

City of Laredo

REGULAR MEETING AGENDA

Thursday, May 8, 2025

12:00 PM

City of Laredo City Hall

Historic District / Landmark Board

City of Laredo
Historic District/ Landmark Board
City Council Chambers
1110 Houston Street
Laredo, Texas, 78040
May 8, 2025
12:00 p.m.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Approval of Minutes

- A. Regular Minutes of June 13, 2024 [25-846](#)

Attachments: [Minutes - June 13, 2024](#)

- B. Regular Minutes of September 12, 2024 [25-848](#)

Attachments: [Minutes - September 12, 2024](#)

5. Citizen Comments

6. Election of Officers

- A. Election of Chairman [25-849](#)

- B. Election of Vice-Chairman [25-850](#)

7. Public Hearing and Consideration of the Following

- A. Public Hearing and consideration of a motion to consider exterior alterations, which includes the creation and addition of a door to the existing front facade on Lot 2, Block 41, Western Division, located at 516 Flores Avenue. The property is within the Old Mercado Historic District. [25-844](#)

HD-001-2025
District VIII

Attachments: [HD-001-2025 - Maps](#)
[HD-001-2025 - Set of Plans](#)
[HD-001-2025 - Scope of Work](#)
[HD-001-2025 - Materials](#)
[HD-001-2025 - Photos](#)

8. Adjournment

This notice was posted at the Municipal Government Office, 1110 Houston Street, Laredo, Texas 78040, at a place of convenient and readily accessible to the public at all time. Said notice was posted on Friday, May 2, 2025 at 6:00p.m.

City of Laredo

Historic District / Landmark Board

Meeting Date: 5/8/2025

Action Item A.

CITY OF LAREDO
HISTORIC DISTRICT/LANDMARK BOARD
MINUTES OF REGULAR MEETING OF JUNE 13, 2024

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, June 13, 2024 at 12:00 noon, at the City Council Chambers at City Hall at 1110 Houston St., in Laredo, Texas 78040, to consider the following:

1. CALL TO ORDER

Madame Chair Sepulveda called the meeting to order at 12:02 p.m.

2. ROLL CALL

Vanessa Guerra, Interim Planning Director, called roll and verified **quorum** was present.

Members present: Rebecca Sepulveda
Teresa Barker (1st Meeting)
Wayne Nance
Francisco Barrientos
Marc Gonzalez

Members absent: Tomas Izaguirre
Robert D. Gonzalez
Christina Davila Villarreal
Priscilla Iglesias

Staff present: Vanessa Guerra
Laura “Roxy” Garza
Deidre Garcia

Others present: Jamshid “Jimmy” Yeroushalmi
Pedro Avila
Lawrence Friedman
Carlos Salinas

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of August 10, 2023

B. Regular Meeting of March 14, 2024.

Minutes of the HDLB meeting of June 13, 2024

Board Member (Bm.) Nance made a motion to **approve** the minutes of August 10, 2023 and March 14, 2024.

Second:	Bm. Barrientos
For:	5
Against:	0
Abstain:	0

Motion carried unanimously

5. CITIZEN COMMENTS

None

6. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING:

- A. Public hearing and consideration of a motion to consider exterior alterations, which include the creation and addition of a door and two windows on the east side of the building on Lots 6, 7, 8, 9, & 10, Block 34, Western Division, located at 1016 Iturbide Street (Suite 9). This property is within the Old Mercado District.**

HD-002-2024

District VIII

Staff Recommendation: Staff **does not support** the exterior alterations, which includes the creation and addition of a new opening, with a door and two windows located on the east facade of the building, approximately 32 feet from the existing door at the entrance of the building.

If approved, Staff recommends the following:

1. The location of the proposed door and windows should be centered on the east side of the building.
2. The proposed door and windows in material form and function shall resemble the doors on the storefront located on Iturbide Street.

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Bm. Nance made a motion to **open** the public hearing.

Second:	Bm. M. Gonzalez
For:	5
Against:	0
Abstain:	0

Motion carried unanimously

Pedro Avila, Representative, informed the Board of his support to the item and provided a brief explanation on the proposed alterations.

Jamshid Yeroushalmi informed the Board of his support to the item and provided a brief explanation of what is being proposed. Mr. Yeroushalmi is proposing exterior alterations, which include the creation and new addition of a door and two windows located on the east façade of the building to serve as to access for a proposed parklet. He mentioned the doors and windows could not be added in the center of the east façade as Planning Department proposed if approved. The interior has an existing bar at the proposed center location.

Bm. Nance mentioned that he failed to see why the parklet could not be accessed thru the existing front door and mentioned that he did not recommend a parklet, since tables and chairs would block an existing electrical volt.

Bm. Barrientos' concern was that the door and windows did not blend well with the building and looked out of place.

Madame Chair Sepulveda, requested a motion to close the public hearing.

Bm. Nance made a motion to **close** the public hearing.

Second:	Bm. Barrientos
For:	5
Against:	0
Abstain:	0

Motion carried unanimously

Bm. Nance made a motion to support staff recommendation and **deny** HD-002-2024.

Second:	Bm. Barker
For:	5
Against:	0
Abstain:	0

Motion carried unanimously

7. ELECTION OF OFFICERS

A. Election of Chairman

B. Election of Vice-Chairman

Vanessa Guerra, Interim Planning Director, informed the Board the election of officers could not take place until full quorum was present.

Madame Chair Sepulveda was concerned as to when the election of officers will be taking place. She stated that it's difficult to have full quorum since it's been a while that some board members have participated and requested an attendance report.

Vanessa Guerra, Interim Planning Director welcomed and introduced Ms. Teresa Baker to the Board, and thanked every Board member for their service.

