

HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2023

HDRC CASE NO: 2023-145
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: KLEBERG SCOTT M JR &
TYPE OF WORK: Exterior modifications, fenestration modifications, amendment to previous design
APPLICATION RECEIVED: April 14, 2023
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. Replace the existing, glass block wall with masonry breeze block.
2. Replace the existing, circular window on the front (west) façade with a square window opening consistent with those previously approved in October 2022.
3. Create two new window openings on the rear (east) façade to match those proposed in other locations in profile.

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.

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 finish. 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.

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. PREVIOUS REVIEW – At the October 5, 2022, Historic and Design Review Commission hearing, the applicant received a Certificate of Appropriateness for approval to perform rehabilitative scopes of work, modifications to each façade, the construction of site walls and fencing and the construction of a rooftop addition. Since that time the applicant has eliminated the proposed rooftop addition and has proposed to amend the previously approved design of the east and west facades.
- c. GLASS BLOCK – This structure features non-original glass block in two locations on the front (west) façade. The applicant has proposed to replace the glass block in these locations with masonry breeze block. Both locations are proposed to be open air porches. Generally, staff finds the proposed amendment to be appropriate.
- d. WEST (FRONT) FAÇADE – The structure currently features two (2) circular windows on the west (front) façade. One window was approved to be modified from its original profile to a contemporary storefront profile by the Commission at the October 5, 2022, HDRC hearing. The applicant has proposed to modify the existing, front (west) façade by removing the second circular window and replacing it with a window featuring a contemporary storefront profile to match the previously approved windows. Generally, staff finds the proposed modifications to be appropriate. Additionally, staff finds the use of steel window and door frames to be appropriate; however, all windows and doors are to adhere to the adopted policy guide for replacement windows.
- e. EAST (REAR) FAÇADE – The applicant has proposed to modify the rear façade to result in three new openings to match those proposed on the front façade in profile. The applicant has also proposed to install a new window in an existing opening. The proposed modifications are an amendment from the previously approved design; however, staff finds them to be appropriate. Additionally, staff finds the use of steel window and door frames to be appropriate. All windows and doors are to adhere to the adopted policy guide for replacement windows.

RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on findings a through e with the following stipulation:

- i. That the applicant submit product specifications and installation details to OHP staff for review and approval of the proposed windows and storefront systems. All new installations are to adhere to the adopted policy guide for windows. All frames are to be dark in color.



LABOR ST STUDIO

620 LABOR ST, SAN ANTONIO TEXAS 78210

04.14.2023

HISTORIC REIVIEW / PERMITTING

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

ABBREVIATIONS

ABV	ABOVE	PERF	PERFORATED
AFF	ABOVE FINISHED FLOOR	PLAS	PLASTER
ACOUS	ACOUSTICAL	P LAM	PLASTIC LAMINATE
ADJ	ADJUSTABLE	PNL	PANEL
ANOD	ANODIZED	PL	PLATE
A/C	AIR CONDITIONING	PLYWD	PLYWOOD
ALT	ALTERNATE	PVC	POLYVINYL CHLORIDE
ALUM	ALUMINUM	POLYISO	POLYISOCYANURATE BOARD
ADA	AMERICANS WITH DISABILITIES ACT	PSI	POUNDS PER SQUARE INCH
A.B.	ANCHOR BOLT	PROP	PROPERTY LINE
ARCH	ARCHITECT (URAL)	R.	RADIUS
AD	AREA DRAIN	REF	REFER (ENCE)
ASPH	ASPHALT	REFL	REFLECTED
BRG	BEARING	REFG	REFRIGERATOR
BM	BEAM	RAG	RETURN AIR GRILLE
B.M.	BENCH MARK	REQ'D	REQUIRED
BTWN	BETWEEN	RH	RIGHT HAND
BIT	BITUMINOUS	RD	ROOF DRAIN
BLK (S)	BLOCK (ING)	RO	ROUGH OPENING
BD	BOARD	SCHED.	SCHEDULE
B.S.	BOTH SIDES	SEC	SECTION
B.W.	BOTH WAYS	SHT	SHEET
BOT	BOTTOM	SHLV	SHELVING
B.O.B.	BOTTOM OF BEAM	SIM	SIMILAR
B.O.D.	BOTTOM OF DECK	SC	SOLID CORE
B.O.S.	BOTTOM OF STEEL	S	SOUTH
BLDG	BUILDING	SP	SPACE (S)
BU	BUILT UP	SPEC	SPECIFICATION, SPECIFIED
CAB	CABINET	SO	SQUARE
C.I.	CAST IRON	SS	STAINLESS STEEL
C.B.	CATCH BASIN	STD	STANDARD
CLG	CEILING	STL	STEEL
CEM	CEMENT	STOR	STORAGE
CER TILE	CERAMIC TILE	STR	STAIR, STRINGER
CIR	CIRCLE	SD	STORM DRAIN
CIRC	CIRCULAR, CIRCUMFERENCE	STRUCT	STRUCTURAL
CLR	CLEAR	TAS	TEXAS ACCESSIBILITY STANDARDS
COL	COLUMN	TEL	TELEPHONE
COMB	COMBINATION	TV	TELEVISION
CONC	CONCRETE	THK	THICK (NESS)
CMU	CONCRETE MASONRY UNIT	T&G	TONGUE AND GROOVE
CONST	CONSTRUCTION	T.O.P.	TOP OF PLATE
CONT	CONTINUOUS, CONTINUE	T.O.S.	TOP OF STEEL
CTR	CONTRACTOR	T.O.W.	TOP OF WALL
C.J.	CONTROL JOINT	T.	TREAD, TEMPERED
CNTR	COUNTERTOP	TYP	TYPICAL
D.	DEEP	UNO	UNLESS NOTED OTHERWISE
DEMO	DEMOLISH, DEMOLITION	VERT	VERTICAL
DTL	DETAIL	WSCOT	WAINSCOT
DIAG	DIAGONAL	WH	WATER HEATER
DIA	DIAMETER	W/C	WATER CLOSET
DIM	DIMENSION	WP	WATERPROOFING
DR	DOOR	WWF	WELDED WIRE FABRIC
D.H.	DOUBLE HUNG	W	WEST
DBL	DOUBLE	WIN	WINDOW
DS	DOWNSPOUT	W/	WITH
DISP	DISPENSER	W/O	WITHOUT
DWR	DRAWER	WD	WOOD
DWG	DRAWING		
E	EAST		
ELEC	ELECTRIC (AL)		
ELEV	ELEVATION		
ELV	ELEVATOR		
EXIST	EXISTING		
EPS	EXPANDED (EXTRUDED) POLYSTYRENE BOARD		
EQ	EQUAL		
EMERG	EMERGENCY		
EX	EXHAUST		
EXP	EXPOSED		
EXP JT	EXPANSION JOINT		
EIFS	EXTERIOR INSULATING FINISH SYSTEM		
FEC	FIRE EXTINGUISHER CABINET		
FIN	FINISH (ED)		
FIN FLR	FINISHED FLOOR		
FP	FIREPLACE		
FLR	FLOOR (ING)		
F.D.	FINISHED DIMENSION		
FD	FLOOR DRAIN		
FLUOR	FLUORESCENT		
FRP	FIBERGLASS REINFORCED PANEL		
FRZR	FREEZER		
FT	FOOT (FEET)		
FTG	FOOTING		
FOUND	FOUNDATION		
GA	GAGE, GAUGE		
GALV	GALVANIZED		
G.C.	GENERAL CONTRACTOR		
GL	GLASS		
GYP BD	GYP SUM WALL BOARD		
GYP	GYP SUM		
H/C	HANDICAPPED		
HDWE	HARDWARE		
HDR	HEADER		
HVAC	HEATING / VENTILATING / AIR CONDITIONING		
H.D.	HEAVY DUTY		
HGT	HEIGHT		
H.	HIGH		
HC	HOLLOW CORE		
HM	HOLLOW METAL		
HORIZ	HORIZONTAL		
HB	HOSE BIBB		
INCAND	INCANDESCENT		
IN	INCHES		
INCL	INCLUDE (D), (ING)		
ID	INSIDE DIAMETER		
INSUL	INSULATION, INSULATING		
INT	INTERIOR		
LAM	LAMINATE (D)		
LAV	LAVATORY		
LH	LEFT HAND		
L	LENGTH, LONG		
LLH	LONG LEG HORIZONTAL		
LLV	LONG LEG VERTICAL		
MSRY	MASONRY		
MAX	MAXIMUM		
MECH	MECHANICAL		
M.C.	MEDICINE CABINET		
MED	MEDIUM		
MBR	MEMBER		
MEMB	MEMBRANE		
MTL	METAL		
M.	METER (S)		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
NOM	NOMINAL		
N	NORTH		
NIC	NOT IN CONTRACT		
NTS	NOT TO SCALE		
OC	ON CENTER (S)		
O.H.	OPPOSITE HAND		
OPG	OPENING		
OPP	OPPOSITE		
OD	OUTSIDE DIAMETER		
PTD	PAINTED		
PANEL	ELECTRICAL PANELBOARD		

