system. There are no visible fire protection systems in place, but this will be required due to the construction and occupancy types of this structure.

END OF PROJECT DESCRIPTION



West façade – 212 North Alamo



North façade – 212 North Alamo



North façade – 212 North Alamo



South façade – 212 North Alamo



South façade – 212 North Alamo



East façade – 212 North Alamo



West façade typical fenestration – 212 North Alamo



North façade – 212 North Alamo



Window profile on north façade. Iron bars to be removed.



Masonry mass wall– 212 North Alamo

NOTES:

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
- 2) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE, PUBLIC RECORDS AND THE IN-HOUSE DESIGN FILES. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE. TEXAS-811 HAS NOT BEEN CONTACTED, TELEPHONE, CABLE AND OTHER UTILITIES NOT DEPICTED ON THE SURVEY.
- 3) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48020C04150, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANGE FLOODPLAIN."
- 4) THE CITY OF SAN ANTONIO, TEXAS PLANNING DEPARTMENT ZONING WEBSITE APPLICATION AT: [HTTPS://GIS.SANANTONIO.GOV/PSDSONESTOP/INDEX.HTML](https://gis.sanantonio.gov/psdsonestop/index.html) SHOWS THE PROPERTY IS ZONED C3 AND C3 GC-2.

DEED/PLAT REFERENCE

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

LEGEND

— BUILDING CORNER

LINE LEGEND

— WROUGHT IRON/ORNAMENTAL FENCE

METES AND BOUNDS DESCRIPTION FOR

A 0.097 OF AN ACRE, OR 4,213 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING THAT TRACT DESCRIBED IN DEED TO BARRY SISKIND & NORA GARCIA, TRUSTEES OF THE SISKIND FAMILY AND TRUST RECORDED IN VOLUME 16099, PAGE 801 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.097 OF AN ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

BEGINNING: AT A BUILDING CORNER ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID N. ALAMO, A 72-FOOT RIGHT-OF-WAY, A NORTH CORNER OF LOT 17, BLOCK 23, NEW CITY BLOCK 425, THREE ELEVEN THIRD SUBDIVISION RECORDED IN VOLUME 20001, PAGE 660 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 45°07'13" E, ALONG AND WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID N. ALAMO, THE NORTHWEST LINE OF SAID SISKIND FAMILY AND TRUST TRACT, A DISTANCE OF 89.97 FEET TO A FOUND BUILDING CORNER AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF 3RD STREET WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID N. ALAMO, FOR THE NORTH CORNER OF SAID SISKIND FAMILY AND TRUST TRACT AND THE HEREIN DESCRIBED;

THENCE: S 45°00'41" E, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID N. ALAMO, ALONG AND WITH THE SOUTHWEST LINE OF SAID 3RD STREET, THE NORTHEAST LINE OF SAID SISKIND FAMILY AND TRUST TRACT A DISTANCE OF 47.00 FEET TO A FOUND BUILDING CORNER FOR THE NORTH CORNER OF SAID LOT 17, THE EAST CORNER OF SAID SISKIND FAMILY AND TRUST TRACT;

THENCE: DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID 3RD STREET, ALONG AND WITH THE NORTHWEST LINE OF SAID LOT 17, THE SOUTHEAST LINE OF SAID SISKIND FAMILY AND TRUST TRACT, THE FOLLOWING BEARINGS AND DISTANCES;

S 44°54'02" W, A DISTANCE OF 71.38 FEET TO A FOUND BUILDING CORNER FOR AN ANGLE POINT;

N 42°09'33" W, A DISTANCE OF 1.04 FEET TO A FOUND BUILDING CORNER FOR AN ANGLE POINT;

S 44°53'48" W, A DISTANCE OF 18.15 FEET TO A FOUND BUILDING CORNER FOR AN INTERIOR CORNER OF SAID LOT 17, THE SOUTH CORNER OF SAID SISKIND FAMILY AND TRUST TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE: N 45°36'51" W, ALONG AND WITH A NORTHEAST LINE OF SAID LOT 17, THE SOUTHWEST LINE OF SAID SISKIND FAMILY AND TRUST TRACT, A DISTANCE OF 46.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.097 OF AN ACRE IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN CONJUNCTION WITH A SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED UNDER JOB NUMBER 9062-19 BY PAPE-DAWSON ENGINEERS, INC.

