

HISTORIC AND DESIGN REVIEW COMMISSION

December 21, 2022

HDRC CASE NO: 2022-574
ADDRESS: 145 NAVARRO ST
LEGAL DESCRIPTION: NCB 986 LOT 11 THRU 13 AND E 5.14FT OF 10
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
APPLICANT: Peter Ketter/Sandvick Architects Inc.
OWNER: Kunal Mody/145 NAVARRO LLC
TYPE OF WORK: Construction of a rooftop addition, fenestration modifications, window replacement, rehabilitation, canopy installation and signage
APPLICATION RECEIVED: December 02, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting conceptual approval to:

1. Perform rehabilitative scopes of work including the cleaning and repointing of the historic, masonry façade.
2. Replace the existing, non-original windows with new, aluminum windows.
3. Replace the existing, non-original storefront systems with new, aluminum storefront systems.
4. Restore the storefront on the Navarro (east) elevation to its original location by removing the current storefront's recess.
5. Recess the north and northeast (river) storefront systems to increase the amount of exterior space within the street level arcades.
6. Create a roof skylight opening to create an interior atrium.
7. Install an entrance canopy at the south (Villita) façade.
8. Construct a rooftop addition to feature one (1) story in height.
9. Install signage on the proposed, Villita Street entrance canopy. *The wall signage shown on the elevation drawings has been withdrawn by the applicant.*

APPLICABLE CITATIONS:

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

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 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.

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.

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.

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.

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 Alterations 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.

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.

Historic Design Guidelines, Chapter 6, Guidelines for Signage

A. GENERAL

i. Number and size—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.

ii. New signs—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.

iii. Scale—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

C. PLACEMENT AND INSTALLATION

i. Location—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.

ii. Obstruction of historic features—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.

iii. Damage—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.

iv. Pedestrian orientation—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

i. Inappropriate materials—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.

ii. Appropriate materials—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.

iii. Color—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.

iv. Typefaces—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

E. LIGHTING

i. Lighting sources—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.

ii. Neon lighting—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

A. GENERAL

i. Mounting devices—Construct sign frames and panels that will be used to be attach signs to the wall of a building of wood, metal, or other durable materials appropriate to the building's period of construction.

ii. Structural supports—Utilize sign hooks, expansion bolts, or through bolts with washers on the inside of the wall depending upon the weight and area of the sign, and the condition of the wall to which it is to be attached.

iii. Appropriate usage—Limit the use of projecting and wall-mounted signs to building forms that historically used these types of signs, most typically commercial storefronts. To a lesser degree, these signage types may also be appropriate in areas where residential building forms have been adapted for office or retail uses, if sized accordingly.

B. PROJECTING SIGNS

i. Placement—Mount projecting signs perpendicularly to a building or column while allowing eight feet of overhead clearance above public walkways.

ii. Public right-of-way—Limit the extension of projecting signs from the building facade into the public right-of-way for a maximum distance of eight feet or a distance equal to two-thirds the width of the abutting sidewalk, whichever distance is greater.

iii. Area—Projecting signs should be scaled appropriately in response to the building façade and number of tenants.

C. WALL-MOUNTED SIGNS

i. Area—Limit the aggregate area of all wall-mounted signs to twenty-five percent of a building facade.

ii. Projection—Limit the projection of wall-mounted signs to less than twelve inches from the building wall.

iii. Placement—Locate wall signs on existing signboards—the area above the storefront windows and below the second story windows—when available. Mount wall signs to align with others on the block if an existing signboard is not available.

iv. Channel letters—Avoid using internally-illuminated, wall-mounted channel letters for new signs unless historic precedent exists. Reverse channel letters may be permitted.

FINDINGS:

- a. The historic structure located at 145 Navarro Street is commonly known as the A.B. Frank Building and was constructed in 1926. The structure was design by Ayres & Ayres and was constructed by McKenzie Construction. The structure features eight stories in height and a brick façade. The structure has been modified numerous times, including the construction of a skybridge addition, a rooftop penthouse, street level storefront modifications and window replacement.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **REHABILITATION** – The applicant has proposed to perform rehabilitative scopes of work to the historic structure including the cleaning and repointing of the historic, masonry façade. The applicant has noted that all rehabilitative scopes of work will be done in-kind. This is consistent with the Guidelines for Exterior Maintenance and Alterations.
- d. **WINDOW REPLACEMENT** – The applicant has proposed to replace the existing, non-original windows with new, aluminum windows. Historic photos show steel windows featuring a six over six profile. Per historic photos, the original windows were operable. The existing, aluminum windows feature four, single panes. The applicant has proposed aluminum replacement windows that will feature simulated divided lite windows;

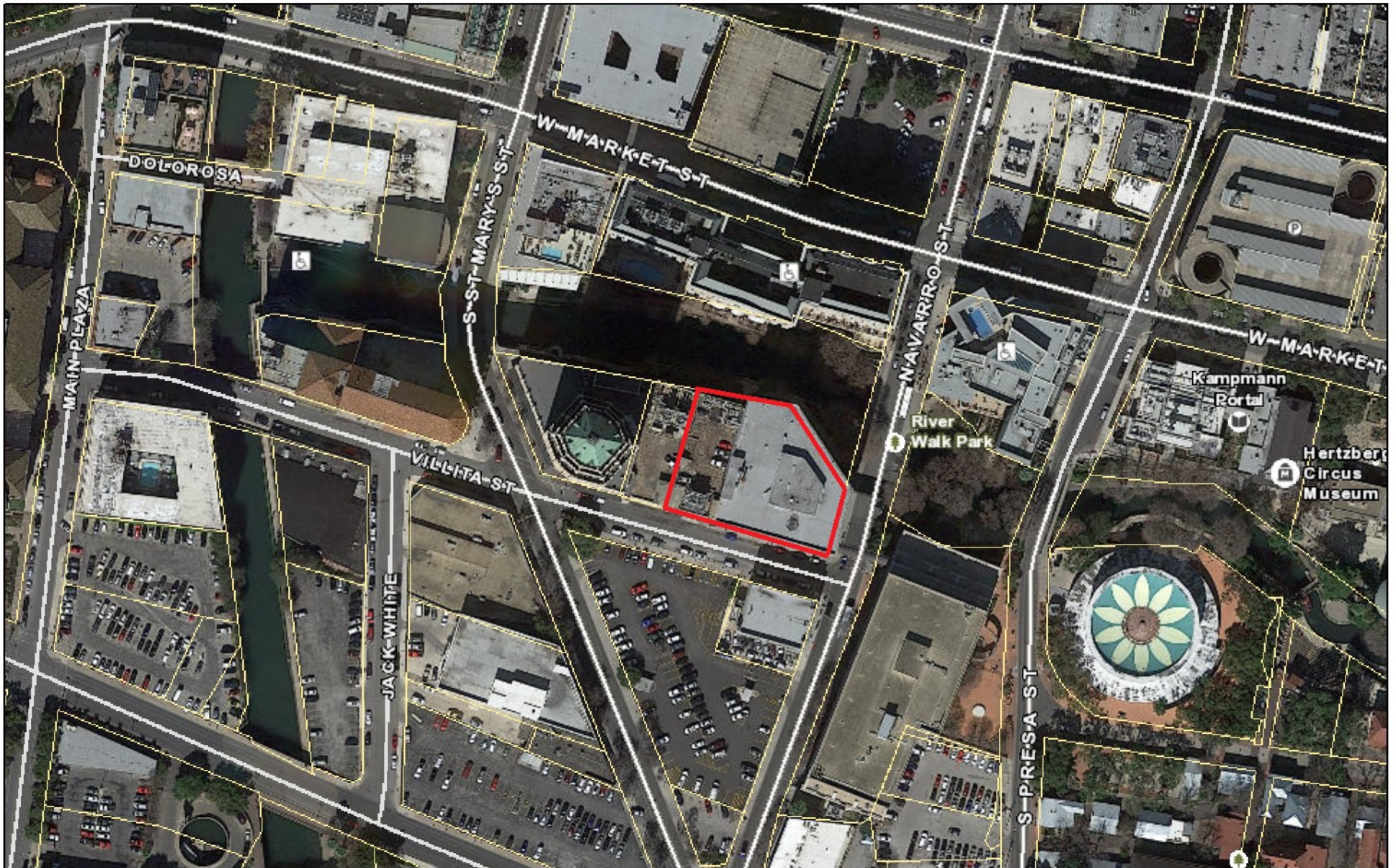
however, the proposed simulations will be both internal and external to window panes. The applicant has noted that the proposed windows will also feature true muntins and sloped windows sills. Generally, staff finds the proposed replacement windows to be appropriate; however, staff finds that windows should feature dark colored frames and window components.

- e. **STOREFRONT SYSTEM REPLACEMENT** – The applicant has proposed to replace the existing, non-original storefront systems with new, aluminum storefront systems. Per historic photos, the original storefront systems featured one large, central pane with smaller, divided lites. The applicant has proposed to match this profile. Generally, staff finds the proposed replacement storefront systems to be appropriate; however, staff finds that each should feature dark colored frames and system components.
- f. **STOREFRONT SYSTEM PLACEMENT (Navarro Facade)** – The applicant has proposed to restore the storefront on the Navarro (east) elevation to its original location by removing the current storefront's recess. Per historic photos, this is the original location and profile of the storefront systems. Staff finds the proposed placement to be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.
- g. **STOREFRONT SYSTEM RECESS (River Facades)** – The applicant has proposed to recess the north and northeast (river) storefront systems to increase the amount of exterior space within the street level arcades. The storefront systems on both of these facades are non-original, and currently feature a recess. Staff finds the proposal to increase the recess at the northeast and north facades to be appropriate. Staff finds that final storefront system specifications should be provided for future review and approval.
- h. **SKYLIGHT** – The applicant has proposed to create a roof skylight opening to create an interior atrium. Staff finds the proposed skylight installation to be appropriate as it will not impact any exterior elements that are visible from the right of way.
- i. **ENTRANCE CANOPY** – The applicant has proposed to install an entrance canopy at the street level on the Villita Street façade. The Guidelines for Exterior Maintenance and Alterations 11.A.ii. notes that new canopies should be added 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 building façade to which it will be attached. Generally, staff finds the proposed canopy to be appropriate; however, staff finds that detailed canopy documents should be provided for future review and approval.
- j. **ADDITION** – The applicant has proposed to construct a rooftop addition to feature 1-story in height and approximately 3,700 square feet. The applicant has noted that the proposed addition will feature setbacks from the south, east, northeast and north facades.
- k. **ADDITION** – Per the Guidelines for Additions 2.A., new additions should be designed to be in keeping with the existing, historic context of the block and should be located to minimize visual impact from the public right of way. Additionally, the Guidelines for Additions 1.B.i. notes that the height of a rooftop addition should not be more than forty (40) percent of the original height of the structure. Staff finds that the proposed massing of the addition features massing that will be minimally visible from the right of way.
- l. **ADDITION (Materials)** – The applicant has proposed materials that include brick, stucco, metal coping and aluminum windows and storefront systems. Generally, staff finds the proposed materials to be appropriate and consistent with the Guidelines. Final material specifications should be provided for future review and approval. Additionally, staff finds that all windows should be consistent with staff's standards for windows in new construction and additions.
- m. **ADDITION (Architectural Details)** – The applicant has proposed architectural details that present a massing, materials and general design that is subordinate to the details and massing of the historic structure. Staff finds the proposed architectural details to be appropriate and consistent with the Guidelines.
- n. **SIGNAGE** – The applicant has noted the installation of signage at the street level on the proposed canopy. The wall signage shown on the elevation drawings has been withdrawn by the applicant. While staff finds the proposed canopy signage to be appropriate and consistent with the Guidelines, staff does not find the façade signage to be. Staff finds that future development of signage should be done in accordance with the Guidelines for Signage.

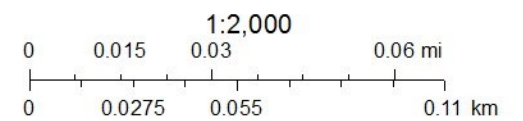
RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitative scopes of work, based on finding c, with the following stipulations:
 - i. That all work be done in-kind.
 - ii. That if brick is to be cleaned, it shall be done in a manner that does not damage the face of the brick.
2. Staff recommends approval of item #2, window replacement, based on finding d, with the following stipulation:
 - i. That window frames and their components feature dark colors.
3. Staff recommends approval of item #3, storefront system replacement, based on finding e, with the following stipulation:
 - i. That storefront system frames and their components feature dark colors.
4. Staff recommends approval of item #4, storefront system installation, based on finding f, with the following stipulation:
 - i. That storefront system frames and their components feature dark colors.
5. Staff recommends approval of item #5, the recess of the storefront system on the north and northeast facades based on finding g, with the following stipulation:
 - i. That storefront system frames and their components feature dark colors.
6. Staff recommends approval of item #6, the installation of a skylight, based on finding h, as submitted.
7. Staff recommends approval of item #7, the installation of a street canopy, based on finding i, with the following stipulation:
 - i. That detailed canopy documents be submitted for future review and approval.
8. Staff recommends approval of item #8, the construction of a rooftop addition, based on findings j through m, with the following stipulation:
 - i. That final materials specification be provided for future review and approval.
 - ii. That the addition feature dark colored materials and paint colors.
9. Staff recommends approval of item #9, canopy signage, with the following stipulations. Staff recommends the following.
 - i. That final signage details be provided for future review and approval for the proposed canopy sign. Signage elements should be consistent with the Guidelines for Signage.

