

HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2022

HDRC CASE NO: 2022-494
ADDRESS: 620 LABOR ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT 27 ODINA PARK SUBD
ZONING: C-1 CD, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Evan Morris
OWNER: Scott & Elizabeth Kleberg/KLEBERG SCOTT M JR &
TYPE OF WORK: Exterior modifications, fenestration modifications, construction of a rooftop addition
APPLICATION RECEIVED: September 21, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Perform rehabilitative scopes of work to include roof replacement, stucco repair and painting.
2. Perform modifications to the front (west) façade to include modifying the existing, non-original storefront system openings and creating new, contemporarily sized opening in the locations of historic openings; replacing the existing, non-original glass block, with wire mesh lattice; installing a new storefront system in the existing double width opening; and the removal of a non-original awning and installation of new awnings.
3. Perform modifications to the south façade to include installing two new storefront system openings to replace an existing, transom height window and a double width door; installing welded wire mesh lattice to replace the existing glass blocks; and installing a new entrance awning.
4. Perform fenestration modifications to the east (rear) façade including the removal of a north facing door opening, and the removal of two existing window openings and one door opening. The applicant has proposed to install two new window openings and one new door opening in their place.
5. Construct a rooftop addition to an existing, rooftop addition to feature a footprint of approximately 350 square feet.
6. Replace the existing, front yard fence and construct a rear CMU wall along the rear (east) property line.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or highpressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. Repointing—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. Removing paint—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. Removing stucco—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. Screens and shutters—Preserve historic window screens and shutters.

v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

i. Character-defining features—Preserve character defining 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.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

i. Existing canopies and awnings—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Replacement canopies and awnings—Replace canopies and awnings in-kind whenever possible.

ii. New canopies and awnings—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).

iii. Lighting—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.

iv. Awning materials—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.

v. Building features—Avoid obscuring building features such as arched transom windows with new canopies or awnings.

vi. Support structure—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.

iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

A. HISTORIC FENCES AND WALLS

- i. Preserve*—Retain historic fences and walls.
- ii. Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure.
- vi. Screening incompatible uses*—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. Location*—Do not use privacy fences in front yards.

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window

track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.

- **GLAZING:** Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The historic structure at 620 Labor Street was constructed circa 1935 and originally featured a storefront system with transom windows, a front canopy that extended the length of the front façade and a stepped front parapet wall. Since its construction, the structure has featured numerous additions, including one to its north façade, as seen on the 1951 Sanborn Map. The 1970 Sanborn Map notes an additional south addition as well as various façade modifications that were completed in the Art Deco style. More recently, other exterior modifications have been completed, including fenestration modifications and the construction of a rooftop addition.
- b. Office of Historic Preservation staff performed a site visit on August 31, 2022, where staff viewed the various modifications and additions to the historic structure. The framed openings from the original storefront system are largely still in place.
- c. **REHABILITATION** – The applicant has proposed rehabilitative scopes of work to include roof replacement, stucco repair and painting. Staff finds the proposed scope of work to be appropriate. Stucco repair should be done in-kind, to match the existing.
- d. **WEST (FRONT) FAÇADE** – The applicant has proposed to perform modifications to the front (west) façade to include modifying the existing, non-original storefront system openings and creating new, contemporarily sized opening in the locations of historic openings; replacing the existing, non-original glass block, with wire mesh lattice; installing a new storefront system in the existing double width opening; and the removal of a non-original awning and installation of new awnings. The proposed new storefront windows will not be re-installed

