REGULAR MEETING AGENDA

Thursday, August 14, 2025 12:00 PM

City of Laredo City Hall First (1st) Floor Conference Room 1110 Houston Street Laredo, Texas 78040

Historic District / Landmark Board

City of Laredo
Historic District/ Landmark Board
1110 Houston Street
Laredo, Texas, 78040
August 14, 2025
12:00 P.M.

- 1. Call to Order
- 2. Roll Call
- 3. Pledge of Allegiance
- 4. Approval of Minutes

Approval of minutes of

Regular Meeting of May 8, 2025	<u>25-1353</u>
Regular Meeting of June 12, 2025	<u>25-1354</u>
Special Meeting of June 25, 2025	<u>25-1356</u>
Regular Meeting of July 10, 2025	25-1357

5. Citizen Comments

Citizens are required to fill out a witness card and submit it to the HPO, or designee, no later than 11:45 a.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

6. Election of Officers

Election of Chairman	<u>25-1351</u>
Election of Vice-Chairman	25-1352

7. Public Hearing and Consideration of the Following:

Public Hearing and consideration of a motion to consider the new construction of a covered stage, which includes a 16'x10' primarily wooden structure with a galvanize steel roof, at rear of the property on Lot 8, Block 26, Western Division, located at 811 Iturbide St. This property is within the San Agustin De Laredo Historic District.

25-1467

HD-003-2025 District VIII

Public Hearing and consideration of a motion to consider the exterior alterations of the front façade, which includes the new construction of a balcony (upper level) and the addition of the new glass windows and door openings (upper and lower levels) on west 15.42 feet of Lot 7 and east 25.58 feet of Lot 8, Block 35, Western Division, located at 1108 Iturbide Street. This property is within the Old Mercado Historic District).

<u>25-1401</u>

HD-004-2025 District VIII

Public Hearing and consideration of a motion to consider the proposed scope of work to the Juan Francisco Farias Residence, which includes demolition, exterior alterations, new construction, and restoration on Lots 1, 9, and 10, Block 32, Western Division, located at 409 San Bernardo Avenue and 820 Iturbide Street. This property is within Old Mercado Historic District.

<u>25-1461</u>

HD-005-2025 District VIII

Public hearing and consideration of a motion to consider the installation of an attached signage to the front façade of the building on Lot 5 and parts of Lots 3, 4, 6, 7 & 8, Block 1, Western Division, located at 1002 Grant Street. This property is within the San Agustin de Laredo Historic District.

25-1460

HD-006-2025 District VIII

IX. 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 Thursday, August 7, 2025 at 6:00 P.M.

Historic District / Landmark Board

Meeting Date: 8/14/2025 Action Item

CITY OF LAREDO

HISTORIC DISTRICT/LANDMARK BOARD

MINUTES OF REGULAR MEETING OF MAY 8, 2025

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, May 8, 2025 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

Acting Chair Narvaez called the meeting to order at 12:12 p.m.

2. ROLL CALL

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

Members present: Johnny Narvaez (1st Meeting)

Wayne Nance

Francisco Barrientos Priscilla Iglesias Marc Gonzalez

Members absent: Tomas Izaguirre

Robert D. Gonzalez

Teresa Barker

Christina Davila Villarreal

Staff present: Vanessa Guerra

Laura Garza

Others present: Jamshid "Jimmy" Yeroushalmi

Pedro A. Avila

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

- A. Regular Meeting of June 13, 2024.
- B. Regular Meeting of September 12, 2024.

Board Member (Bm.) Nance made a motion to **approve** the minutes of June 13, 2024.

Second: Bm. Iglesias

For:	5
Against:	0
Abstain:	0

Motion carried unanimously

Board Member (Bm.) Nance made a motion to **approve** the minutes of September 12, 2024.

Second: Bm. Barrientos

For: 5
Against: 0
Abstain: 0

Motion carried unanimously

5. CITIZEN COMMENTS

None.

6. ELECTION OF OFFICERS

A. Election of Chairman

B. Election of Vice-Chairman

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.

Board Member (Bm.) M. Gonzalez made a motion to <u>table</u> 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 CONSIERATION OF THE FOLLOWING:

A. Public hearing and consideration of a motion to consider exterior alterations, which include the creation and addition of a door to the existing front façade 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

Laura Garza, Planning Staff, provided a brief overview on the item.