City of San Antonio One Stop



December 8, 2022











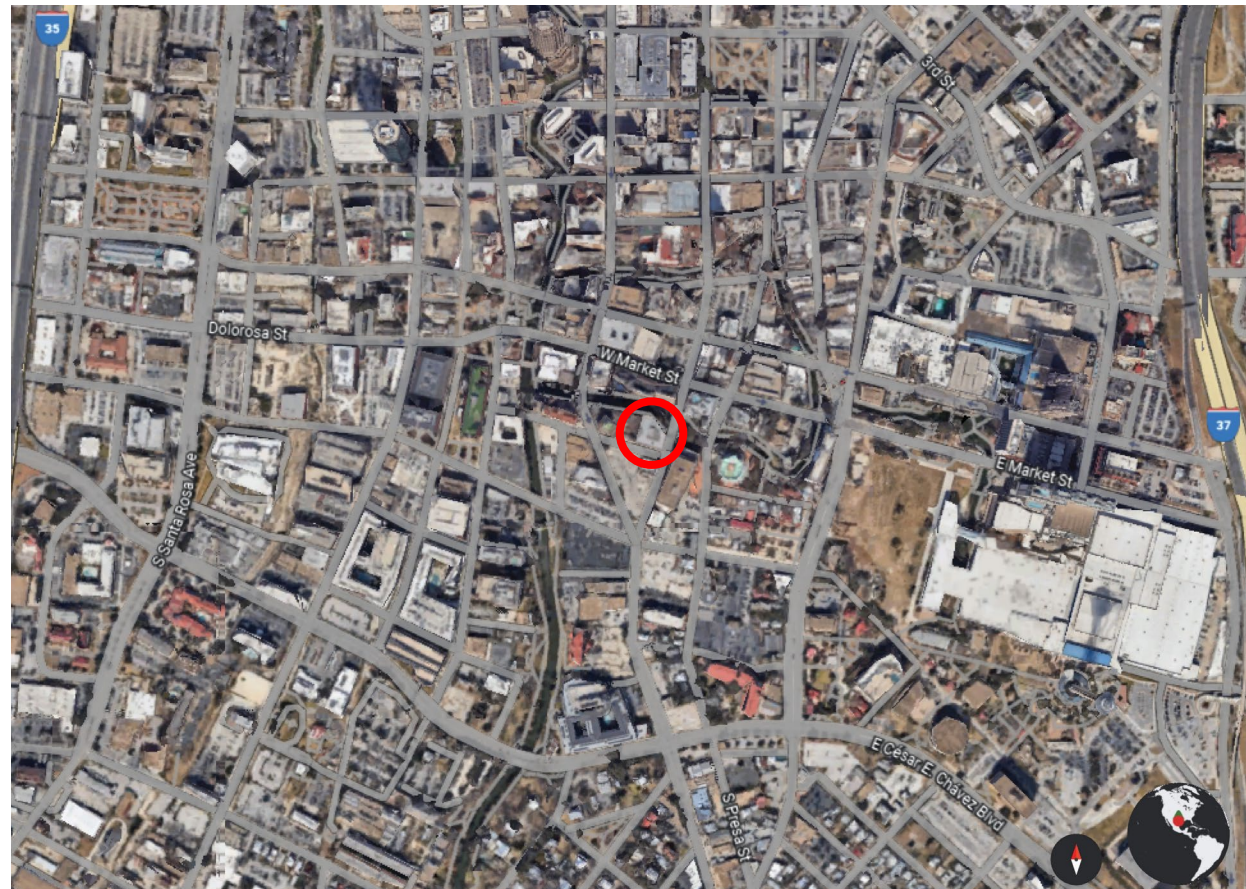
A.B. Frank Company

145 Navarro Street

Proposed Exterior Alterations
HDRC Conceptual Review – December 2022



A.B. Frank Company – 145 Navarro Street



Site Location

A.B. Frank Company – 145 Navarro Street



South Elevation



Southeast Oblique

A.B. Frank Company – 145 Navarro Street



Southeast Oblique



Northeast Oblique

A.B. Frank Company – 145 Navarro Street



Northeast Oblique



Northwest Oblique
(From River Walk)

A.B. Frank Company – 145 Navarro Street



c. 1927



1953



1981

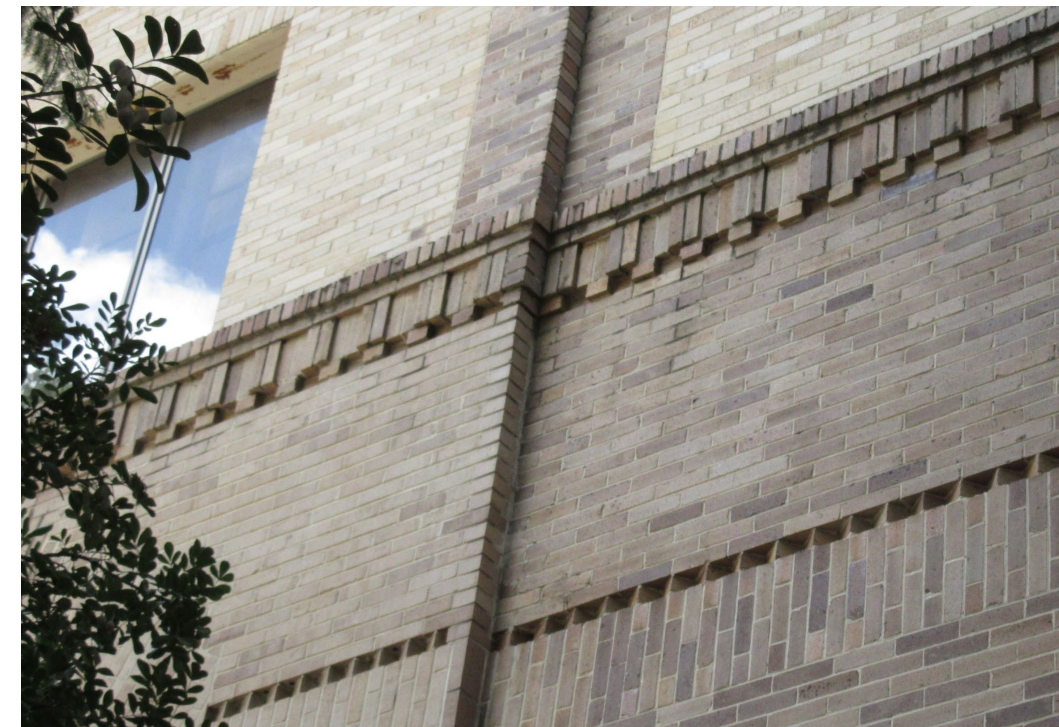
A.B. Frank Company – 145 Navarro Street



2-Story Vertical Addition in 1984



Recreated/Relocated Masonry at Crown



Restored Masonry at Base

A.B. Frank Company – 145 Navarro Street



Reinstated Masonry Arches



Recessed Storefront/Arcade at
East Elevation

A.B. Frank Company – 145 Navarro Street



Recessed Storefronts at Northeast / North Elevations

Proposed Exterior Work

- General Masonry Maintenance/Repairs (Cleaning, Repointing, etc) – In-Kind/No Visual Changes
- Replacement of Non-Historic Windows with New Historically Appropriate Windows
- Replacement of Non-Historic Storefronts with Historically Compatible Windows/Storefronts
- Return East Storefronts to Historic Plane at Main Façade
- Recess North/Northeast Storefronts to Expand Existing Exterior Space in Building Footprint
- New Roof Opening/Skylight to Create Interior Atrium
- Compatible New Rooftop Addition – Set Back and Minimally Visible
- New Entrance Canopy
- New Exterior Signage

The Historic AB Frank Building

145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

ISSUE DATE:
2022-11-4 Demolition Package

No.	Description	Date

Project Number 0885
Drawn By SA Team
Checked By TRW

PROFESSIONAL SEAL
REGISTERED ARCHITECT
STATE OF TEXAS
J. M. SANDVICK
November 4, 2022

TITLE:

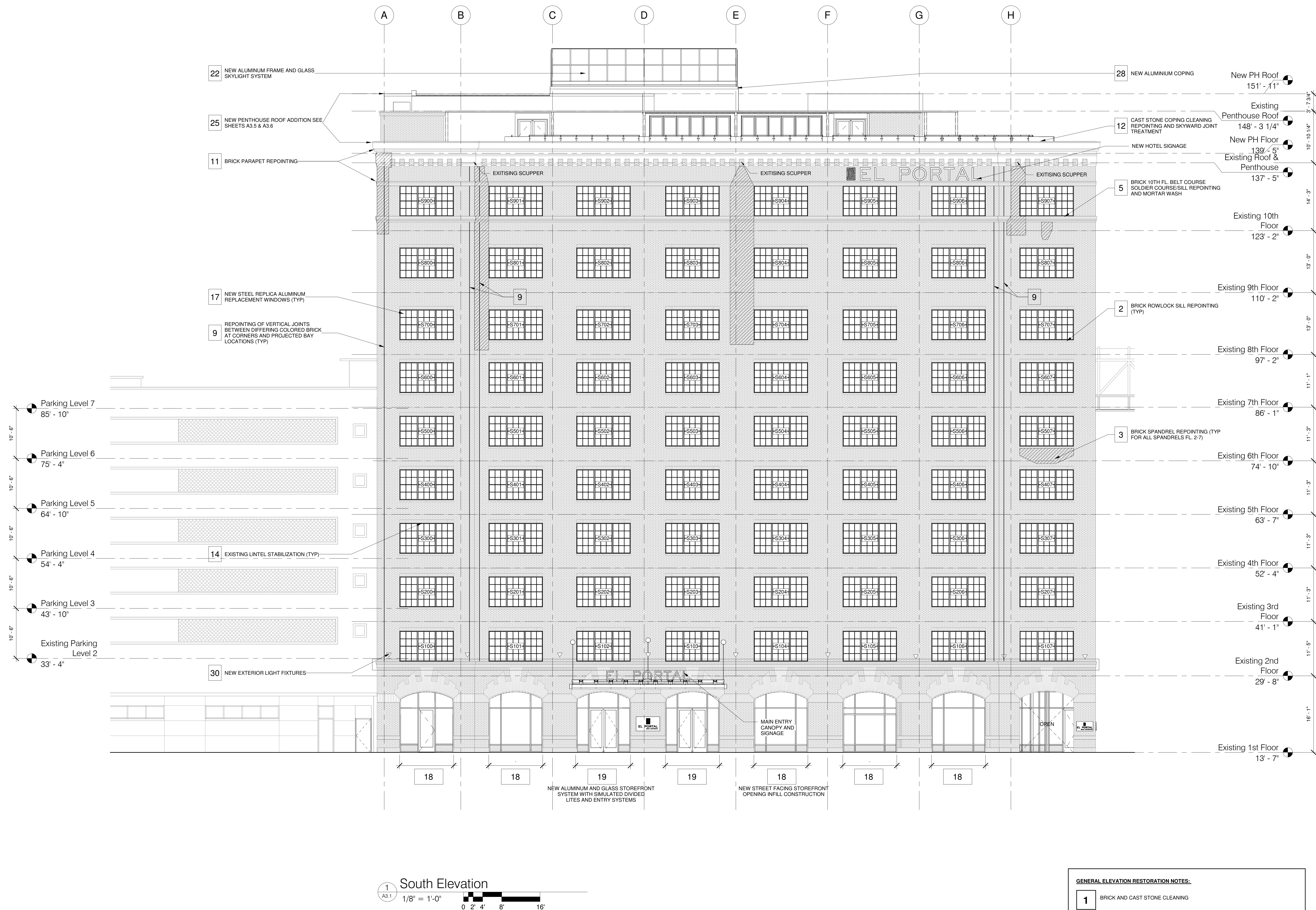
South Elevation

DRAWING NUMBER:

A3.1

SCALE: As indicated

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EL PORTAL
SAN ANTONIO


The Historic AB Frank Building

145 Navarro Street
San Antonio, TX 78205

AN HISTORIC TAX CREDIT PROJECT

2022-11-4	Demolition Packag
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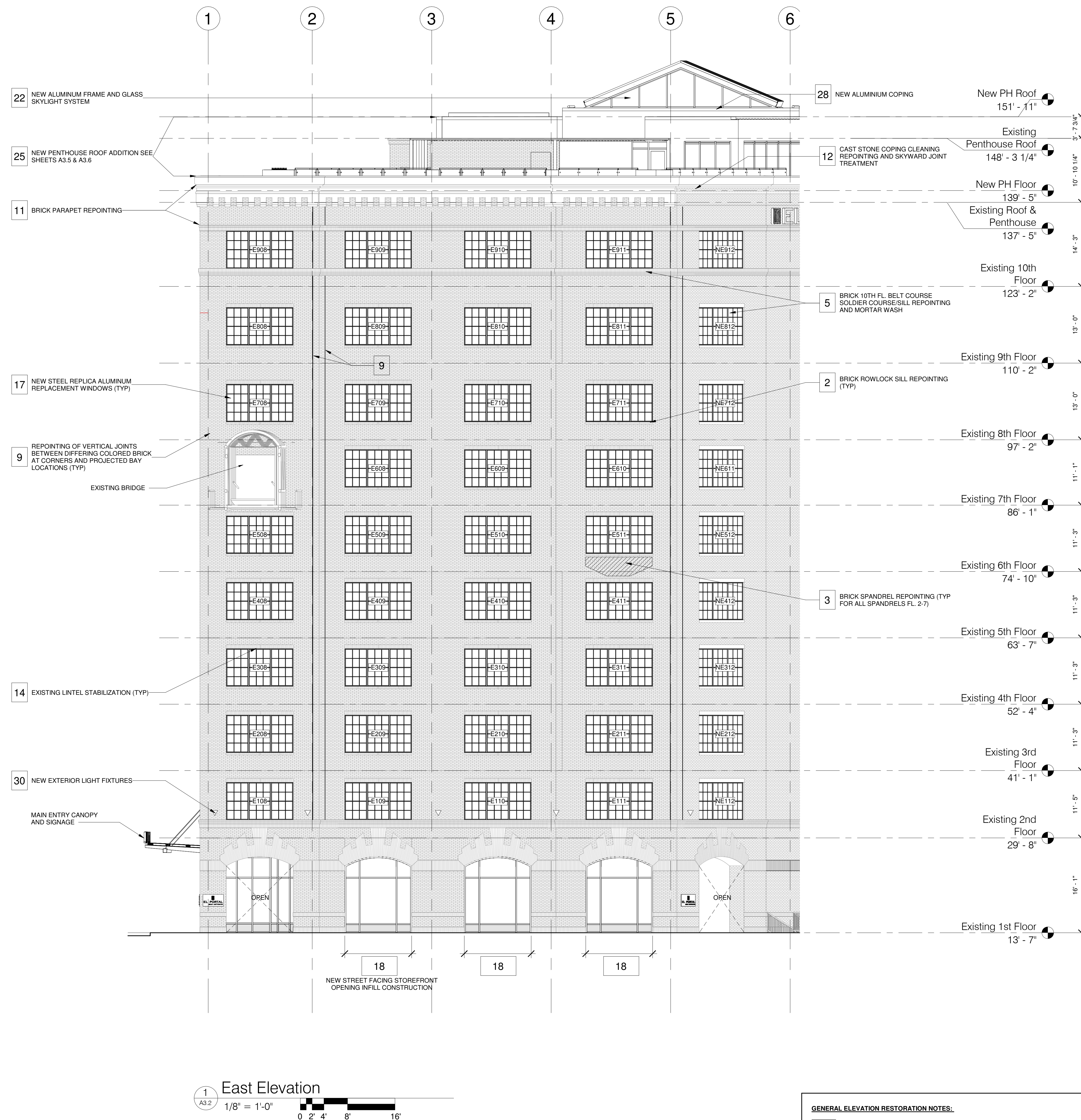
NOVEMBER 4, 2022

East Elevation

DRAWING NUMBER:

A3.2
SCALE: As indicated

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GENERAL ELEVATION RESTORATION NOTES

