

HISTORIC AND DESIGN REVIEW COMMISSION

November 03, 2021

HDRC CASE NO: 2021-543
ADDRESS: 147 E MISTLETOE
LEGAL DESCRIPTION: NCB 1704 BLK 12 LOT 24 & W 25 FT OF 25 & 27
ZONING: O-1, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Morgan Penix/Adapt Architecture and Construction
OWNER: CHAMOY INVESTMENTS LLC
TYPE OF WORK: Fenestration modifications, siding replacement
APPLICATION RECEIVED: October 15, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Install a new entrance with an accessible ramp on the west elevation.
2. Install a new window opening on the west elevation beneath the existing carport.
3. Perform fenestration modifications on the north elevation.
4. Replace the existing wood siding on the north elevation with fiber cement lap siding.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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 high-pressure 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.
- 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.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.

- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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 facade 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 facade 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 facade.

FINDINGS:

- a. The primary structure located at 147 E Mistletoe is a 1-story commercial building constructed circa 1960. The building features a rectangular plan, a flat roof, brick cladding, brick entry steps and a brick retaining wall, a decorative metal entry way, decorative screen walls on the east and south elevations, fixed windows on the north elevation, and a mural on the east elevation facing McCullough. The property is located within the Monte Vista Historic District.
- b. WEST ELEVATION: EXTERIOR MODIFICATIONS – The applicant has proposed to install a new entrance and an accessible ramp on the west elevation to provide access from the existing parking lot. The applicant has

proposed to install a storefront bronze aluminum entry door and window system on the south side of the west elevation with a brick ramp with a iron railing. Guideline 6.B.ii for Exterior Maintenance and Alterations states that applicants should ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances. Staff finds the proposal appropriate and that the applicant should submit final material specifications to staff for review..

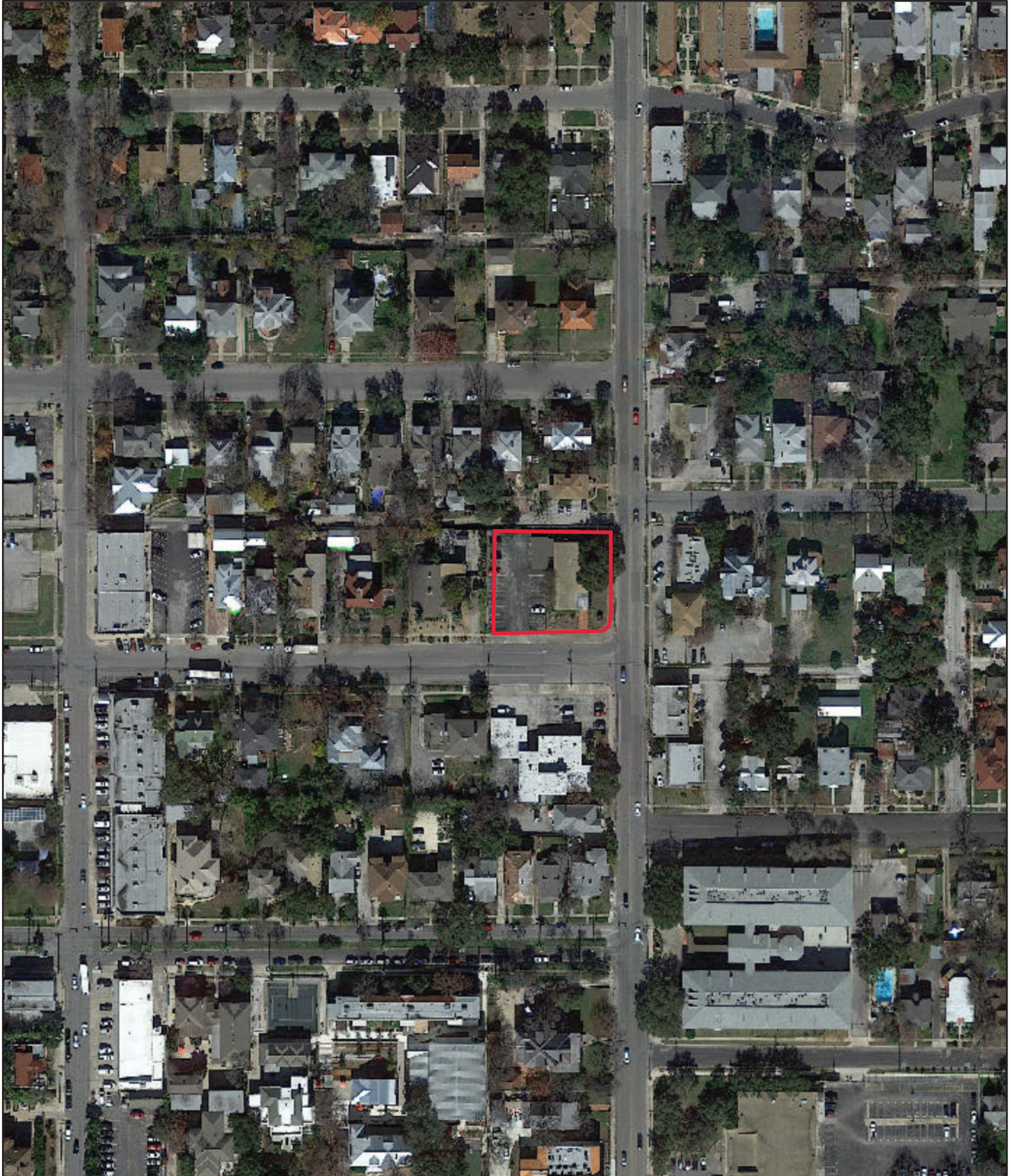
- c. WEST ELEVATION : FENESTRATION MODIFICATION – The applicant has proposed to install a new window opening on the north end of the west elevation beneath the existing carport. The applicant has proposed to install a dark bronze aluminum-clad wood window. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should avoid creating new window openings on the primary façade or where visible from the public right-of-way. Staff finds that a new window opening on the west elevation is appropriate and that the applicant should submit final material specifications to staff for review.
- d. NORTH ELEVATION: FENESTRATION MODIFICATION – The applicant has proposed to modify the fenestration pattern on the north elevation. The existing north elevation was previously an open carport that was enclosed. The applicant has proposed to modify the existing fenestration pattern with the installation of three (3) fixed dark bronze aluminum-clad wood windows in the center of the façade with one (1) bronze storefront aluminum full-lite door, located on the east side of the north (rear) elevation. The applicant will enclose the two existing door openings. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should avoid creating new window openings on the primary façade or where visible from the public right-of-way. Staff finds that the modification to the non-original fenestration pattern appropriate and an improvement on the current condition. Staff finds that the applicant should submit final material specifications for the windows and door to staff for review.
- e. NORTH ELEVATION: CLADDING REPLACEMENT – The applicant has proposed to replace the existing plywood cladding on the north elevation with fiber cement lap siding. The north elevation was formerly an open carport and was previously enclosed. The existing cladding is not original to the structure. According to Guideline 1.B.i for Exterior Maintenance and Alterations, avoid removing materials that are in good condition or that can be repaired in place. Staff finds that as the existing plywood cladding is not original, and the proposed material is an improvement to the structure, the proposal is appropriate.

