

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2024

HDRC CASE NO: 2024-248
ADDRESS: 311 3RD ST
LEGAL DESCRIPTION: NCB 425 (THREE ELEVEN THIRD), BLOCK 23 LOT 17
ZONING: D, HL
CITY COUNCIL DIST.: 1
LANDMARK: Individual Landmark
APPLICANT: Alison Dunleavy
OWNER: DCL LLC & ECFLATO LLC
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: July 09, 2024
60-DAY REVIEW: September 07, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 311 3rd Street.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

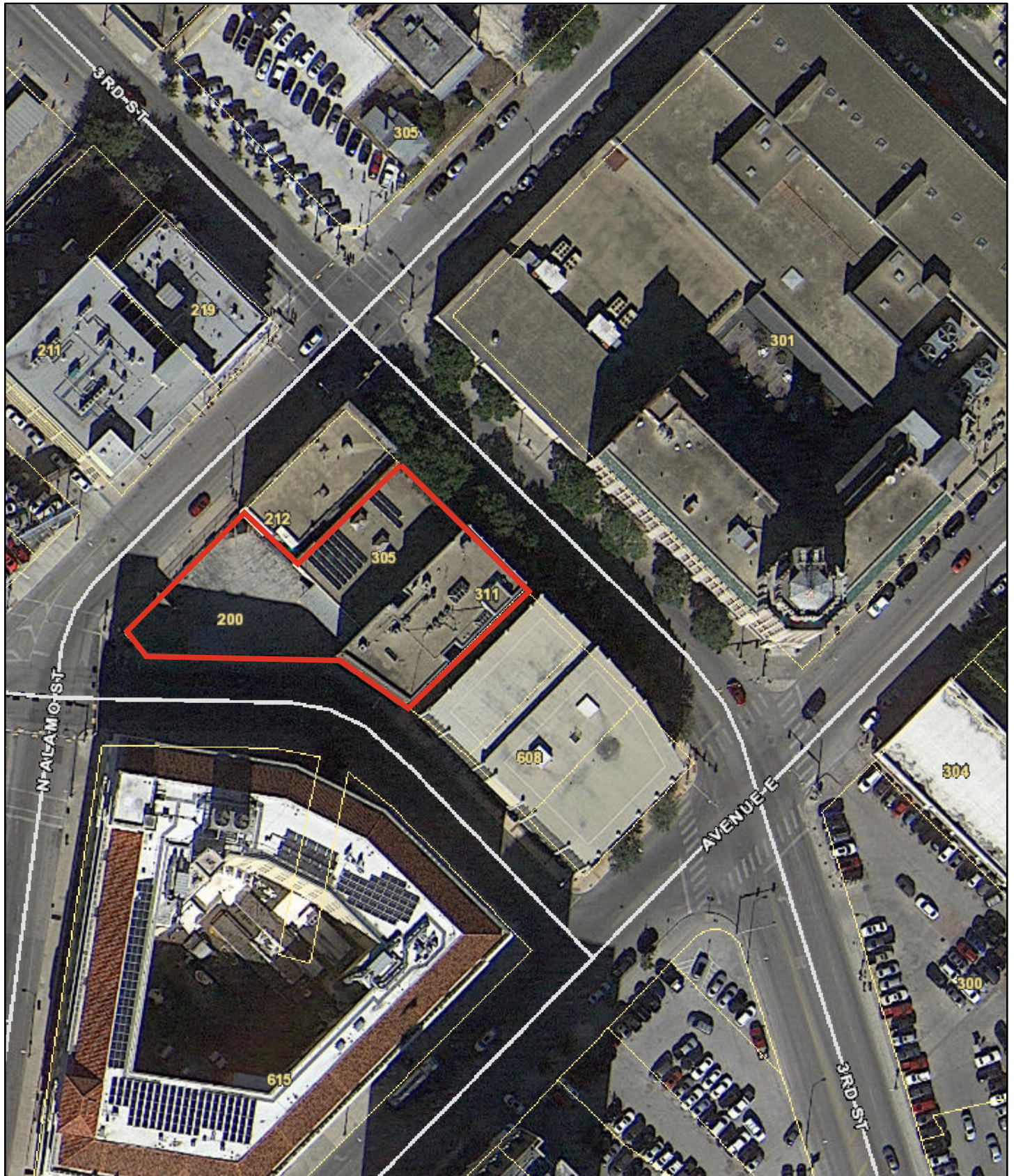
FINDINGS:

- a. The structure located at 311 3rd street is a 3-story commercial structure constructed circa 1917. It features reinforced concrete construction with infill clay block tiles. The property received Historic Tax Certification on May 19, 2021. The applicant is requesting Historic Tax Verification. The property is designated as an individual landmark.
- b. The scope of work includes a comprehensive interior remodel, electrical, mechanical, and plumbing upgrades, roof repair, fenestration modifications, site modifications, and exterior repair and maintenance.
- c. Staff completed a site visit on July 9, 2024, and verifies that the scope of work has been completed and there are no existing violations on the property.
- d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- e. Approval of Tax Verification by the HDRC in 2024 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2025. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

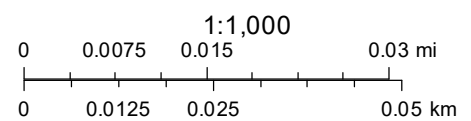
Staff recommends approval based on findings a through e.

City of San Antonio One Stop



July 12, 2024

— User drawn lines



**HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

**Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas**

1 of 16

LIST OF COMPLETED WORK

- Replace sidewalks
- Repair roof
- Repair exterior masonry
- Create new door and window openings on the west elevation
- Repair existing windows and doors; install new windows and doors on the west elevation
- Reconfigure first through third floors to be more open; install new amenity spaces on the first floor
- Repair existing stairs
- Install new HVAC, electrical, and plumbing systems
- Install new interior lighting

COMPLETED TIME SCHEDULE: August 2, 2021-January 20, 2023

ESTIMATED ASSOCIATED COSTS

Total Rehabilitation Costs: \$ [REDACTED]

Qualified Rehabilitation Expenses: \$ [REDACTED]

The written narrative explaining the completed work begins on the following page. The itemized list of final associated costs, photos, and Certificate of Occupancy and Certificates of Appropriateness are attached as separate files.

**HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

**Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas**

2 of 16

1 SUMMARY OF WORK

Existing Condition

The Sunset Drug Company Building at 311 3rd Street is a three-story, Commercial Style building with Spanish Eclectic elements built in 1917. It is a contributing resource to the San Antonio Downtown and River Walk Historic District.

PHOTOS: ALL

DRAWINGS: ALL

DATE WORK STARTED: August 2021

DATE WORK COMPLETED: January 2023

Proposed Work

The Applicant, Lake | Flato Architects, has occupied the building since the 1980s and plans to continue to occupy the building. They propose a primarily interior rehabilitation that will preserve the character-defining volume and open configuration of the space while providing updates to systems and a functional layout. Exterior changes are limited to repairs and the installation of new window openings on the side elevation as well as new doors connecting it to the neighboring one-story building, which functions as a parking garage.

**HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

**Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas**

3 of 16

2 SITE; no date

Existing Condition

The building is situated mid-block on the south side of 3rd Street between N Alamo Street and Avenue E. The primary elevation faces northeast (plan north) toward 3rd Street and shares a party wall on the northwest side with a one-story commercial building. To the southeast stands a tall parking garage with a narrow alley between it and the subject building. The rear elevation faces southwest to E Travis Street with a parking lot to the northwest. Concrete sidewalks abut the front and rear elevations with a basement skylight along 3rd Street. Street trees line the primary elevation

PHOTOS: 1-4

DRAWINGS: N/A

DATE WORK STARTED: August 2021

DATE WORK COMPLETED: January 2023

Proposed Work

Landscaping/Hardscaping

Existing street trees will remain and a new tree well installed. The sidewalk along 3rd Street will be replaced in kind and the basement skylight will remain. Drainage will be improved and ramps altered as needed to meet ADA requirements. Where needed, the parking lot will be resurfaced.

New Construction

No new construction is proposed.

**HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

**Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas**

4 of 16

3 ROOF; 1917 w/contemporary alterations

Existing Condition

A flat roof tops the building with a flat parapet.

PHOTOS: N/A

DRAWINGS: AD240; A240; M204; M304; MD104; ED104; E304; PD204; P204

DATE WORK STARTED: August 2021

DATE WORK COMPLETED: January 2023

Proposed Work

The roof will be repaired as needed.

HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas

5 of 16

4 EXTERIOR WALLS; 1917

Existing Condition

The building is of reinforced concrete construction with a combination of clay tile block and brick exterior walls. Polychrome brick forms the primary elevation facing 3rd Street with decorative brickwork surrounding storefronts, forming beltcourses, and topping the shaped parapet. Brick clads the rear elevation, facing Travis Street, with simple ornament at window sills, storefront headers, and the flat parapet. The concrete skeleton is legible on side elevations, filled with clay tile block. Side elevations are painted. Masonry is generally in good condition.

PHOTOS: 1-4

DRAWINGS: renderings 1-9; AD400-1; A400

DATE WORK STARTED: August 2021

DATE WORK COMPLETED: January 2023

Proposed Work

Masonry throughout will be retained, cleaned, and repaired as needed in accordance with Preservation Briefs 1, 2, and 6. Repairs and cleaning will be isolated to small areas of deterioration. The side elevations will be repainted and concrete structure will remain visible. On the west elevation, in order to create new door and window openings, some areas of clay block wall will be removed.

HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas

6 of 16

5 WINDOWS; 1917

Existing Condition

Original multi-light windows with operable center sashes fill all openings on the front and rear elevations. Non-historic multi-light windows fill the recessed window openings on the side elevations. They are in good condition.

PHOTOS: 1-4

DRAWINGS: renderings 1-9; AD400-1; A400

DATE WORK STARTED: August 2021

DATE WORK COMPLETED: January 2023

Proposed Work

Windows will remain and be repaired as needed. Where glass must be replaced, new glass will be clear, colorless, and non-reflective.

New windows will be installed along the west elevation, held back one structural bay from the front of the building. These will be minimally visible from the street due to the nearby buildings. Simple, aluminum-frame storefront systems will comprise the new windows. Insulated glass will be clear, colorless, and non-reflective. Frames will be painted to match the existing windows.

HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas

7 of 16

6 ENTRANCES & STOREFRONT; date

Existing Condition

Storefront fills historic ground floor openings on the primary elevation. Storefront is not historic but is compatible with the character of the building, comprised of aluminum framing with multi-light transoms. Vinyl window decals cover the glass. The primary entrance is located in the easternmost bay with a fully-glazed, metal-frame door. A flat, canvas awning (nonhistoric) shades the entrance.

On the rear elevation, facing Travis St, simple aluminum-frame storefront with kneewalls fills two bays while non-historic storefront with a centered entrance fills the third. Non-historic metal awnings top these storefronts.

PHOTOS: 1-4

DRAWINGS: renderings 1-9; AD400-1; A400

DATE WORK STARTED: August 2021

DATE WORK COMPLETED: January 2023

Proposed Work

Storefront and doors will remain and be repaired as needed throughout. Where glass must be replaced, it will be clear, colorless, and non-reflective. Awnings will remain.

New entrances will be added to the side elevation, facing toward the neighboring 1-story building at 305 3rd Street, which currently functions as a parking garage.

**HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

**Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas**

8 of 16

7 INTERIOR - FIRST FLOOR; 1917 w/contemporary alterations

Existing Condition

Configuration

The first floor is a primarily open space with rooms partitioned primarily along the east side for bathrooms, kitchens, and circulation. One small conference room is located in the northwest corner, abutting the storefront. While a larger conference room is located toward the middle of the space. No partitions are original. The ceilings are generally high with some areas of dropped ceilings containing MEP.

Finishes

Finishes on the first floor include furred out gyp walls and painted concrete ceilings with some areas of acoustical ceiling tiles. Flooring is a combination of tile and carpet. Tile inside the entrance is original. Non-historic built-in shelving lines many walls.

PHOTOS: 5-11

DRAWINGS: AD201; AD301; A201; A262; A301

DATE WORK STARTED: August 2021

DATE WORK COMPLETED: January 2023

Proposed Work

Configuration

Most partitions will be removed to allow for a new configuration. The new configuration will be more open with two conference rooms toward the front of the building (one existing). A large kitchen and dining room will anchor the center of the space with an open studio space toward the rear of the building. Bathrooms and phone booths will line the east wall. New partitions will not intersect with or block storefront. Where the conference room wall must intersect with the vertical storefront mullion, it will be narrower than the mullion for 13-1/2" back from the storefront and that junction will be made with a pane of glass (this is the existing condition). In general, new partitions will align with existing ceiling beams. Dropped ceilings and soffits will be removed throughout.

Finishes

Original tile will remain. Carpet and built-in shelving will be removed. Concrete columns and beams will be sandblasted to remove paint. Existing tile will remain in the entry area and conference room. Throughout the rest of the first floor, floors will be polished concrete. New shelving and cabinetry will be white oak with quartzite countertops. A gapped wood ceiling will hang above much of the first floor and conference rooms and studio space will receive acoustical panel ceilings, held close to the ceiling between the concrete beams.

**HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

**Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas**

9 of 16

8 INTERIOR - SECOND FLOOR; 1917 w/contemporary alterations

Existing Condition

Configuration

The second floor is partitioned into large work rooms and smaller meeting rooms with the primary circulation corridor running along the east side of the space, adjacent to the stairs. No partitions are original. The ceilings are generally high with areas of dropped ceilings containing MEP.

Finishes

Finishes on the first floor include furred out gyp walls and painted concrete ceilings with some areas of acoustical ceiling tiles. Flooring is a combination of tile and carpet.

PHOTOS: 12-16

DRAWINGS: AD202; AD302; A202; A262; A302

DATE WORK STARTED: August 2021

DATE WORK COMPLETED: January 2023

Proposed Work

Configuration

Most existing partitions will be demolished to allow for a new configuration. The new configuration will be generally open with meeting alcoves along the west wall, three conference rooms, three phone booths, and open studio space in the remainder of the interior. Partitions will not intersect with or block windows. In general, new partitions will align with the existing ceiling beams. Dropped ceilings and soffits will be removed throughout. Soffits will be required in some isolated areas but will not block windows.

Finishes

New carpet will replace existing throughout. Concrete columns and beams will be sandblasted to remove paint. Any new partitions or soffits will be gyp. Acoustical ceiling panels will hang close to the concrete ceiling, between beams to reduce sound in the studio spaces and conference rooms. Some areas will receive gyp ceilings, hung between the concrete beams, which will remain visible. Some walls will receive tackable acoustic felt panels. Cabinetry and shelving will be a combination of white oak and blackened steel.

**HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

**Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas**

10 of 16

9 INTERIOR - THIRD FLOOR; 1917 w/contemporary alterations

Existing Condition

Configuration

The third floor is a more open space with rooms partitioned mostly along the west perimeter wall and meeting rooms toward the center of the space. None of the partitions are original. The ceilings are generally high with areas of dropped ceilings that contain MEP.

Finishes

Finishes on the first floor include furred out gyp walls and painted concrete ceilings with some areas of acoustical ceiling tiles. Flooring is a combination of tile and carpet.

PHOTOS: 17-18

DRAWINGS: AD203; AD303; A203; A262; A303

DATE WORK STARTED: August 2021

DATE WORK COMPLETED: January 2023

Proposed Work

Configuration

Most existing partitions will be removed to allow for a new configuration. The new configuration will be generally open, comprised primarily of open studio space with offices, phone booths, and meeting rooms lining the east and west walls. Any new partitions will not block windows. Dropped ceilings and soffits will be removed throughout.

Finishes

New carpet will replace existing throughout. Concrete columns and beams will be sandblasted to remove paint. Any new partitions or soffits will be gyp. Acoustical ceiling panels will hang close to the concrete ceiling, between beams to reduce sound in the studios spaces and meeting rooms. Some rooms will have gyp ceilings, hung between the concrete beams, which will remain visible. Some walls will receive tackable acoustic felt panels. Cabinetry and shelving will be a combination of white oak and blackened steel.

**HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

**Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas**

11 of 16

10 INTERIOR - BASEMENT; 1917 w/contemporary alterations

Existing Condition

Configuration

The basement is a primarily open space punctuated by concrete structural posts. Two bathrooms and various utility rooms are partitioned along the side walls. It is mostly used for storage.

Finishes

The basement is utilitarian in character with concrete ceilings, floors, and walls.

PHOTOS: 19

DRAWINGS: AD200; AD300; A200; A262; A300

DATE WORK STARTED: August 2021

DATE WORK COMPLETED: January 2023

Proposed Work

Configuration

The existing configuration in the basement will remain much as it is and will contain the existing bathrooms, utility rooms, and storage space.

Finishes

Finishes will remain utilitarian.

**HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

**Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas**

12 of 16

11 INTERIOR - VERTICAL CIRCULATION; 1917 w/contemporary alterations

Existing Condition

Stairs

Simple concrete stairs with metal pipe rails connect all floors of the building.

Elevators

Elevators connect all levels.