Vanessa Guerra, Interim Planning Director, informed the Board regarding the merging of the Planning & Zoning Department and the Building Development Services Department. The Building Development Services has been added as a division under the Planning & Zoning Department.

Madame Chair and other board member's concerns about items on the agenda include:

1. Requesting items to be placed on the agenda, such as:
 - a. Naming new historic buildings that are City designated.
 - b. Making changes (adding/ changing language) to the ordinance.
 - c. Having the option to request the history of the buildings.
 - d. Discussion on how the Board can act as ambassadors to find funding by contacting the Council Members or other resources.
 - e. A resolution to express support for funding allocation for an updated survey.

8. ADJOURNMENT

Madame Chair Sepulveda, requested a motion to adjourn the meeting at 12:50 p.m.

Bm. M. Gonzalez made a motion to **adjourned**.

Second:	Bm. Barrientos
For:	5
Against:	0
Abstain:	0

Motion carried unanimously

Vanessa Guerra,
Interim City Planning Director

Rebecca Sepulveda
HDLB Chair

Minutes of the HDLB meeting of June 13, 2024

City of Laredo

Historic District / Landmark Board

Meeting Date: 5/8/2025

Action Item B.

CITY OF LAREDO

HISTORIC DISTRICT/LANDMARK BOARD

MINUTES OF REGULAR MEETING OF SEPTEMBER 12, 2024

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, September 12, 2024 at 12:00 noon, at the City Council Chambers at City Hall at 1110 Houston St., in Laredo, Texas 78040, to consider the following:

1. CALL TO ORDER

Madame Chair Sepulveda called the meeting to order at 12:03 p.m.

2. ROLL CALL

Vanessa Guerra, Interim Planning Director, called roll and verified quorum existed.

Members present: Rebecca Sepulveda
Teresa Barker
Wayne Nance
Francisco Barrientos
Marc Gonzalez

Members absent: Tomas Izaguirre
Robert D. Gonzalez
Christina Davila Villarreal
Priscilla Iglesias

Staff present: Vanessa Guerra
Deidre Garcia

Others present: Marilu Cantu
Cordelia de la Chica Valdez

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of July 11, 2024.

Board Member (Bm.) Nance made a motion to approve the minutes of July 11, 2024.

Second: Bm. Barrientos
For: 5
Against: 0

Minutes of the HDLB meeting of September 12, 2024

Abstain: 0

Motion carried unanimously

5. CITIZEN COMMENTS

None.

6. ELECTION OF OFFICERS

Vanessa Guerra, Planning Director, informed the Board they can move forward with the election of officers or the board could wait until a full quorum was present.

Bm. M. Gonzalez stepped out of the meeting at 12:08 p.m.

Bm. M. Gonzalez stepped back into the meeting at 12:08 p.m.

A. Election of Chairman

B. Election of Vice-Chairman

Board Member (Bm.) M. Gonzalez made a motion to table the items, both 6.A and 6.B, time certain.

Second:	Bm. Nance
For:	5
Against:	0
Abstain:	0

Motion carried unanimously

7. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING:

- A. Public hearing and consideration of a motion to consider the new construction of a separate structure, which includes two bathrooms, located at the rear of the property on the east 26.67 feet of Lot 3, all of Lot 4, and the west 1.9 varas of Lot 5, Block 135, Western Division, located at 1806 Matamoros Street. This property is within the Saint Peter's District.**

**HD-006-2024
District VIII**

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Staff Recommendation: Staff **supports** the proposed new construction of a separate structure, which includes two bathrooms, located at the rear of the property in the following way:

1. The proposed new construction will be similar and complement the historic structures. As per the City of Laredo Historic Urban Guidelines, new construction should appear similar in mass and scale to historic structures found traditional in the area (pg. 4-3).
2. The proposed new construction will be similar in width and height and conforms to the City of Laredo Urban Guidelines, which states new construction of buildings should appear similar to width and height to those seen historically (pg. 4-3).
3. The proposed new construction will not diminish the historic materials, features, and environment and conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (the Secretary of the Interior), which states new additions, exterior alternations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property (pg.76).
4. The proposed new construction will protect the property's historic integrity and will not deter the historic setting. The proposed new construction will also not resemble the existing historic buildings and will be distinguishable from the existing historic buildings. As per the Secretary of the Interior, the new work should be differentiated from the old and should be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment (pg. 76).
5. The proposed materials being used are compatible with the materials on the existing building.
6. The historic character of the structure will be retained and preserved.

Staff General Comments:

1. Any improvements which are approved by the Historic District Landmark Board shall also comply with all Building Code requirements and other regulations as provided in the Laredo Development Code.
2. Approval by the Historic District Landmark Board does not guarantee approval of a building permit or any other permit which may be required.
3. It is recommended that all existing improvements utilize the following resources as a guide:

1. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
2. City of Laredo Historic Urban Design Guidelines
3. City of Laredo Historic Preservation Plan
4. No other improvements, changes to the building, site or new construction on the property shall be permitted without prior review and approval by staff and/or Historic District Landmark Board, to meet compliance.
5. As per the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings, all proposed scope of work should be physically and visually compatible to the original materials and features of the historical structure.

Madame Chair Sepulveda requested a motion to open the public hearing.

Bm. Nance made a motion to **open** the public hearing.

Second:	Bm. M. Gonzalez
For:	5
Against:	0
Abstain:	0

Motion carried unanimously

Marilu Cantu, Applicant, spoke in favor of the item and provided an explanation for her request. The property is currently an attorney's office. Ms. Cantu and her sister host gatherings at the property. Therefore, the request of the new construction, which includes two bathrooms, is to provide restroom accommodations to avoid guests from entering the attorney's office.