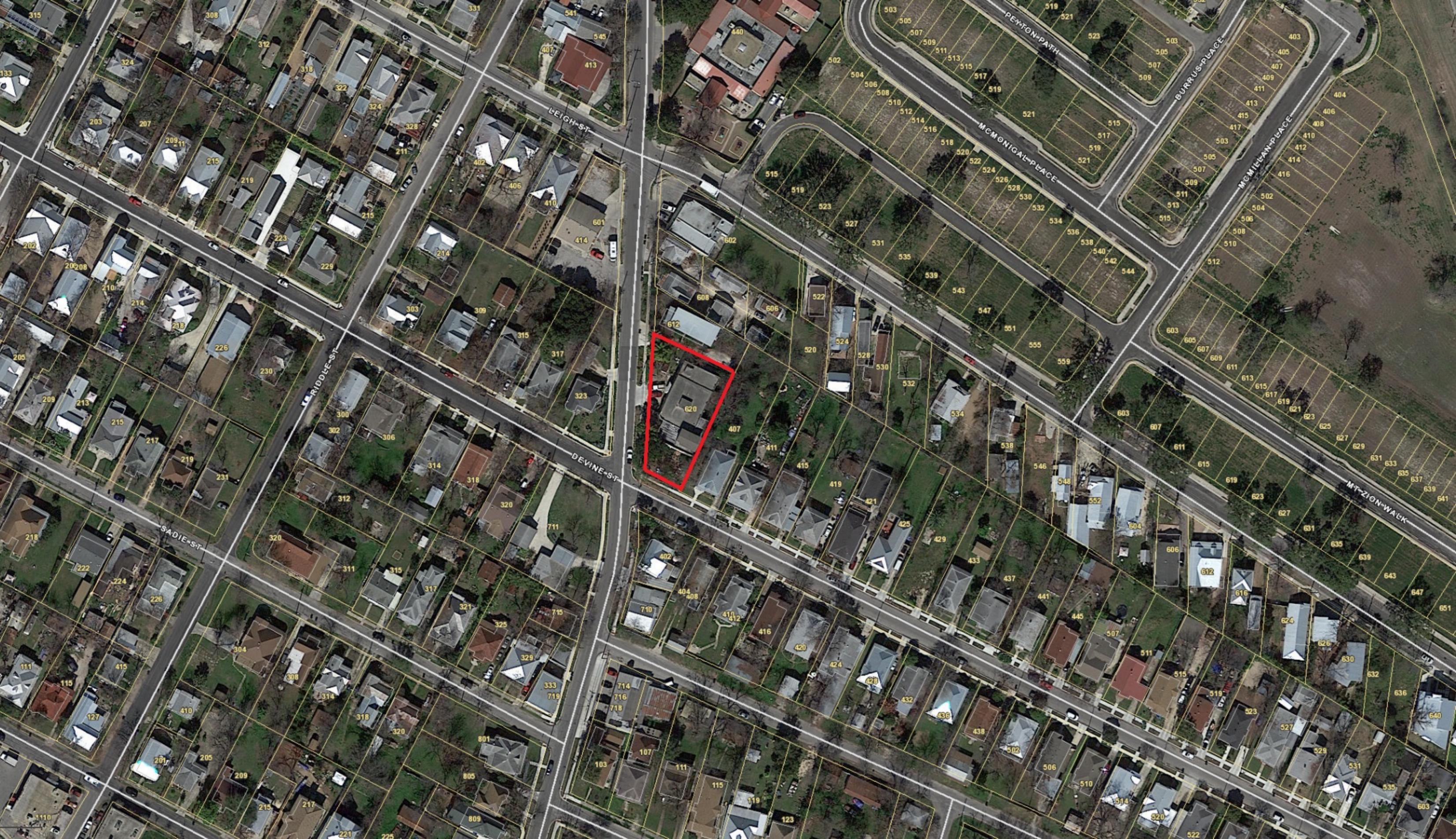
in a profile that is consistent with the original. Staff finds that the original window openings should be re-introduced to be consistent with the Guidelines. Additionally, staff finds that the front canopy profile and installation location should match that original installed on the front façade. Staff finds the removal of the non-original glass block to be appropriate; however, staff finds that architecturally appropriate entrance should be installed. A contemporary storefront system that does not feature a profile and materials that are consistent with the original structure is not consistent with the Guidelines.