PHOTOS: 20

DRAWINGS: AD200-3; AD300-3; A200-3; A262; A300-3

DATE WORK STARTED: August 2021

DATE WORK COMPLETED: January 2023

Proposed Work

Stairs

Both existing stairs will remain. Concrete will be repaired as needed. New railings will be installed.

Elevators

No work is proposed on the elevators

**HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

**Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas**

13 of 16

12 MEP; contemporary

Existing Condition

Mechanical

HVAC runs through a combination of exposed ducts and those concealed above dropped ceilings and within soffits. Units are located on the roof and are not visible from the street.

Electrical

Electrical runs in a combination of surface-mounted conduit and above ceilings and within walls.

Plumbing

Each floor has bathrooms as well as a kitchen on the first floor. Pipes are concealed.

PHOTOS: 5-20

DRAWINGS: M001-2; M100-3; M200-4; M300-4; M600; MD100-4; E001-2; ED100-4; E200-3; E301-4; E501-4; P001-2; PD200-4; P200-4; P601

DATE WORK STARTED: August 2021

DATE WORK COMPLETED: January 2023

Proposed Work

Mechanical

Existing ducts will be removed throughout. A new HVAC system will replace the existing system. Ducts will run above dropped ceilings or wooden ceiling grids throughout and equipment concealed within closets. Beam penetrations will be minimized. All ventilation will exit the roof. New rooftop units will replace existing and will not be visible from the street. They will be held back from the parapet, toward the center of the building.

Electrical

New electrical will replace existing throughout and will run through concealed conduit. Some new floor outlets will be added in the studio spaces. Solar panels will top the roof and will be held toward the center.

Plumbing

New plumbing will be run as needed. It will be concealed.

**HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

**Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas**

14 of 16

13 LIGHTING; contemporary

Existing Condition

Exterior

There is no historic exterior lighting.

Interior

No historic lighting remains on the interior. Extant lighting is a combination of recessed can lights in dropped ceilings, cove lighting, and track lighting.

PHOTOS: 5-20

DRAWINGS: E200-3

DATE WORK STARTED:

DATE WORK STARTED: August 2021

DATE WORK COMPLETED: January 2023

Proposed Work

Exterior

No new exterior lighting is proposed.

Interior

Lighting throughout will be removed. New lighting will be compatible and contemporary, consisting of a combination of recessed can lights, pendants, and wall-mounted sconces.

**HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

**Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas**

15 of 16

14 FIRE PROTECTION; contemporary

Existing Condition

Fire sprinklers run in the basement and first floor.

PHOTOS: N/A

DRAWINGS: N/A

DATE WORK STARTED: N/A

DATE WORK COMPLETED: N/A

Proposed Work

Existing sprinklers will remain. No new sprinkler lines are proposed.

**HISTORIC REHABILITATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

**Property Name: Sunset Drug Company Building
311 3rd St, San Antonio, Bexar County, Texas**

16 of 16

15 SIGNAGE; contemporary

Existing Condition

Other than window and door decals, the building lacks signage

PHOTOS: N/A

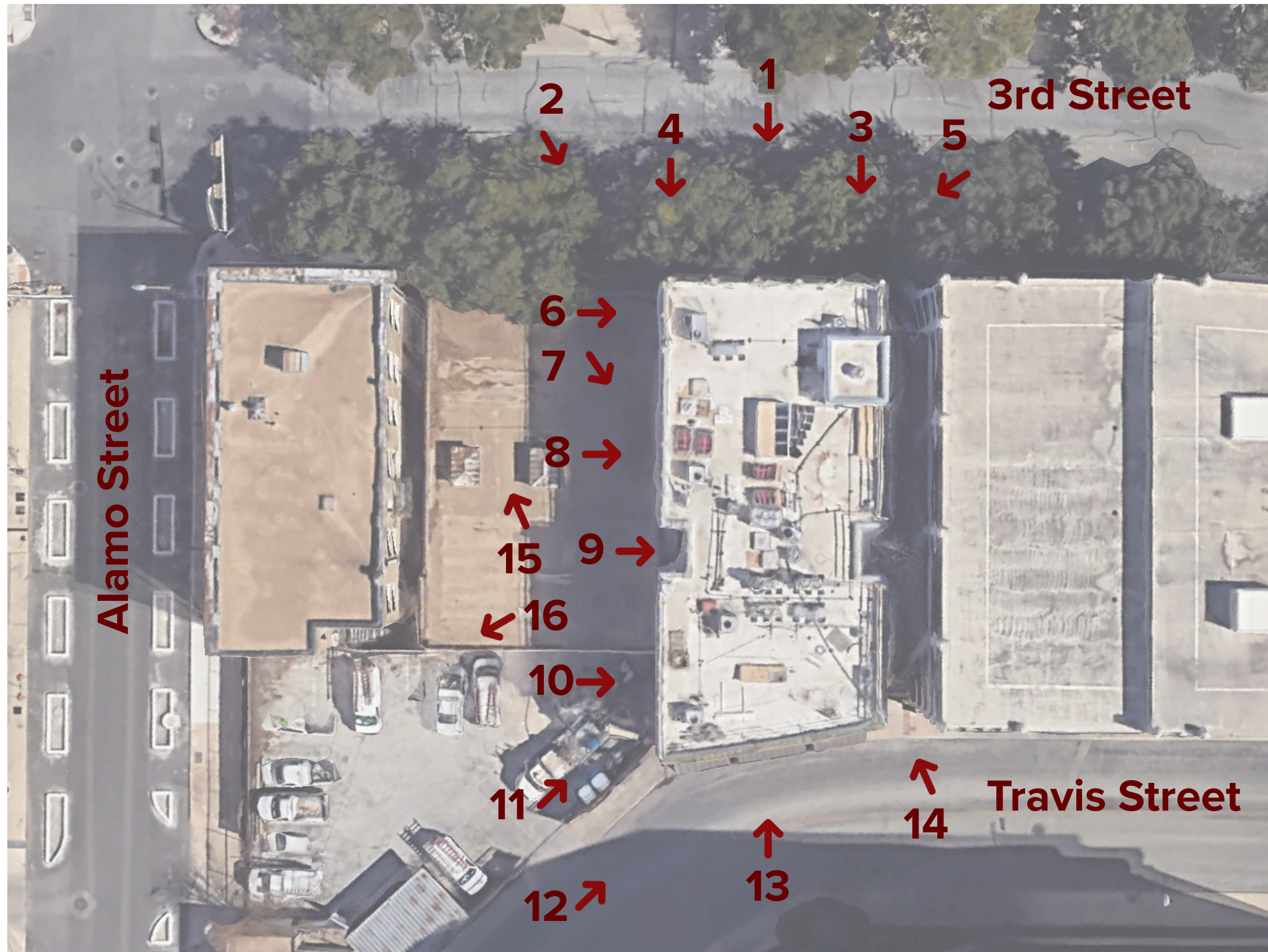
DRAWINGS: N/A

DATE WORK STARTED: N/A

DATE WORK COMPLETED: N/A

Proposed Work

No signage is proposed.