RECOMMENDATION:

Items 1-4, staff recommends approval based on findings a through e with the following stipulations:

- i. That the applicant submits final material specifications for the new windows and doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the replacement siding features a reveal of no more than 6 inches and a smooth texture.

City of San Antonio One Stop

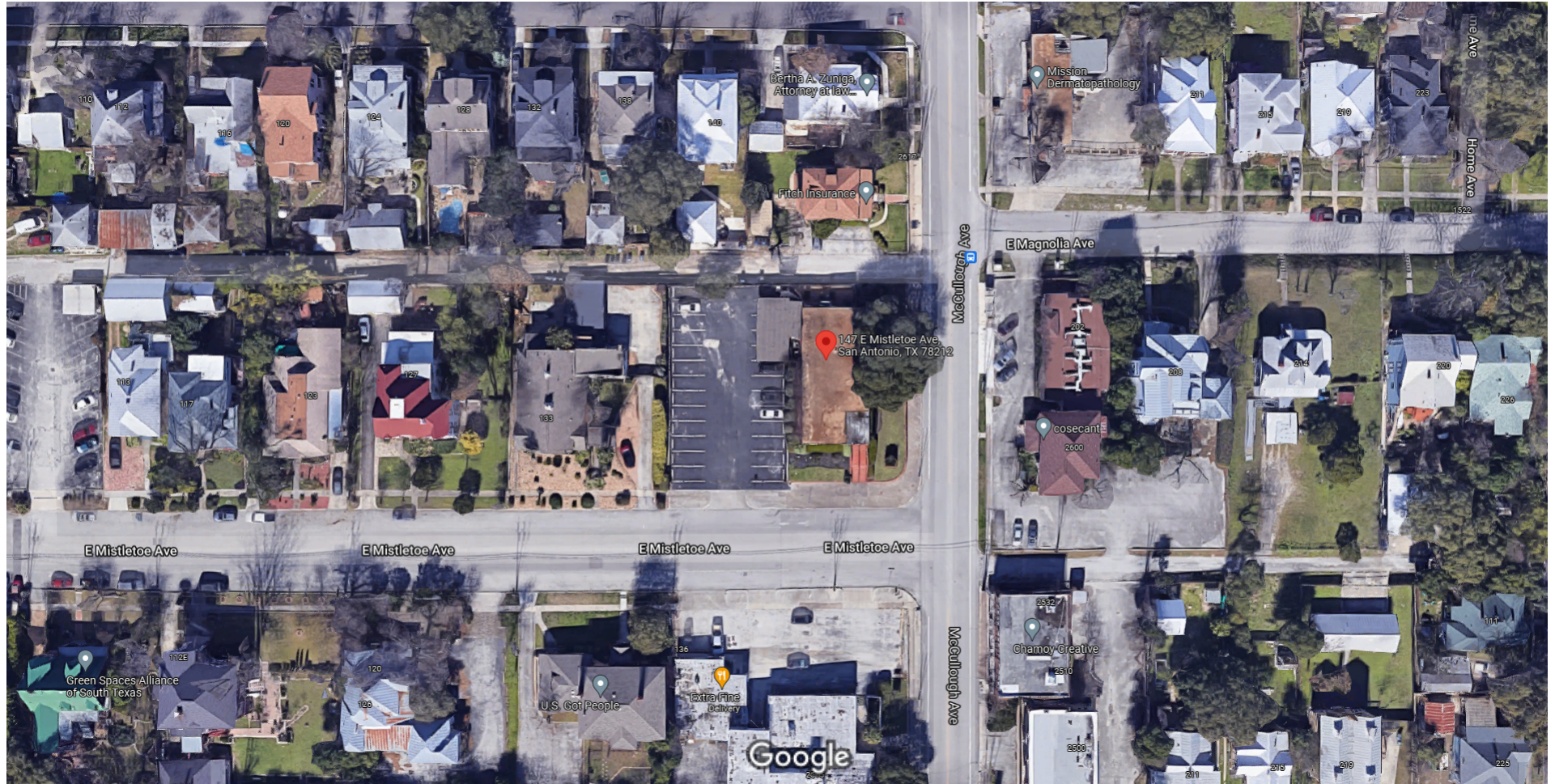


October 27, 2021

— User drawn lines

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Google Maps 147 E Mistletoe Ave