- | | |
|-----------|---------------------------------------|
| 1 | BRICK AND CAST STONE CLEANING |
| 1A | BRICK REPOINTING |
| 15 | EXISTING LINTEL REPLACEMENT ALLOWANCE |

 HATCHED AREA INDICATE BRICK FIELD AREAS THAT REQUIRE 100% REPOINTING

ISSUE DATE:

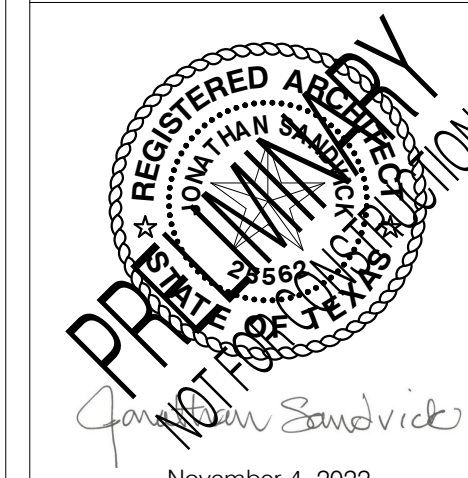
2022-11-4 Demolition Package

No.	Description	Date
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Project Number 0885

Drawn By SA Team

Checked By TRW



November 4, 2022

TITLE:

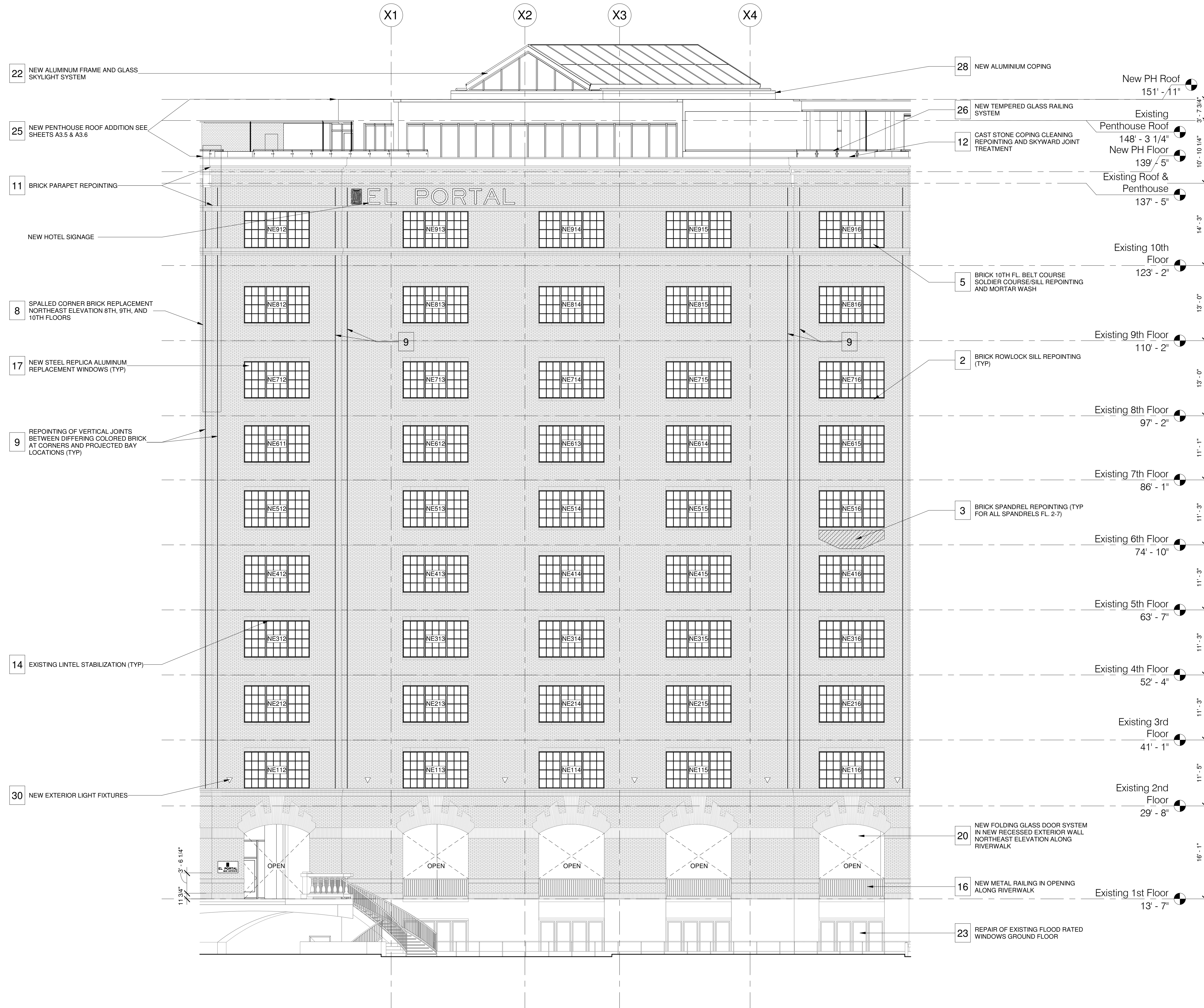
Northeast Elevation

DRAWING NUMBER:

A3.3

SCALE: As indicated

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1 Northeast Elevation

A3.3
1/8" = 1'-0"
0 2' 4' 8' 16'

GENERAL ELEVATION RESTORATION NOTES:

1 BRICK AND CAST STONE CLEANING

1A BRICK REPOINTING

15 EXISTING LINTEL REPLACEMENT ALLOWANCE

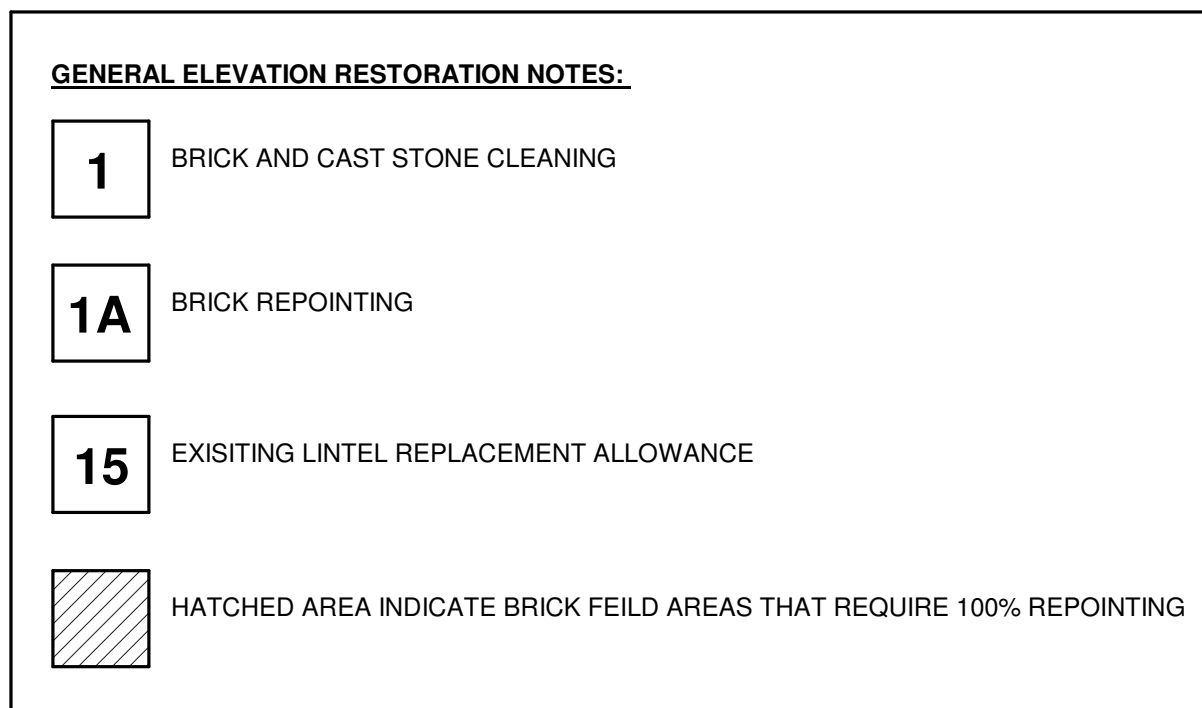
HATCHED AREA INDICATE BRICK FIELD AREAS THAT REQUIRE 100% REPOINTING



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PROBATION DEPARTMENT
NATHAN SANDVICK
STATE OF TEXAS
20562
NOT FOR RECORDATION
November 4, 2022

SCALE: As indicated

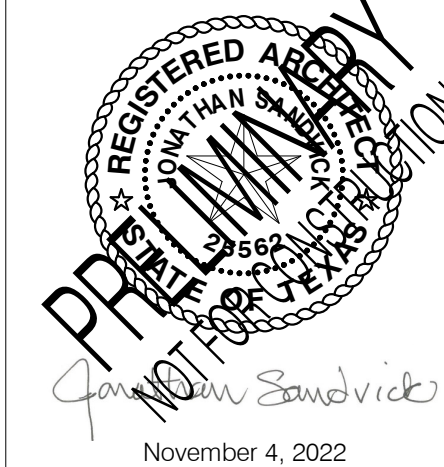


The Historic AB Frank Building
145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

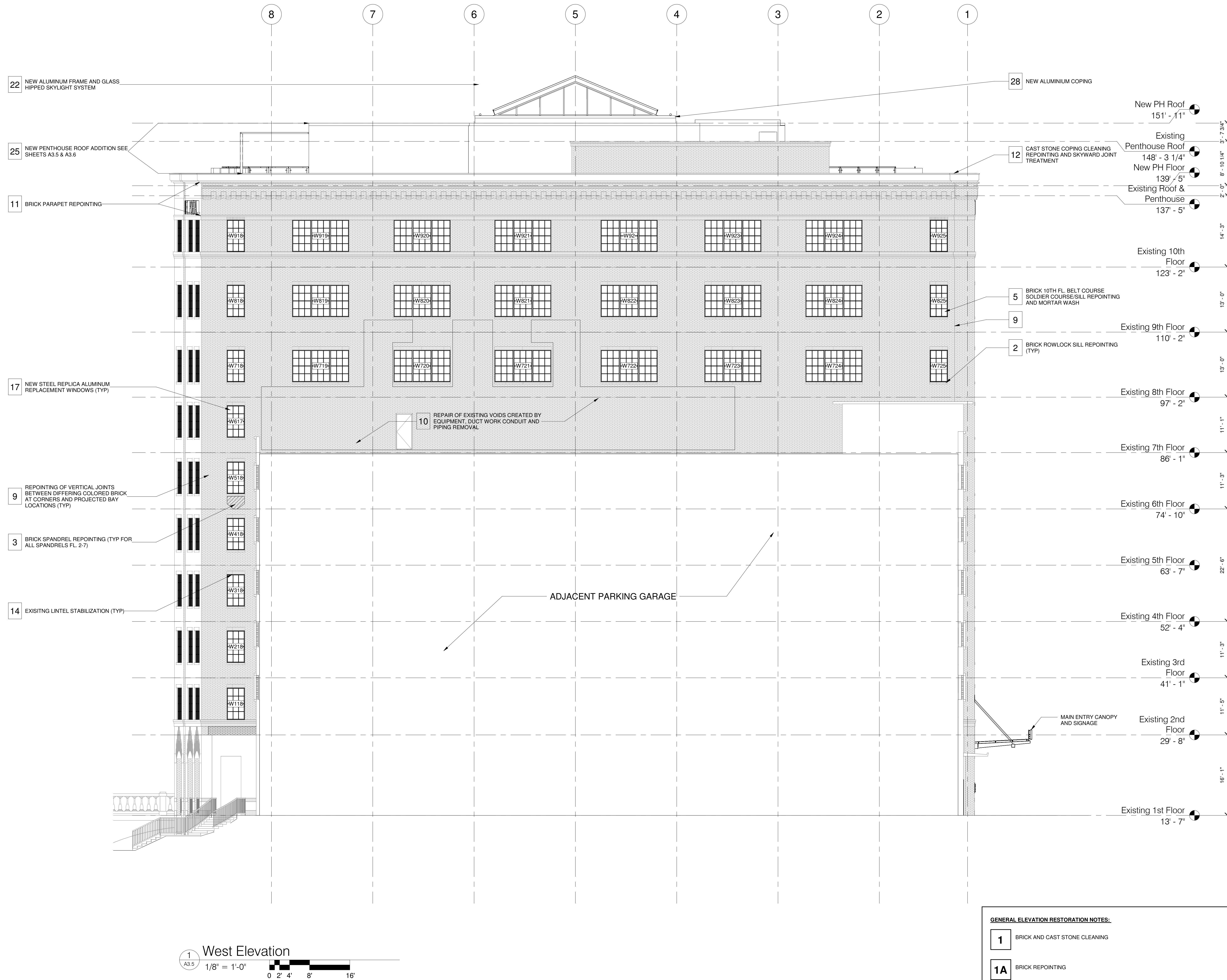
ISSUE DATE:
2022-11-4 Demolition Package

No.	Description	Date

Project Number 0885
Drawn By SA Team
Checked By TRW



TITLE:
West Elevation
DRAWING NUMBER:
A3.5
SCALE: As indicated



- GENERAL ELEVATION RESTORATION NOTES:**
- 1 BRICK AND CAST STONE CLEANING
 - 1A BRICK REPOINTING
 - 15 EXISTING LINTEL REPLACEMENT ALLOWANCE
 - HATCHED AREA INDICATE BRICK FIELD AREAS THAT REQUIRE 100% REPOINTING

SAN ANTONIO WINDOW TYPES

STEEL INDUSTRIAL SASH WINDOWS	TYPE A-1	TYPE B-1
	FIXED GLAZING	FIXED GLAZING
	189 WINDOWS	12 WINDOWS
	DETAIL REFERENCES	<p>SOUTH: 72 EAST: 27 NORTHEAST: 45 NORTH: 27 WEST: 18</p> <p>WEST: 12</p>
WINDOW SECTION	SHEET A0.7.1	SHEET A0.7.2
OPTIONAL HEAD DETAIL		
JAMB SECTION		
MULLION DETAIL		



145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

[illegible]