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Alamo Title Insurance Company.
Title Commitment: G.F. # eat-41-4000411900623-JG
Issued Date: March 29, 2019
Effective Date: March 25, 2019

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

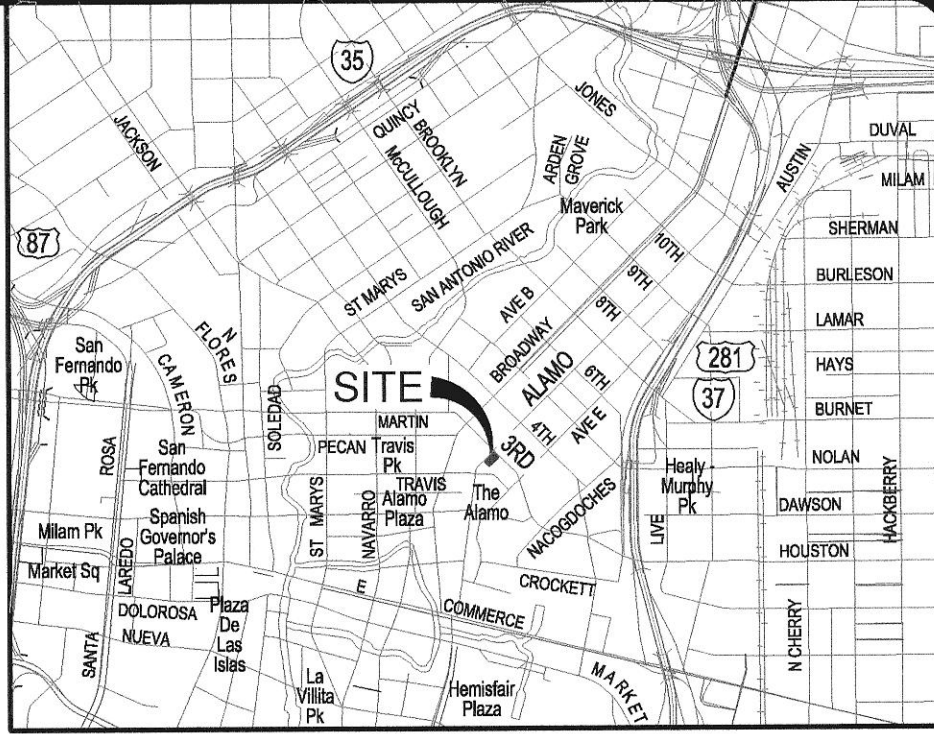
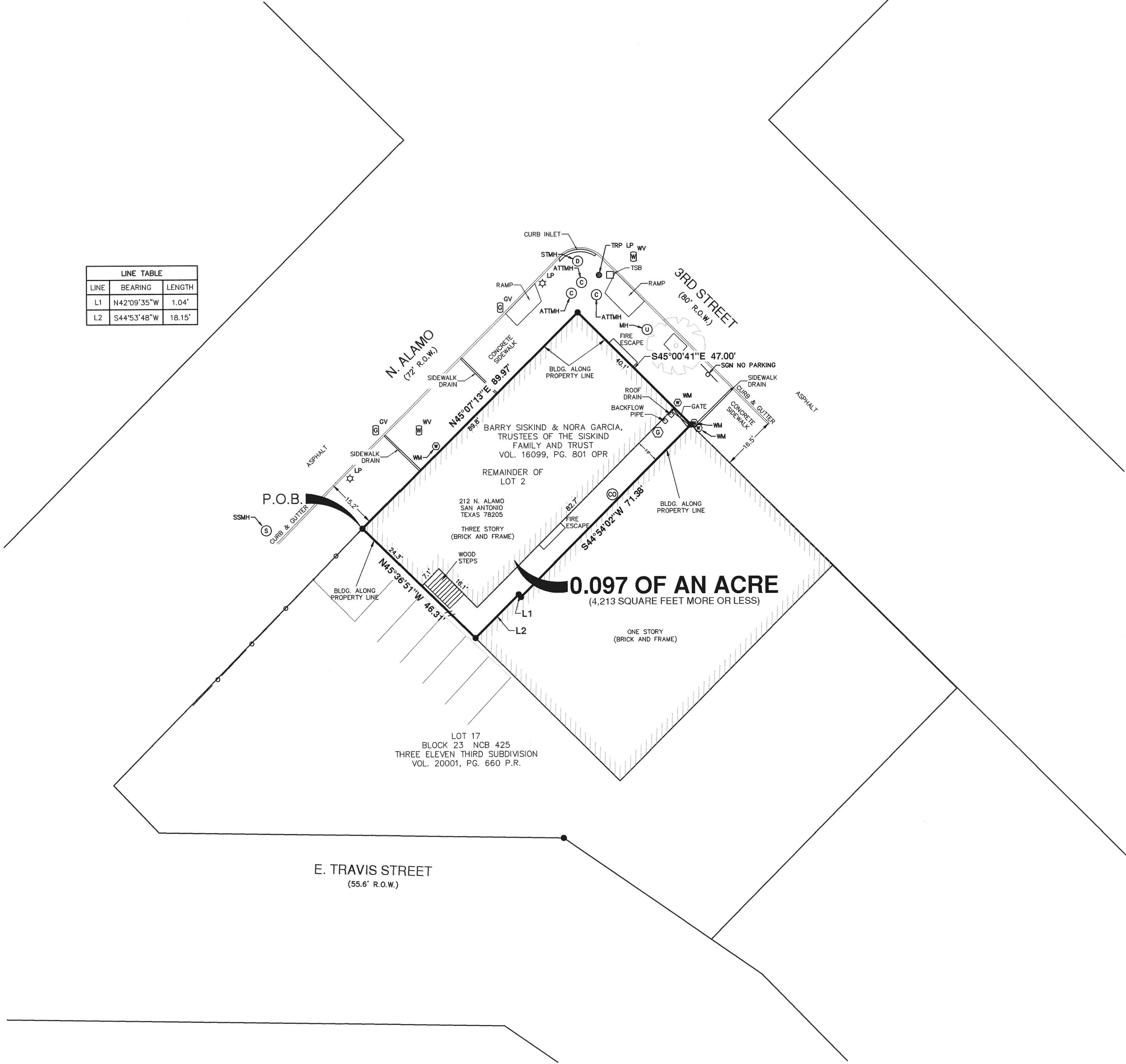
1. The following restrictive covenants of record itemized below:

The following matters and all terms of the documents creating or offering evidence of the matters:

10g. Boundary Line Agreement, as provided therein, as set out in Volume 248, Page 302, Deed Records, Bexar County, Texas. (Applies)

h. Historic Designation: Verified Certificate, as provided therein, set out in Volume 16817, Page 1967, Real Property Records, Bexar County, Texas. (Applies)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°09'35"W	1.04'
L2	S44°53'48"W	18.15'



0' 20' 40' 60'
SCALE: 1" = 20'

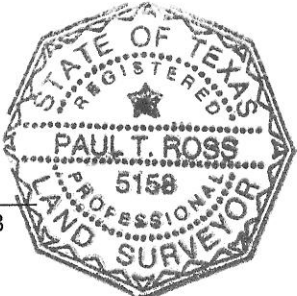
SYMBOL LEGEND

⊙	GAS METER
⊕	GAS VALVE
☆	LAMP POST
●	RPOLE
—	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
⊙	SANITARY SEWER MANHOLE
⊕	STORM DRAIN MANHOLE
⊕	SL STREET LIGHT
—	TLS U/G COMMUNICATION LINE SIGN
●	TRP TRAFFIC POLE
●	UP UTILITY POLE
●	UPT UTILITY POLE W/TRANSFORMER
⊕	WATER METER
⊕	WATER VALVE
⊕	SANITARY SEWER CLEANOUT
⊕	A.T.&T. MANHOLE
⊕	UNKNOWN UTILITY MANHOLE

I hereby certify to: Clearinghouse CDFI; Barry Siskind and Nora Garcia, Trustees of the Siskind Family Trust; and Alamo Title Insurance Company.

This map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6(a), 8 and 9 of table A thereof. The field work was completed on April 8, 2019.