ABBREVIATION SYMBOLS

∠	ANGLE
⌒	CENTERLINES
C	CHANNEL
⌒	PLATE
⌀	DIAMETER
W	WIDE FLANGE BEAM

DRAWING SYMBOLS

100A	DOOR NUMBER
2.02	WINDOW NUMBER
	ELEVATION MARK - HEIGHT ABOVE REF. ELEV. (0'-0")
1	REVISION NUMBER
ROOM 212	ROOM NAME & NUMBER
1 A700 2 3	INTERIOR ELEVATION NUMBER & SHEET NUMBER
1 A900	DETAIL NUMBER SHEET NUMBER
A400 3	SHEET NUMBER EXTERIOR ELEVATION NUMBER
2 A900	SECTION NUMBER SHEET NUMBER

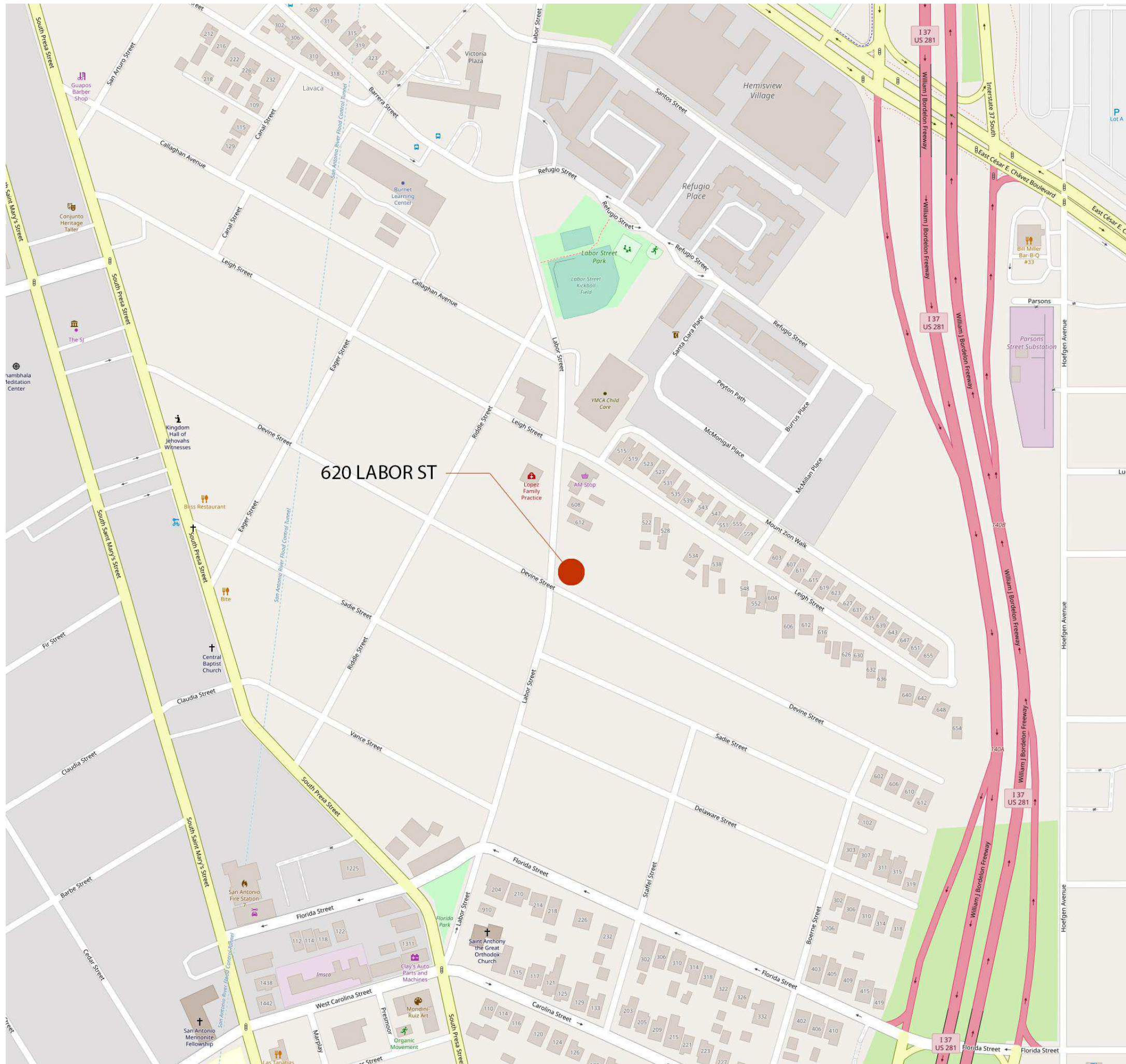
PROJECT DATA

PROJECT:
PROJECT ADDRESS:

ZONING:
BUILDING USE:

DRAWING INDEX

VICINITY MAP



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PROJECT
INFORMATION

G001



ELEVATION WEST



ELEVATION SOUTH



ELEVATION NORTH



ELEVATION EAST



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

LABOR ST
STUDIO

620 LABOR ST, SAN
ANTONIO TEXAS 78210

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PHOTOS

G002

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609 BARBE ST
SAN ANTONIO, TEXAS
78210

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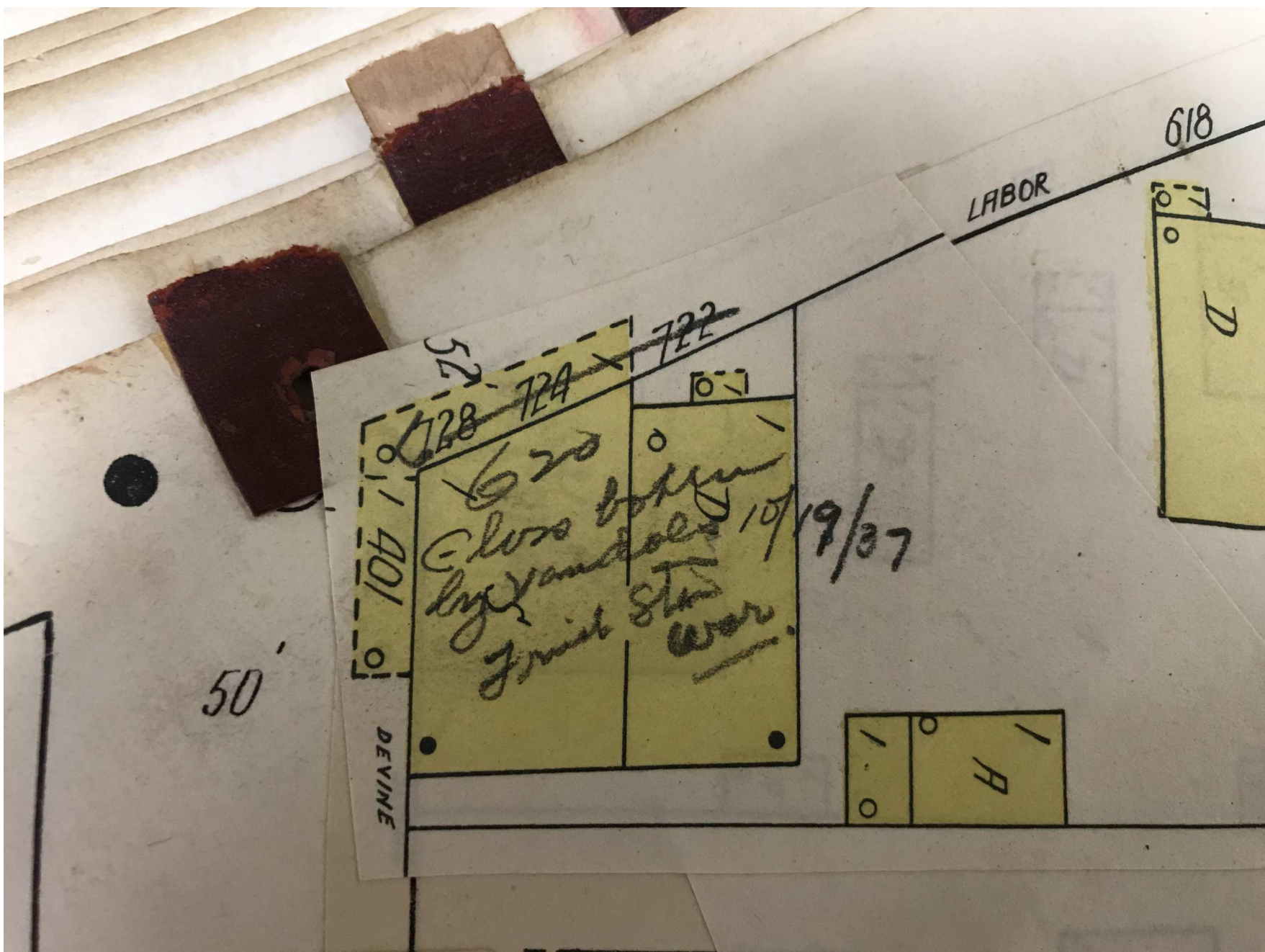
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ANTONIO TEXAS 78210