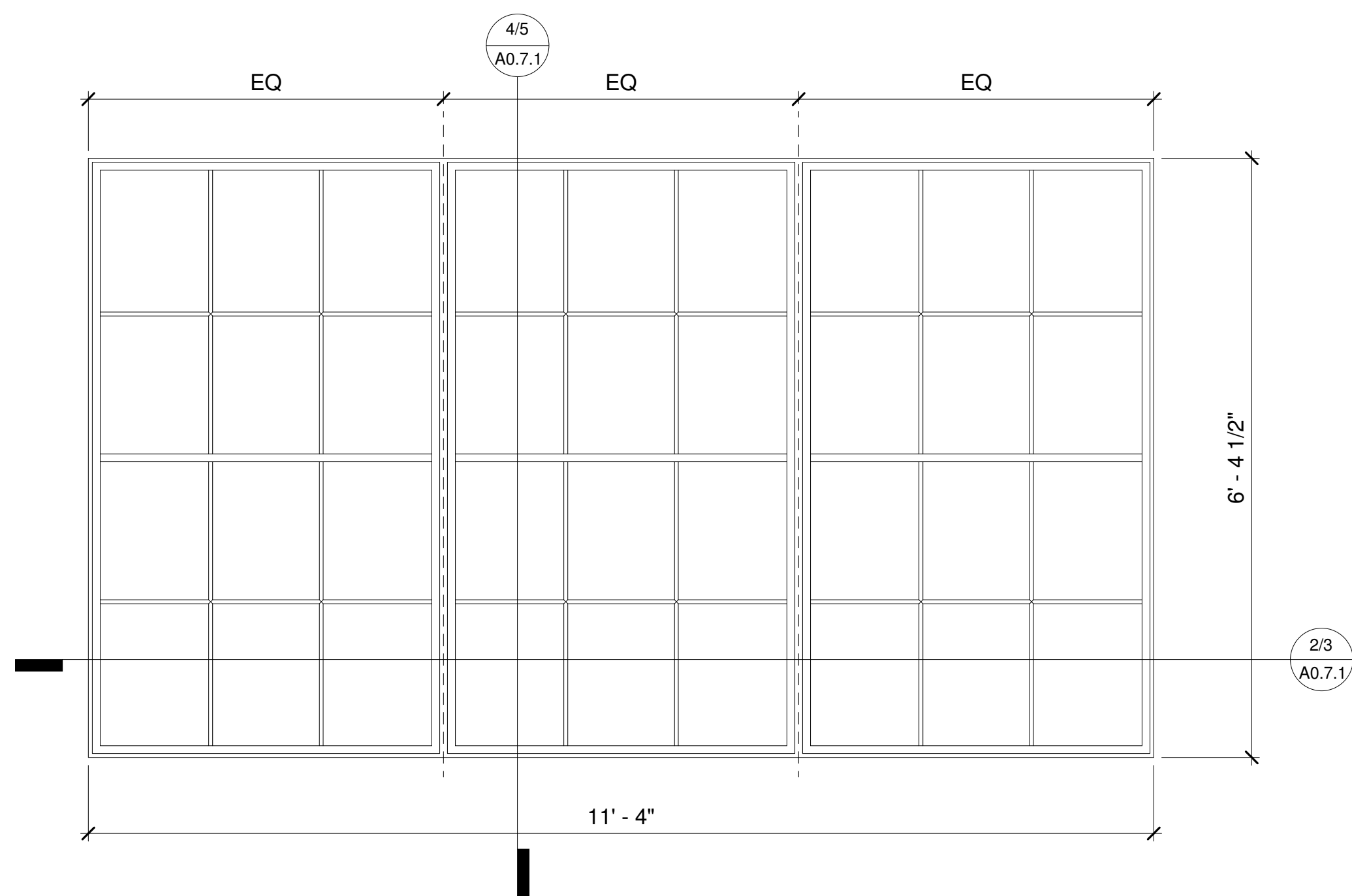
Project Number	0885
Drawn By	Author
Checked By	Checker



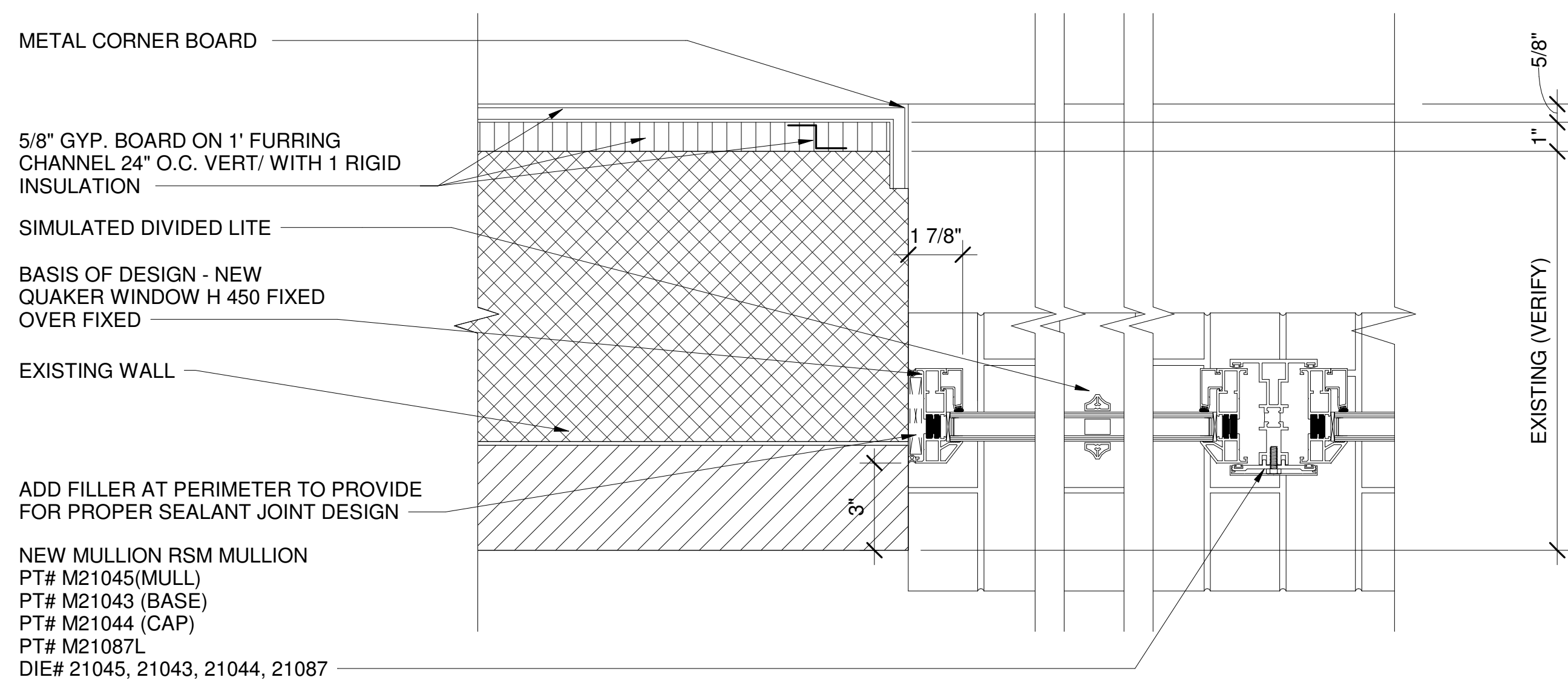
TITLE: Window Types and Schedule

DRAWING NUMBER:
A0.7.0

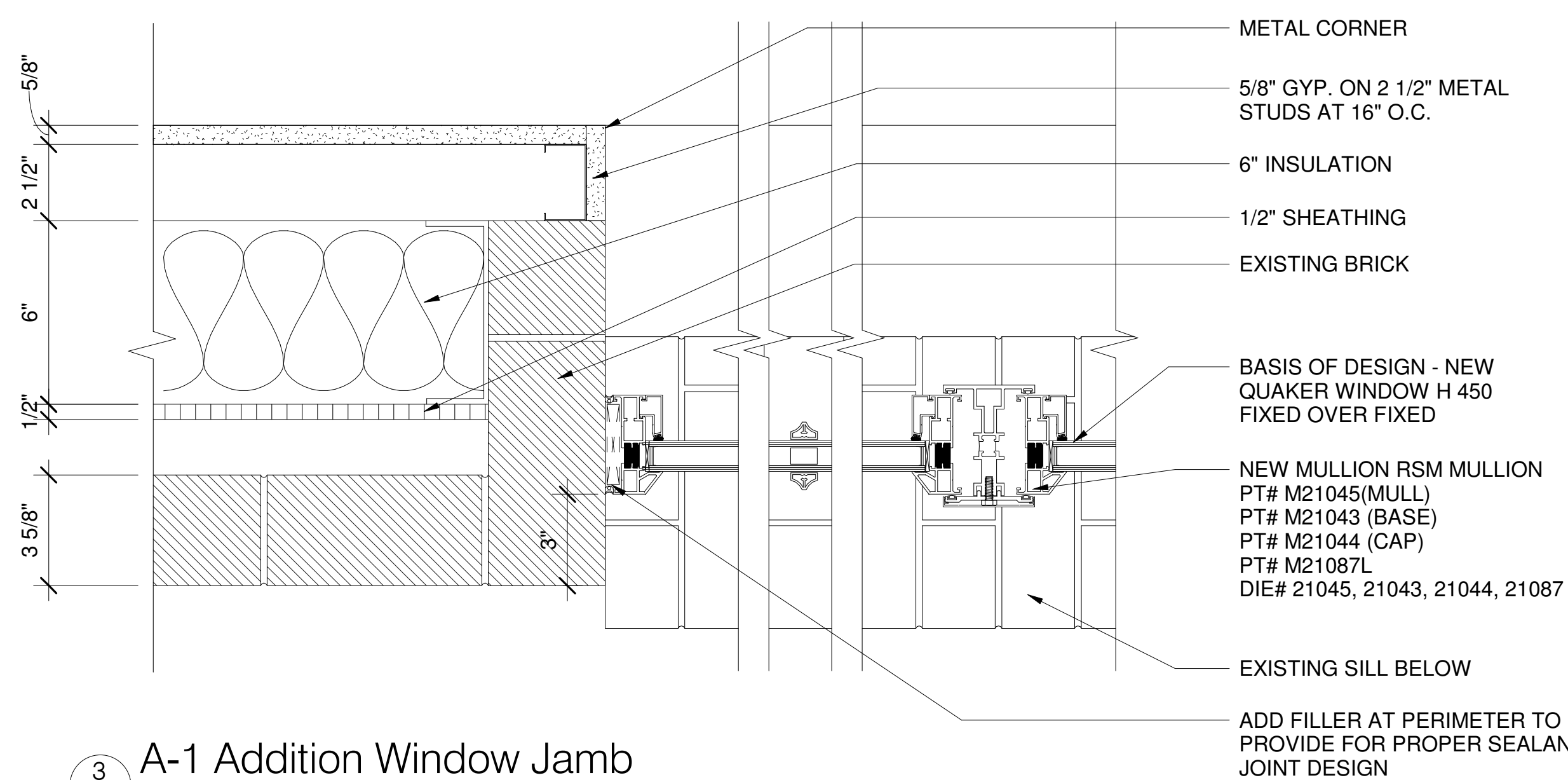
SCALE: $3/8" = 1'-0"$



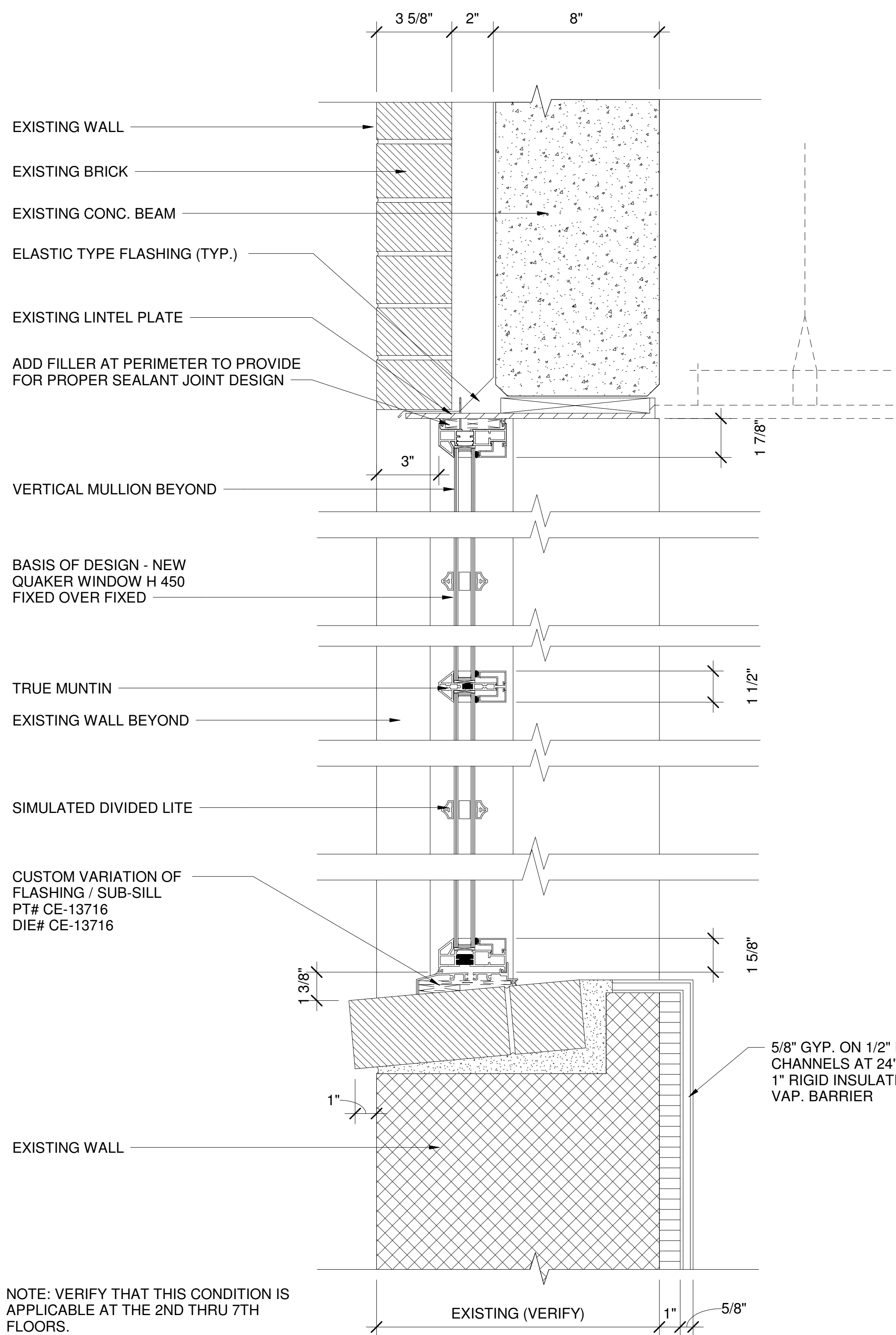
1 A-1 WINDOW ELEVATION
3/4" = 1'-0"