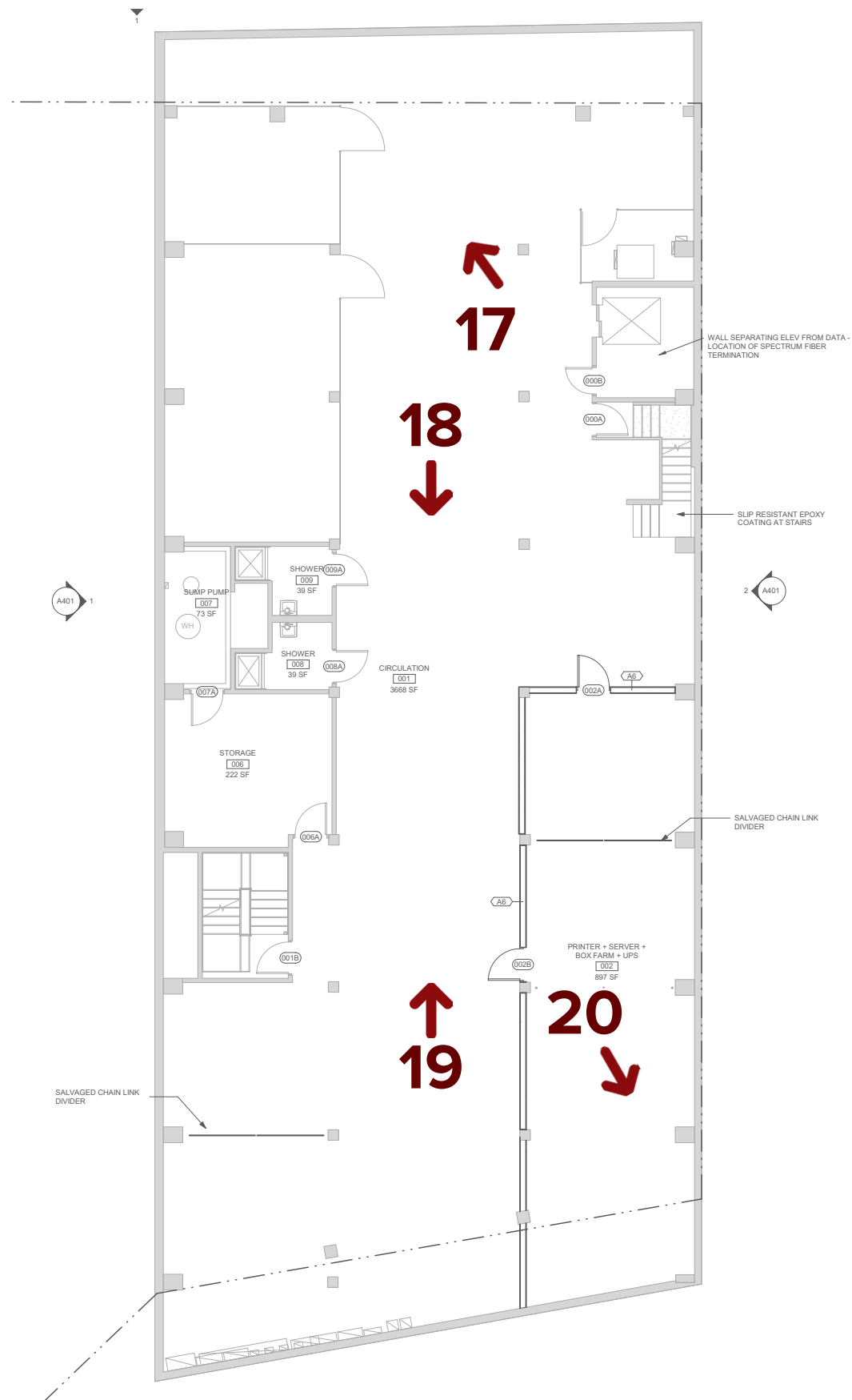


EXTERIOR

Sunset Drug Company

311 3rd Street
San Antonio Texas
Post - Rehabilitation Photos
February 2023

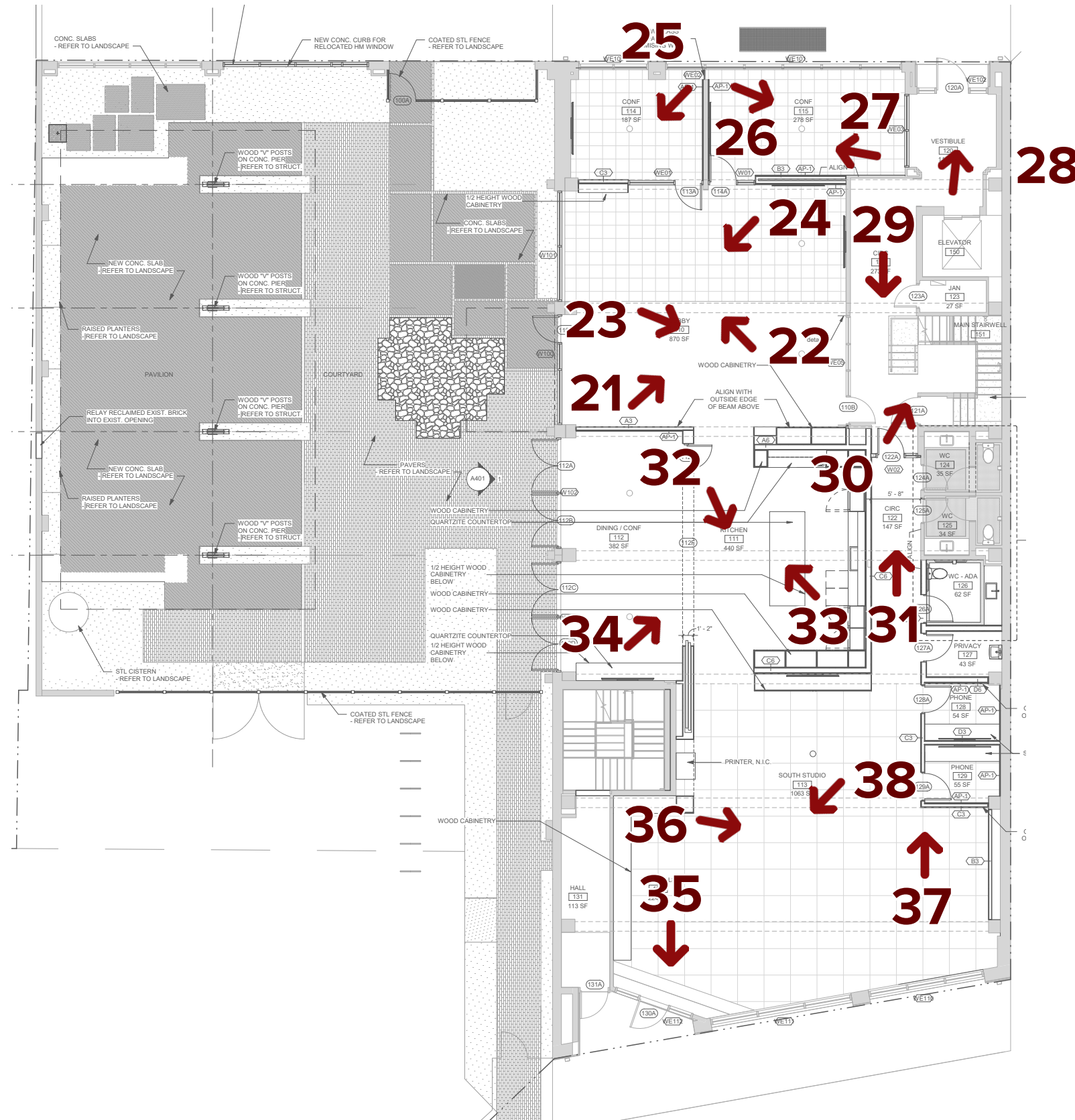




BASEMENT

Sunset Drug Company

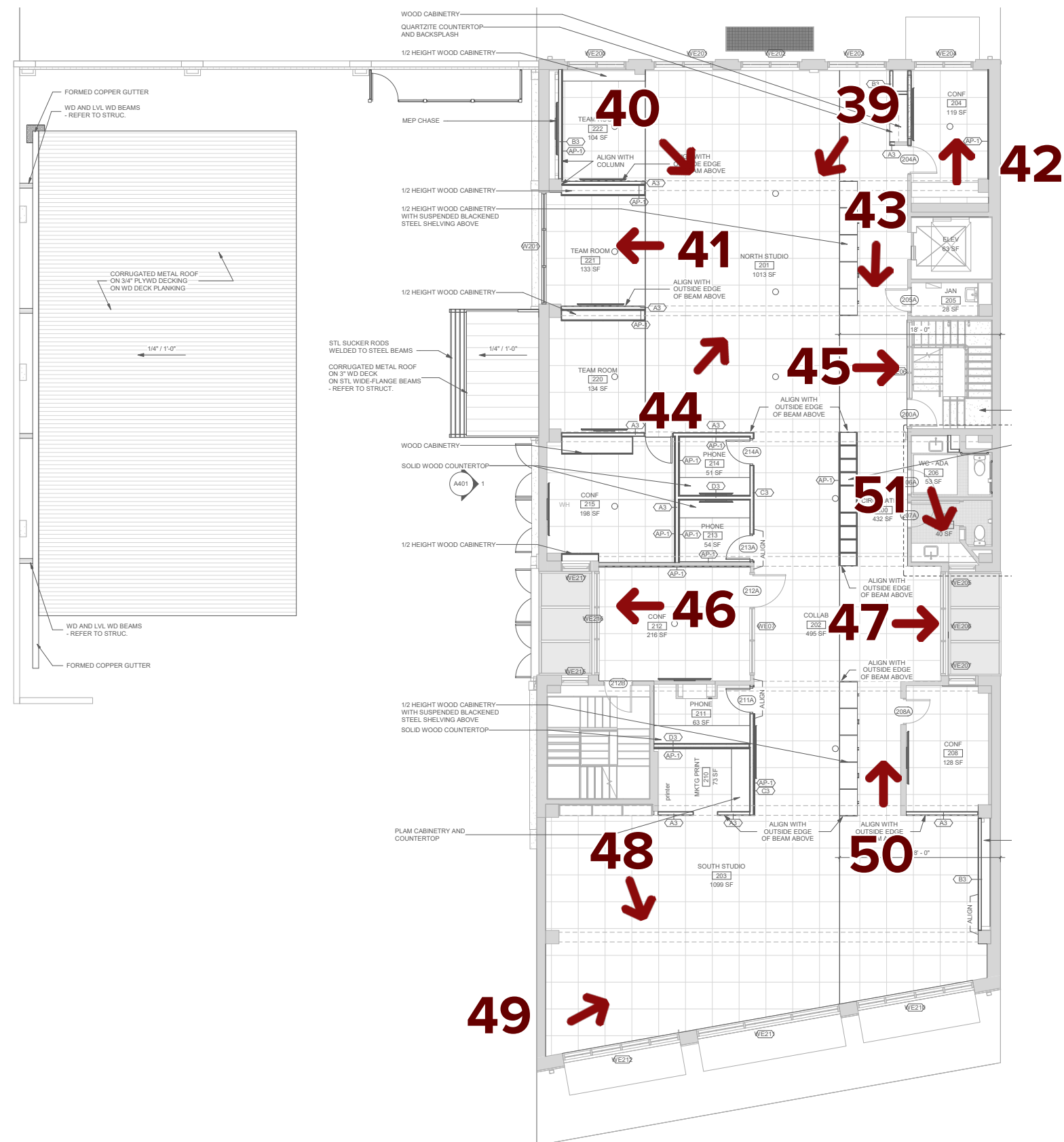
311 3rd Street
San Antonio Texas
Post - Rehabilitation Photos
February 2023