Staff Recommendation: Staff <u>does not support</u> 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:

- 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.

Vanessa Guerra, Planning Director, explained to the Board the Applicant wanted to place a door on the right side of the front facade to match the existing door on the left side of the front facade. She mentioned the door on the left side of the front facade had been installed between 2019 and 2021, but there weren't any records found indicating historic approval or issuance of a building permit. Ms. Guerra suggested, if the applicant agrees, then the motion could be to consider both metal doors on the front façade in order to save the applicant time.

Acting Chair Narvaez opened the public hearing.

Jamshid "Jimmy" Yeroushalmi, Applicant, informed the Board the second level proposed use is apartments. If the proposed apartments has over 4 units, two (2) exits are required.

Acting Chair Narvaez, requested a motion to close the public hearing and action for HD-001-2025.

Bm. Barrientos made a motion to close the public hearing and <u>approve</u> HD-001-2025. The motion includes the approval of the existing metal door, located on the left side of the front façade, and the approval of the proposed metal door on the right side of the front façade. The proposed door shall match the existing door.

Second: Bm. M. Gonzalez

For: 4

Against: 1 Acting Chair Narvaez

Abstain: 0

Motion carried

Vanessa Guerra, Planning Director, welcomed Mr. Johnny Narvaez to the Historic District / Landmark Board.

8. ADJOURNMENT

Acting Chair Narvaez requested the meeting be adjourned at 12:31 p.m.

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

Second: For: Against: Abstain:	Bm. Nance 5 0 0		
Vanessa Guerra, City Planning Director		Johnny Narvaez HDLB Acting Chair	

Historic District / Landmark Board

Meeting Date: 8/14/2025 Action Item

CITY OF LAREDO HISTORIC DISTRICT/LANDMARK BOARD

MINUTES OF REGULAR MEETING OF JUNE 12, 2025

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, June 12, 2025 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

Vanessa Guerra, Planning Director called the meeting to order at 12:03 p.m.

2. ROLL CALL

Vanessa Guerra, Interim Planning Director, called roll and verified **no quorum** existed.

Members present: Teresa Barker

Sara V. Garza (1st Meeting)

Members absent: Johnny Narvaez

Marc Gonzalez
Priscilla Iglesias
Francisco Barrientos

Wayne Nance

Christina Davila Villarreal

Tomas Izaguirre

Staff present: Vanessa Guerra

Laura Garza

Vanessa Fresnillo

Others present: Eduardo Medina

Victorio Santos, Jr.

Melissa Amir Ana Gomez

Esmeralda Estrada

Bm. Barker requested a 15 minutes break to see if quorum could be established.

Vanessa Guerra, Planning Director informed the Board that no quorum was established, therefore a Special Meeting would take place on Wednesday, April 25th, 2025, in the Council Chambers at 12 noon.

Vanessa Guerra, AICP
City Planning Director

Johnny Narvaez
HDLB Acting Chair

Minutes of the HDLB meeting of June 12, 2025

Historic District / Landmark Board

Meeting Date: 8/14/2025 Action Item

CITY OF LAREDO

HISTORIC DISTRICT/LANDMARK BOARD

MINUTES OF REGULAR MEETING OF JUNE 25, 2025

The Historic District/Landmark Board of the City of Laredo convened in a special meeting on Thursday, June 25, 2025 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

Bm. Francisco Barrientos called the meeting to order at 12:04 p.m.

2. ROLL CALL

Vanessa Guerra, Interim Planning Director, called roll and verified **no quorum** existed.

Members present: Wayne Nance

Francisco Barrientos Marc Gonzalez

Members absent: Johnny Narvaez

Tomas Izaguirre Sara V. Garza Teresa Barker

Christina Davila Villarreal

Priscilla Iglesias

Staff present: Vanessa Guerra

Laura Garza

Vanessa Fresnillo

Others present: Melissa Amir

Ana C. Medina Eduardo Medina

Vanessa Guerra, Planning Director, informed the Board and the Public that being that no quorum existed, the item would have to be re-noticed and would have to go thru the whole process all over again in order for it to be placed on the agenda for the July 10th, 2025 meeting.