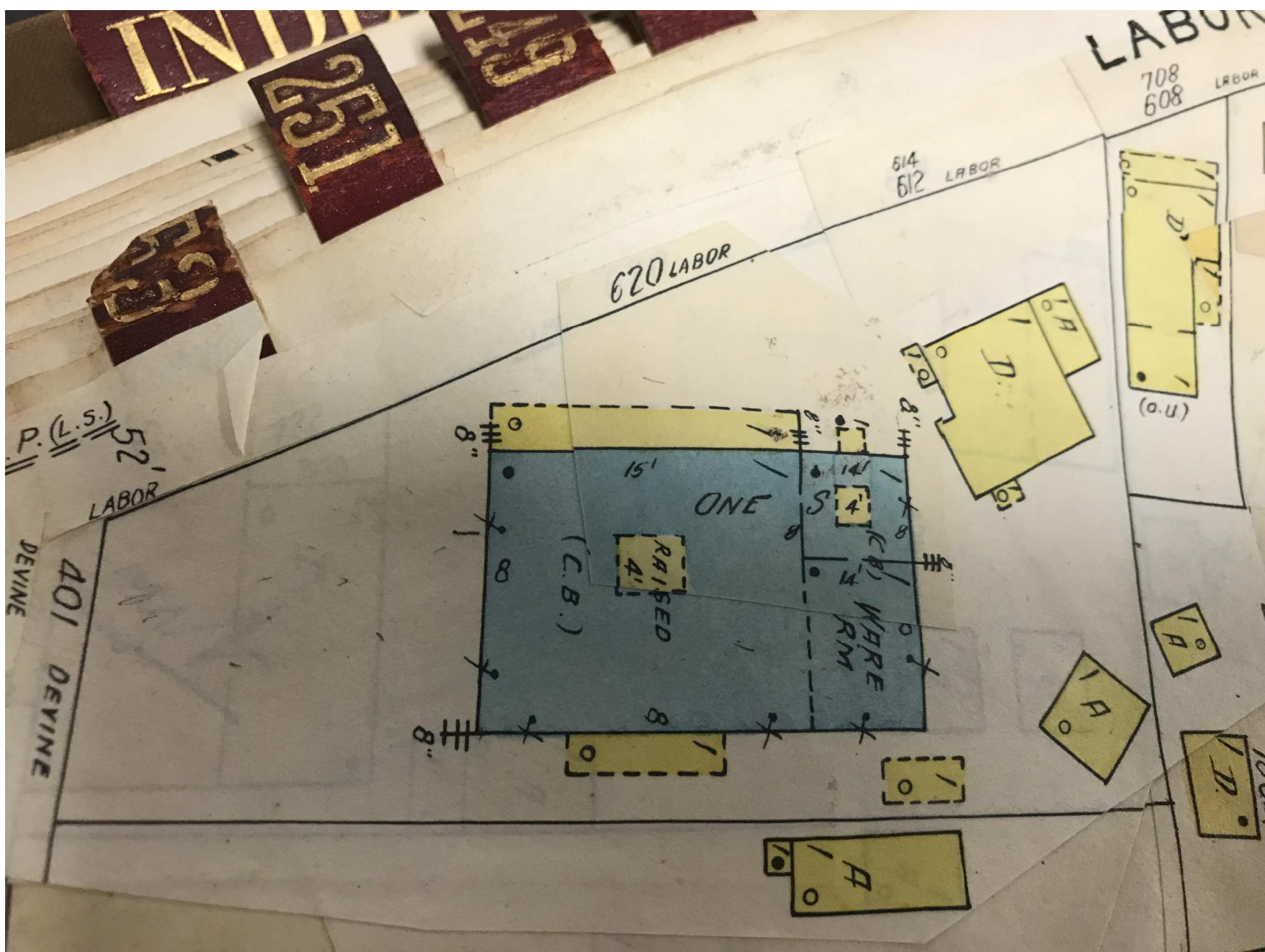
HISTORIC PHOTO OF 620 LABOR ST PRIOR TO ANY ADDITIONS OR ALTERATIONS.



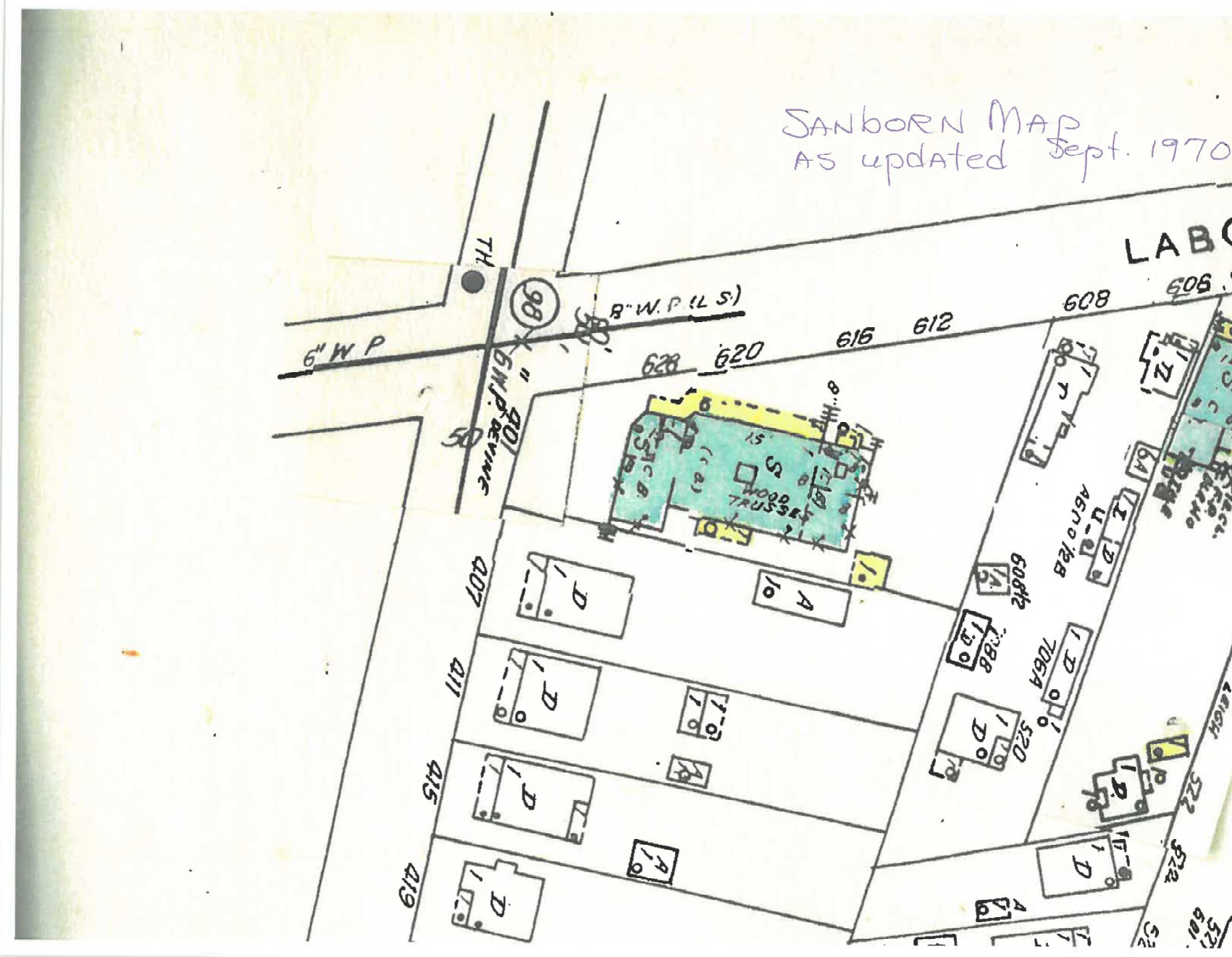
PLAQUE FROM 1935 ON THE FACADE OF THE BUILDING



1935 SANDBORN MAP WITH HANDWRITTEN NOTE FROM 1937 - MAP SHOWS A PREVIOUS DWELLING OR STRUCTURE ON THE PROEPRTY.



1951 SANDBORN MAP - SHOWS ORIGINAL STRUCTURE AS WELL AS THE NORTH ADDITION BELIEVED TO BE CONSTRUCTED BETWEEN 1935 - 1951



1970 SANDBORN MAP - SHOW BOTH NORTH AND SOUTH ADDITIONS AS WELL AS CURVED WALL MODIFICATIONS TO ORIGINAL STRUCTURE. MAP DOES NOT YET SHOW THE SECOND STORY ADDITION