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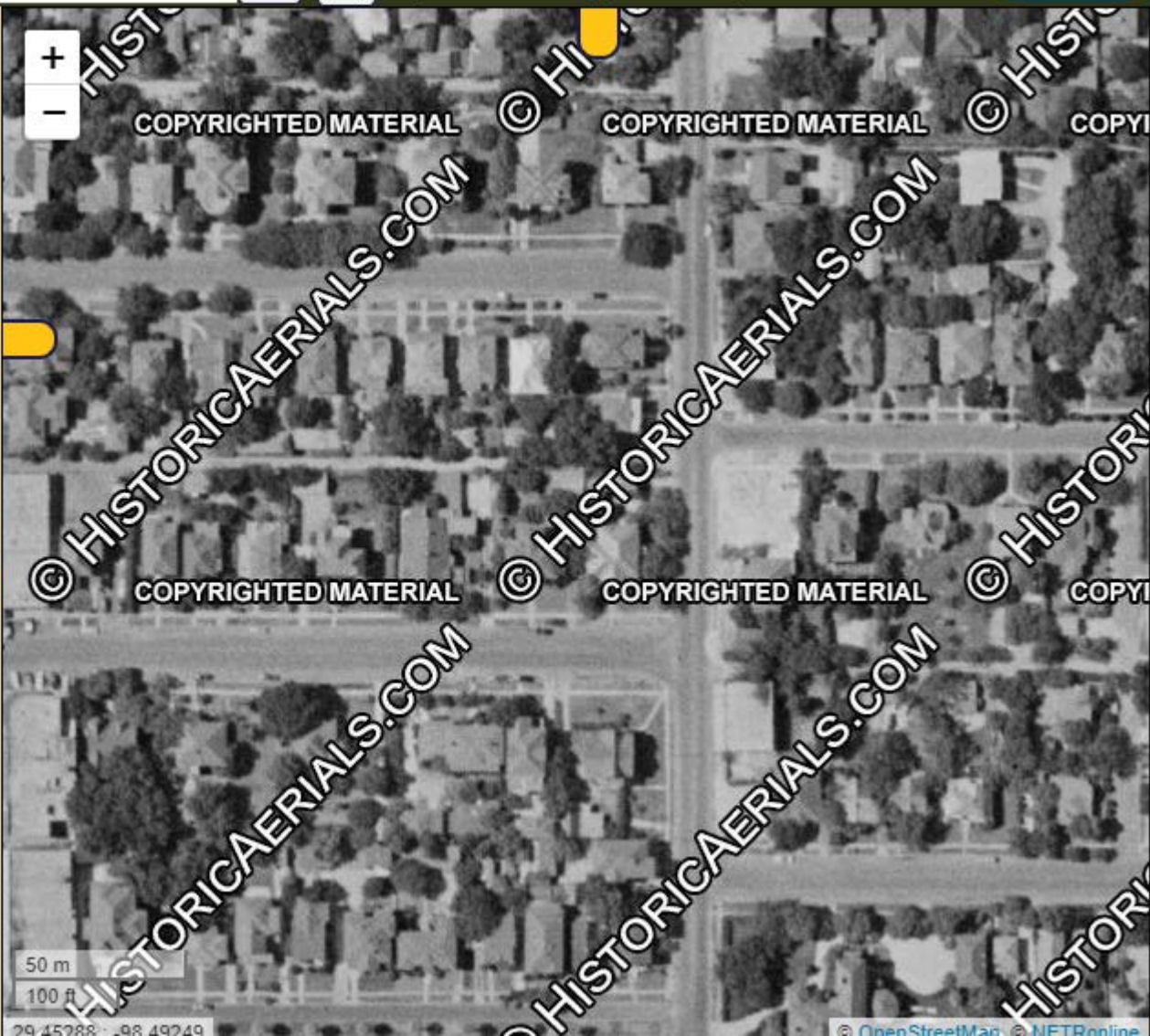
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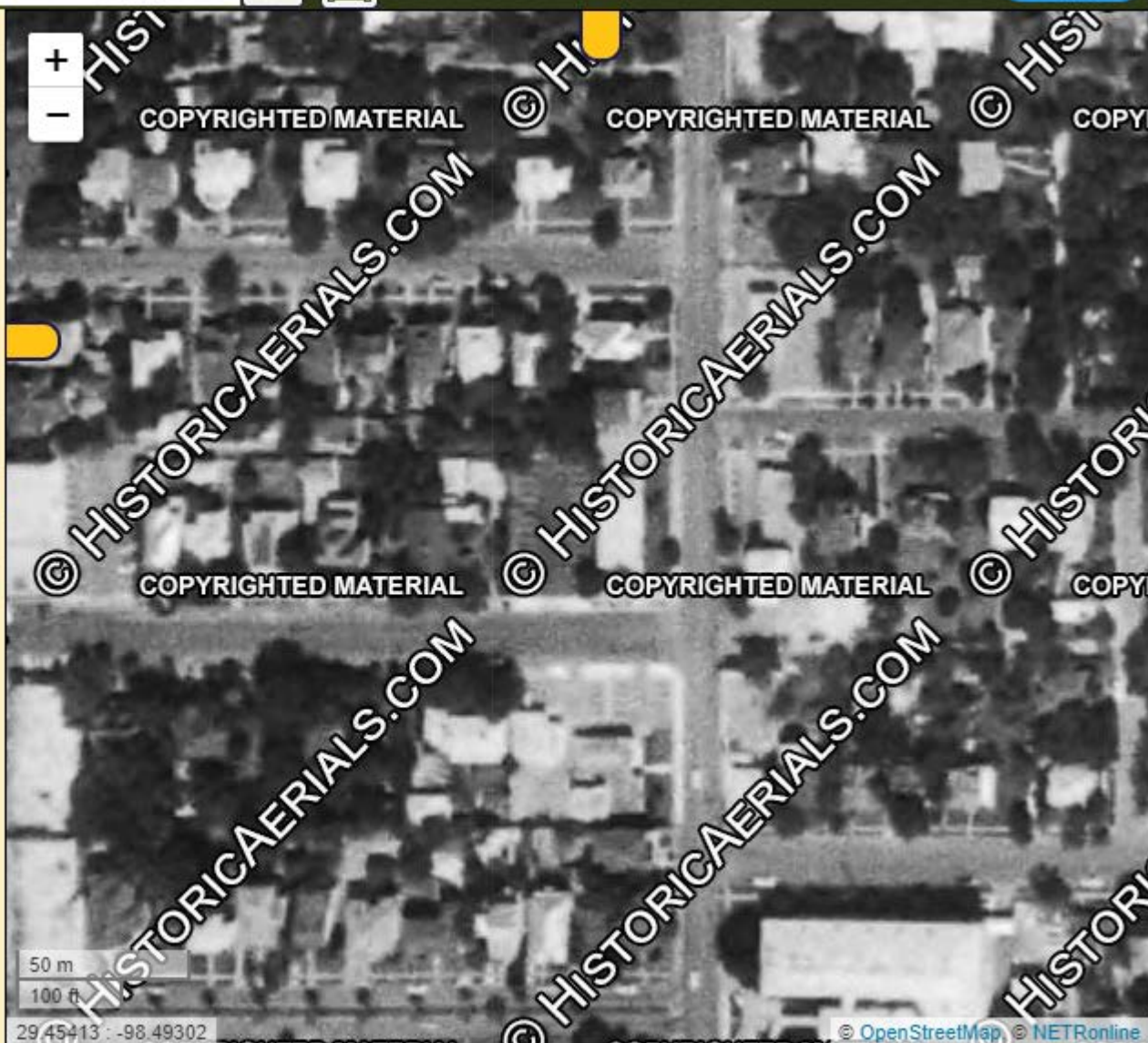
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ADAPT Architecture & Construction
1826 McCullough Ave.
San Antonio, Texas 78212
210.844.1687 or 210.267.7787

HDRC APPLICATION FORM
CoSA Office of Historic Preservation
1901 S. Alamo, San Antonio, TX 78204

Oct 15, 2021

PROJECT LOCATION:
147 E Mistletoe Ave.
San Antonio, TX 78202
Monte Vista Historic District

PROPERTY OWNERS:
Chamoy Creative

PROJECT DESCRIPTION:
Project scope to include renovating the existing building to become a single tenant space occupied by the owner's company. The building footprint will remain the same with no additions in height or square footage. The renovation includes exterior modifications to the west side wall adding a new entrance with accessible ramp off the parking lot and adding an office window under the existing carport. This allows the existing entrance facing Mistletoe to remain as is. The east side is to remain as is. The north side we would like to modify to move the windows and the door. This side was originally a carport that was enclosed to make additional office space. The current siding is 111 wood panels, and we request to change it to fiber cement lap siding.