2 A-1 Existing Window Jamb
3" = 1'-0"

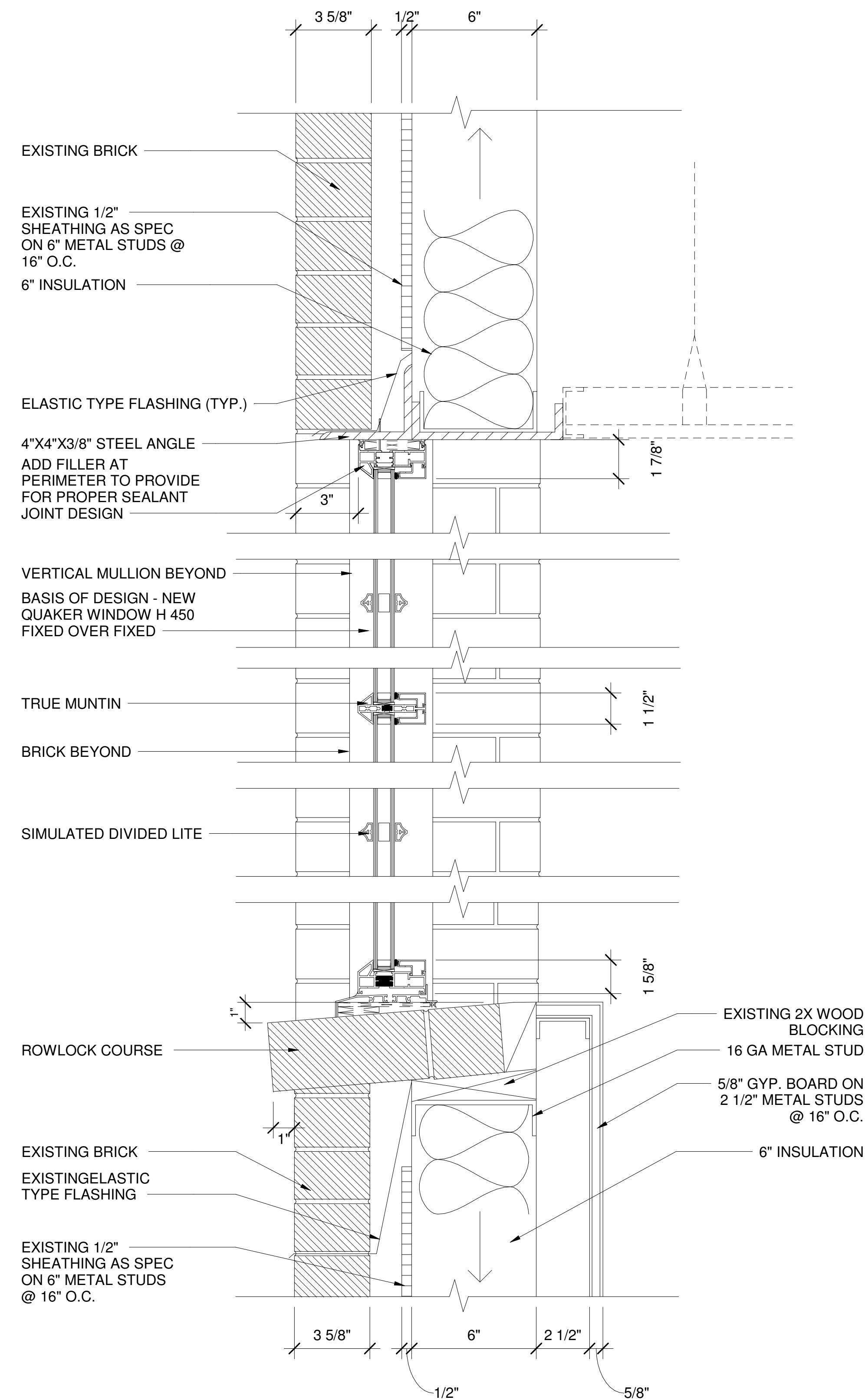


3 A-1 Addition Window Jamb
3" = 1'-0"



4 A-1 Existing Window Section
3" = 1'-0"

NOTE: VERIFY THAT THIS CONDITION IS APPLICABLE AT THE 2ND THRU 7TH FLOORS.



5 A-1 Addition Window Section
3" = 1'-0"

GENERAL NOTES:
1. OPENING DETAILS REFLECT DETAILS SHOWING IN HE 1984 DRAWINGS. OPENING CONDITIONS REFLECT EXISTING CONDITIONS. NEW INTERIOR FINISH DETAILS TO BE DETERMINED.
2. SILL CONDITION ON 10TH FLOOR VARIES. DETAIL TO COME.
3. ALL OPENINGS ARE TO BE FIELD VERIFIED

ADDITIONAL ALTERNATES:
1. PROVIDE PERIMETER RECEPTOR SYSTEM IF OPENINGS AR RACKED

APPROVED EQUALS:
1. GRAHAM SR6700 FIXED
2. KAWNEER NX 380 FIXED

ISSUE DATE:
2022-11-4 Demolition Package

REVISIONS		
No.	Description	Date

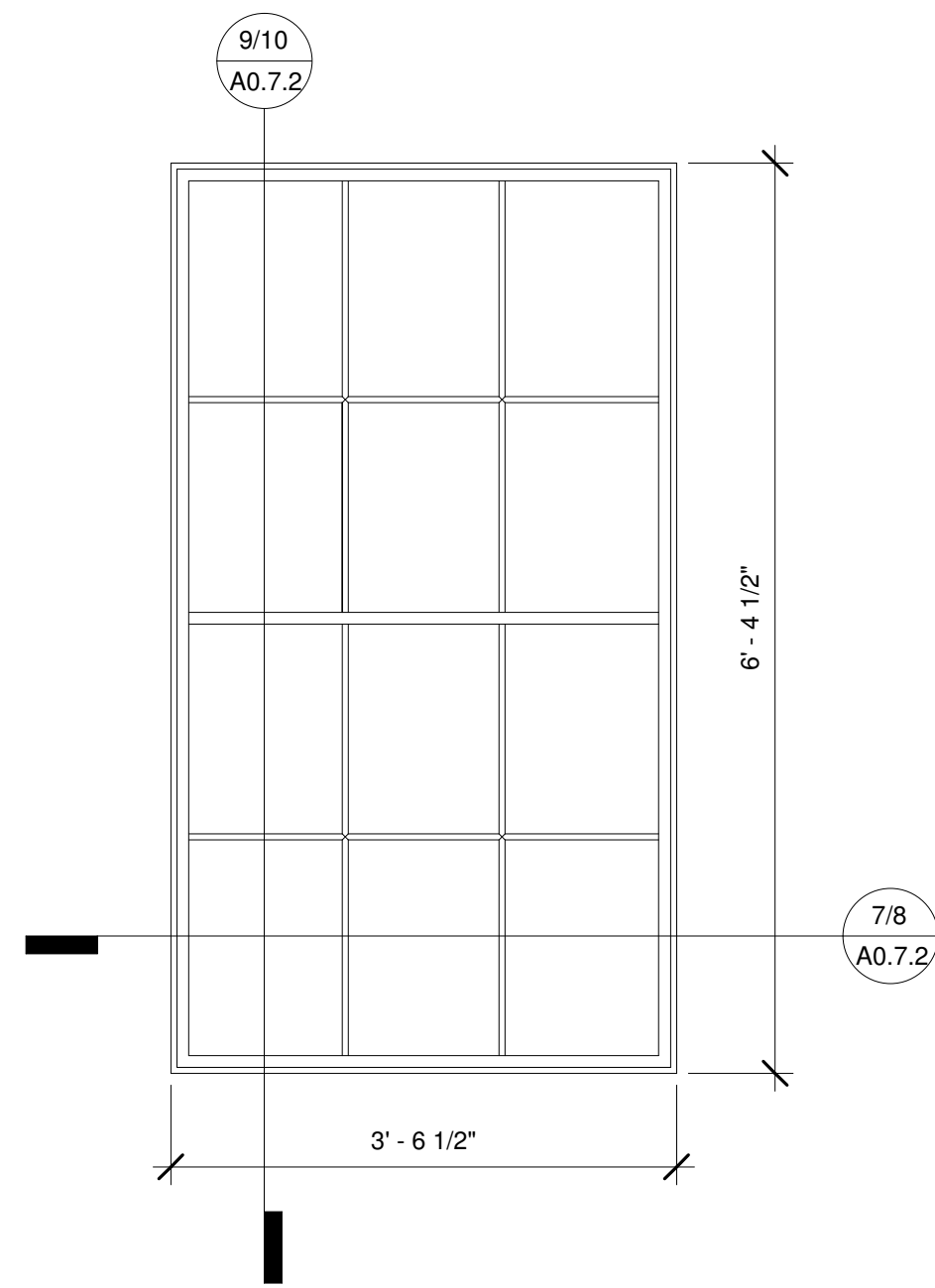
Project Number 0885
Drawn By Author
Checked By Checker

REGISTERED ARCHITECT
PRELIMINARY
November 4, 2022

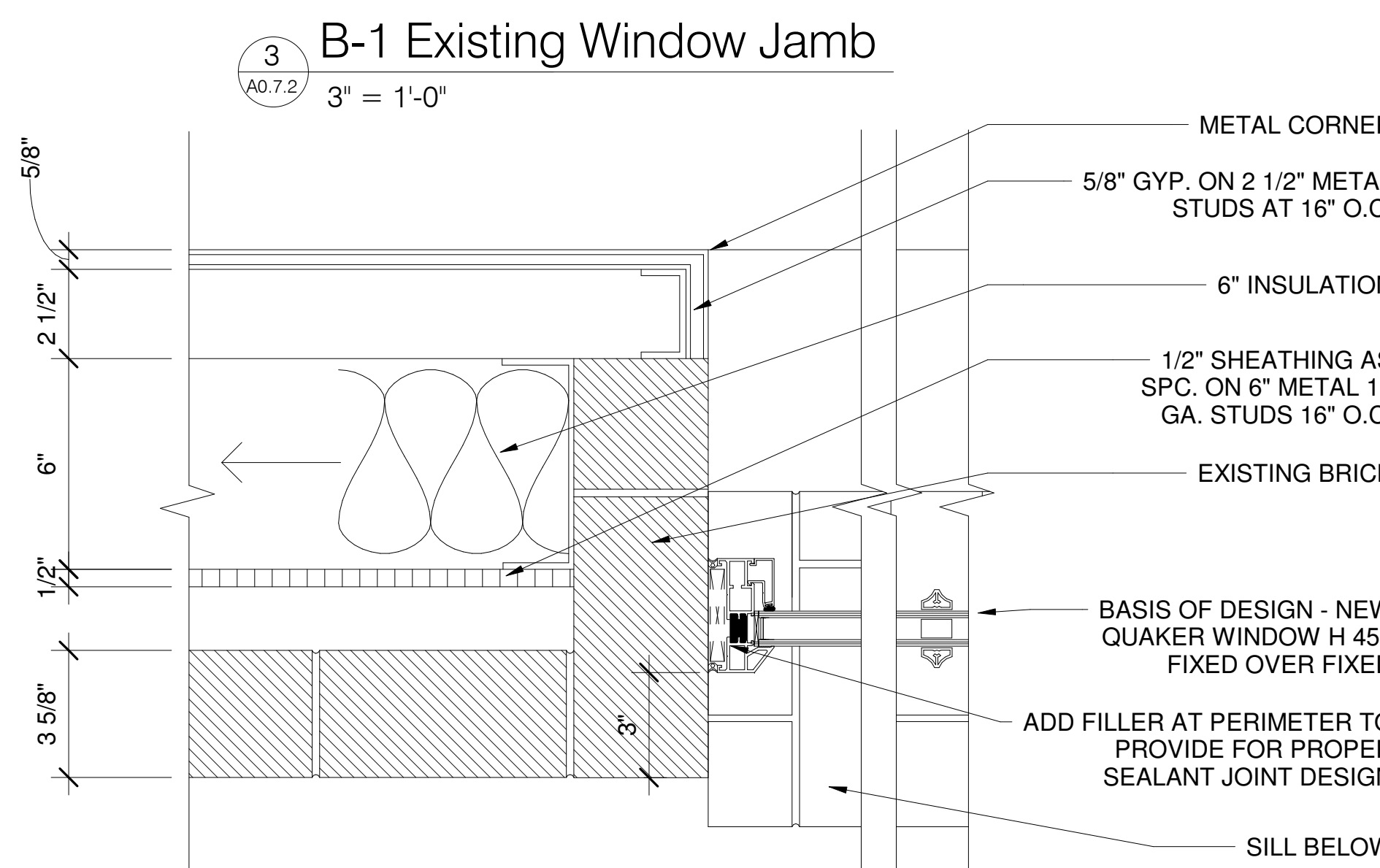
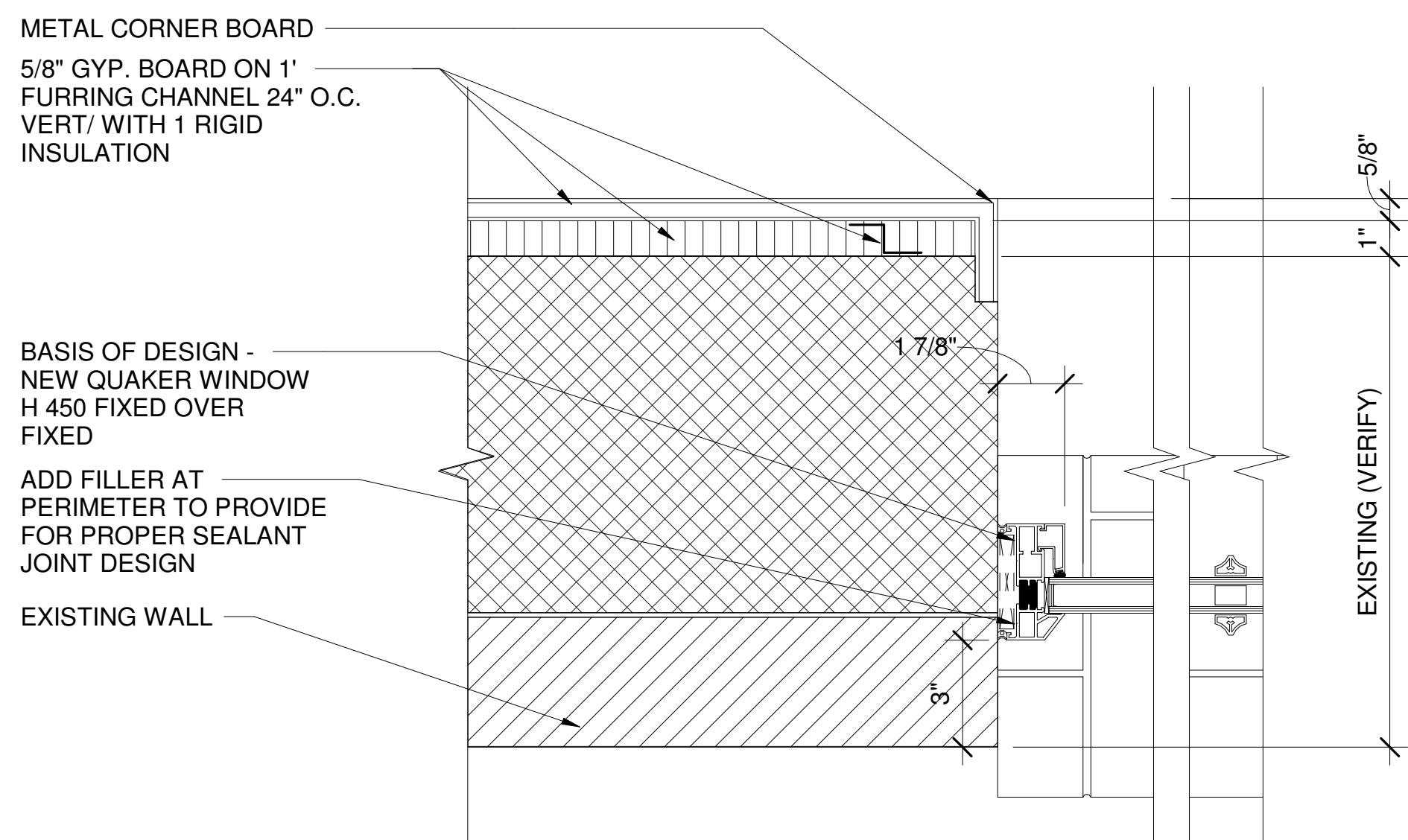
TITLE:
Existing / Proposed Window Details