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HISTORIC DOCUMENTATION

G003

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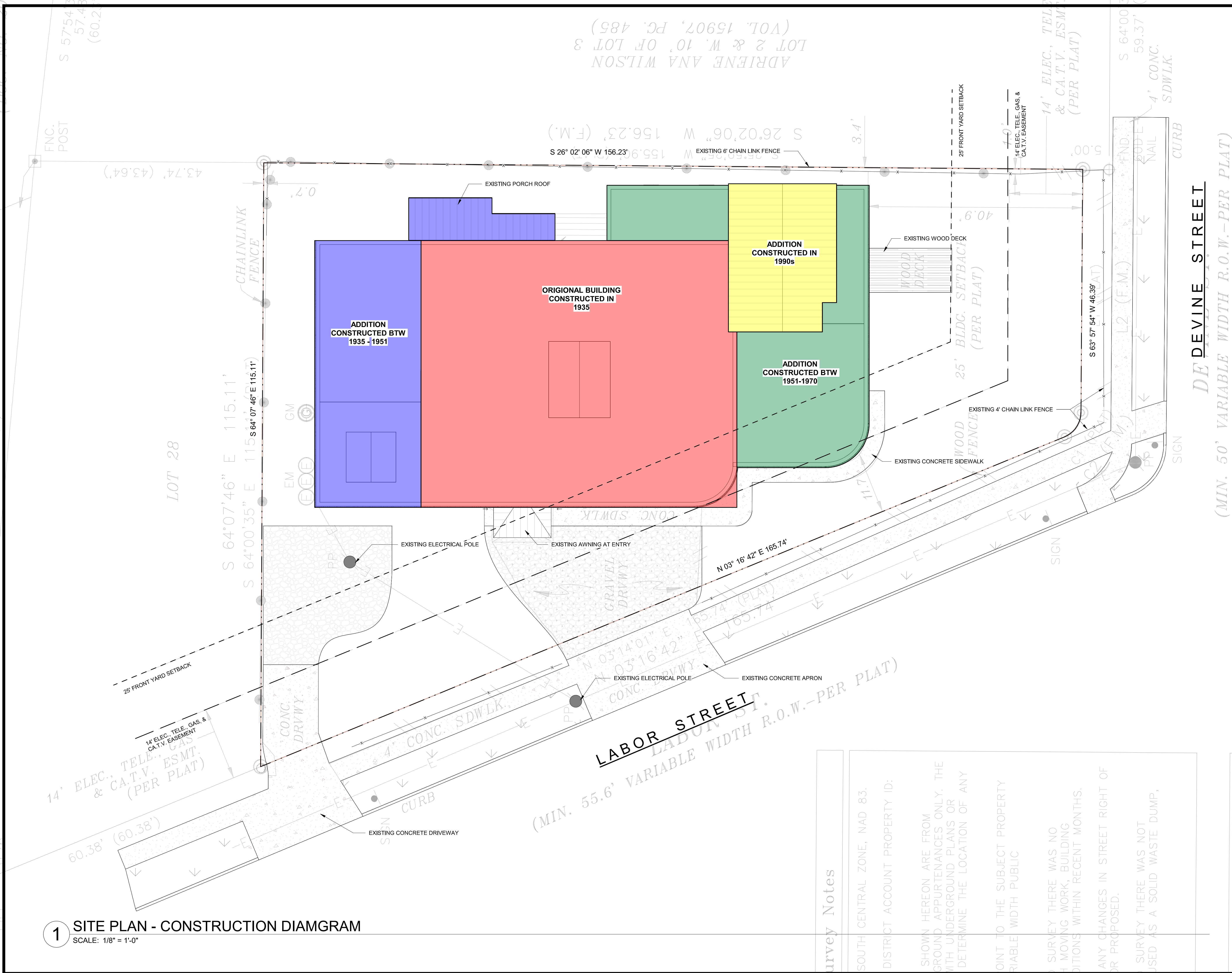
Notes Corresponding to

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HISTORIC REIEW / PERMITTING

G004

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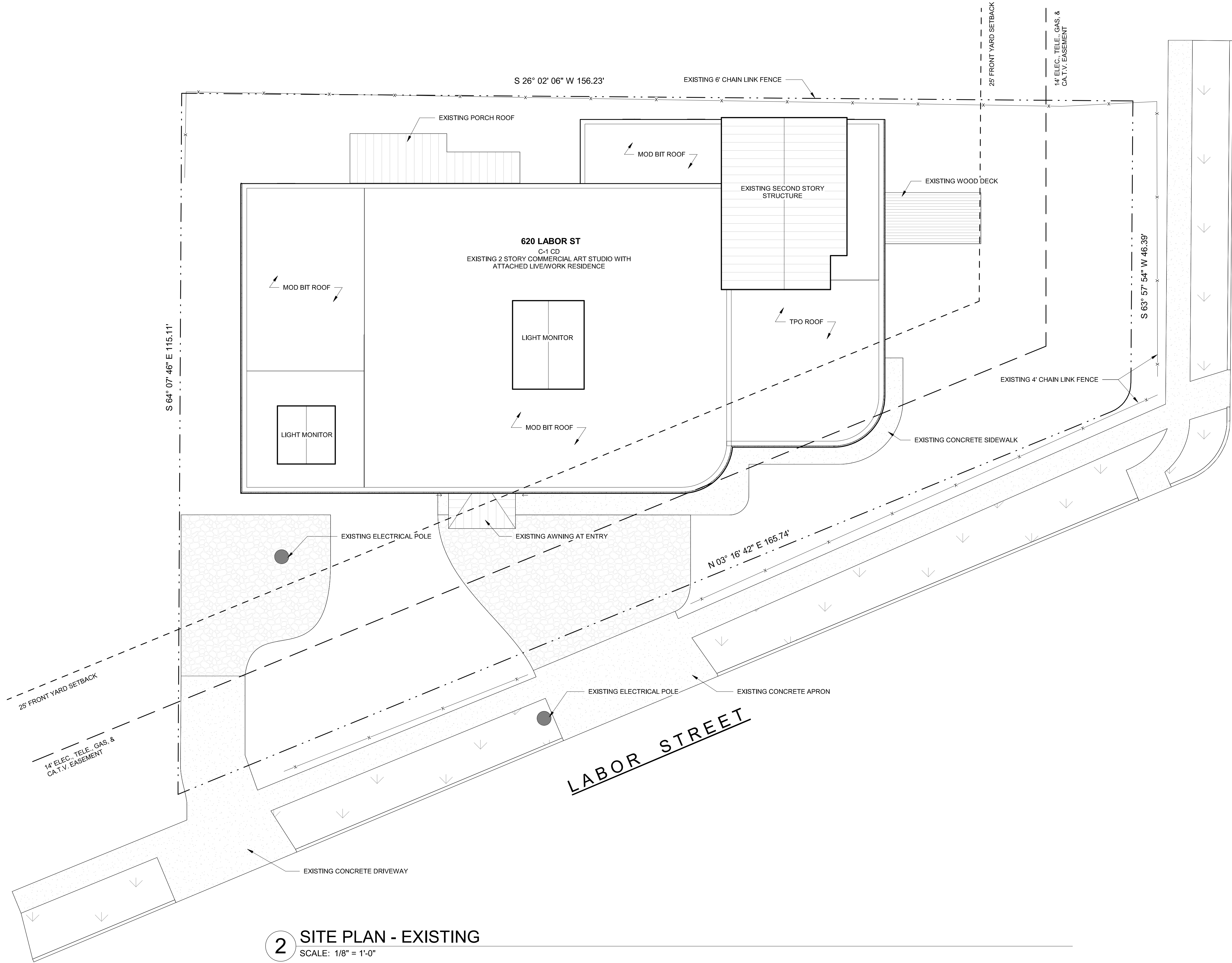
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SITE PLAN -
EXISTING

A100



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

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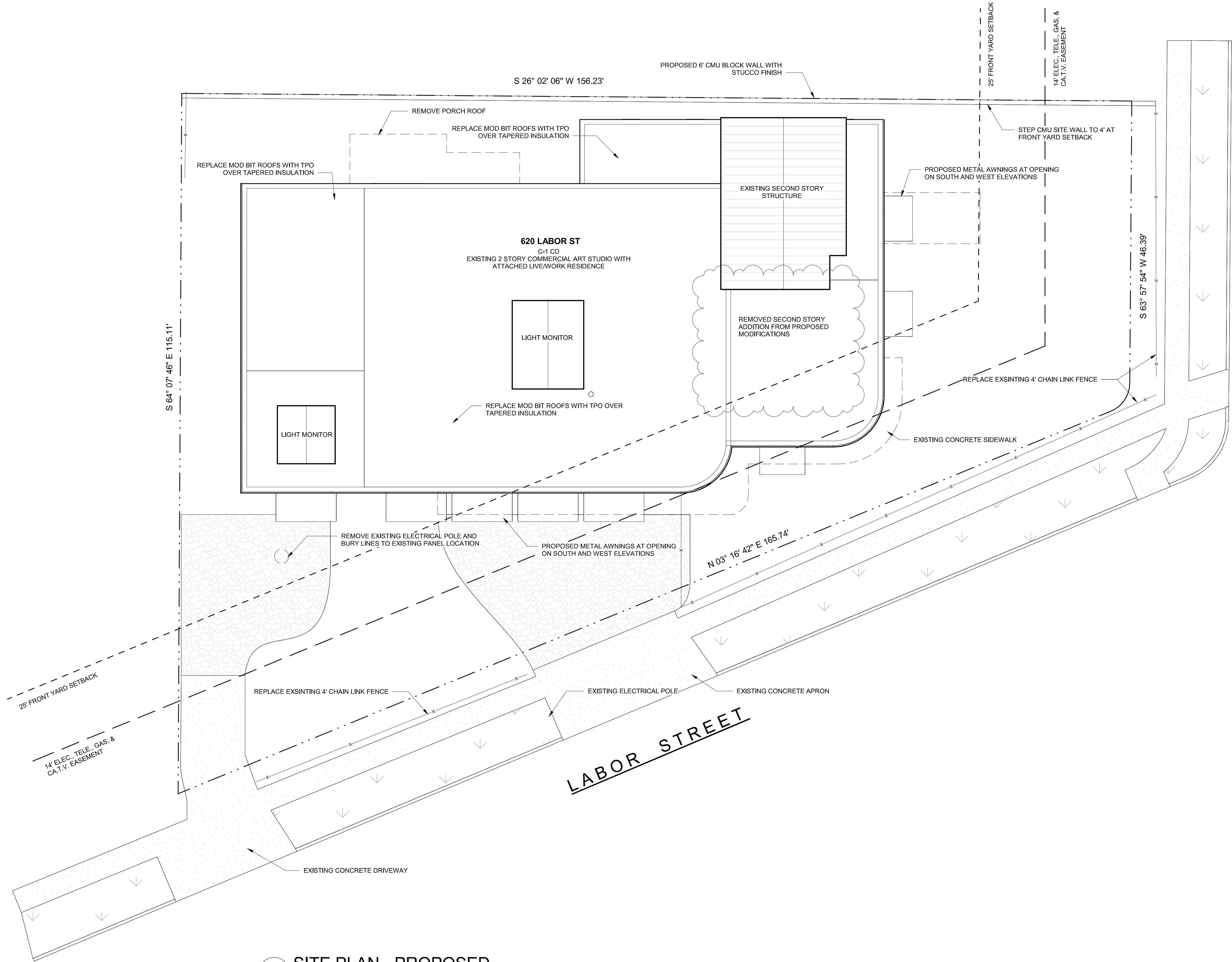
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1	Date 1	Revision 1