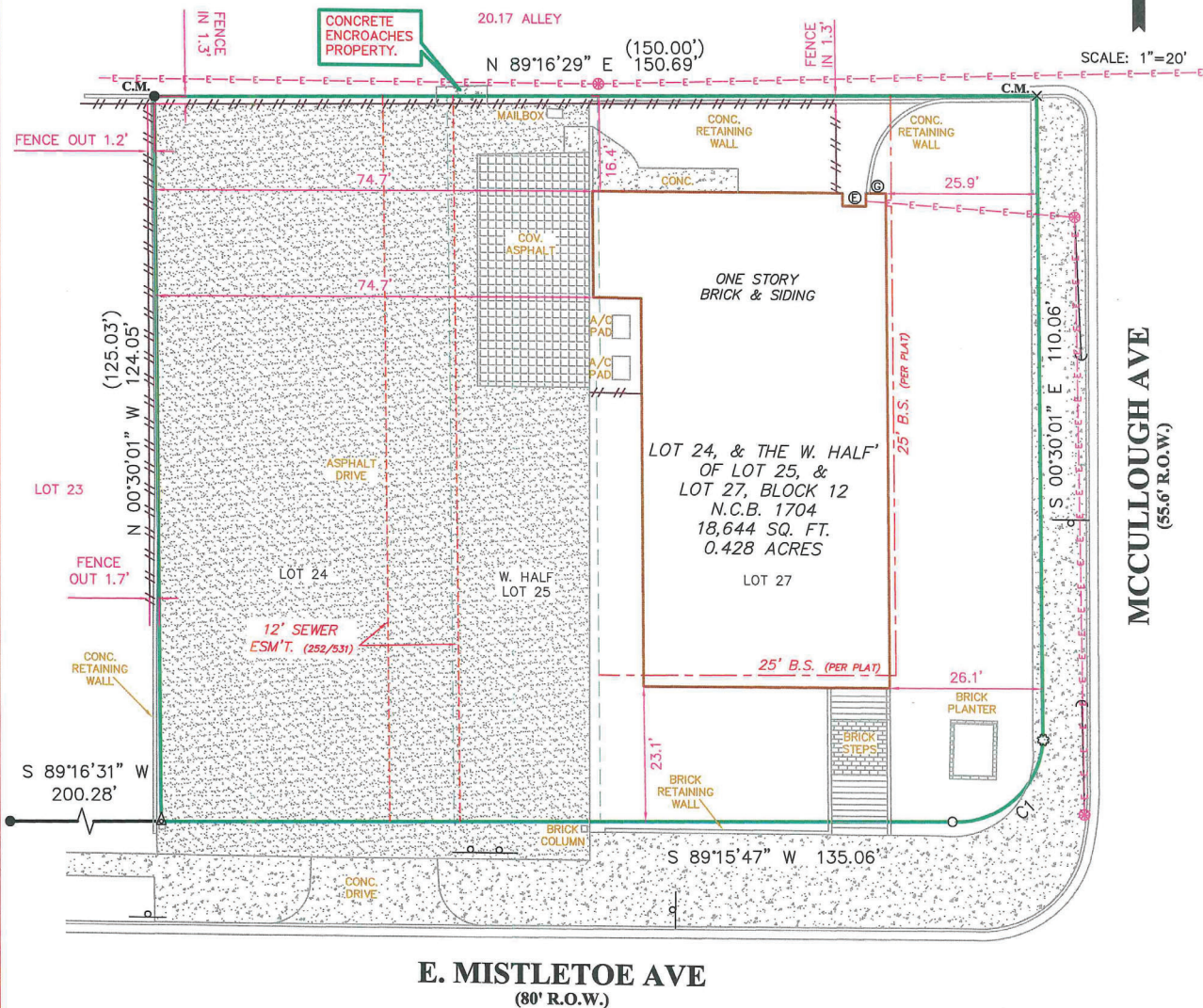
Thank you,

A handwritten signature in black ink, appearing to read "Peter DeWitt".

Peter DeWitt AIA TX#17008
Adapt Architecture and Construction LLC

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.26' (23.5')	21.00'	S 47°36'23" W	88°50'45"

NOTE:
AMENDED ON JANUARY 28, 2021 TO UPDATE OWNER INFORMATION.

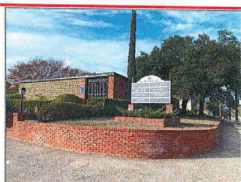


NOTE:
AMENDED ON JANUARY 12, 2021 TO ADD SEWER EASEMENT.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 4400, PG. 179, DEED AND PLAT RECORDS, AND VOL. 953, PG. 541, DEED RECORDS OF BEXAR COUNTY, TEXAS.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48028C - Panel No. 0403 1, which is Dated 06/19/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X.

Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the Interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://www.fema.gov/portal>

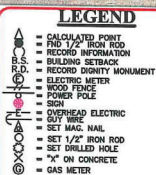
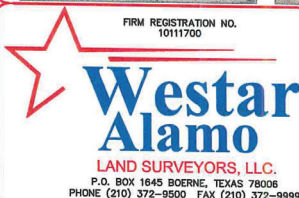
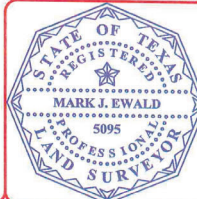
Property Address:
147 E. MISTLETOE AVE.
Property Description:

TRACT 1: LOT 24, AND THE WEST 1/2 OF LOT 25, BLOCK 12, NEW CITY BLOCK 1704, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
TRACT 2: LOT 27, BLOCK 12, NEW CITY BLOCK 1704, LAUREL HEIGHTS SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4400, PAGE 179, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:
ANTONIA E. RICHARDSON

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

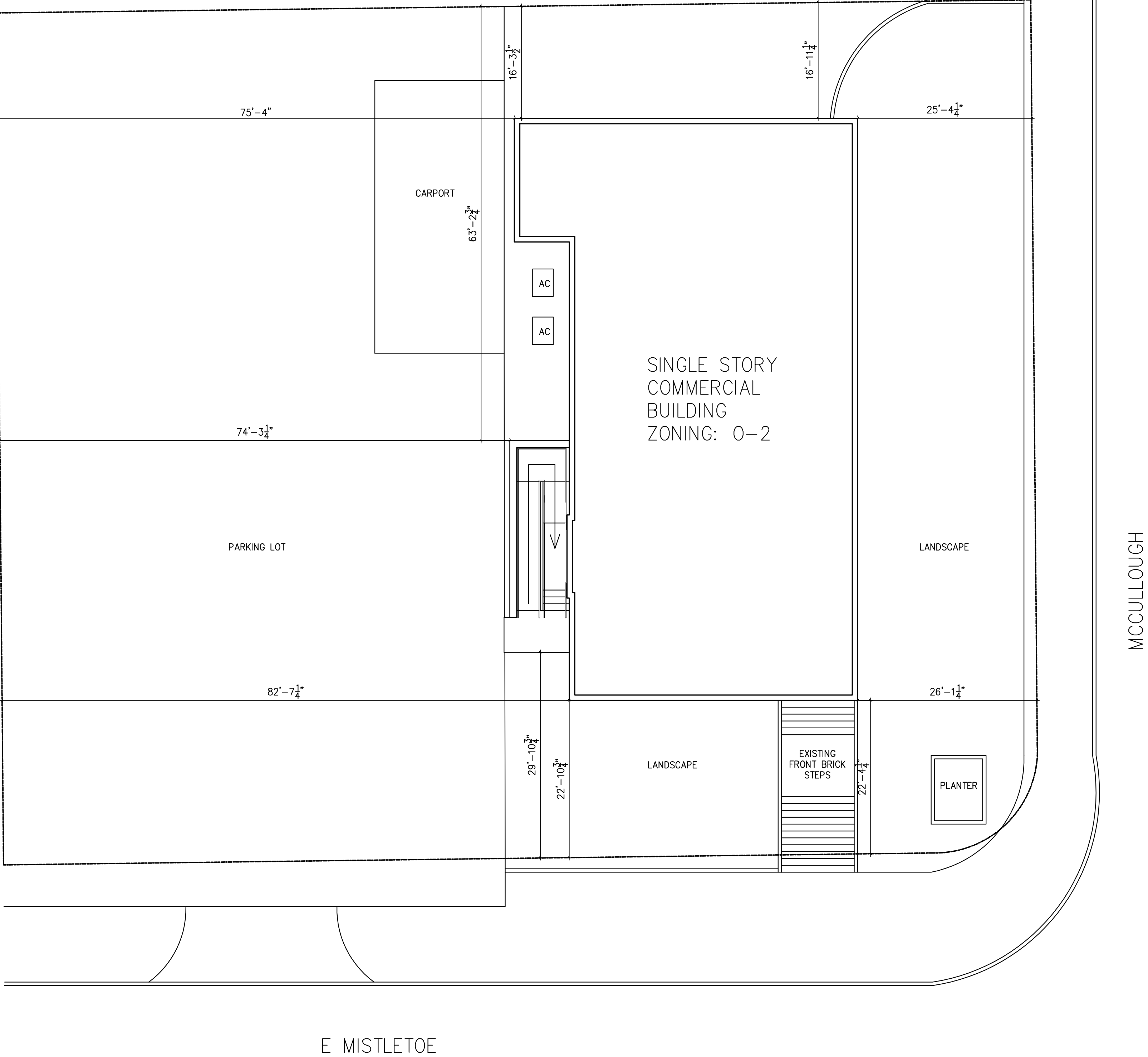


DRAWN BY: JW
JOB NO. 102748

TITLE COMPANY: PRIORITY GROUP

DATE: 12-11-2020