Vanessa Guerra, AICP

City Planning Director

Johnny Narvaez

HDLB Acting Chair

Minutes of the HDLB meeting of June 25, 2025

Historic District / Landmark Board

Meeting Date: 8/14/2025 Action Item

CITY OF LAREDO

HISTORIC DISTRICT/LANDMARK BOARD

MINUTES OF REGULAR MEETING OF JULY 10, 2025

The Historic District/Landmark Board of the City of Laredo convened in a regular meeting on Thursday, July 10, 2025 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

Acting Chair Narvaez called the meeting to order at 12:00 p.m.

Acting Chair Narvaez called for a recess to see if quorum could be established.

2. ROLL CALL

Vanessa Guerra, Planning Director, called roll and verified **no quorum** existed.

Members present: Johnny Narvaez

Sara V. Garza Wayne Nance Priscilla Iglesias

Members absent: Tomas Izaguirre

Teresa Barker

Christina Davila Villarreal

Francisco Barrientos

Marc Gonzalez

Staff present: Vanessa Guerra

Laura Garza

Vanessa Fresnillo

Others present: Ana Medina

Eduardo Medina Melissa Amici

Vanessa Guerra, Planning Director informed the Board that the item will be re-noticed for the next City Council agenda.

Vanessa Guerra, MPA, AICP

Johnny Narvaez

City Planning Director HDLB Acting Chair

Minutes of the HDLB meeting of July 10, 2025

Historic District / Landmark Board

Meeting Date: 8/14/2025 **Action Item**

Historic District / Landmark Board

Meeting Date: 8/14/2025 Action Item

Historic District / Landmark Board

Meeting Date: 8/14/2025 Action Item

SUBJECT

Public Hearing and consideration of a motion to consider the new construction of a covered stage, which includes a 16'x10' primarily wooden structure with a galvanize steel roof, at rear of the property on Lot 8, Block 26, Western Division, located at 811 Iturbide St. This property is within the San Agustin De Laredo Historic District.

HD-003-2025 District VIII

BACKGROUND

Initiated by: General Iturbide Properties/Arturo Garcia, Owner/Representative

Previous Action:

On May 12, 2016, in a 6 to 0 vote, the Historic District/Landmark Board (HDLB) approved the demolition of the existing carport and the replacement of the existing fence with design scheme of a black wright iron fence. The proposed exterior paint colors were tabled for the following meeting.

On June 9, 2016, in an 8 to 0 vote, the Historic District/Landmark Board tabled the item as requested by applicant.

On January 12, 2017, in an 8 to 0 vote, the Historic District/Landmark Board tabled the item.

On February 9, 2017, in a 6 to 0 vote, the Historic District/Landmark Board approved the proposed scope of work to build a new Canopy/Awning. The HDLB also approved the colors for painting of the existing structures.

Current Proposed Scope of Work: The applicant is requesting to construct a covered stage at the rear of the property with a 16'x10' wooden structure with a galvanize steel roof.

Building Type: As per the Historic Urban Design Assessment Report (1996):

- This is small, one story, brick with stucco house built in the Border Vernacular [Anglo-American Cottage] tradition. The house is slightly set back from the sidewalk and it is raised about two feet off the ground. It has a wood gabled roof with wide overhangs that is covered in a standing seam metal. The house has an L-shaped floor plan. It has a Victorian detailing on the columns and the windows which are tall double hung types. There is a low chain-link fence that defines the grounds from the sidewalk.

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

Letters sent to the surrounding property owners: 16

For: 0 Against: 1

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.

STAFF RECOMMENDATION

*THE PURPOSE OF THIS APPLICATION REVIEW BEFORE THE HISTORIC DISTRICT/LANDMARK BOARD IS FOR HISTORIC COMPLIANCE ONLY. APPROVAL DOES NOT GUARANTEE APPROVAL OF A CONSTRUCTION PERMIT, OR ANY OTHER TYPE OF PERMIT THAT MIGHT BE REQUIRED FOR THIS PROJECT.