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SITE PLAN -
PROPOSED

A101



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

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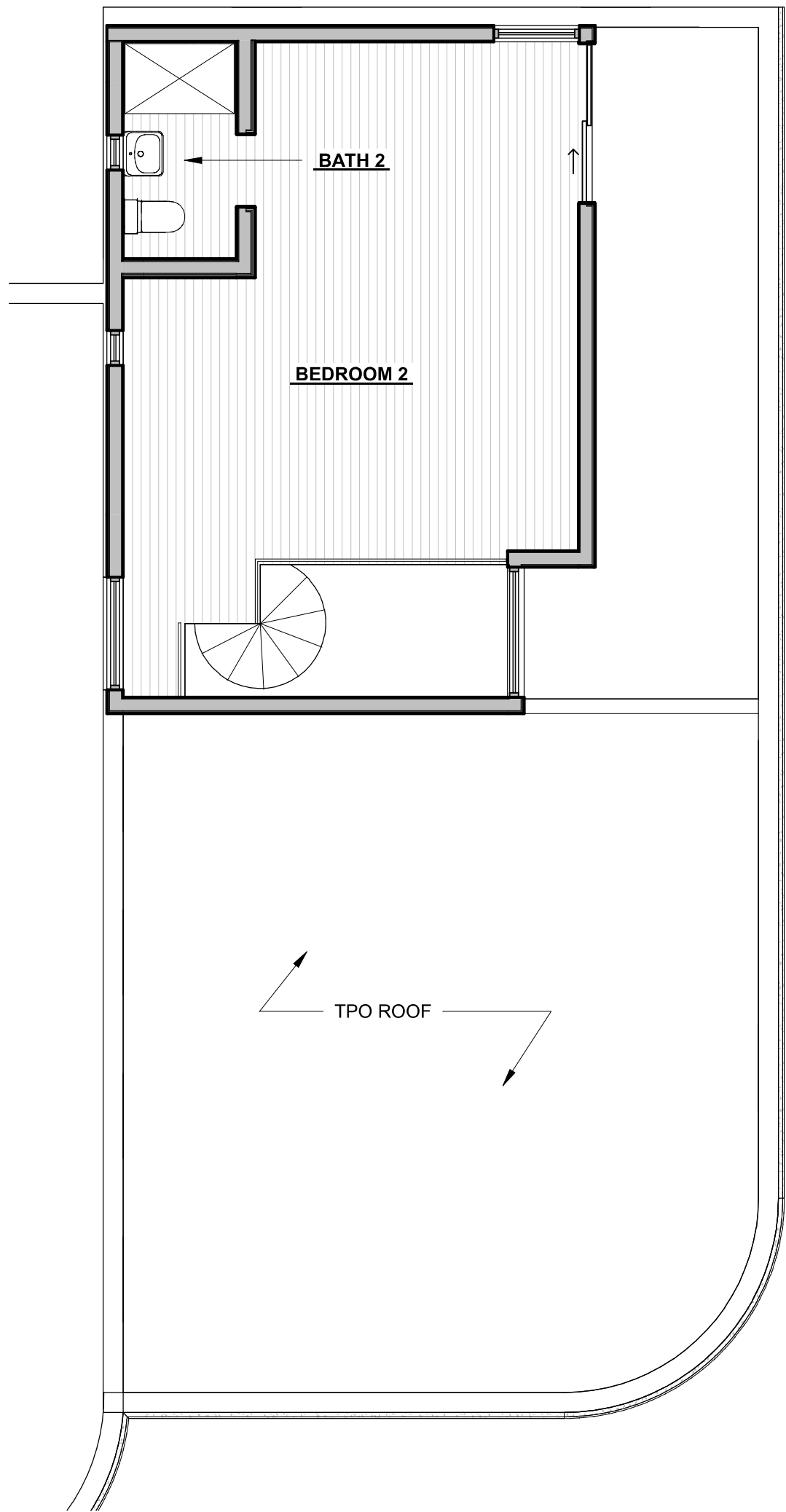
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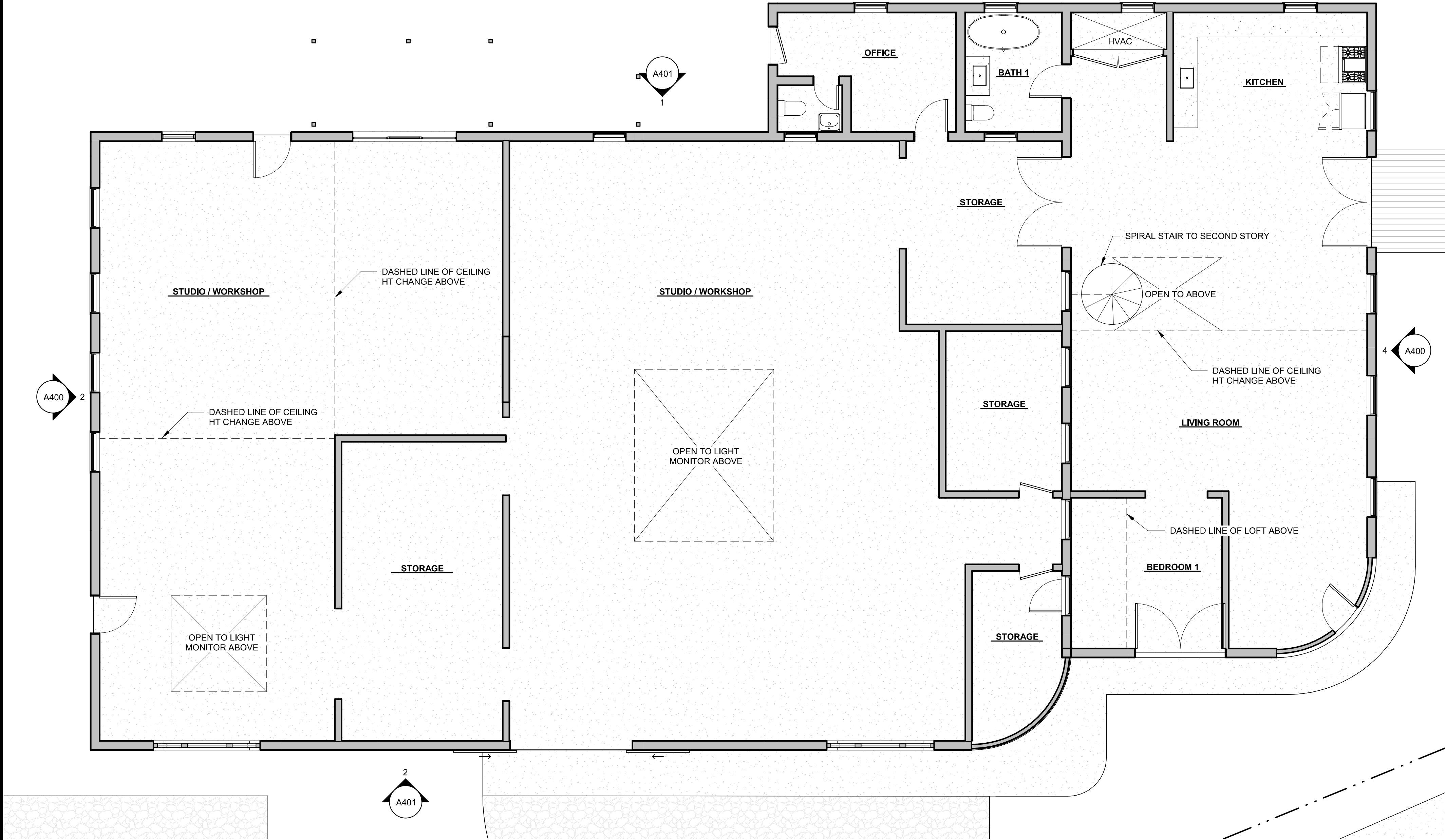
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FLOOR PLAN -
EXISTING