G.F. NO. SCT-48-4300112004606-DB



1 SITE PLAN
SCALE: 1"=10'-0"

**OFFICE
BUILDING**

147 E MISTLETOE
AVE, SAN ANTONIO,
TX 78212

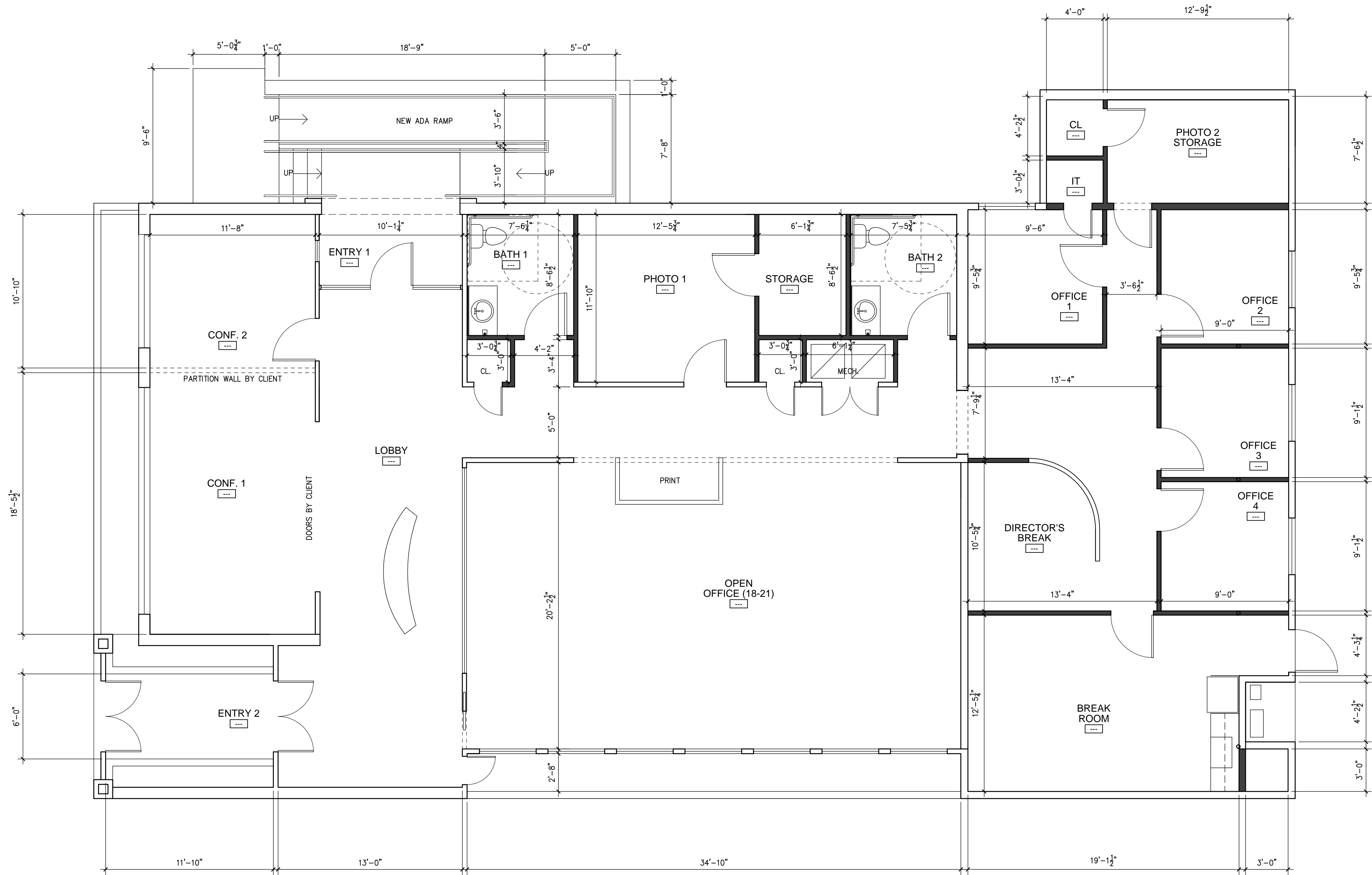


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NO.	DATE	ISSUED FOR:
1	08/04/21	DESIGN REVIEW
2	10/15/21	HDRC SUBMITTAL
3	10/28/21	HDRC SUBMITTAL
4		

SURVEY, SITE, &
ROOF PLAN

A1.00
OF --



1 FLOOR PLAN
SCALE: 1/4"=1'-0"



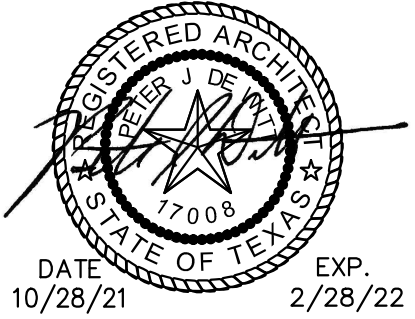
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OFFICE BUILDING

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AVE, SAN ANTONIO,
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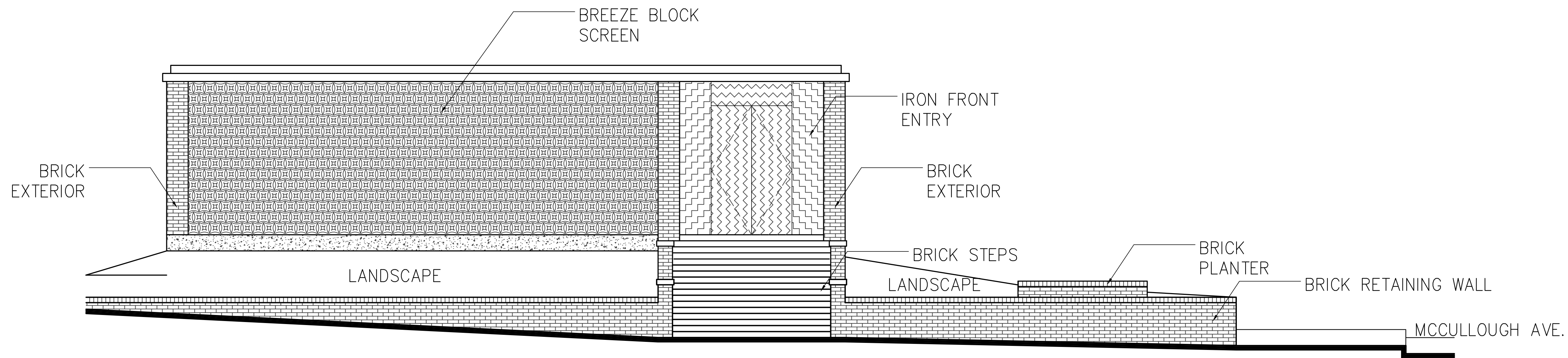


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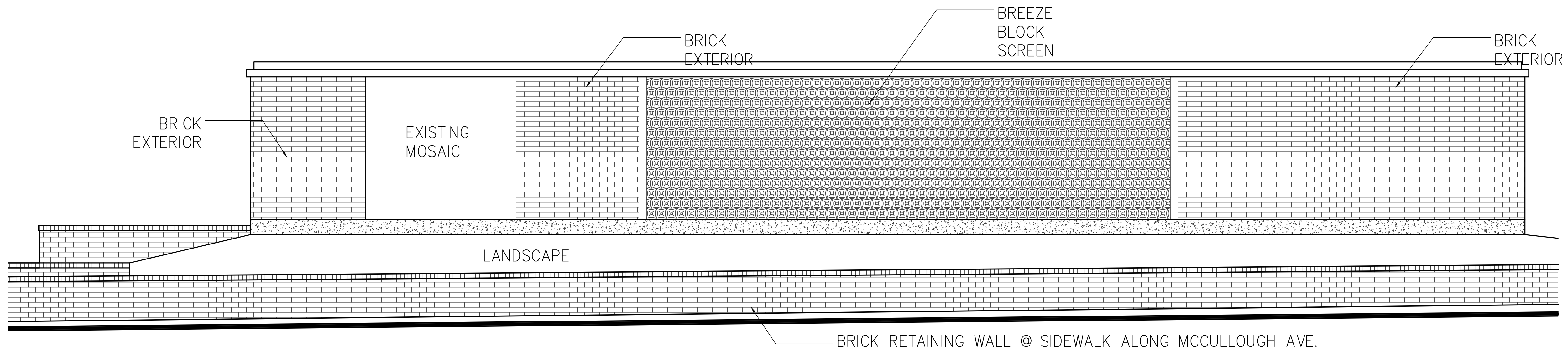
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3	10/28/21	HDRC SUBMITTAL
4		