FIRST FLOOR

Sunset Drug Company

311 3rd Street
San Antonio Texas
Post - Rehabilitation Photos
February 2023

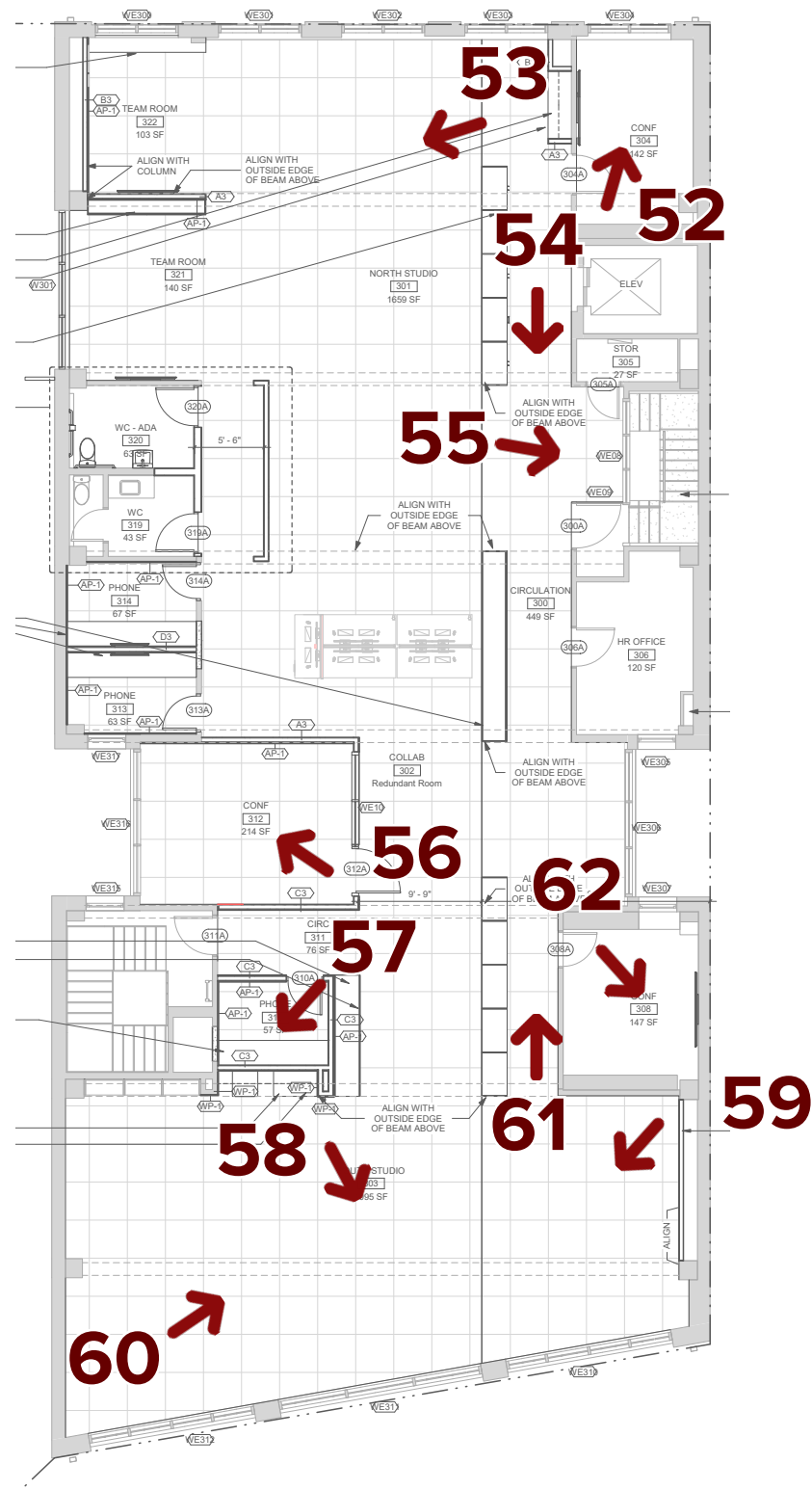


SECOND FLOOR

Sunset Drug Company



311 3rd Street
San Antonio Texas
Post - Rehabilitation Photos
February 2023



THIRD FLOOR



Sunset Drug Company

311 3rd Street
San Antonio Texas
Post - Rehabilitation Photos
February 2023

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



1.
Front Elevation
View SW



2.
Front Elevation
View S

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



3.
Front Entrance
View SW



4.
Storefront
View SW

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



5.
Front Elevation
View NW



6.
Northwest
Elevation
View S

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



7.
Northwest
Elevation
View S



8.
NW Entrance
View SW

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



9.
NW Elevation
View SW



10.
NW Elevation
View SW

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



11.
NW Elevation
View N



12.
SW Elevation
View NE

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



13.
SW Elevation
View NE



14.
SE Elevation
View N

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



15.
Courtyard
View N



16.
Courtyard
View W

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



17.
Basement
View N



18.
Basement
View SW

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



19.
Basement
View NE



20.
Print Room
View S

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



21.
Lobby
View E



22.
Lobby
View N

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



23.
Lobby
View S

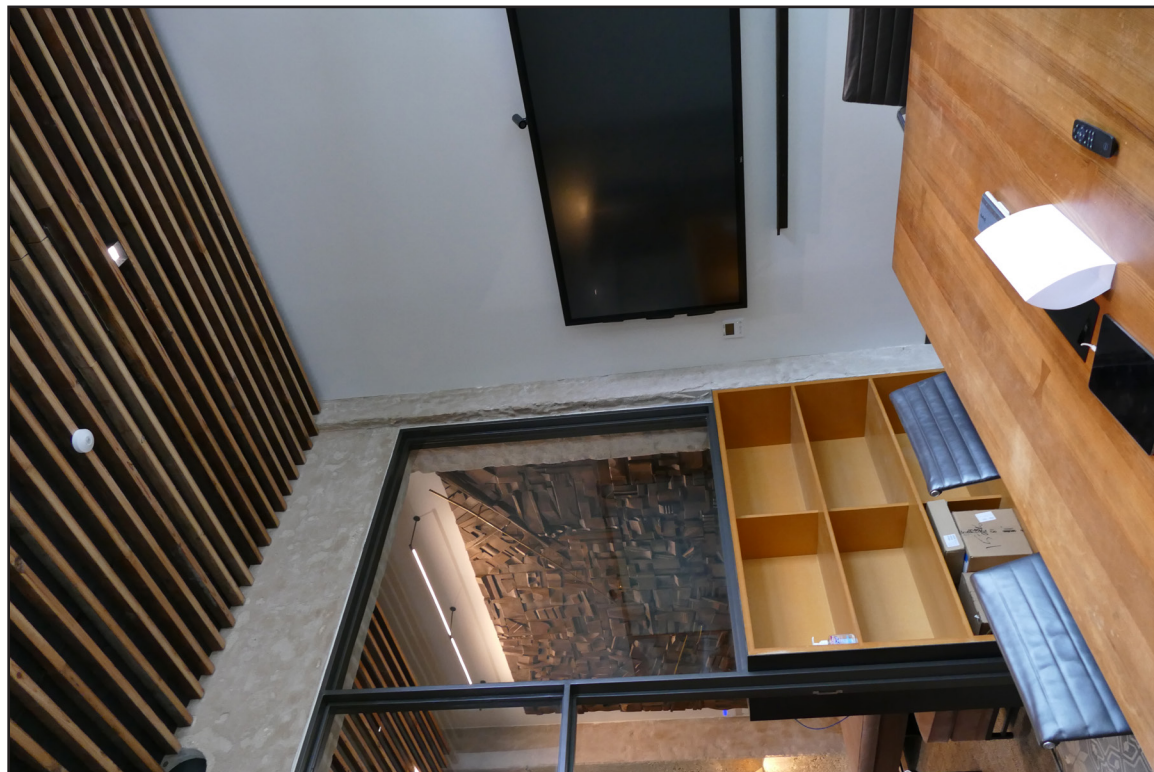


24.
Lobby
View W

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



25.
Conference
Room
View W



26.
Conference
Room
View SE

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



27.
Conference
Room
View NW



28.
Vestibule
View NE

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



29.
Corridor
View SE



30.
Stairs
View N

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



31.
Corridor
View NW



32.
Kitchen
View E

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



33.
Dining Room/
Kitchen
View W



34.
Dining Room/
Kitchen
View N

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



35.
South Studio
View SE



36.
South Studio
View NE

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



37.
South Studio
View NW



38.
South Studio
View SW

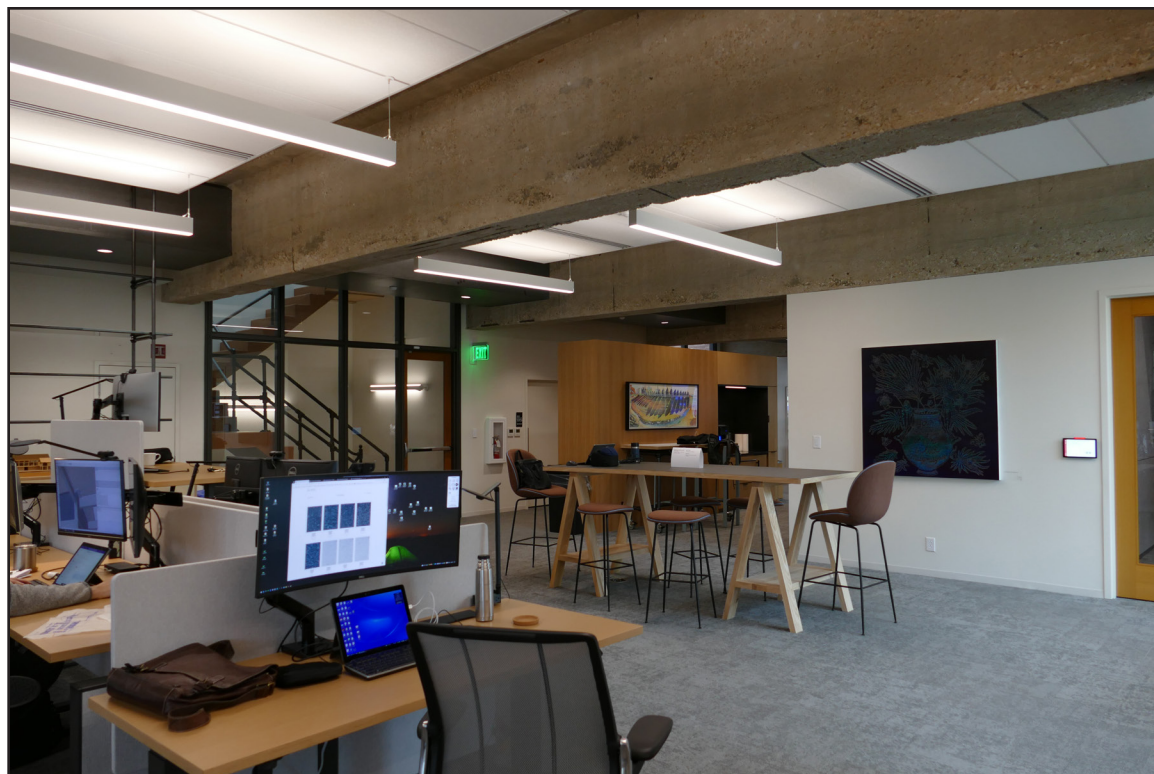
Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