A200



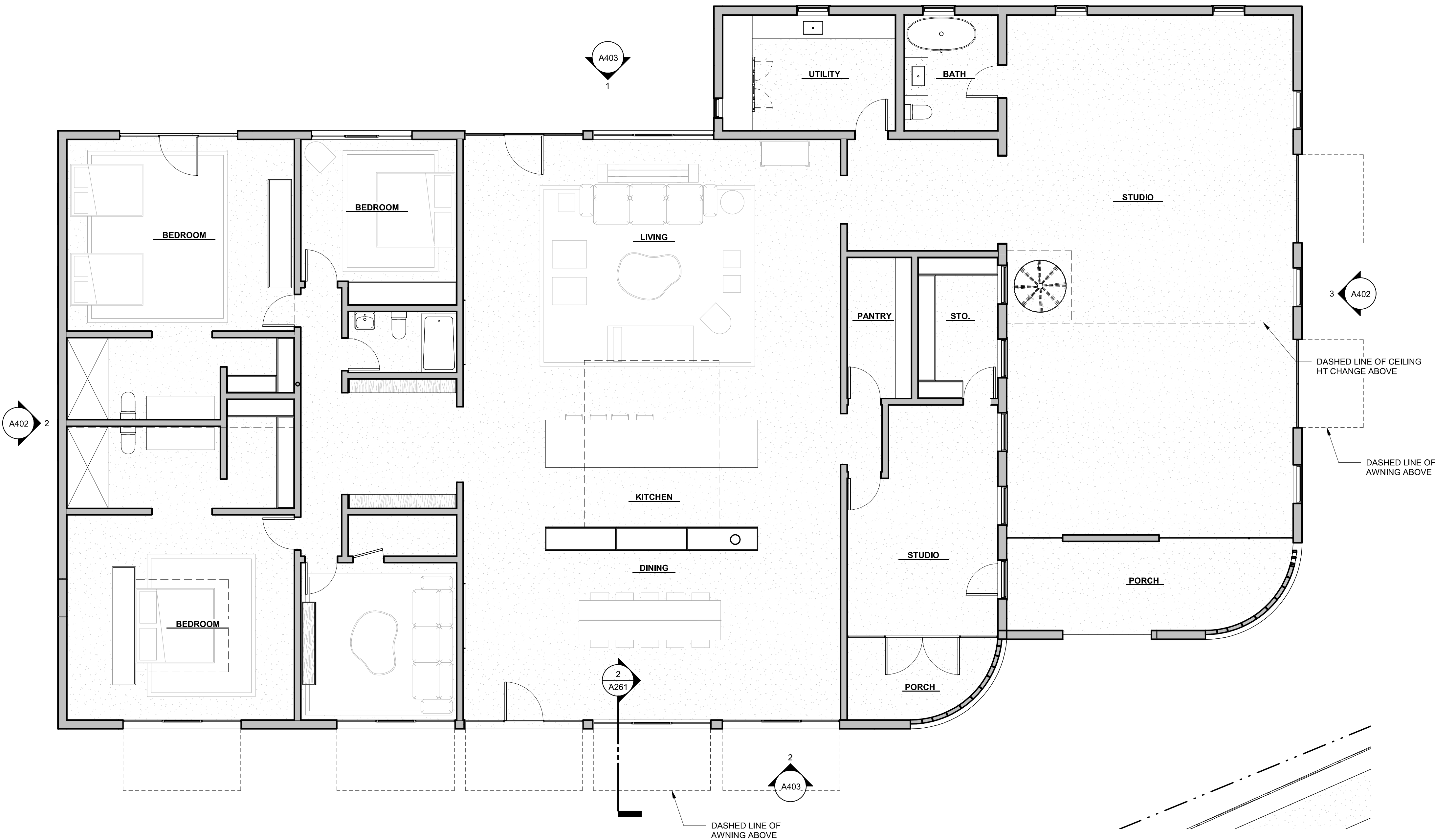
2 LEVEL 2 - EXISTING
SCALE: 3/16" = 1'-0"



1 LEVEL 1 - EXISTING
SCALE: 3/16" = 1'-0"

LABOR ST
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620 LABOR ST, SAN
ANTONIO TEXAS 78210



1 LEVEL 1 - PROPOSED
SCALE: 3/16" = 1'-0"

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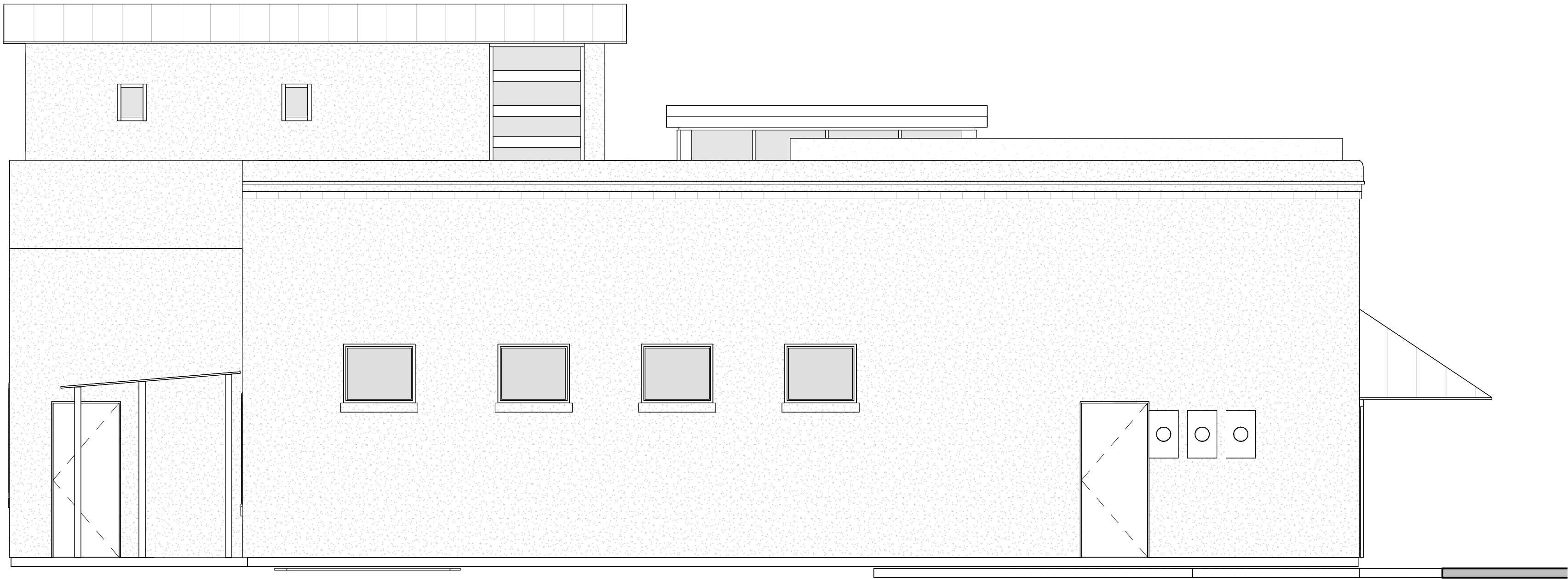
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FLOOR PLAN -
PROPOSED