- e. SOUTH FAÇADE – The applicant has proposed to perform modifications to the south façade to include installing two new storefront system openings to replace an existing, transom height window and a double width door; installing welded wire mesh lattice to replace the existing glass blocks; and installing a new entrance awning. Generally, staff finds the proposed modifications to the south façade to be appropriate as the existing façade is not original; however, staff finds that contemporary storefront systems that do not complement those of the historic structure are not appropriate and are not consistent with the Guidelines.
- f. EAST (REAR) FAÇADE – The applicant has proposed to perform modifications to the east, rear façade that include the removal of a north facing door opening, and the removal of two existing window openings and one door opening. The applicant has proposed to install two new window openings and one new door opening in their place. Given the location of these openings on the rear façade, staff finds their modification to be appropriate; however, staff finds that contemporary storefront systems that do not complement those of the historic structure are not appropriate and are not consistent with the Guidelines.
- g. MATERIALS – The applicant has proposed for all new storefront and entrance elements to feature steel frames. Staff finds the installation of steel frames to be appropriate; however, they should feature a dark finish.
- h. ROOFTOP ADDITION – The applicant has proposed to construct an addition to an existing, rooftop addition. The proposed addition is to feature a footprint of approximately 350 square feet. The applicant has noted an overall height that is to be subordinate to that of the existing addition. The Guidelines for Additions 1.B. notes that additions should be designed to be subordinate to the principal façade and should be limited to rear facades to minimize visibility from the right of way. Generally, staff finds the rooftop addition to be appropriately sited and massed as it is proposed on top of an existing addition.
- i. FENCING – The applicant has proposed to replace the existing, front yard fencing. The existing fencing features multiple fencing profiles and materials. Staff finds that replacement with fencing to be consistent with the Guidelines to be appropriate. The applicant should submit a final fencing detail to be review and approved by OHP staff.
- j. REAR WALL – The applicant has proposed to construct a CMU wall with a stucco finish on the rear (east) property line to feature six (6) feet in height. The proposed fencing will be reduced to three (3) feet in height in the side yard along the east property line. The Guidelines for Site Elements 2.B. notes that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency and character. The design of fences and walls should respond to the design of the historic structure on the lot. Additionally, the Guidelines note that fences and walls should be installed in located where they have historically existed. Staff finds the installation of fencing of less than four feet in height along the east property line to be appropriate; however, staff does not find the installation of a solid wall in this location to be consistent with the Guidelines.

RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitative scopes of work based on finding c with the stipulation that the proposed stucco repair be done in-kind.
2. Staff recommends approval of item #2, modifications to the front (west) façade based on finding d with the following stipulations:
 - i. That the storefront modifications be based on historic and existing evidence and that the new fenestrations match historic configurations and profiles including the extant transom windows.
 - ii. That a replacement canopy be installed to match the profile and location of the original canopy.
 - iii. That the applicant propose a traditionally profiled entrance door within the existing addition on the front façade that features a profile and appearance consistent with those found historically on the structure.
 - iv. That the applicant present alternative materials in place of the proposed metal wire mesh.
3. Staff recommends approval of item #3, modifications to the south façade with the following stipulations:
 - i. That the applicant install entrance elements that features a profile and appearance consistent with those found historically on the structure.

- ii. That in lieu of welded wire mesh, the applicant present alternative options for fenestration materials that are more in keeping with the historic material palette.
 - iii. That the applicant present alternative materials in place of the proposed metal wire mesh.
4. Staff recommends approval of item #4, modifications to the rear (east) façade based on finding f with the following stipulations:
- i. That the applicant install entrance and storefront elements that features a profile and appearance consistent with those found historically on the structure.
5. Staff recommends approval of item #5, the construction of a rooftop addition with the stipulation that windows and door be consistent with staff's standards for replacement windows, as noted in the findings and applicable citations.
6. Staff recommends approval of item #6, the installation of site walls and fencing, based on findings i and j with the following stipulations:
- i. That the proposed front yard fencing (along the west, north and south property lines) not exceed four (4) feet in height, be transparent and feature materials and a profile consistent with fencing found traditionally in the district.
 - ii. That the proposed rear wall transition to a fence not to exceed four (4) feet in height at the south façade of the structure on site. The proposed fencing should be transparent and feature materials and a profile consistent with fencing found traditionally in the district.