Cordelia de la Chica Valdez, neighbor, expressed she has no objection with what is being proposed.

Madame Chair Sepulveda, requested a motion to close the public hearing and action for HD-006-2024.

Bm. Nance made a motion to close the public hearing and **approve** HD-006-2024 in accordance with all the comments Staff provided.

Second:	Bm. M. Gonzalez
For:	4
Against:	0
Abstain:	1 Madame Chair Sepulveda

Motion carried unanimously

8. CONSIDERATION OF THE FOLLOWING:

A. Consideration to approve a resolution expressing support for the development of an updated historical resource survey.

Vanessa Guerra, Planning Director, reminded the Board of their request to bring back this item to express their support in the development of an updated survey. She informed the board that Council voted to direct management to invest in the development of an updated Historic Preservation Plan and updated Guidelines, which Staff will be working with management to identify funding.

Bm. Nance made a motion to **support** the proposed resolution.

Second:	Bm. Barrientos
For:	5
Against:	0
Abstain:	0

9. ADJOURNMENT

Madame Chair Sepulveda requested the meeting be adjourned at 12:29 p.m.

Bm. M. Gonzalez made a **motion** to adjourn the meeting.

Second:	Bm. Nance
For:	5
Against:	0
Abstain:	0

Vanessa Guerra,
City Planning Director

Rebecca Sepulveda
HDLB Chair

City of Laredo

Historic District / Landmark Board

Meeting Date: 5/8/2025

Action Item A.

City of Laredo

Historic District / Landmark Board

Meeting Date: 5/8/2025

Action Item B.

City of Laredo

Historic District / Landmark Board

Meeting Date: 5/8/2025

Action Item A.

SUBJECT

Public Hearing and consideration of a motion to consider exterior alterations, which includes the creation and addition of a door to the existing front facade on Lot 2, Block 41, Western Division, located at 516 Flores Avenue. The property is within the Old Mercado Historic District.

HD-001-2025
District VIII

PREVIOUS COUNCIL ACTION

On April 2, 2024, the City Council approved the addition of a double iron gate to the main entrance of the building and the restoration of a total number of seven (7) windows located on the second level of the building.

BACKGROUND

Initiated by: Ccecorio, LLC, Owner; Jamshid Yeroushalmi, Applicant; Pedro A. Avila (Architect), Representative

Previous Action:

On March 19, 1997, the Historic District Landmark Board was presented with the installation of signs. However, the item was tabled due to the applicant not being present.

On April 16, 1997, the Historic District Landmark Board was presented with the installation of signs. However, the item was tabled again due to the applicant not being present.

On May 21, 1997, the Historic District Landmark Board tabled the item since the applicant removed the signs.

On March 14, 2024, the Historic District Landmark Board fail to established a quorum.

On April 2, 2024, the City Council approved the addition of a double iron gate to the main entrance of the building and the restoration of a total number of seven (7) windows located on the second level of the building.

Proposed Scope of Work:

The applicant is requesting to alter the exterior front façade of the building by removing an existing window to create and add a proposed metal door.

Building Type:

The type of building at this location is considered to be a Late Victorian Commercial as per the City of

Laredo Historic Urban Guidelines. As per the City of Laredo Historic Urban Guidelines, the Late Victorian Commercial style is similar to the early Twentieth Century Commercial buildings but has Classical revival and Italianate details that include the following elements:

- Usually a two-story building; symmetrical facade.
- Stamped metal cornices and articulated columns and pilasters.
- The street level has a storefront with large window openings.

Site: The property is in an H-AE (Historic Arts and Entertainment) zoning district.

Letters sent to surrounding property owners: 23

For: 0

Against: 0

Granting or Denying an Application:

- As per the Laredo Land Development Code, Section 24.1.2.2(2), the Historic District Landmark Board shall utilize the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings; and the City of Laredo, Texas, Historic Urban Design Guidelines

Secretary of the Interior's Standards:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