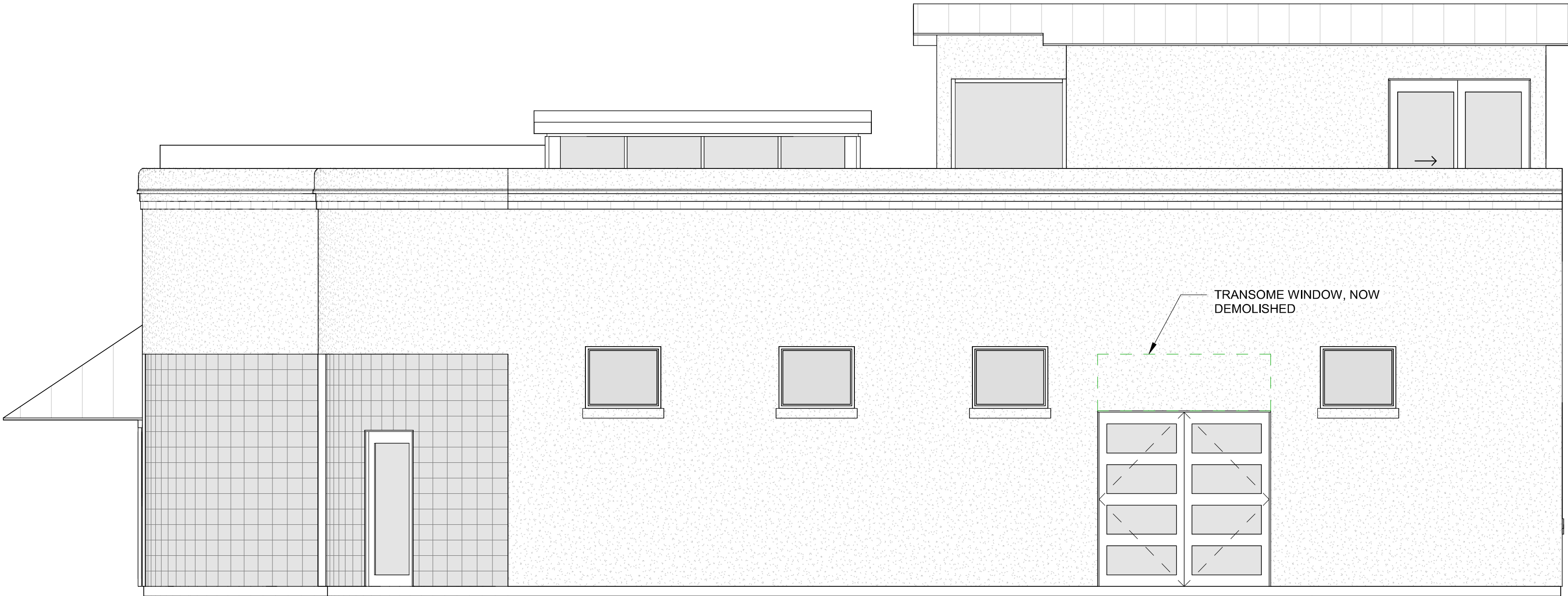
A201

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620 LABOR ST, SAN
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2 EXISTING - NORTH
SCALE: 1/4" = 1'-0"



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



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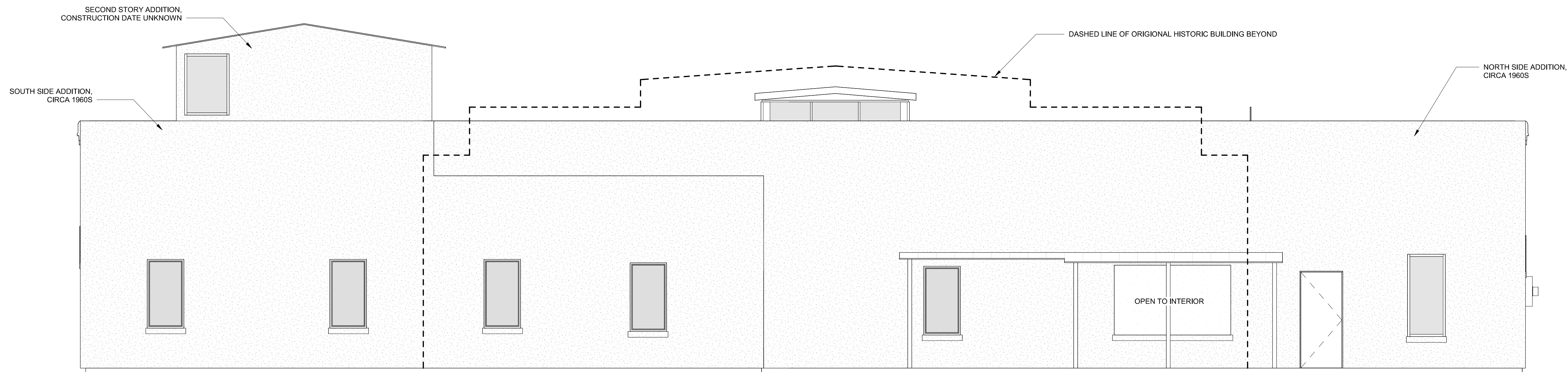
EXISTING
ELEVATIONS
N/S

A400

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

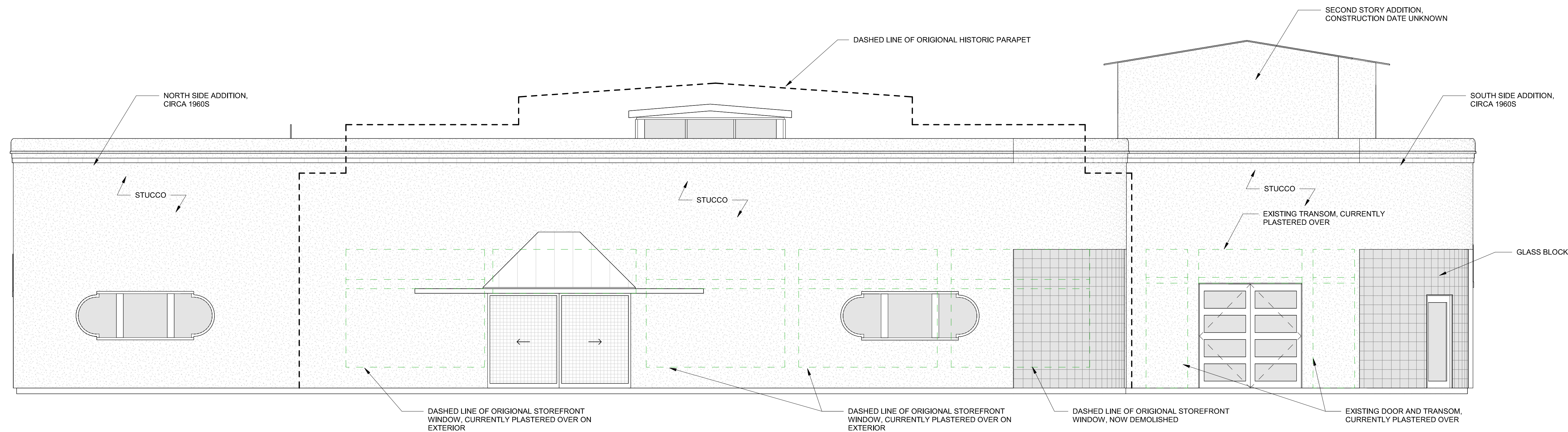
**LABOR ST
STUDIO**

620 LABOR ST, SAN
ANTONIO TEXAS 7821



1 EXISTING - EAST

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



2 EXISTING - WEST

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

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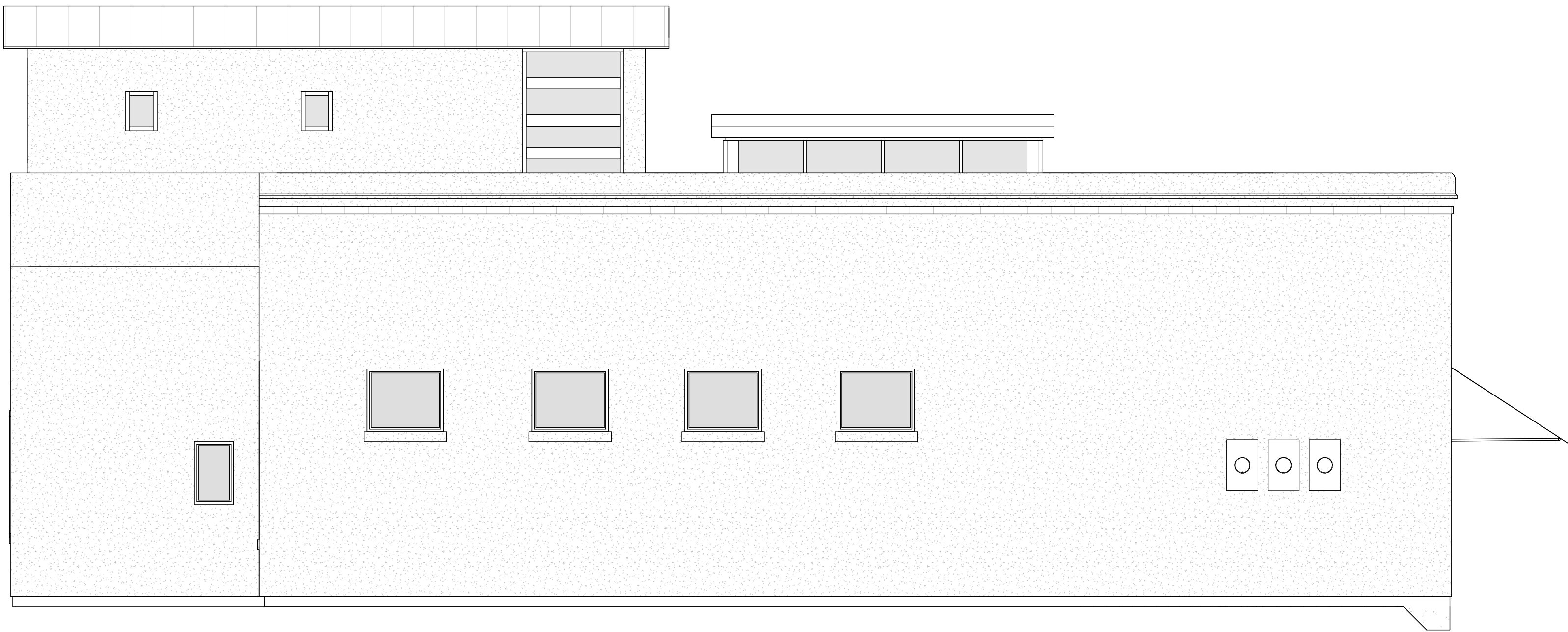
HISTORIC REIVEW PERMITTING