DRAWING NUMBER:
A0.7.1

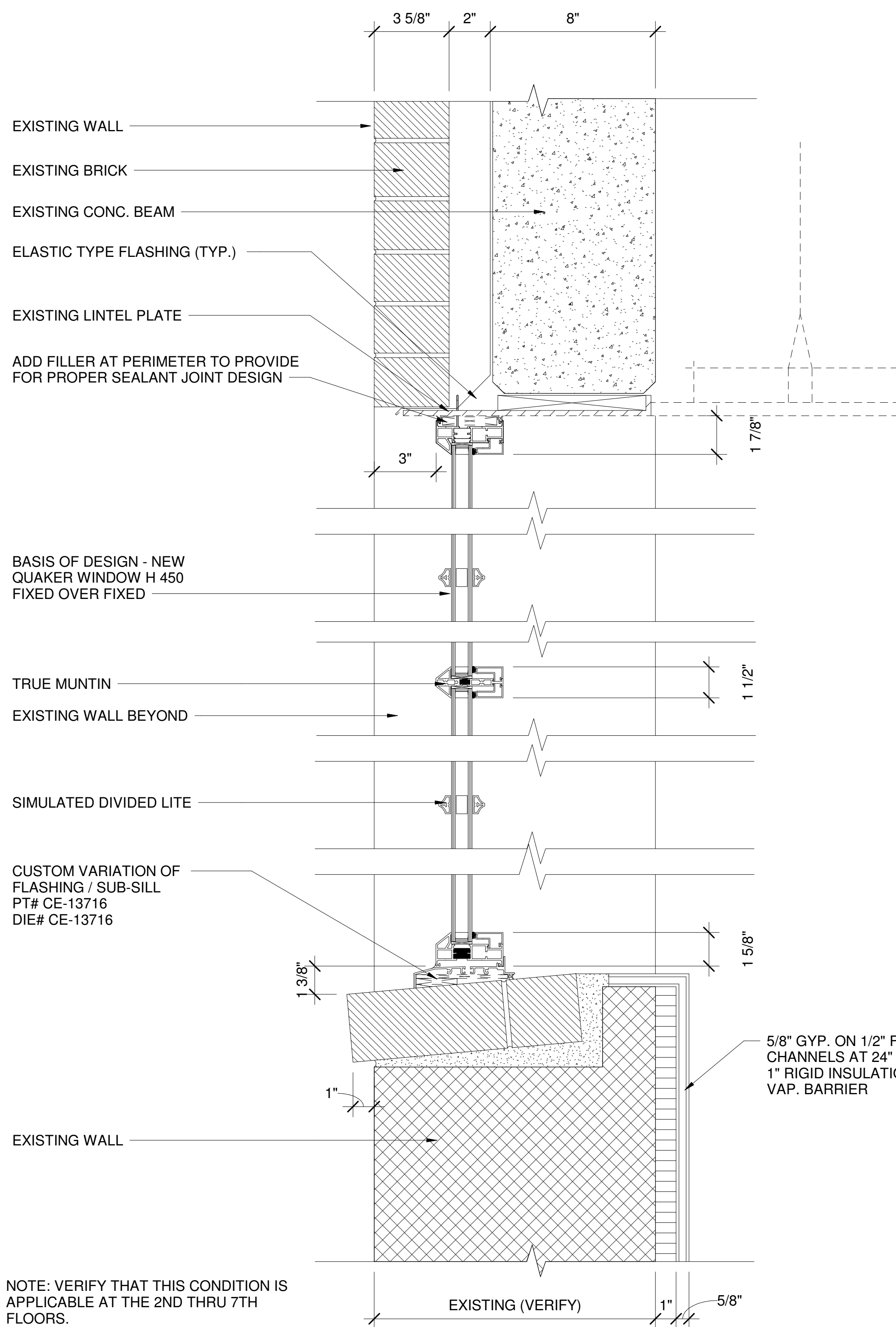
SCALE: As indicated



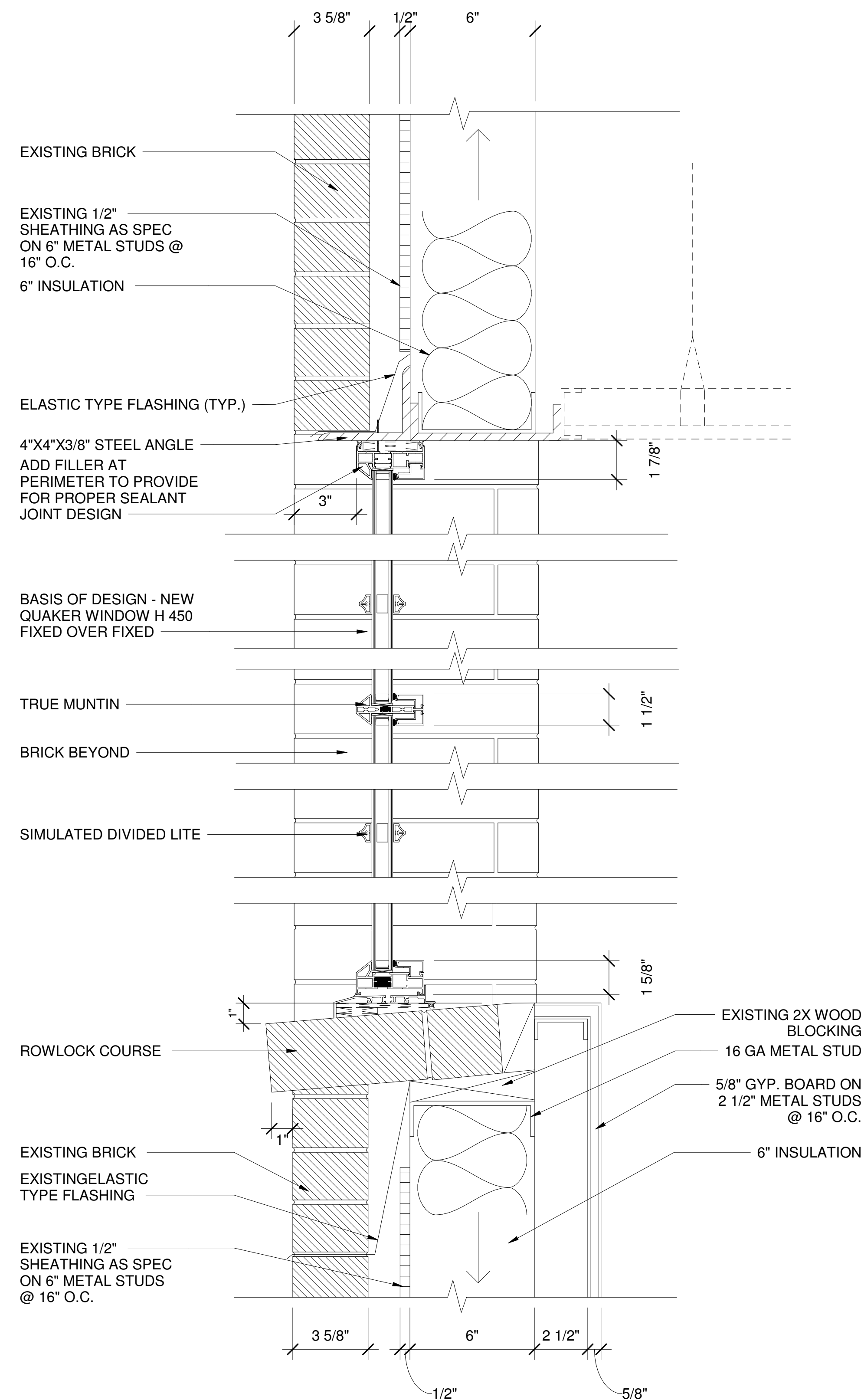
5 B-1 WINDOW ELEVATION
3/4" = 1'-0"



1 B-1 Addition Window Jamb
3" = 1'-0"



4 B-1 Existing Window Section
3" = 1'-0"



2 B-1 Addition Window Section
3" = 1'-0"

GENERAL NOTES:
1. OPENING DETAILS REFLECT DETAILS SHOWING IN HE 1984 DRAWINGS. OPENING CONDITIONS REFLECT EXISTING CONDITIONS. NEW INTERIOR FINISH DETAILS TO BE DETERMINED.
2. SILL CONDITION ON 10TH FLOOR VARIES. DETAIL TO COME.
3. ALL OPENINGS ARE TO BE FIELD VERIFIED

ADDITIONAL ALTERNATES:
1. PROVIDE PERIMETER RECEPTOR SYSTEM IF OPENINGS AR RACKED

APPROVED EQUALS:
1. GRAHAM SR6700 FIXED
2. KAWNEER NX 380 FIXED

ISSUE DATE:
2022-11-4 Demolition Package

No.	Description	Date

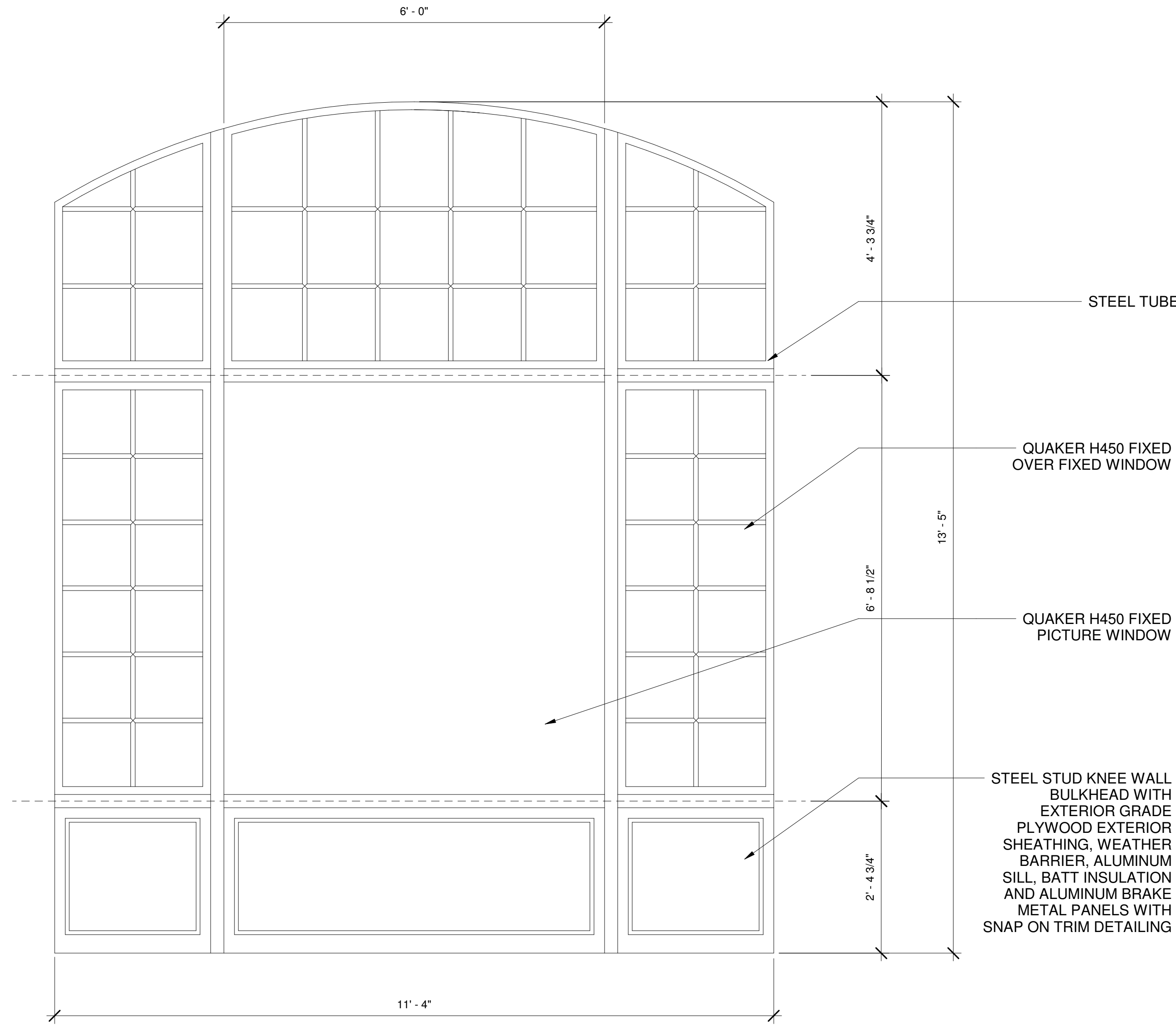
Project Number 0885
Drawn By Author
Checked By Checker