Paul T. Ross 24 APRIL 19
Paul T. Ross Registered Professional Land Surveyor No. 5158
Ross@pape-dawson.com



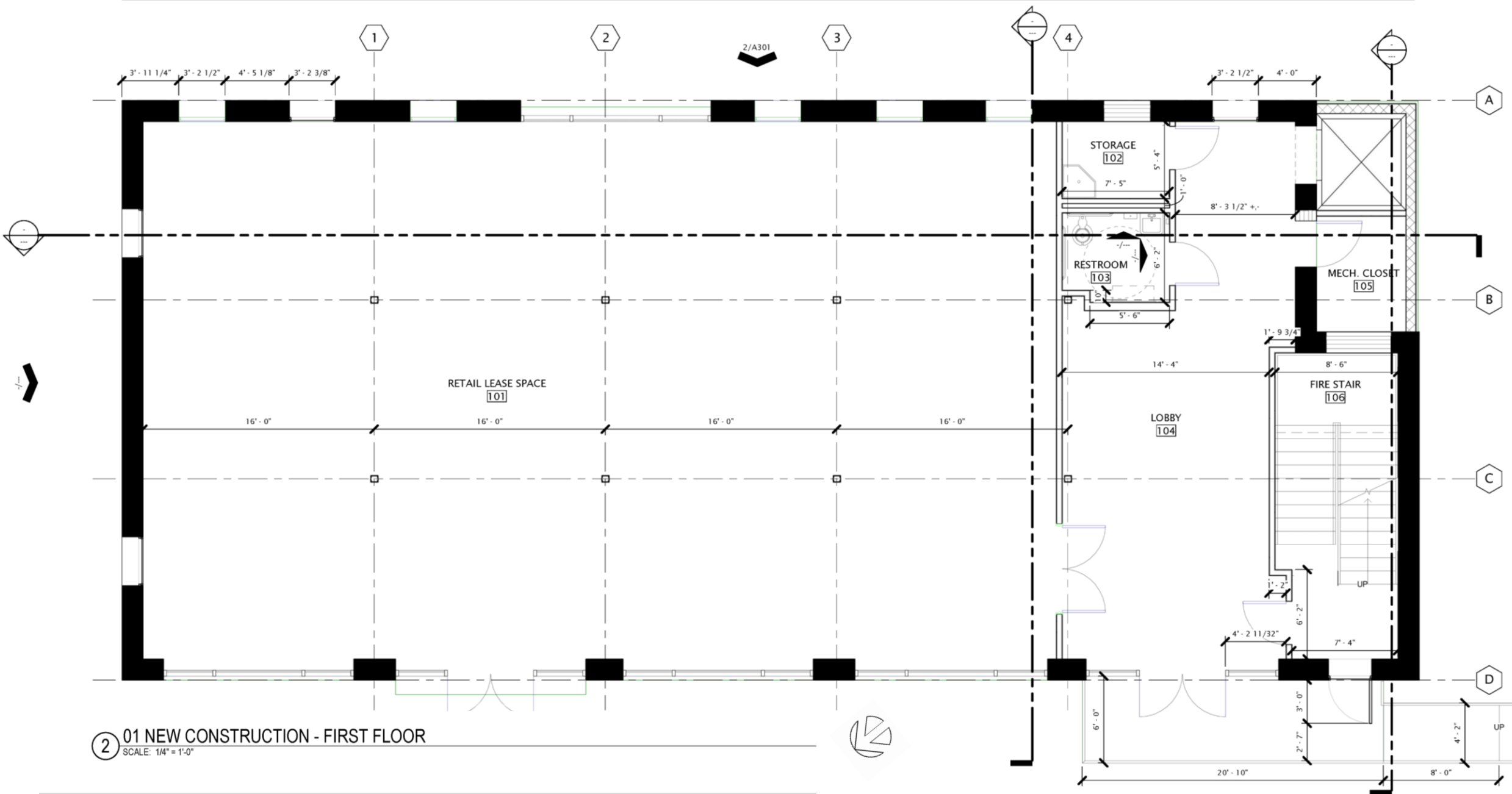
ALTA/NSPS LAND TITLE SURVEY

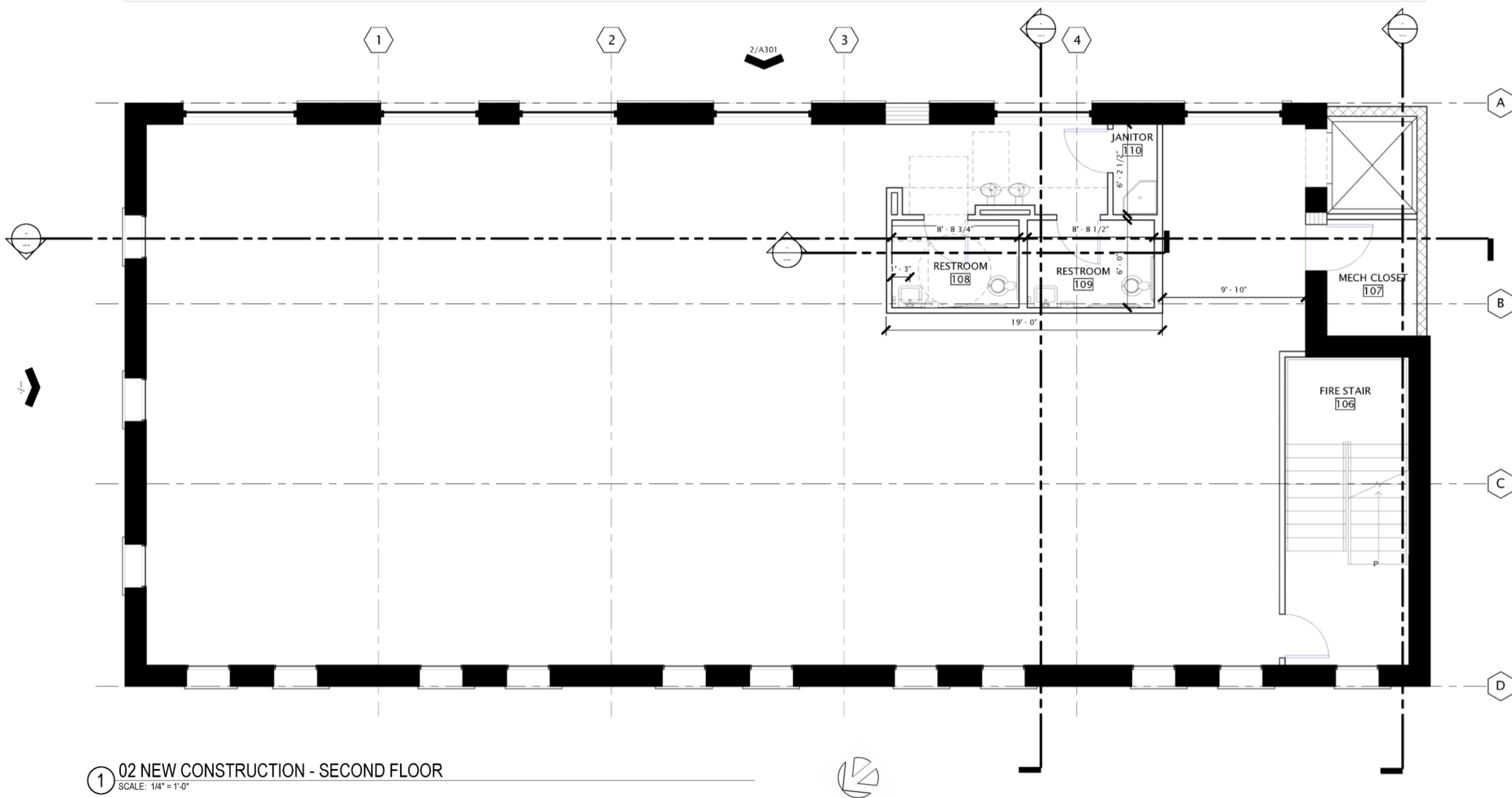
JOB NO. 9062-19
DATE April, 2019
CHECKED PTR DRAWN SG
CIVIL JOB NO. 11423-00
REFERENCE: 11423-01
SHEET 1 OF 1

PAPE-DAWSON ENGINEERS
2000 NW Loop 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9070
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 10028900
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028900

A 0.097 OF AN ACRE, OR 4,213 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING THAT TRACT DESCRIBED IN DEED TO BARRY SISKIND & NORA GARCIA, TRUSTEES OF THE SISKIND FAMILY AND TRUST RECORDED IN VOLUME 16099, PAGE 801 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PROJECT NAME: 212 N. ALAMO





① 02 NEW CONSTRUCTION - SECOND FLOOR
SCALE: 1/4" = 1'-0"

Exterior signage, lighting, and awnings TBD,
*this will be submitted with the final approval app.