39.
North Studio
View S



40.
North Studio
View E

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



41.
Team Room
View SW



42.
Conference
Room
View NW

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



43.
Corridor
View SE



44.
North Studio
View N

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



45.
Stairs
View NE



46.
Conference
Room
View SW

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



47.
Collab Space
View NE

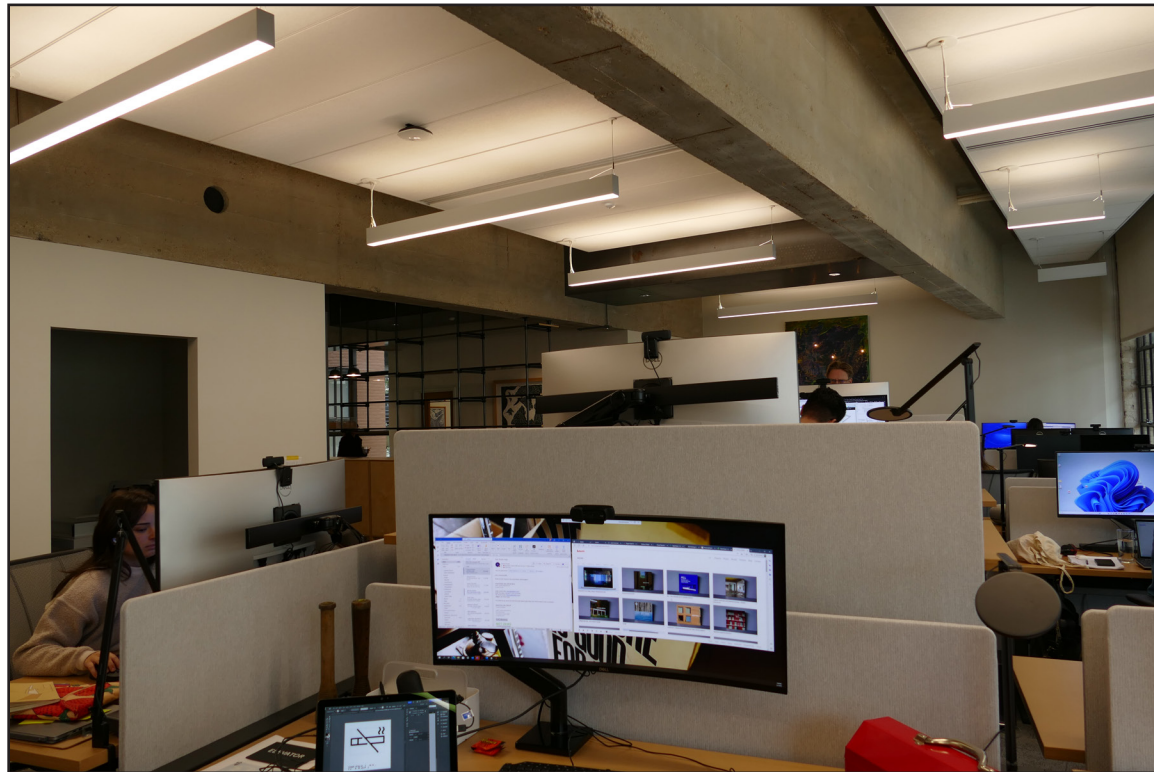


48.
South Studio
View S

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



49.
South Studio
View N



50.
Corridor
View NW

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



51.
Restroom
View SE