REGISTERED ARCHITECT
PROFESSIONAL SEAL
November 4, 2022

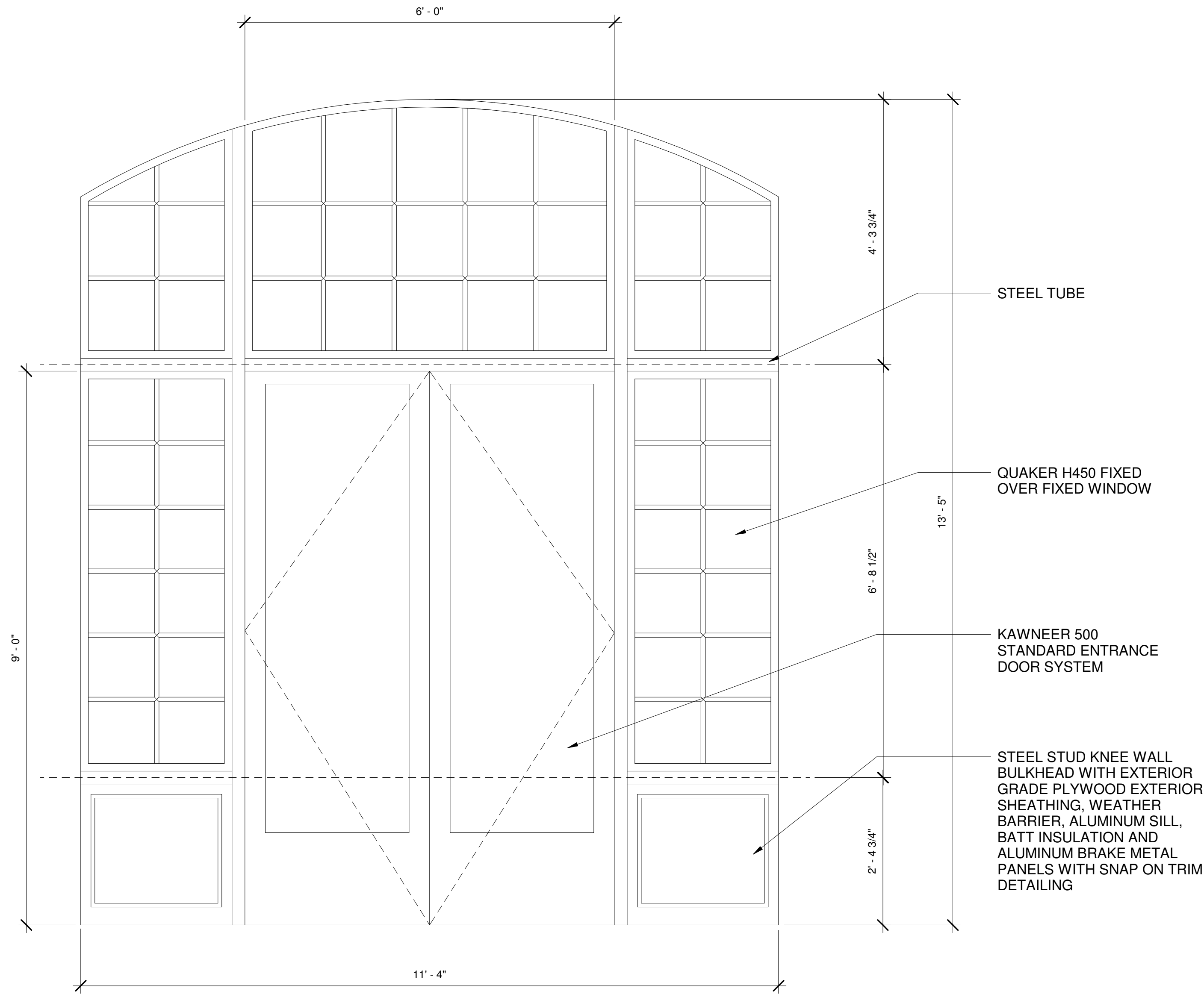
TITLE:
Existing / Proposed Window Details

DRAWING NUMBER:
A0.7.2

SCALE: As indicated



1 Storefront Configuration without Double Door
A0.7.3 3/4" = 1'-0"

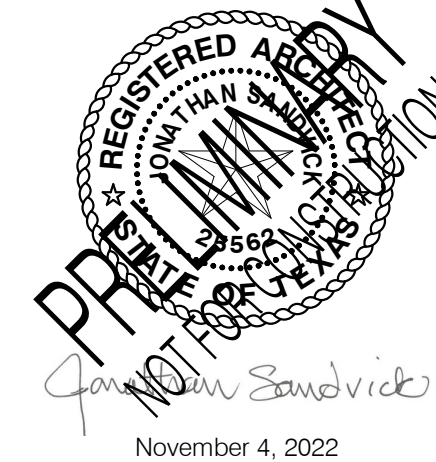


2 Storefront Configuration with Double Door
A0.7.3 3/4" = 1'-0"

ISSUE DATE:	
2022-11-4	Demolition Package

No.	Description	Date

Project Number	0885
Drawn By	Author
Checked By	Checker



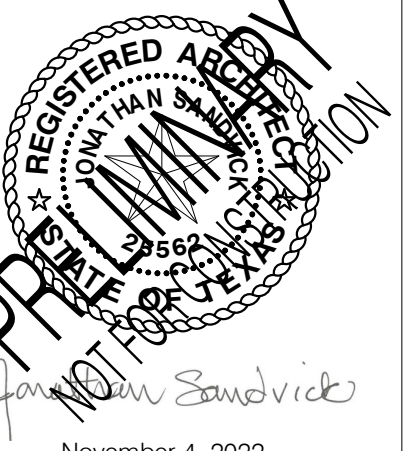
TITLE:	Storefront Elevations
DRAWING NUMBER:	A0.7.3
SCALE:	3/4" = 1'-0"



ISSUE DATE:
11-4 Demolition Package

[illegible]

Number	0885
By	Author
ed By	Checker



NOVEMBER 4, 2022

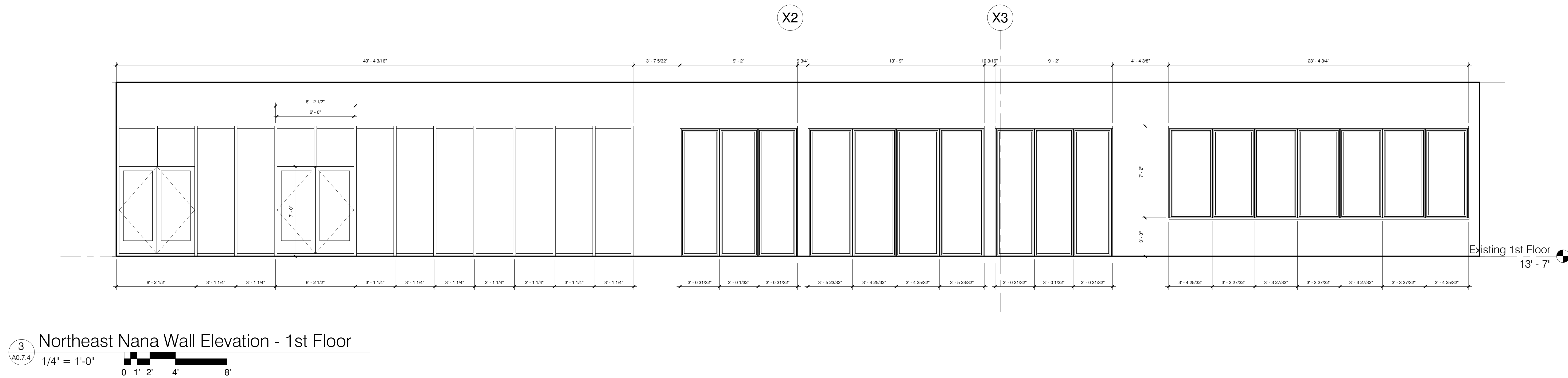
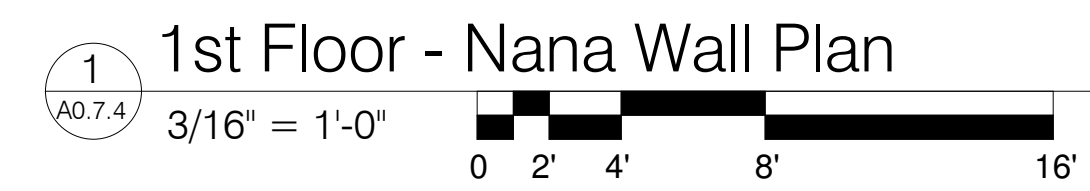
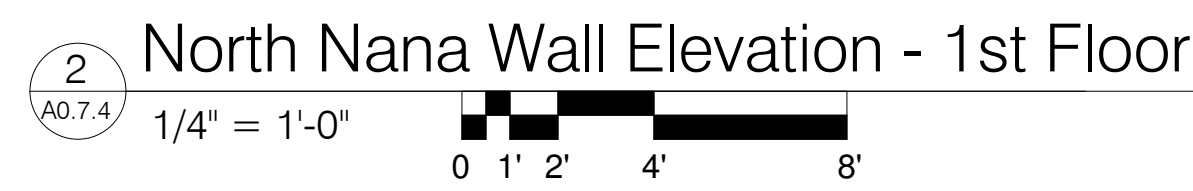
to forefront
evaluations

1. ISSUING NUMBER:	2. ISSUING OFFICE:
---------------------------	---------------------------

A0.7.4

LE: As indicated

2 SANDVICK ARCHITECTS INC.

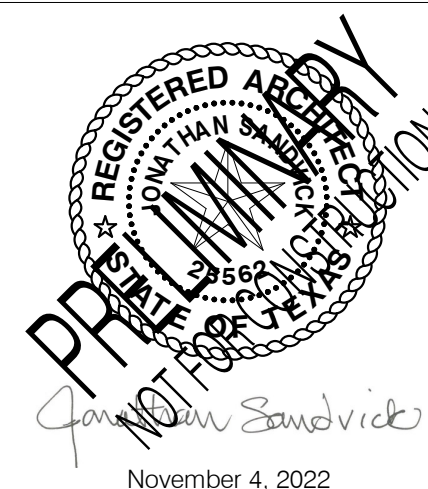


The Historic AB Frank Building
145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

ISSUE DATE:
2022-11-4 Demolition Package

No.	Description	Date

Project Number 0885
Drawn By Author
Checked By Checker



TITLE:

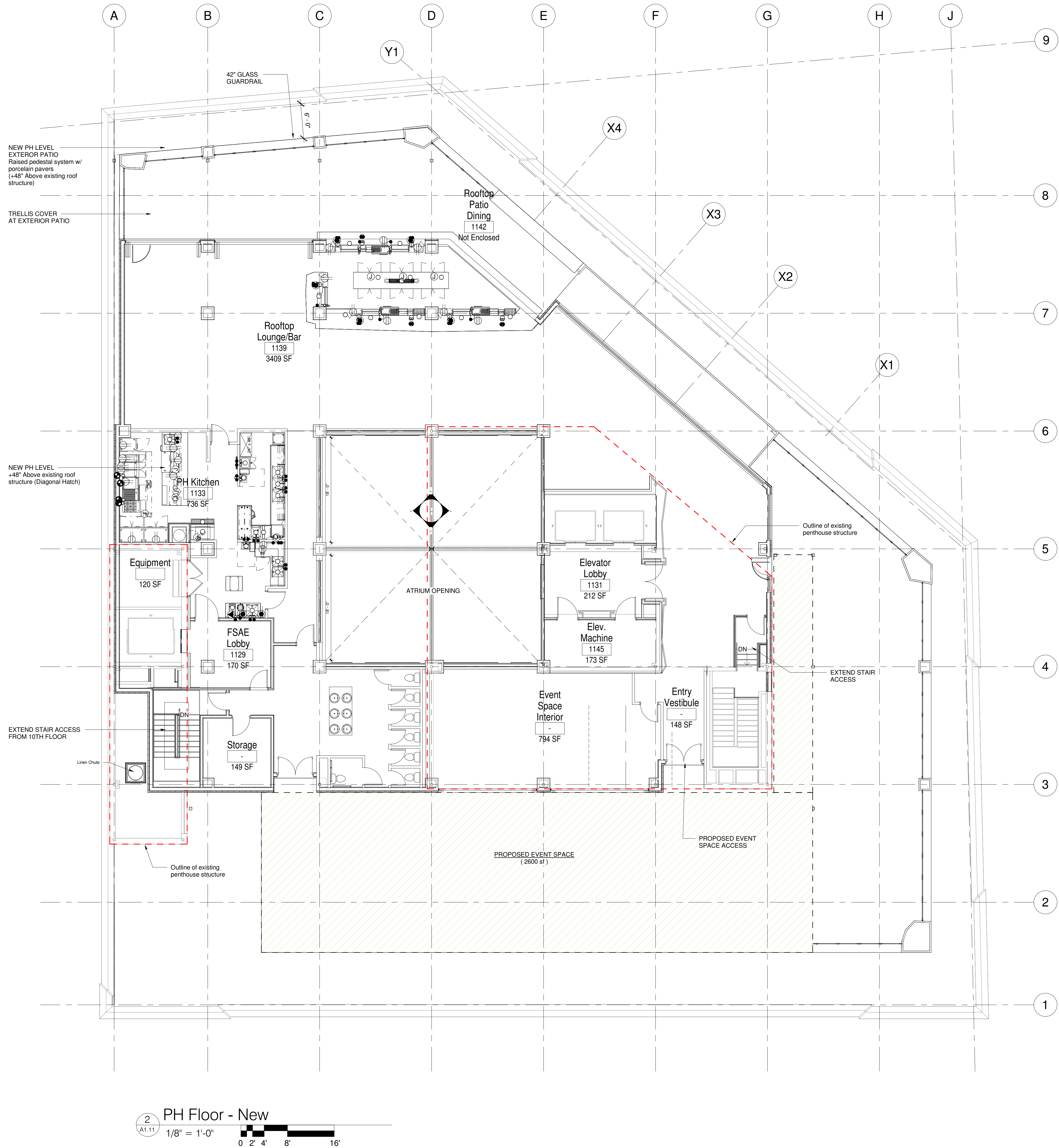
Roof Floor Plan

DRAWING NUMBER:

A1.11

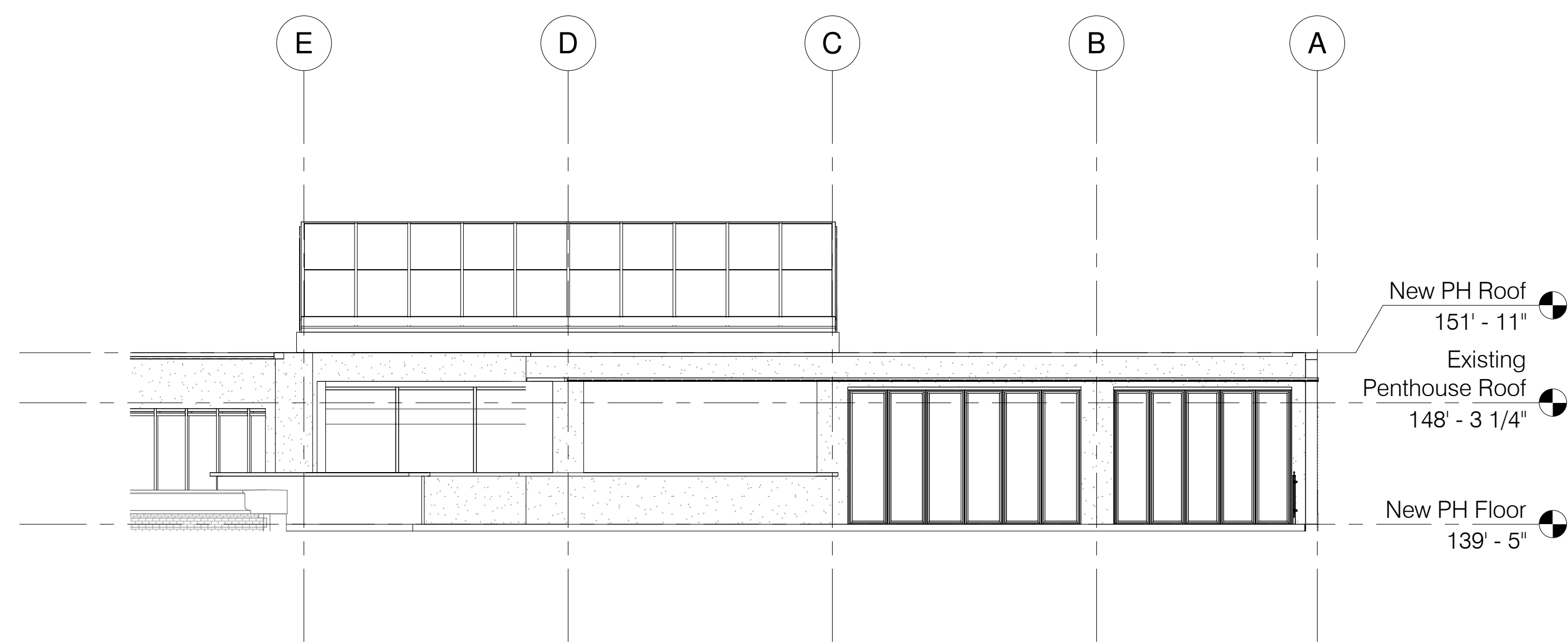
SCALE: 1/8" = 1'-0"

© 2022 SANDVICK ARCHITECTS INC.