EXISTING
ELEVATIONS
E/W

A401

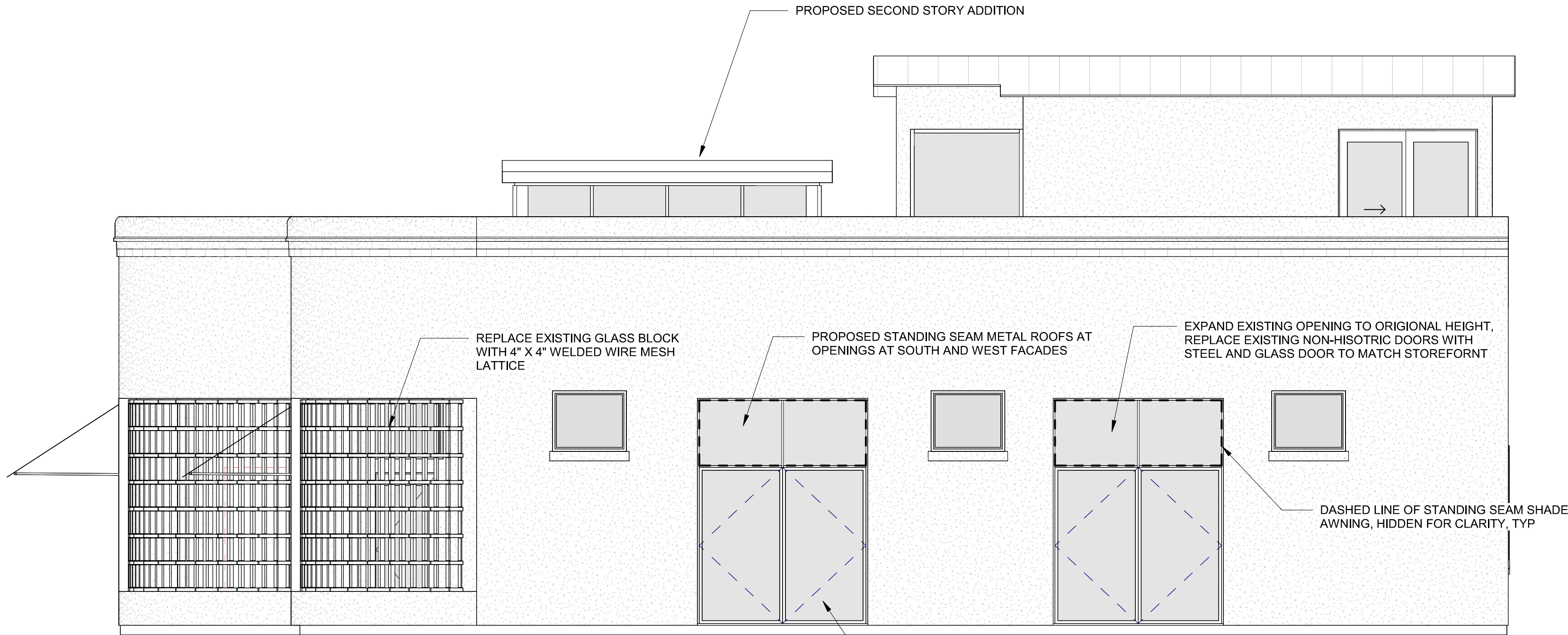
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2 PROPOSED - NORTH
SCALE: 1/4" = 1'-0"

GENERAL NOTE: ALL WINDOWS WITHOUT TAGS ARE PROPOSED TO REMAIN AND BE RESTORED IN PLACE.



3 PROPOSED - SOUTH
SCALE: 1/4" = 1'-0"

GENERAL NOTE: ALL WINDOWS WITHOUT TAGS ARE PROPOSED TO REMAIN AND BE RESTORED IN PLACE.



PROPOSED DETAIL OF MASONRY
BREEZEBLOCK WALL

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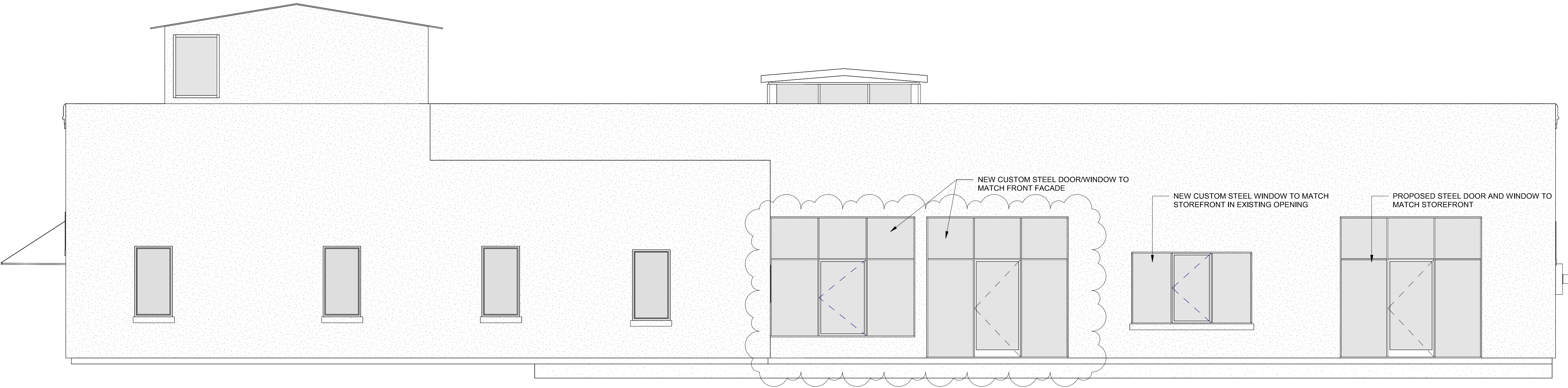
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PERMITTING

PROPOSED
ELEVATIONS
N/S

A402

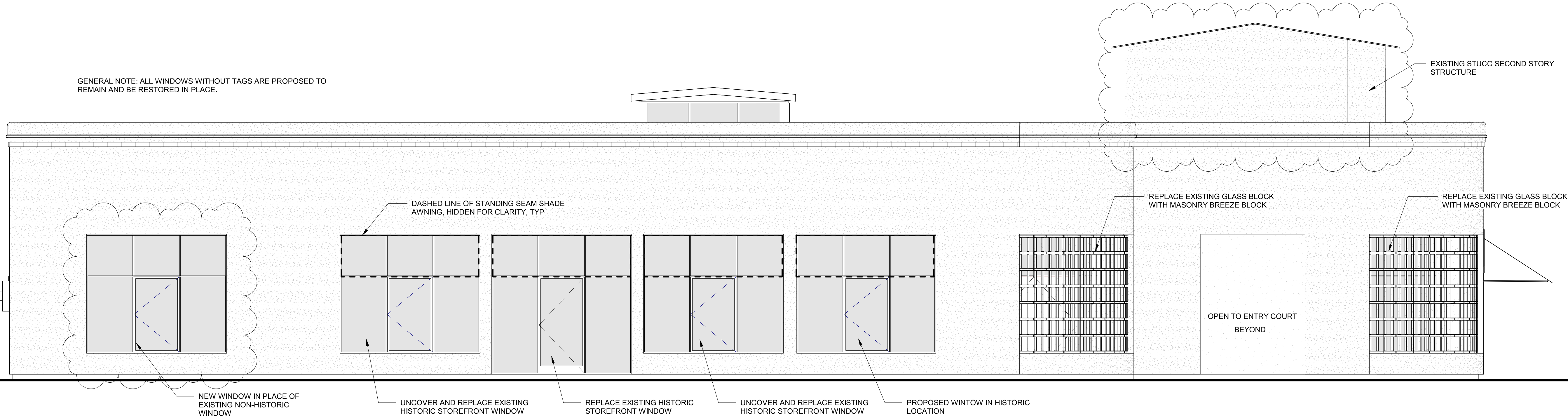
LABOR ST
STUDIO

620 LABOR ST, SAN
ANTONIO TEXAS 78210



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

GENERAL NOTE: ALL WINDOWS WITHOUT TAGS ARE PROPOSED TO REMAIN AND BE RESTORED IN PLACE.



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

GENERAL NOTE: ALL WINDOWS WITHOUT TAGS ARE PROPOSED TO REMAIN AND BE RESTORED IN PLACE.



PROPOSED DETAIL OF MASONRY
BREEZEBLOCK WALL

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

04.14.2023 PROJ. NO.
PROJ. ARCHITECT EM DRAWN BY: Author

SET ISSUE DATES
DATE ISSUE
2022.08.19 HISTORIC REVIEW

REVISIONS
NO. DATE DESCRIPTION
1 Date 1 Revision 1

HISTORIC REIEW /
PERMITTING

PROPOSED
ELEVATIONS
E/W

A403