1ST FLOOR PLAN

A2.00
OF --



1 SOUTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



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

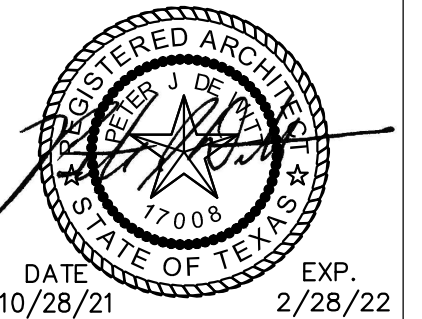
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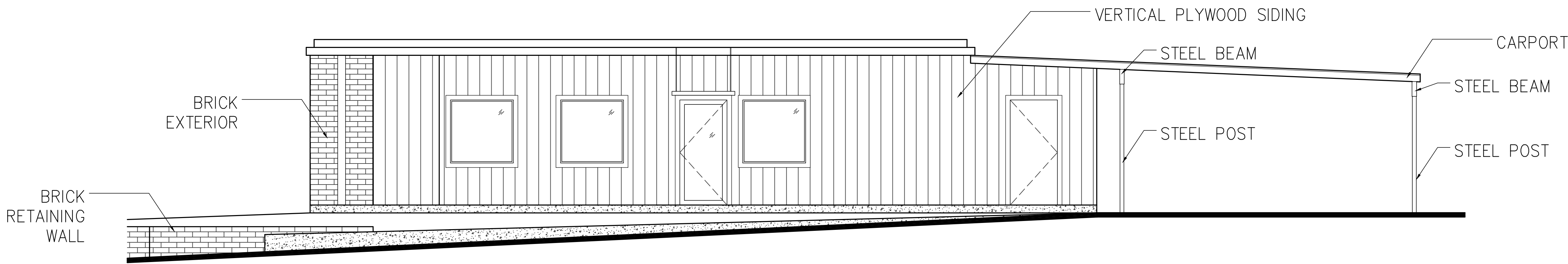


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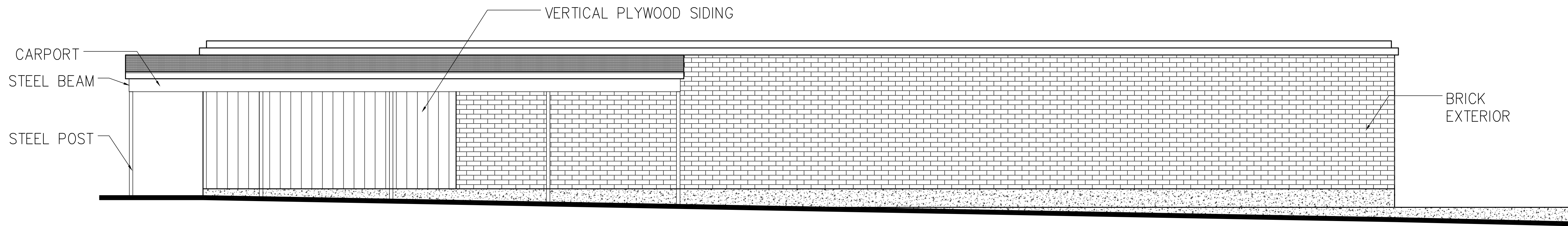
EXISTING EXT
ELEVATIONS

A3.10
OF --



1 NORTH (REAR) ELEVATION

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



2 EAST (SIDE) ELEVATION

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

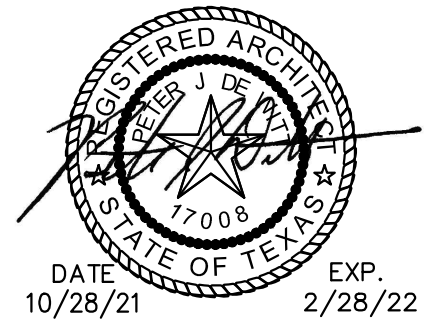
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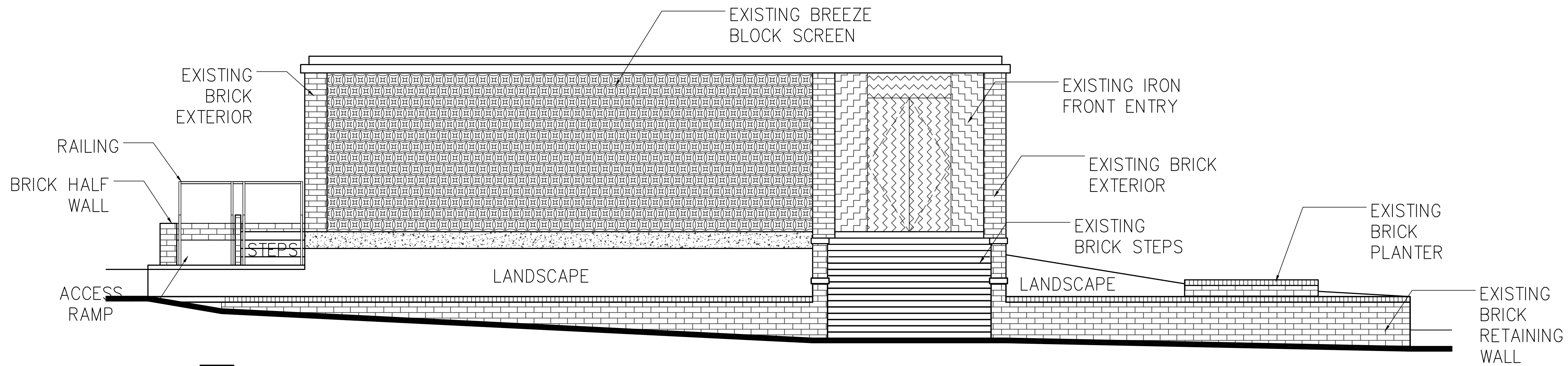


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1	08/04/21	DESIGN REVIEW
2	10/15/21	HDRC SUBMITTAL
3	10/28/21	HDRC SUBMITTAL
4		