Repoint
masonry

Replace all
windows, match
profile and wood
construction

New awnings, finish and
details to be determined,
*this will be submitted
with final approval app.

New wood storefront
windows on 1st floor
facing N. Alamo.

New ADA ramp, railing
construction and details
to be determined.

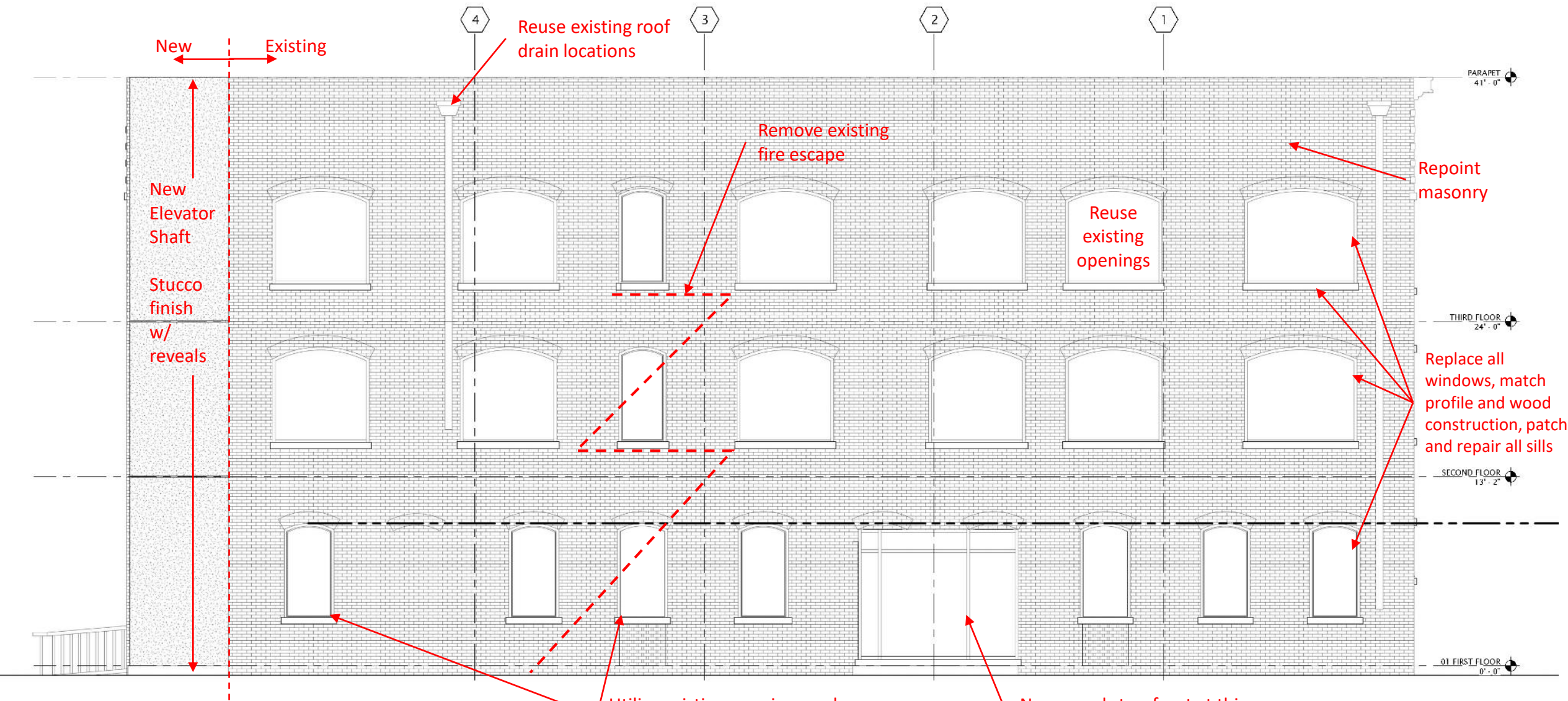
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