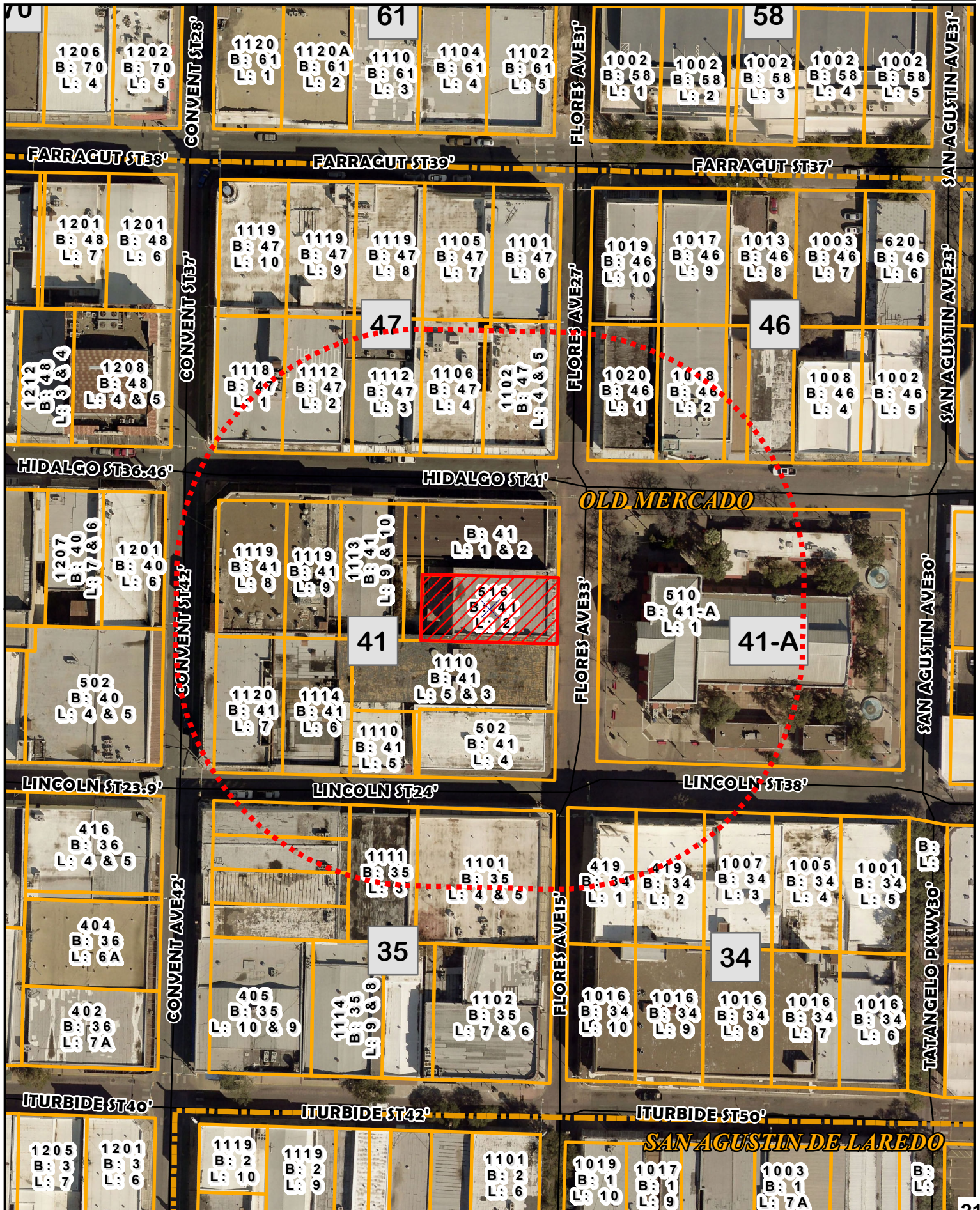
Staff does not support the creation and addition of the proposed door for the following reasons :

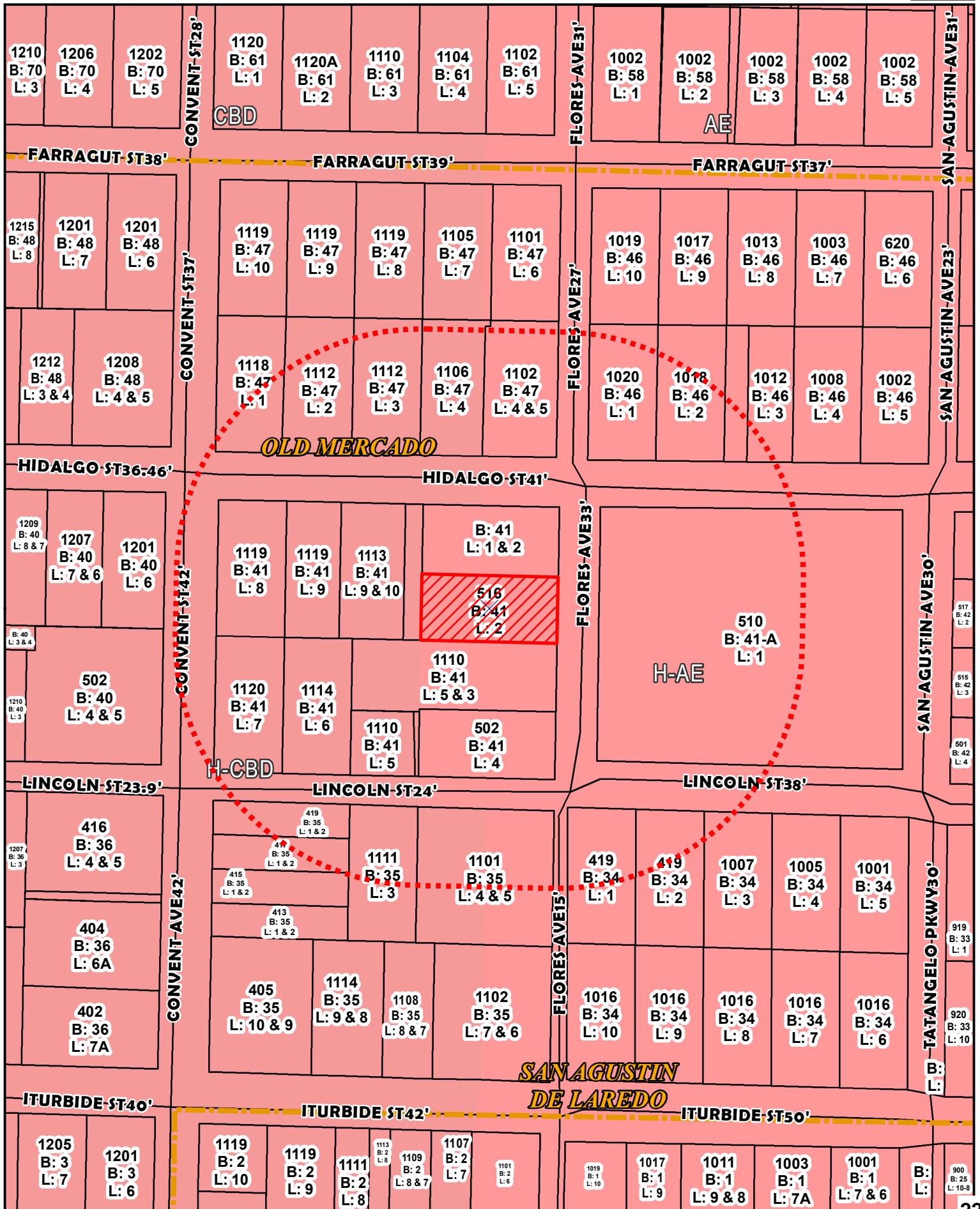
1. As per the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, altering storefronts and their features are not recommended. The storefront defines the overall historic character of the building. Therefore, by creating and adding a new door to the front façade of the building, will diminish the historic character of the building.
2. As per the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings, cutting new openings on character-defining elevations or cutting openings that damage or destroy significant features is not recommended. Therefore, the proposed door does not conform to the Secretary of the Interior guidelines.
3. An addition to an historic building front is inappropriate as per the City of Laredo Historic Urban Designs Guidelines. Therefore, the creation and addition of the proposed door is inappropriate as it will diminish the historic characteristics of the building.
4. The storefront should not be altered or obscured as per the City of Laredo Historic Urban Designs Guidelines. Therefore, the creation and addition of the proposed door will impact the building's historic character.
5. As per the City of Laredo Historic Urban Design Guidelines states to preserve the integrity of each individual historic structure, by preserving its character defining features and by avoiding alterations that would remove or obscure its historic character. Therefore, the addition of a door, where none have existed, will alter and not preserve the historic character of the building.