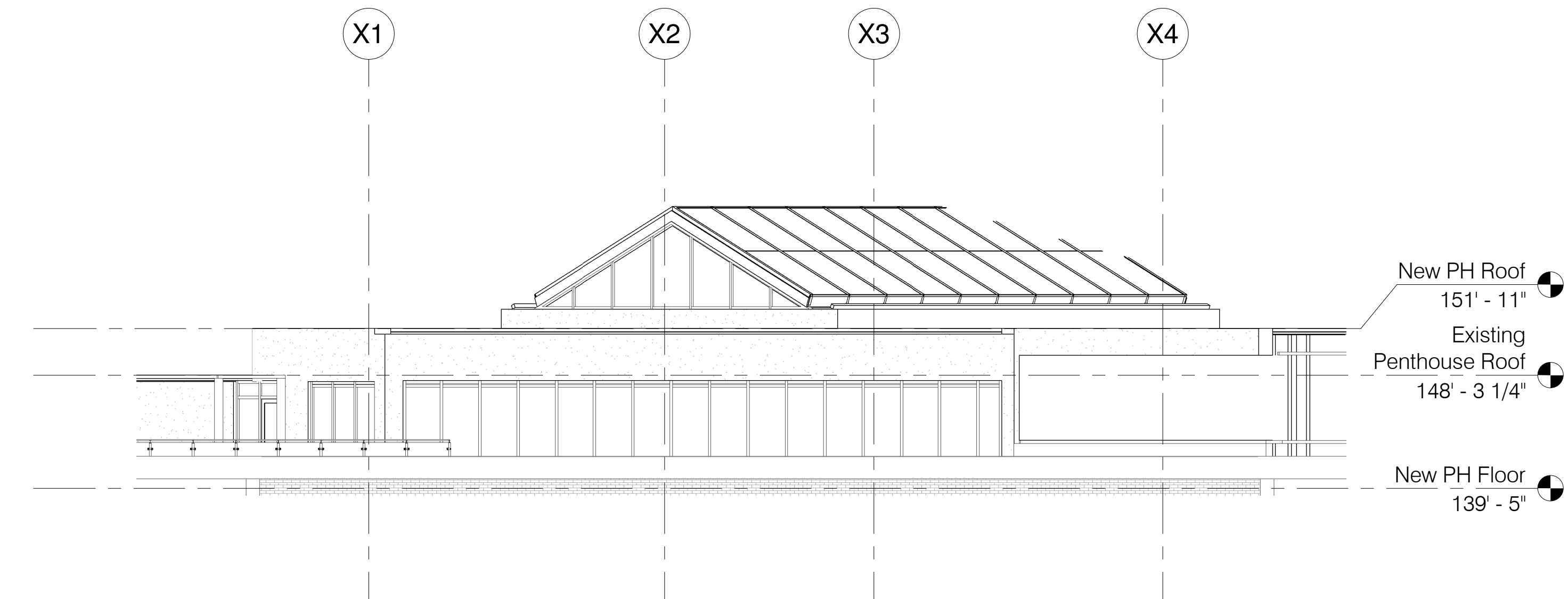


2 PH Floor - New

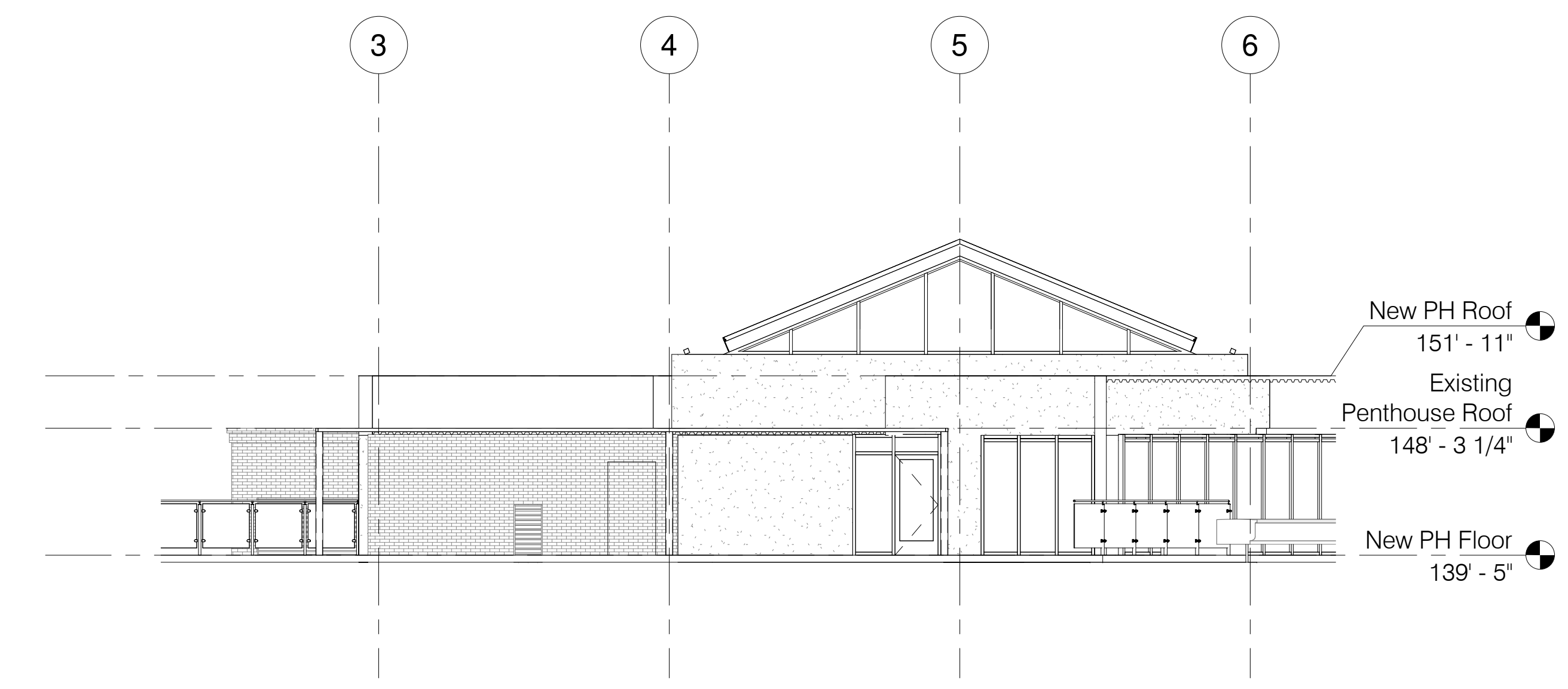
1/8" = 1'-0"
0 2' 4' 8' 16'



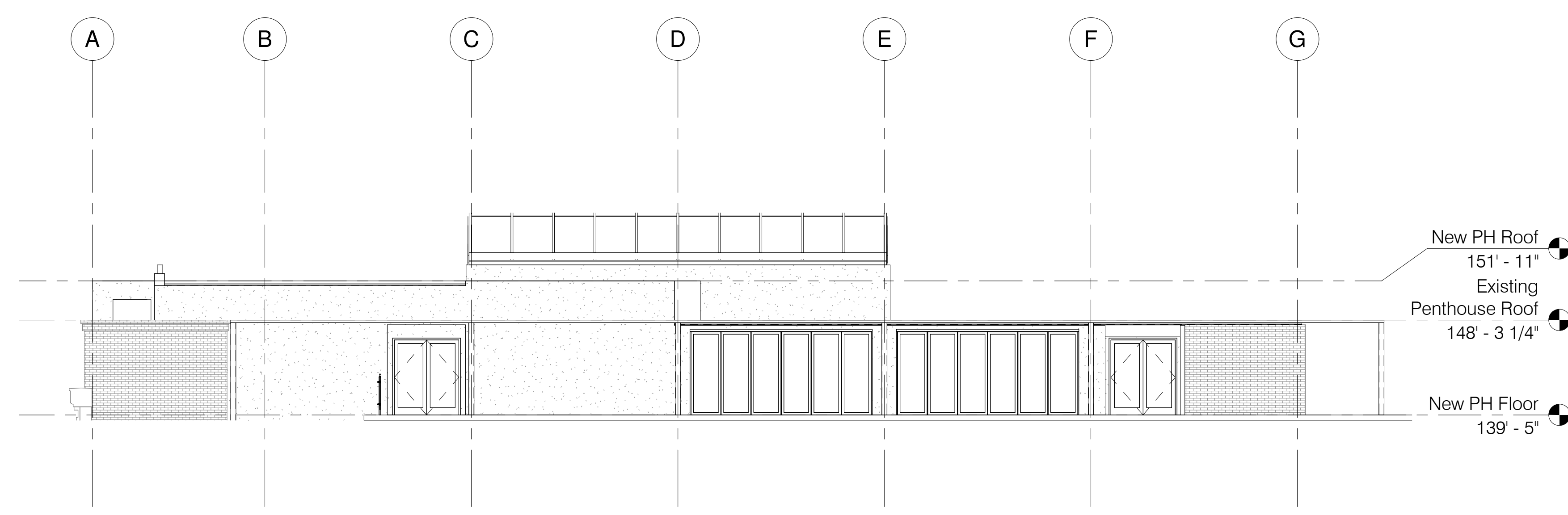
1
A3.6
1/8" = 1'-0"
0 2' 4' 8' 16'



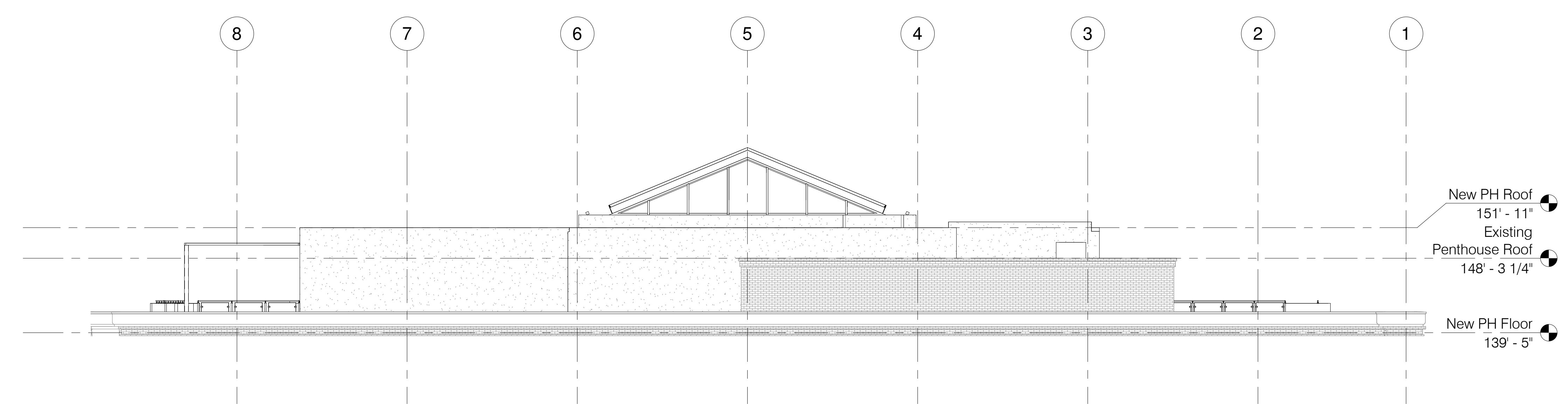
2
A3.6
1/8" = 1'-0"
0 2' 4' 8' 16'



3
A3.6
1/8" = 1'-0"
0 2' 4' 8' 16'



4
A3.6
1/8" = 1'-0"
0 2' 4' 8' 16'



5
A3.6
1/8" = 1'-0"
0 2' 4' 8' 16'

ISSUE DATE:
 2022-11-4 Demolition Package

No.	Description	Date

Project Number	0885
Drawn By	SA Team
Checked By	TRW

REGISTERED ARCHITECT
PROFESSIONAL SEAL
 November 4, 2022

TITLE:
 Penthouse Elevations

DRAWING NUMBER:
 A3.6

SCALE:
 1/8" = 1'-0"

A.B. Frank Company – 145 Navarro Street



Rooftop/Skylight View From South – E. Nueva Street
(Approximately 500 Feet From Building – Rooftop Additions Not Visible North of Nueva)

A.B. Frank Company – 145 Navarro Street



Rooftop View From North – Navarro @ W. Market Street
(Approximately 300 Feet From Building)

A.B. Frank Company – 145 Navarro Street



Rooftop View From North – Navarro Street, North of River
(Approximately 200 Feet From Building – First Point of Visibility to North)

A.B. Frank Company – 145 Navarro Street



Rooftop View From West – St. Mary's Street Bridge

(Approximately 330 Feet From Building – Narrow View Corridor – Not Visible From Northwest or Southwest)