620 Labor St has gone through three major additions since its construction in 1935 and surely many more renovations. Please see the architectural drawings for a chorological study of the building's alternations. While much of the original architectural character of the buildings has been lost, the structure remains in good shape and the art deco style of the building, while not original, has handsome proportions and with the proposed renovation, will contribute positively to the character of the neighborhood. For three decades the building was the home and studios of San Antonio artist and wordworker, Katie Pell and Peter Zubiata. The new owners of the building, also both artists, will continue to occupy the building as both a home for their family and studio's for themselves.

The proposed renovation includes the following elements:

Studio Renovation: The art studio portion of the building will be renovated with new interior partitions, plumbing, electrical and HVAC. Exterior Windows and doors in the studio portions of the building are proposed to be restored to their historic sizes and locations and on the rear elevation of the building, will be expanded to create greater access to natural light. In addition to the two proposed studios, a central flex place is proposed to support community events, art exhibits, and local programming. Awnings are proposed at openings on the west elevation to control the solar exposure.

Residence Renovation: The residential side of the building will be renovated with new interior partitions, finishes, plumbing, electrical and HVAC. Exterior Doors and Windows on the residential portion of the project are proposed to be restored to their original (non-historic) sizes and one new opening, on the south elevation is proposed. On the west elevation, in the primary bedroom and living room, a new curtain wall is proposed internal to the façade creating entry porch spaces that will provide greater solar protection and increased privacy on the west Façade. Awning are proposed at openings on the west and south elevations to control solar exposure and tie the studio and residential portions of the project together architecturally.

August 31, 2022 at 5:24 PM

620 Labor St

San Antonio TX 78210

United States



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LABOR ST STUDIO

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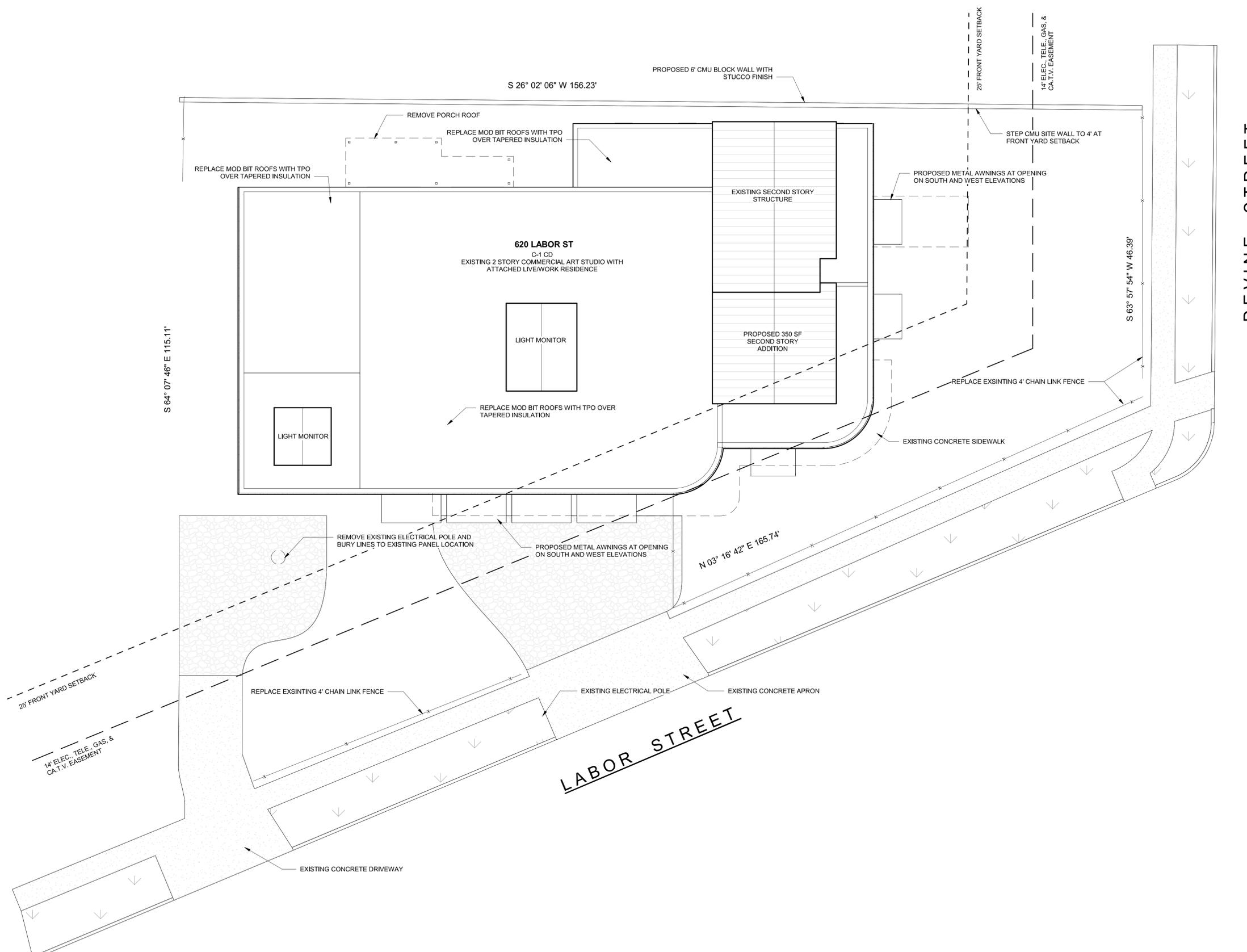
08.19.2022