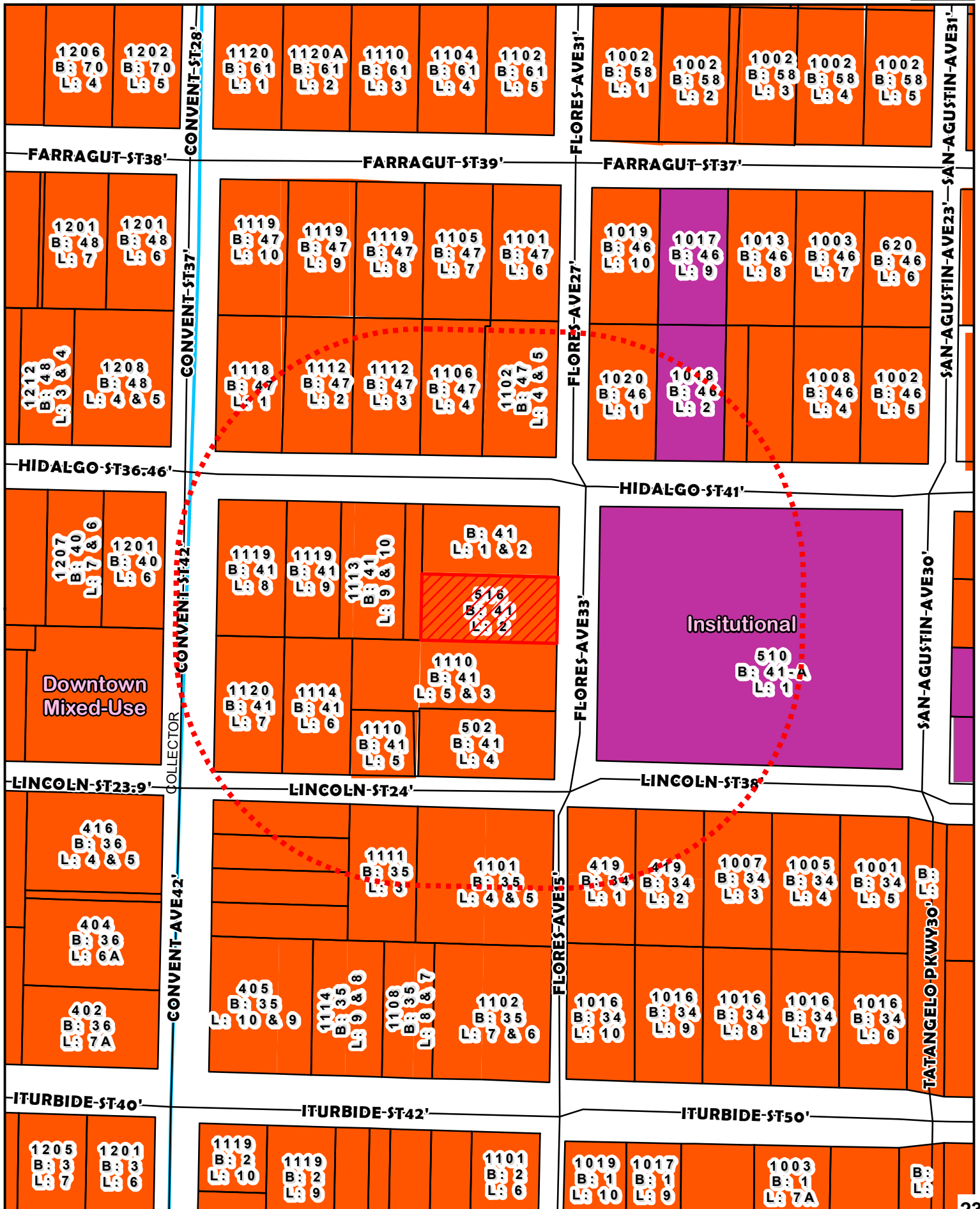
Staff General Comments:

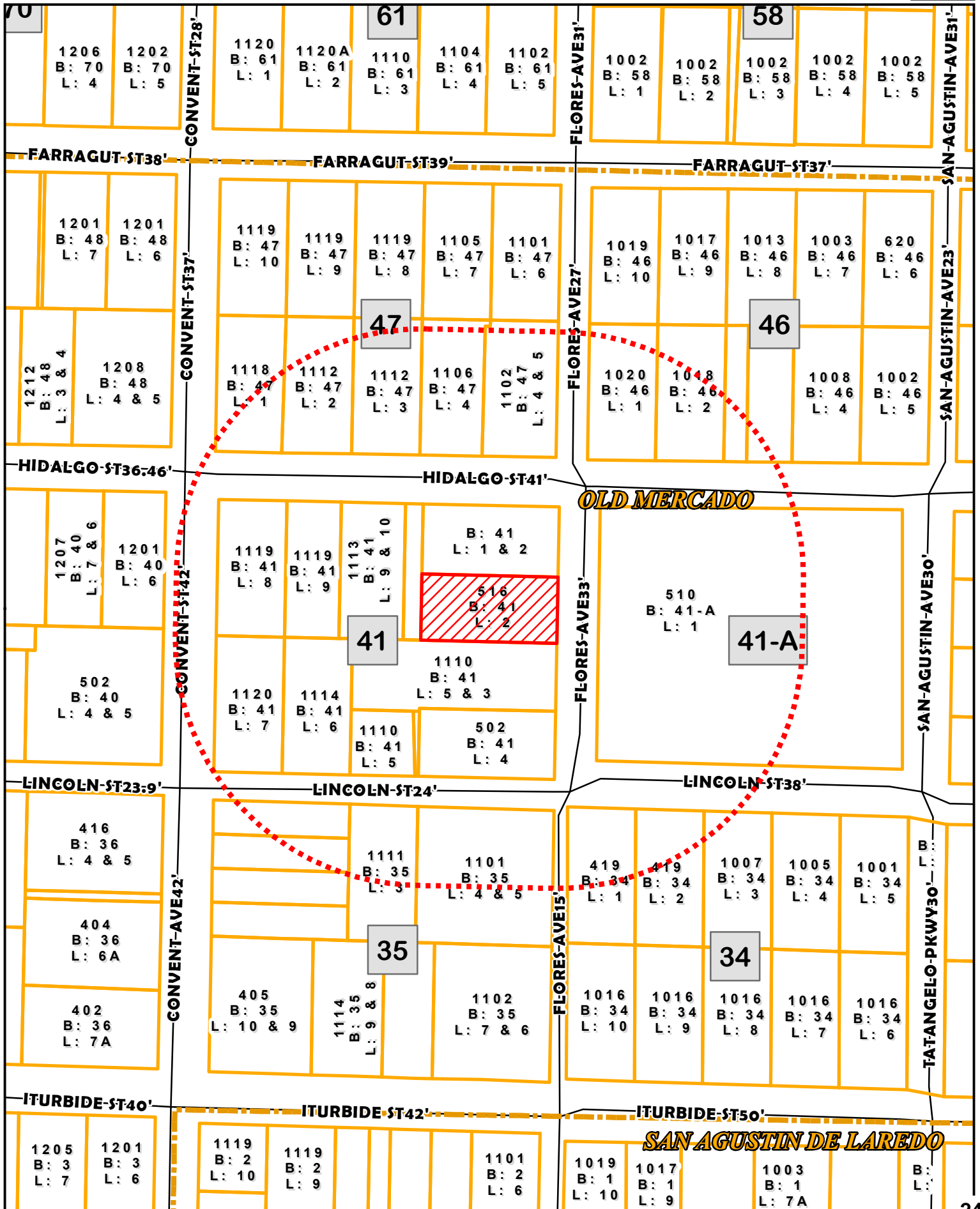
1. Any improvements which are approved by the Historic District Landmark Board shall also comply with all Building Code requirements and other regulations as provided in the Laredo Land Development Code.
2. Approval by the Historic District Landmark Board does not guarantee approval of a building permit or any other permit which may be required.
3. It is recommended that all existed improvements utilize the following resources as a guide:
 - The Secretary of the Interiors' Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
 - City of Laredo Historic Urban Design Guidelines
 - City of Laredo Historic Preservation Plan
4. No other improvements, changes to the building, site or new construction on the property shall be permitted without prior review and approval by staff and/or Historic District Landmark Board, to meet compliance.

5. As per the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings, all proposed scope of work should be physically and visually compatible to the original materials and features of the historical structure.









SCOPE WORK On #516 Flores St.

- 1.-Proposed Exterior Metal Door 3070 LH Open Out, AS SHOW IN RENDERING & PLAN HAD & HDB.
2. MUST BE USED ALL SIMILAR MATERIALS & COLORS TO INSERT NEW DOOR PROPOSED ON FAÇADE.
3. SPECS. On MATERIALS (See in Plans HAD & HDB)



E

Specifications				—
Brand	Trudoor	Finishes	BLK – Matte Black, US32D (630) Satin Stainless Steel	
Length	3ft (for doors 2'4" to 3'0"), 4ft (for doors 3'4" to 4'0")	Trim	TDE-08 Escutcheon Lever	
Cylinder	1-1/8" mortise cylinder with straight cam (included)	Keyway	Schlage C Keyway	
ANSI/BHMA Standard	Meets ANSI/BHMA A156.3 Grade 1 Standards	Usage	Heavy Duty	
Fire Rating	TDE-1000R: Non-Fire-Rated – TDE-F1000R: 3 Hour Fire-Rated	ADA Compliance	Meets ADA requirements ANSI A117.1 with Lever Trim	
Handing	Non-Handed, Field selected at the time of installation	Dogging Feature	Hex key dogging standard on non-fired-rated devices	
Latchbolt	Deadlocking latchbolt with 5/8" projection	Strike	Roller Strike with 5/8" projection & 1/8" shim	
Fasteners	Wood, Machine & Self Tapping Machine Screws	Stile Type	Wide (Standard)	
Center Case	8" Height x 2-7/8" Wide x 2-13/16" Thick	Mechanism Case	2-3/16" Height x 2-3/16" Wide	
Projections	3-3/8" Undogged – 2-13/16" Dogged (Depressed)	Warranty	Limited Lifetime Warranty	