Planning Staff supports the proposed scope of work for the construction of a 16'x10' wooden structured stage with a galvanize steel roof for the following reasons:

A. Historic Urban Design Guidelines

1. The addition of the stage on the rear property of the historic structure aligns with the City of Laredo Historic Design Guidelines as it does not alter the or detract from the primary historic façade and avoids disruption of the historic street facing character of the Border Vernacular.

- Location of Addition

The addition of the stage on the rear property of the historic structure aligns with the City of Laredo Historic Design Guidelines as it does not alter the or detract from the primary historic façade and avoids disruption of the historic street facing character of the Border Vernacular.

Reference: Chapter 4 - New Construction & Additions

"Locate additions to the rear of historic structures so that the primary façade and its defining features remain the dominant visual elements."

- Compatibility of Design & Materials

The guidelines state that new structures or additions should be compatible in scale, materials, and character with the historic property but also differentiated enough to avoid creating a false sense of history. The proposed wood structure with a galvanized metal roof is consistent with the property's existing wood and metal roof elements.

Reference: Chapter 4 - New Construction & Additions

"New additions should be compatible in materials, scale, and character with the historic building while being distinguishable from the original to avoid creating a false sense of history."

- Preservation of Character-Defining Features

The guidelines emphasize preserving defining elements and ensuring new construction does not overwhelm them. Due to the stage being modest in size (16'x10') and located at the rear, it preserves the prominence of these character-defining features on the primary façade.

Reference: Chapter 3 - Building Elements & Character-Defining Features

"Character-defining features of historic properties must be preserved, and new construction should not dominate or visually complete these features."

- B. Secretary of the Interior's Standards for Rehabilitation
- 1. New additions are acceptable only when they do not destroy historic materials, features, or spatial relationships and are compatible in size, scale, materials, and massing while remaining differentiated from the historic building

Standard 9 - "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property..."

2. Placing additions on the rear or secondary elevations is recommended to ensure that the new work is subordinate to the historic building and does not dominate the historic character

Standard 9 - "Placing an addition on the rear or on another secondary elevation helps to ensure that it will be subordinate to the historic building."

- 3. The guidelines emphasize limiting size and scale so that additions remain secondary to the historic structure and do not overwhelm it
- Standard 9 "Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building."
- 4. Using materials that are compatible but distinguishable from the historic structure (e.g., wood framing with a metal roof) aligns with the Standards' direction that additions should not replicate the historic fabric but still harmonize with it

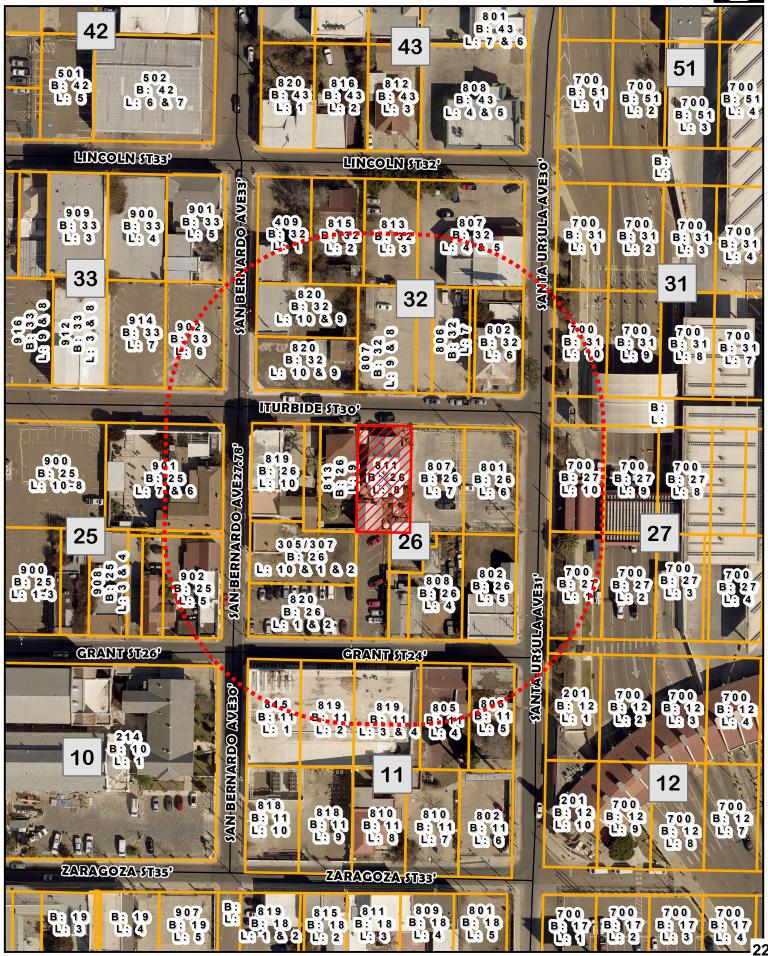
Standard 3 - "Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development... will not be undertaken."