HISTORIC REIVEW / PERMITTING

EVAN MORRIS, AIA
609 BARBE ST
SAN ANTONIO, TEXAS 78210

**LABOR ST
 STUDIO**

620 LABOR ST, SAN
 ANTONIO TEXAS 78210



1 SITE PLAN - PROPOSED
 SCALE: 1/8" = 1'-0"

THIS SQUARE APPEARS 1/2"x1/2"
 ON FULL SIZE SHEETS

08.19.2022 PROJ. NO.
 PROJ. ARCHITECT EM DRAWN BY: Author

SET ISSUE DATES	
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2022.08.19	HISTORIC REVIEW

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NO.	DATE	DESCRIPTION

**HISTORIC REIEW /
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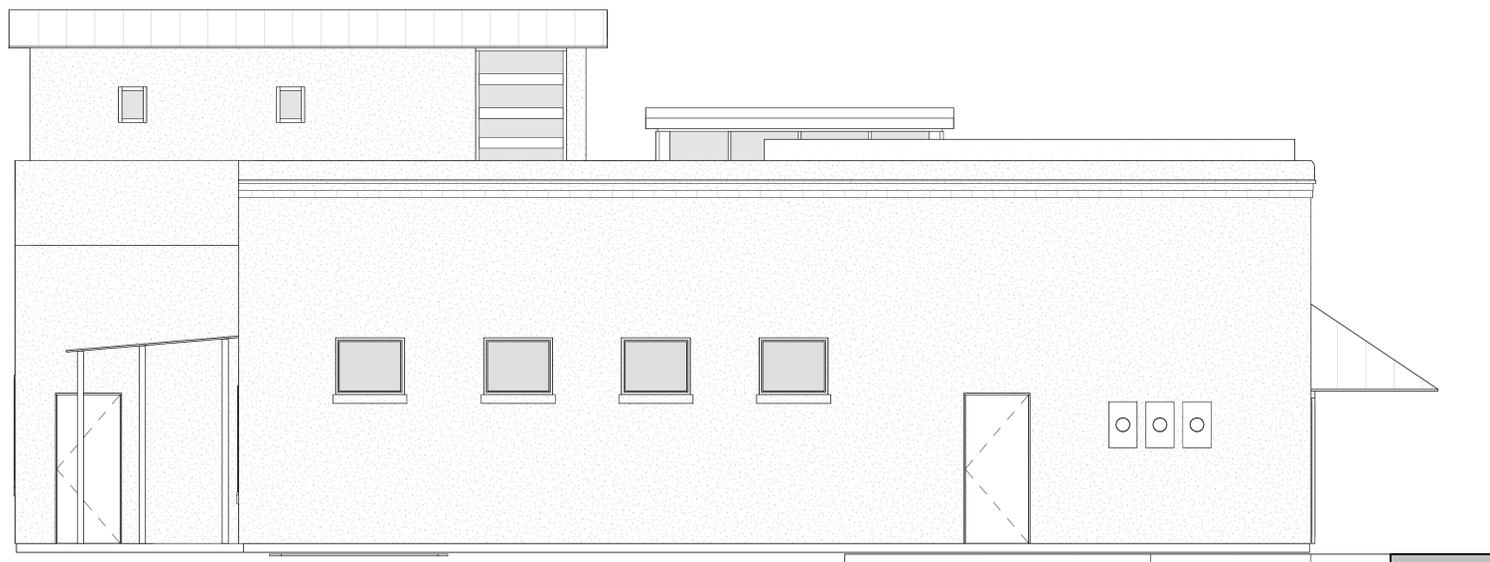
**SITE PLAN -
 PROPOSED**