PARAPET
41'-0"

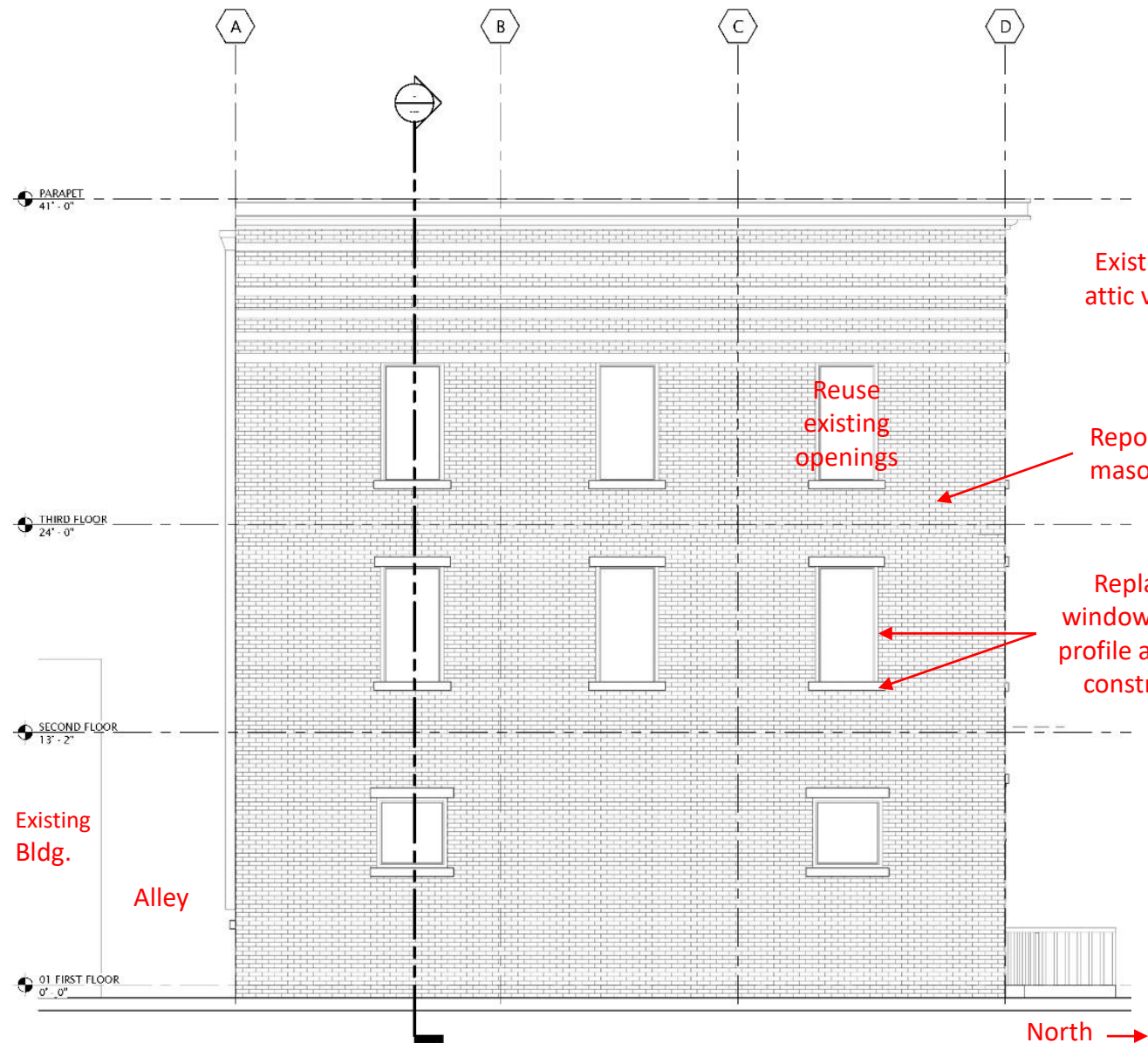
THIRD FLOOR
24'-0"

SECOND FLOOR
13'-2"