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.

AERIAL MAP HD-003-2025 **811 ITURBIDE STREET**

COUNCIL DISTRICT: 8

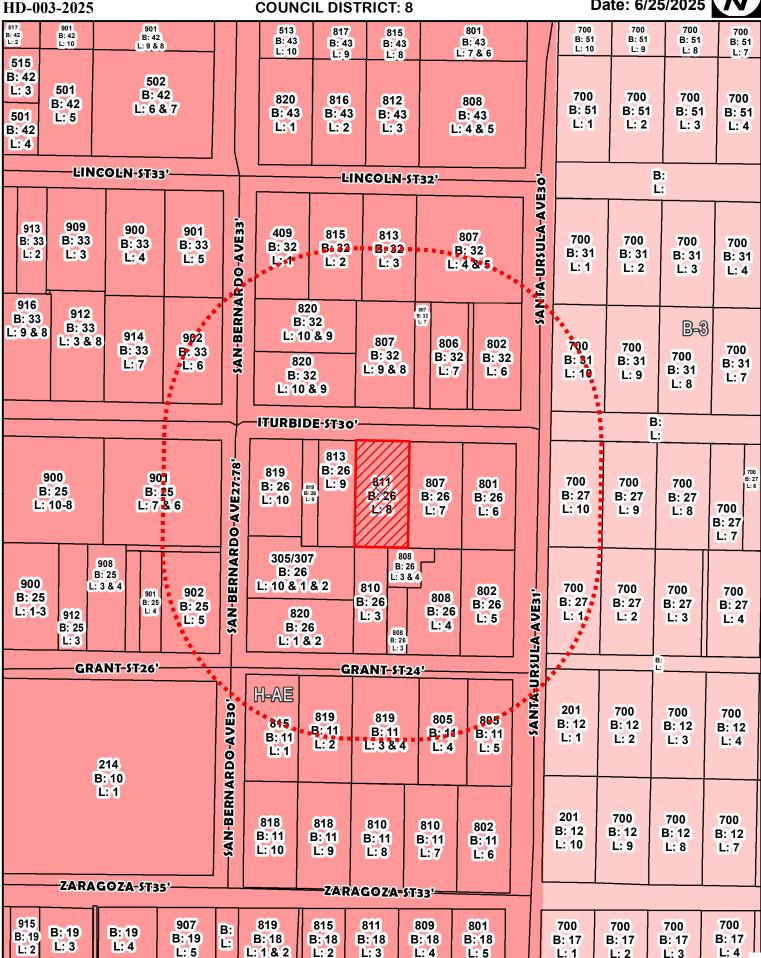


ZONING MAP

811 ITURBIDE STREET

COUNCIL DISTRICT: 8

1 inch = 100 feet Date: 6/25/2025



1 inch = 100 feet 811 ITURBIDE STREET **FUTURE LANDUSE** Date: 6/25/2025 HD-003-2025 **COUNCIL DISTRICT: 8** 801 B: 43 FREEWAY L: 7 & 6 Insitutional 502 700 700 808 700 700 820 816 812 B: 42 B: 51 Bi 43 La 1 B: 51 B: 51 B: 43 LB 2 B: 43 B: 43 B: 51 501 L: 6 & 7 La 1 L: 2 La 4 B: 42 L: 5 La 4 & 5 L: 3 Neighborhood B: LINCOLN-ST33'-LINCOLN-ST32'-SANTA-URSULA-AVESO LE Mixed-Use SAN-BERNARDO-AVE33 901 909 900 B: 33 L: 5 409 815 807 813 B: 33 L: 3 7.00 B: 33 700 700 700 B: 32 B: 32 L: 2 B: 32 B: 32 B: 31 B: 31 L: 3 B: 31 L: 4 B: 31 L: 3 L: 4 & 5 L: 2 La 4 820 912 33 3 & 8 œ 916 333 98.8 B: 32 œ 914 807 31 32 9 & 8 902 L: 10 & 9 2 806 B: 32 L: 7 700 802 B: 33 700 700 B2 33 LE 6 683 700 B: 31 B: 32 L: 7 B: 31 **m** B: 31 B: 31 وه 820 L: 6 L: 10 L: 9 L: 8 La 7 B: 32 L: 10 & 9 ITURBIDE-\$T30' B: LT: 313 9 9 900 819 700 901 N-BERNARDO-AVE27:78 811 807 700 B 2.8 801 700 B: 25 B: 26 B: 25 L: 7 & 6 B: 27 B: 26 B: 27 B: 26 B: 27 L: 10-8 L: 10 8 L: 10 12 8 La 7 L: 9 L: 6 L: 8 305/307 4 B: 26 908 3: 25 3 & 4 L: 10 & 1 & 2 900 7.00 902 700 700 802 700 808 B: 25 B: 27 B: 25 L: 5 B: 27 B: 27 B: 26 B: 27 B: 26 **m** L: 1-3 820 Le 1 La 5 L: 2 L: 3 Ln 4 L: 4 B: 26 L: 1 & 2 GRANT-ST26' GRANT-ST24' 815 201 700 700 819 700 805 SAN-BERNARDO-AVE30 B: 11 819 805 B: 12 B: 12 Bi 11 Li 2 B: 12 B: 12 B) 11 La 5 Le t BA 111 Le 3 & 4 B) 111 La 1 L: 2 SANTA-URSULA-AVE31 L: 3 La 4 Downtown Mixed-Use 214 201 B: 10 810 802 700 818 700 818 700 810 B: 11 L: 8 B: 12 B: 12 L: 7 La 1 B: 11 L: 6 B: 11 L: 9 B: 12 L: 9 B: 11 B: 12 B: 11 L: 10 L: 10 L: 8 La 7 -ZARAGOZA-ST35'<u>COLLECTOR</u> ZARAGOZA=ST33 811 907 819 809 801 700 700 815 700 700 B: 19 B: 19 L: B: 18 B: 18 B: 18 B: 19 B: 18 B: 17 B: 18 B: 17 B: 17 B: 17 L: 3 L: 4 La 4 L: 1 & 2 L: 2 L: 3 L: 5 L: 5 LA 1 L: 2 L: 3 La 4