Installation Instructions	+
Specification Sheets	+

FLUSH HOLLOW METAL DOOR

Heavy-duty steel door for commercial, industrial and institutional applications

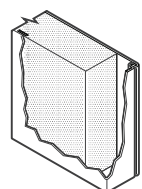
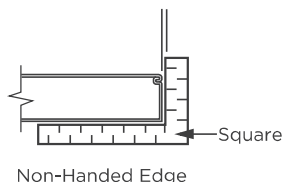
Our stock hollow metal door is an affordable non-handed, square-edge door solution designed to meet your requirements for quality full flush steel doors - for commercial, institutional and industrial applications. Stocked with Steelcraft locations, these doors are designed to satisfy your requirements for durability, security, aesthetics or fire protection. Trudoor is authorized by Warnock Hersey / Intertek to modify, re-certify and label fire-rated metal doors.

Features:

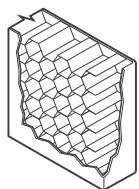
- Heavy-duty, SDI Level 2 - 18 gauge steel faces
- 1-3/4" Thick, non-handed design with reversible hinge plates
- Polystyrene or rigid honeycomb core
- Inverted top and bottom channels for additional stability and protection
- Interlocking seam enhances structural rigidity and durability
- Heavy gauge hinge reinforcements and door closer reinforcement
- Available with a wide range of glass lites, louvers and hardware preps
- Factory applied rust inhibiting primer (no special color options)
- Fire-rated up to 3 hours with WHI / ITS mylar label applied
- Preps include 161 (cylindrical lock), 86ED (mortise lock), RPD (Rim Panic Reinforced)

Code Compliance:

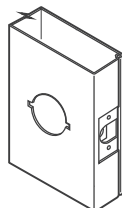
- Meets or exceeds ANSI A250.6 and A250.6
- Construction meets the requirements of ANSI A250.8
- Listed for installations requiring compliance to negative pressure testing (UL-10B) and positive pressure (UL-10C)
- Florida Product Approved



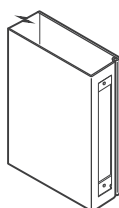
Polystyrene Core



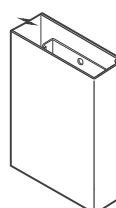
Honeycomb Core



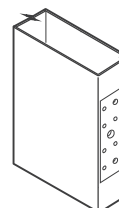
161 Lock



86ED Lock



RPD



Non-Handed
Mortise Hinge Prep



Grade and Model:

ANSI A250.8 - SDI 100			Edge Construction	Maximum Sizes		Recommended Gauge of Frame
Level	Model	Description		Single	Pair	
Level 2: Heavy Duty Commercial			18 gauge (1.0 mm) - heavy commercial and institutional applications with high use			
2	1	Full Flush	Visible	4'0" x 8'0"	8'0" x 8'0"	16 gauge (1.3 mm)

Grades and models defined by Steel Door Institute (SDI)

Manufacturers include Steelcraft and ASSA Abloy



Trudoor TDE-1000R-L Rim Exit Device with Escutcheon Lever

\$434.99

This item ships FREE!

Usually Ships: Same Day ?

- Heavy Duty, ANSI/BHMA A156.3 Grade 1 standards
- Includes TDE-08 escutcheon lever trim (cylinder included)
- ANSI Function 08 (classroom) or 09 (night latch)

Available Options:

Finish:



US32D/630 Satin Stainless Steel

Length:

3ft (for doors 2'4" to 3'0")



Fire-Rated:

Non-Fire-Rated (w/ Dogging Feature)



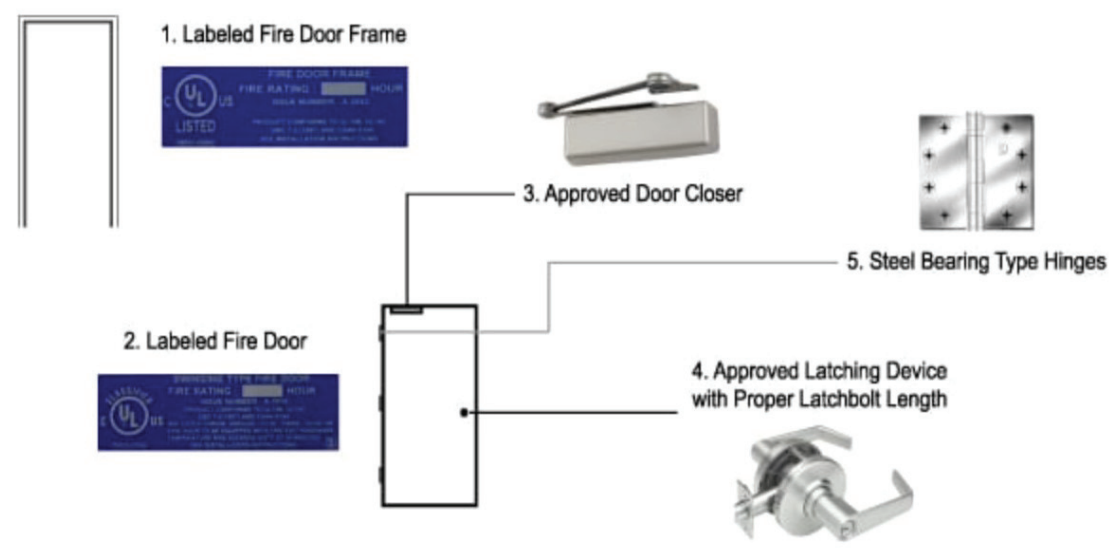
Quantity:

- 1 +

ADD TO CART | \$434.99

The wall, door frame, door, and hardware must all be fire rated. The door must be self-closing and positive latching (push/pull plates cannot be used on a fire-rated door) and UL approved hinges must be used.