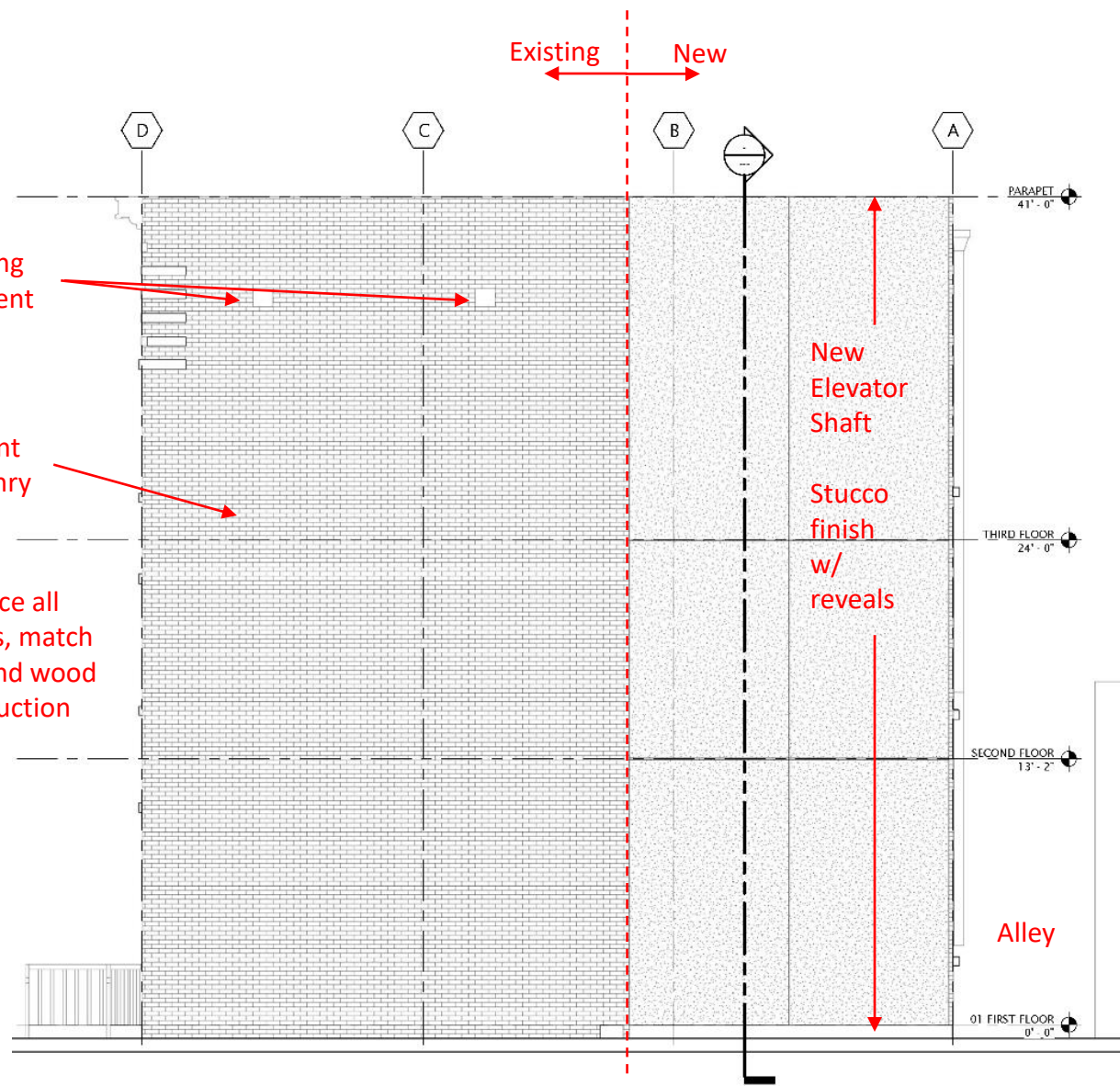
01 FIRST FLOOR
0'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



① NORTH ELEVATION
SCALE: 1/4" = 1'-0"



② SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



Typical window sill to be patched & repaired



Exterior brick masonry to be repointed and repaired as necessary.



New wood double hung windows throughout to match existing profiles.



New wood storefront windows on 1st floor facing North Alamo St.