1 inch = 100 feet 200' NOTIFICATION 811 ITURBIDE STREET Date: 6/25/2025 HD-003-2025 **COUNCIL DISTRICT: 8** 801 42 B: 43 L: 7_& 6 43 51 501 502 700 820 816 812 B: 42 808 700 700 B: 42 B: 51 B: 43 B: 43 L: 5 B: 43 B: 51 B: 43 B: 51 L: 6 & 7 700 L: 1 L: 1 L: 2 L: 3 L: 2 L: 4 L: 4 & 5 B: 51 L: 3 LINCOLN-ST33'-В: LINCOLN-ST32'----SANTA-URSUL-A-AVE3O L: OLD MERCADO 909 900 901 813 807 700 B: 33 700 B: 33 B: 33 700 AVE33 B: 32 L: 4 8.5 700 В 32 B: 31 L: 3 B: 31 B: 31 L: 4 L: 5 409 815 B: 31 L: 3 L: 1 L: 2 L: 3 B: 32 B: 32 L: 4 L: 1 L: 2 33 N-BERNARDO 31 820 32 8 B: 32 ه ع م 8 3 S 32 7 L: 10 & 9 914 9 0 2 ₹•0 O 802 700 B: 33 307 32 & 8 700 . ຄ :: ຕ .. ഉ 700 B 💸 3 3 B: 31 <u>்</u> 8 8 I B: 32 B: 31 B: 31 L: 7 B 820 **m** .. B: 31 22 **Ŀ**: 6 L: 10 L: 6 L: 9 L: 8 _1 B: 32 8 ... B ... L: 7 L: 10 & 9 -ITURBIDE-ST30'-В: L: N-BERNARDO-AVE27:78 819 900 9 4 1 807 801 B: 27 700 700 700 B: 26 B: 25 B: 25 B: 26 B: 27 B: 26 B: 27 L: 10 L: 10-8 L: 10 L: 7 & 6 L: 7 L: 9 L: 6 L: 8 27 25 26 305/307 4 B: 26 25 % 700 900 L: 10 & 1 & 2 700 700 802 902 700 B: 27 B: 25 808 NTA-URSULA-AVE31 B: 27 90 B.3 B: 27 B: 26 B: 25 B: 27 L: 1-3 B: 26 L: 3 L: 🏌 L: 2 L: 5 L: 5 820 L: 4 Š L: 4 B: 26 L: 1 & 2 GRANT-ST26'--GRANT-ST24'-SAIN A GUSTIIN DE LAREDO 201 700 700 700 805 B: 12 819 805 B: 12 B: 12 B: 12 819 L: 3 & 4 L: 4 SAN-BERNARDO-AVE30 B: 11 L: 1 B : 11 L: 2 L: 3 L: 4 L: 5 8 1 5 214 B: 11 B: 11 B: 10 L: 2 10 L: 1 L: 1 11 12 201 700 818 700 818 810 B: 12 810 802 B: 12 B: 11 700 B: 12 B: 11 B: 11 B: 11 L: 10 B: 11 L: 9 L: 10 B: 12 L: 7 L: 9 L: 8 L: 7 L: 6 L: 8 -ZARAGOZA-ST35'-ZARAGOZA-ST33'-801 809 819 811