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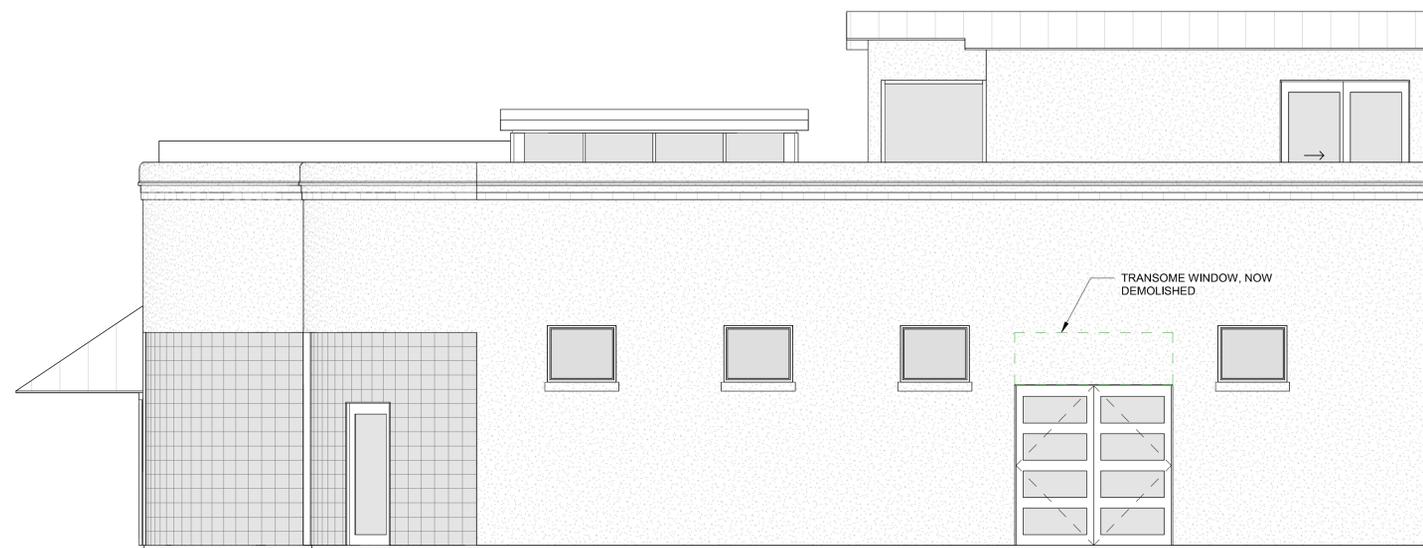
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**LABOR ST
 STUDIO**

620 LABOR ST, SAN
 ANTONIO TEXAS 78210



2 EXISTING - NORTH
 SCALE: 1/4" = 1'-0"



4 EXISTING - SOUTH
 SCALE: 1/4" = 1'-0"

THIS SQUARE APPEARS 1/2"x1/2"
 ON FULL SIZE SHEETS

08.19.2022 PROJ. NO.
 PROJ. ARCHITECT EM DRAWN BY: Author

SET ISSUE DATES	
DATE	ISSUE
2022.08.19	HISTORIC REVIEW

REVISIONS		
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**HISTORIC REIEW /
 PERMITTING**

EXISTING
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**LABOR ST
 STUDIO**