52.
Conference
Room
View NW

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
February 2023



53.
Photo
description
View

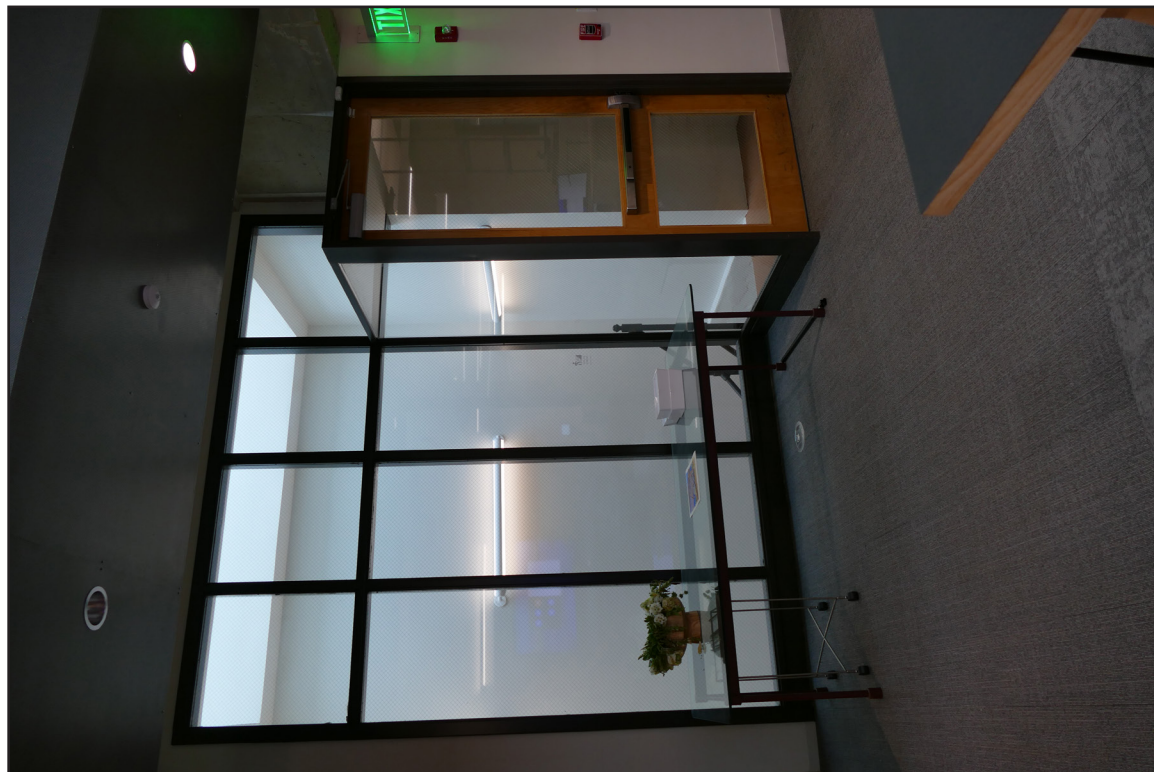


54.
Corridor
View SE

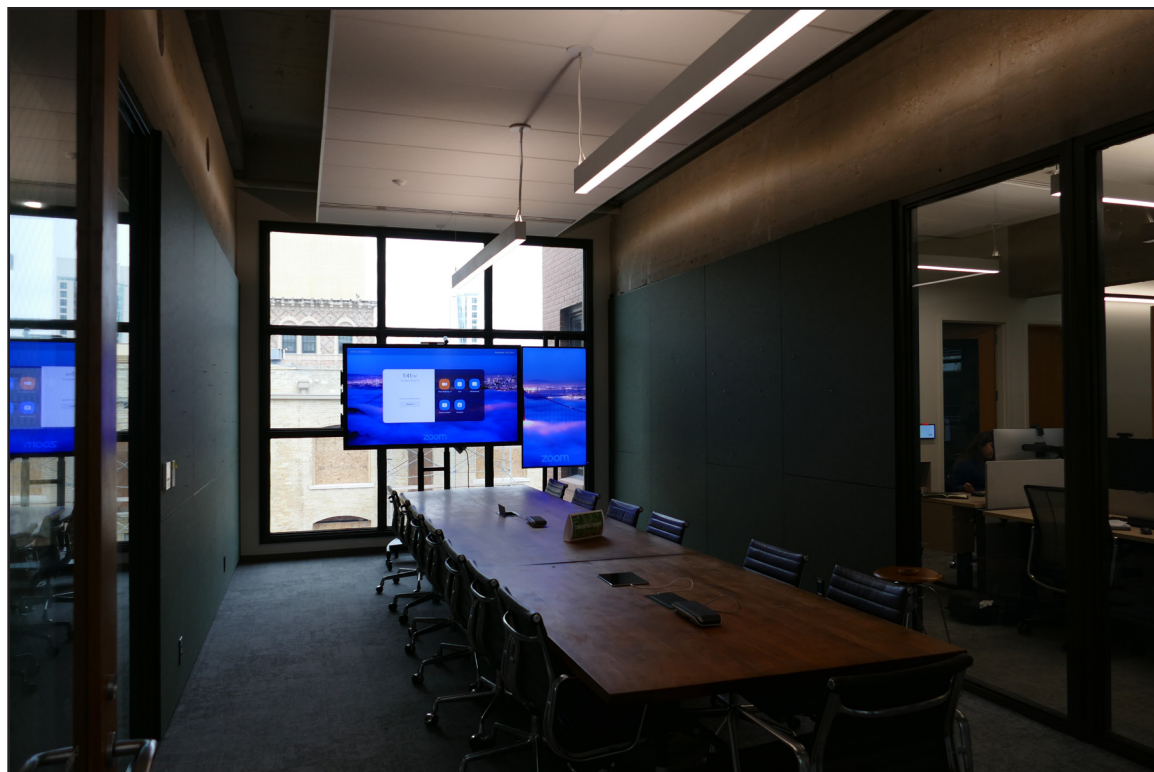
Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
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55.
Stairs
View NE



56.
Conference
Room
View N

Sunset Drug Company

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57.
Phone Room
View S

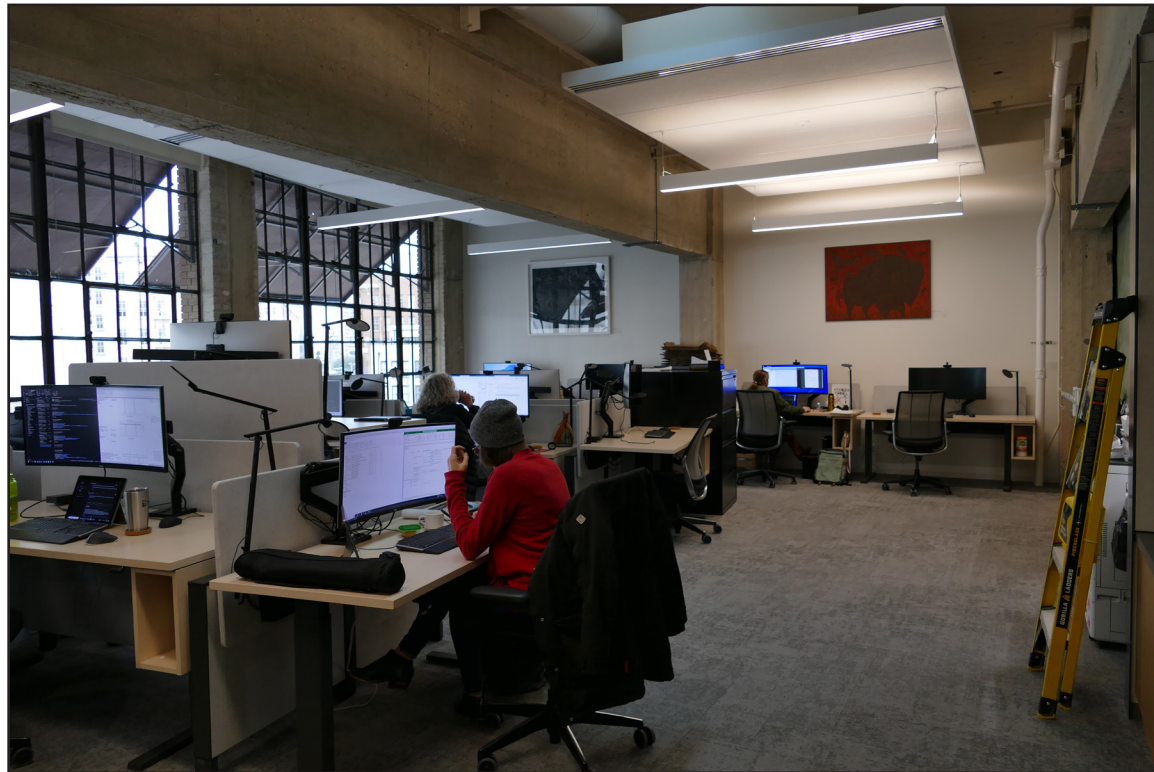


58.
South Studio
View E

Sunset Drug Company

311 3rd Street
San Antonio, Texas

Post-Rehabilitation Photos
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59.
South Studio
View S