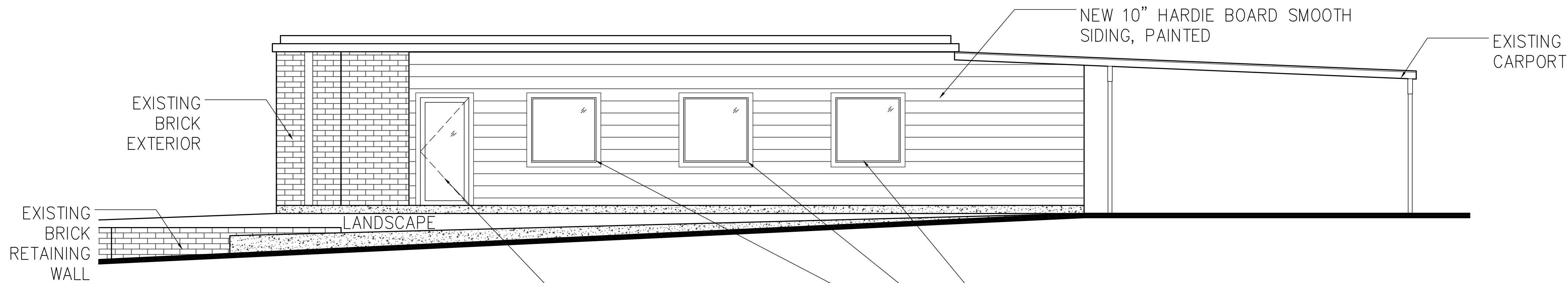
EXISTING EXT
ELEVATIONS

A3.20
OF --



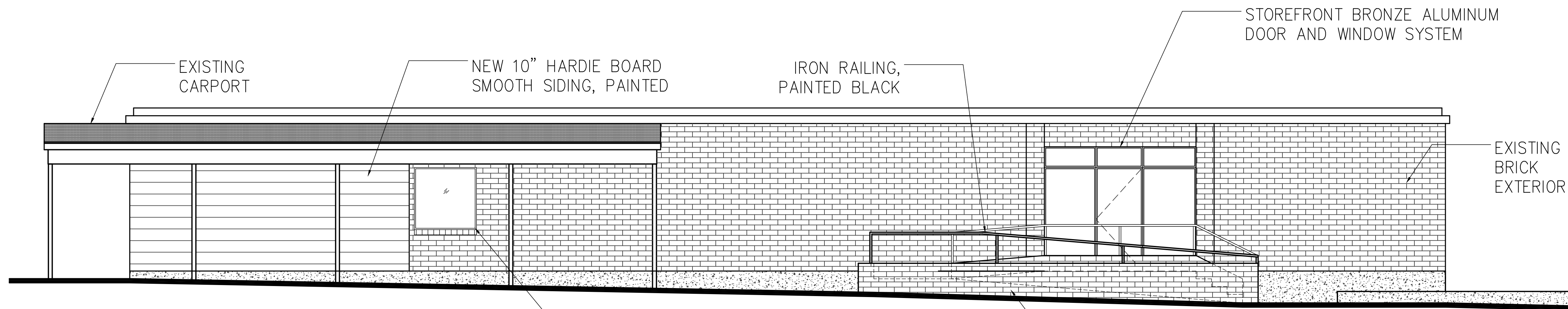
1 SOUTH (FRONT) ELEVATION

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



2 NORTH (REAR) ELEVATION

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



3 WEST (SIDE) ELEVATION

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

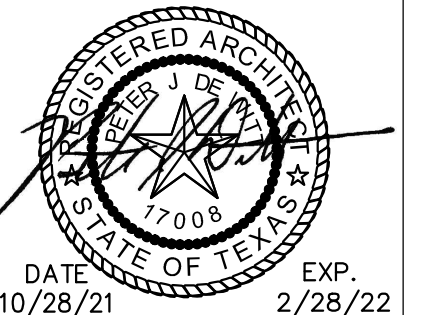
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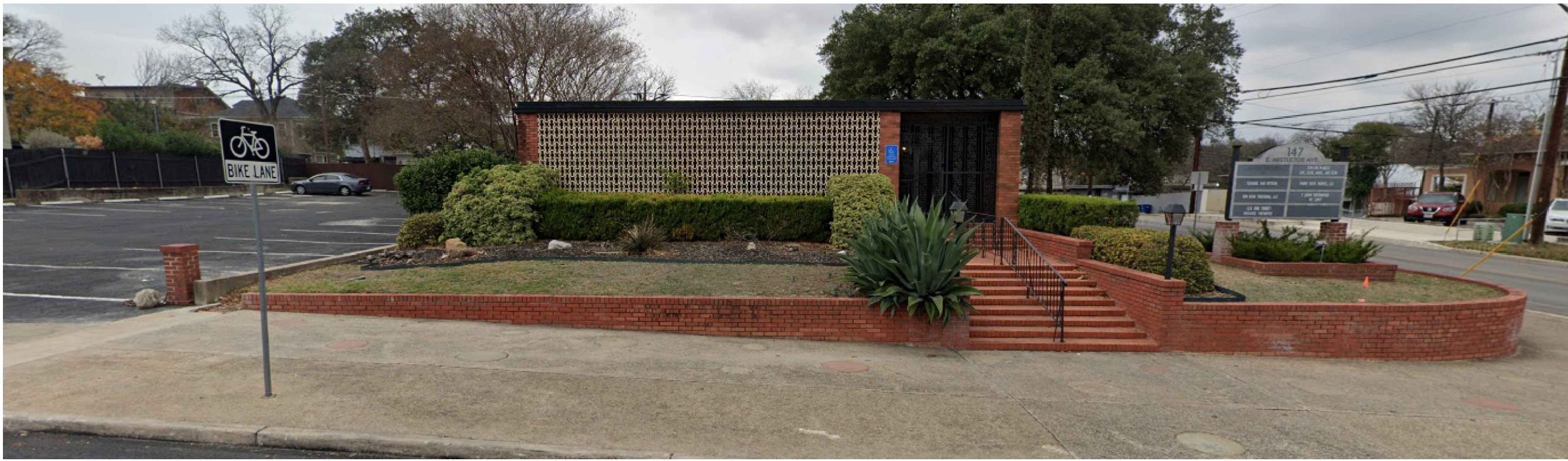


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4		

NEW EXT
ELEVATIONS

A3.30
OF --



1 FRONT (SOUTH)

SCALE: N/A



2 SIDE (EAST)

SCALE: N/A



3 REAR (NORTH)

SCALE: N/A



4 SIDE (WEST)

SCALE: N/A

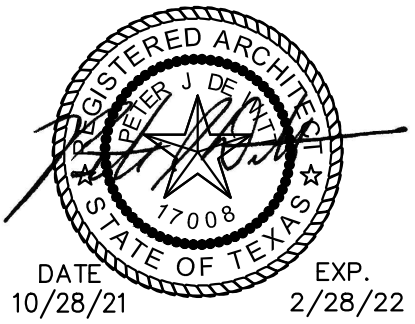
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4		

EXISTING PHOTOS

A8.00
OF --