620 LABOR ST, SAN
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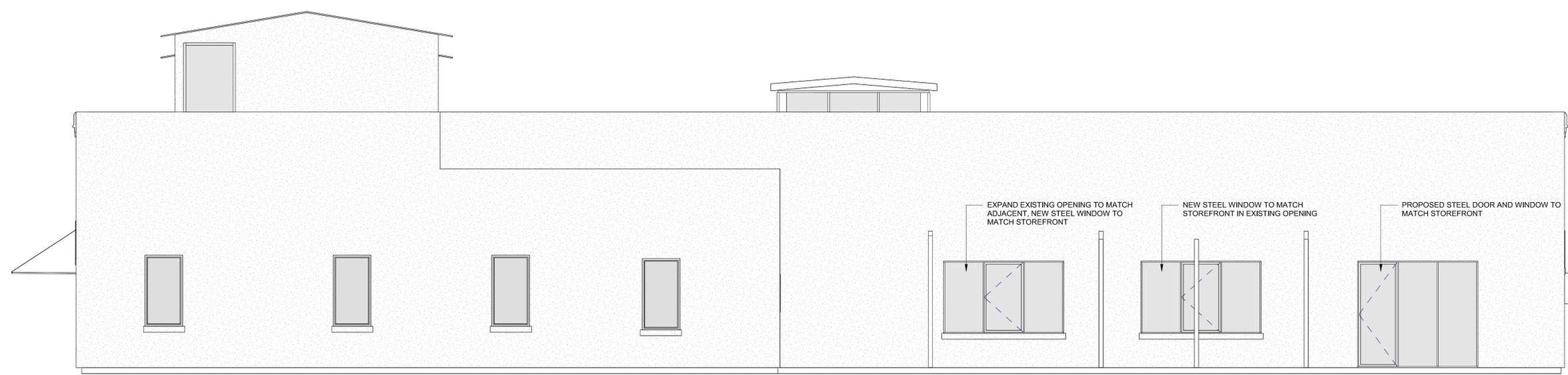
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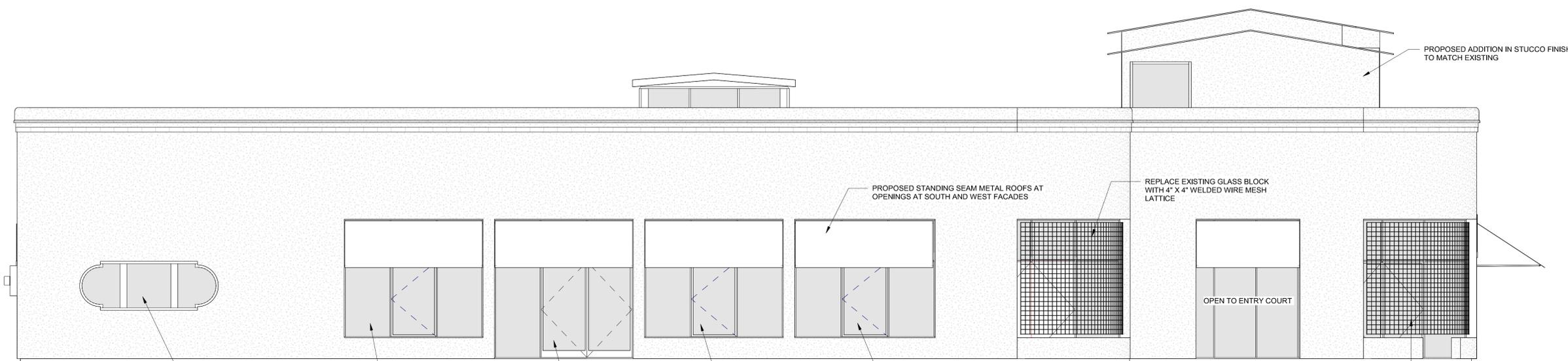
**HISTORIC REIEW /
 PERMITTING**

**PROPOSED
 ELEVATIONS
 E/W**

A403



1 PROPOSED EAST
 SCALE: 1/4" = 1'-0"



2 PROPOSED - WEST
 SCALE: 1/4" = 1'-0"