60.
South Studio
View N

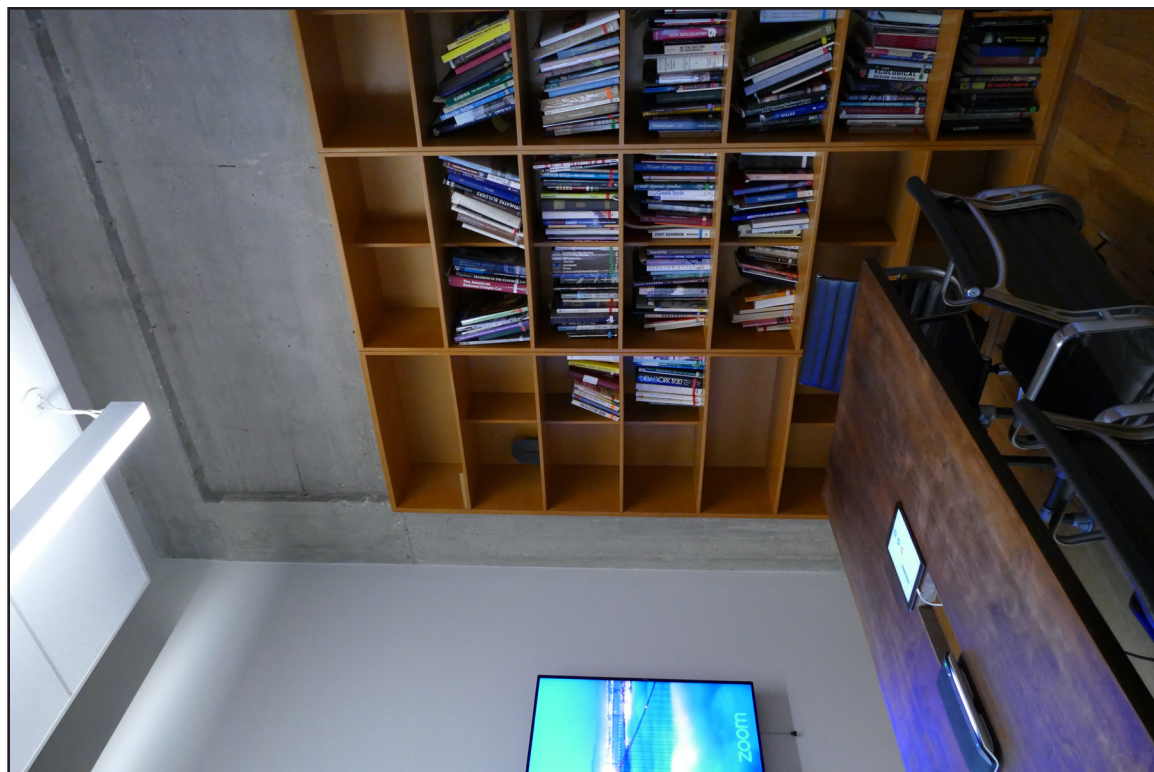
Sunset Drug Company

311 3rd Street
San Antonio, Texas

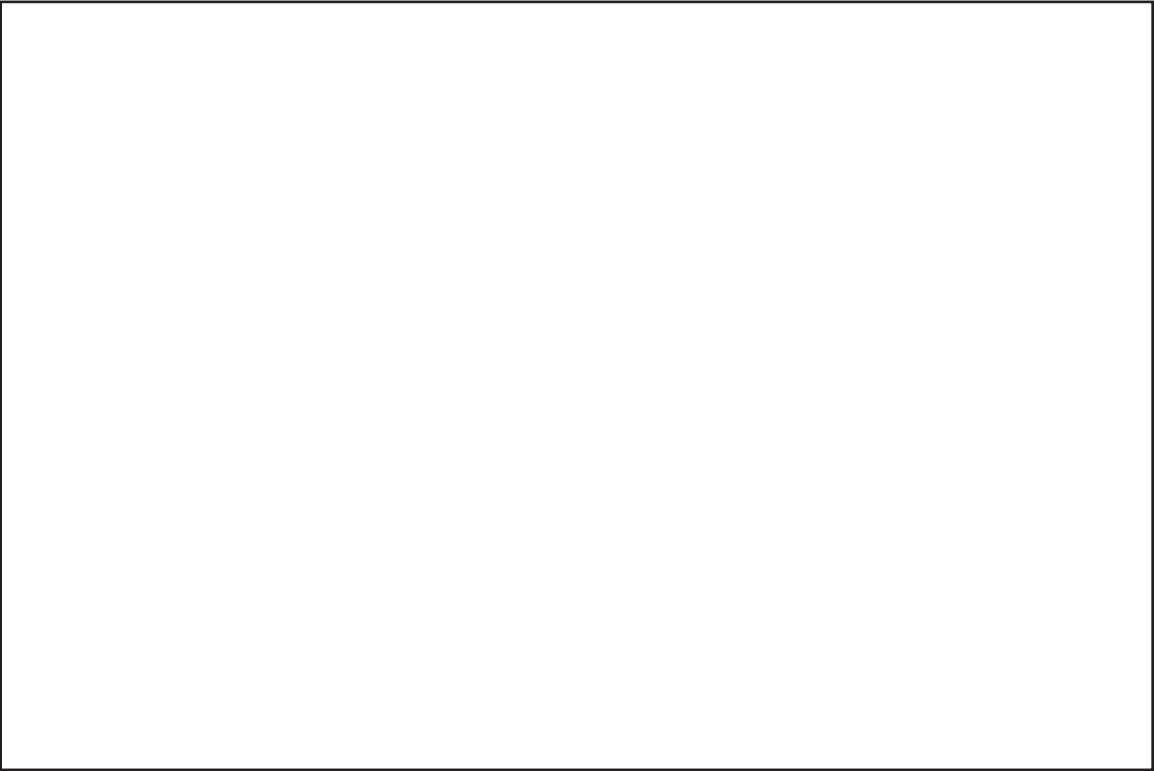
Post-Rehabilitation Photos
February 2023



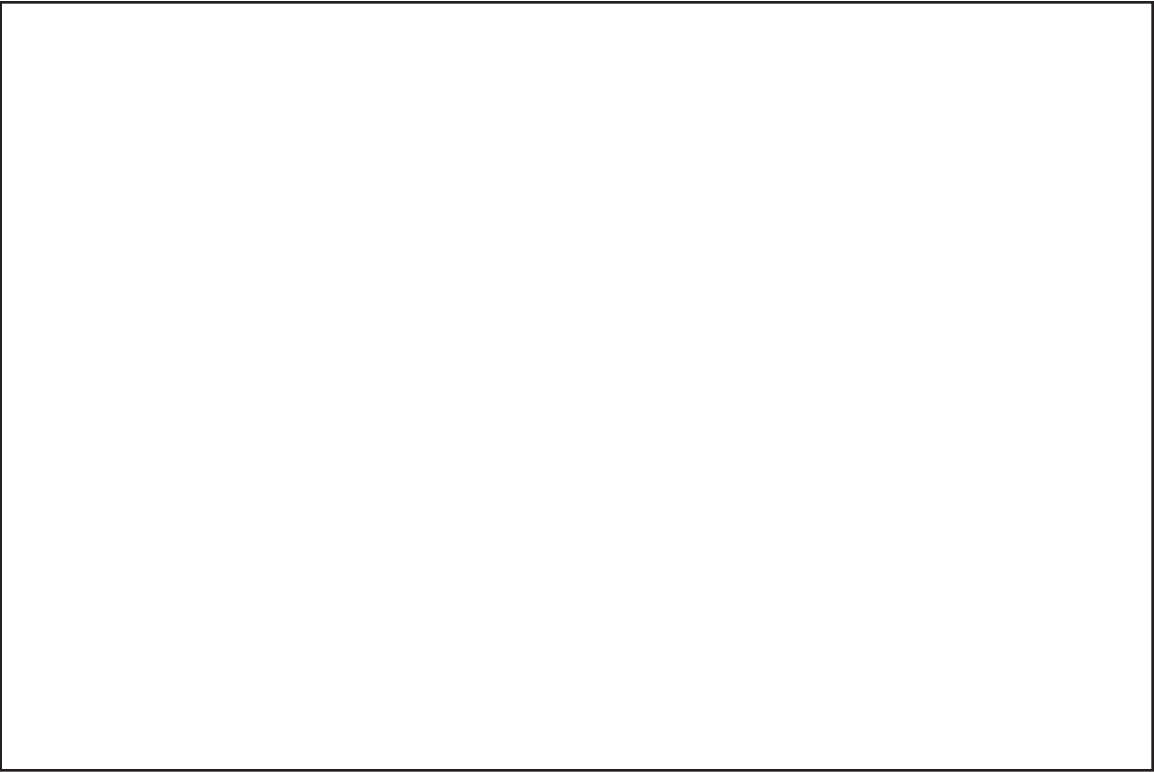
61.
Collab Space
View NW



62.
Conference
Room
View E



63.
Photo
description
[View](#)



64.
Photo
description
[View](#)