- 1. Labeled Door Frame
- 2. Labeled Door
- 3. Approved Closing Device (Door Closer or Spring Hinges; Spring Hinges for Doors up to 3'0" x 7'0" only)
- 4. Approved Latching Device (Lockset or Exit Device)
- 5. Steel Ball Bearing Hinges (or UL Labeled Continuous Hinge)



Fire Label	Door Rating	Wall Rating	Description and Use
	3 Hour (180 Minutes)	4 Hour	These openings are in wall that separate buildings or divide a single building into designated fire areas.
	1-1/2 Hour (90 Minutes)	2 Hour	Openings of this type are used in enclosures of vertical communication or egress through buildings. Examples include stairwells and elevator shafts. They also occur in boiler rooms and in exterior walls that have the potential for severe fire exposure from the outside of the building.



TDE-1000R Series
Grade-1, heavy-duty
rim exit devices



Specifications

Construction	Heavy-duty extruded anodized aluminum mechanism case and cover plate, steel chassis, steel center case cover, push pad, and end cap (satin stainless steel finish)
Handing	Non-handed, completely reversible
Latchbolt	Deadlocking latchbolt with 5/8" projection, stainless steel
Strike	Roller strike with 5/8" projection, includes 1/8" shim plate
Dogging	5/32" hex key dogging standard on panic exit hardware (no dogging on 'F' model)
Lengths	3ft (for 2'4" to 3'0" wide doors and 4ft (for 3'4" to 4'0" wide doors)
Center Case	8" height x 2 7/8" wide x 2 13/16" thick - 4 1/2" minimum stile required
Projections	3-3/8" neutral or undogged, 2-13/16" depressed or dogged
Fasteners	Wood, machine & self tapping machine screws, 'F' model includes thru-bolts
Trim	Escutcheon lever, key-in-lever, and pull plate trim options
Accessories	ASA strike and latch fillers included, shim kits and other accessories available
Applications	Exterior or interior doors in commercial, institutional, and industrial buildings
Finishes	US32D/630 satin stainless steel
Warranty	Limited lifetime warranty

Code compliance

ANSI/BHMA	Meets ANSI/BHMA A156.3 Grade 1 standards
UL/cUL	UL listed panic hardware, 'F' model UL listed for "A" label 3 hour fire doors
ADA	Meets ADA and ANSI A117.1 accessibility codes with lever trim
CA Fire	Lever trim meets California code for 1/2" lever return to door face



Current Front Facade View

(Flores Street)



EXisting Door
(to 2nd. Floor)

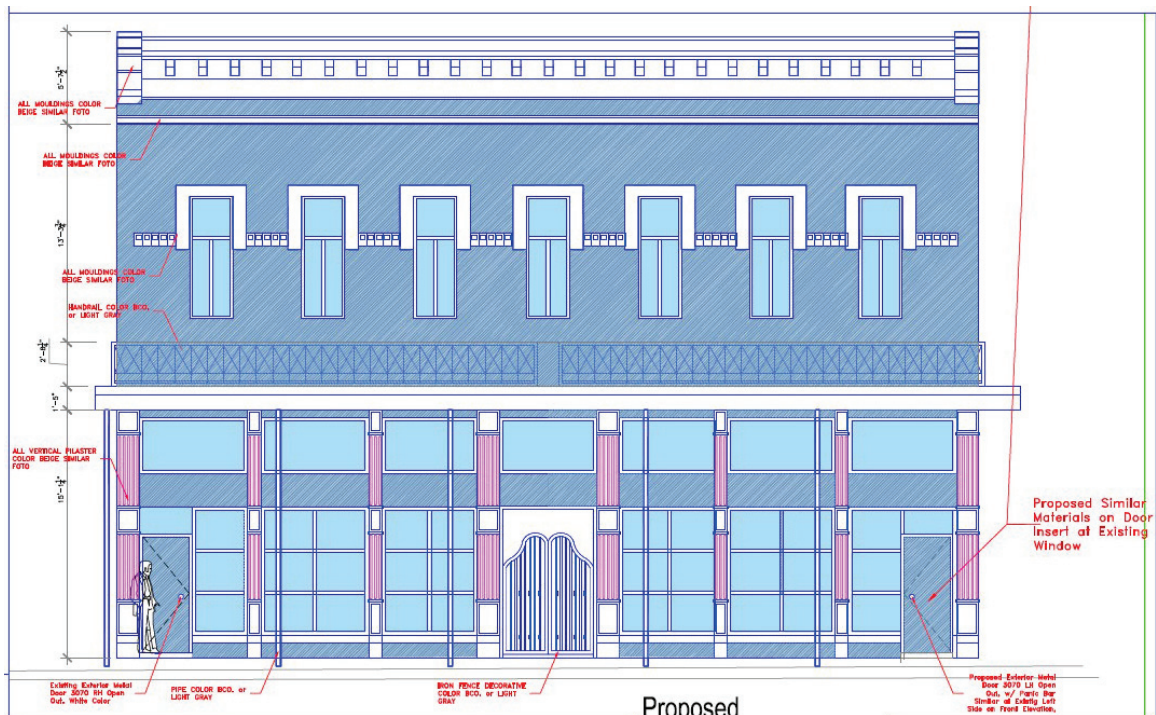
EXisting Windows
at 2 Level.

Proposed Exterior Metal
Door 3070 LH, Open
Out.w/ Panica Bar

Fire Label



Proposed Front Facade View (Flores Street)



Proposed FRONT ELEVATION

Scale: N.T.S. (Not for Scale)