907

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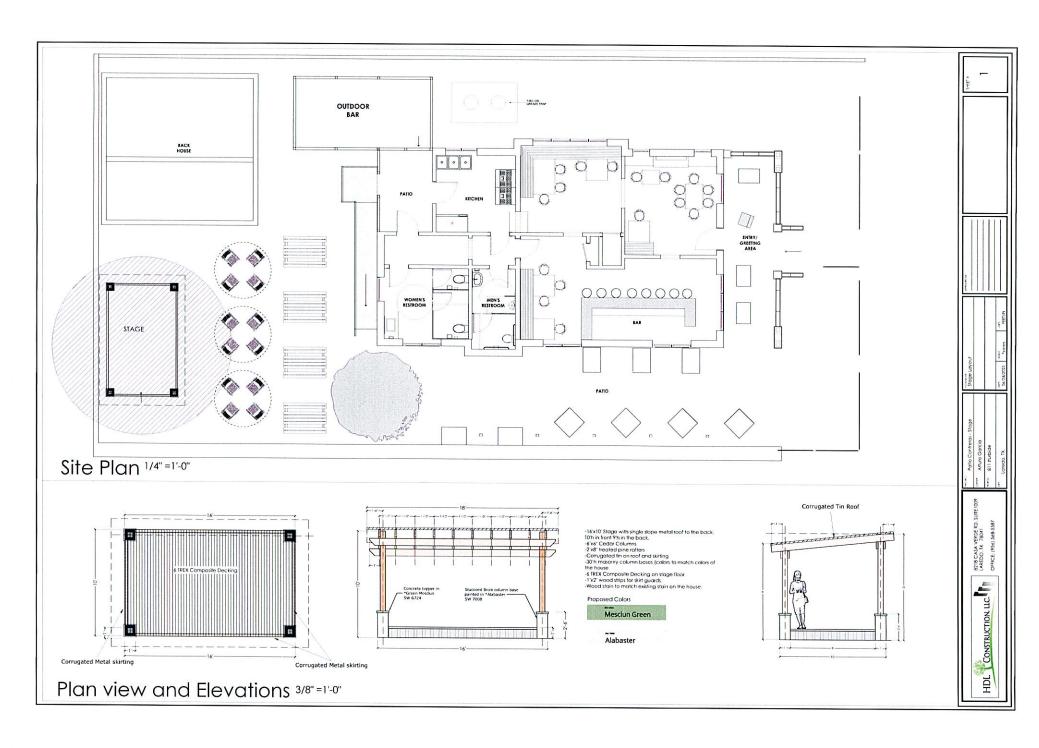
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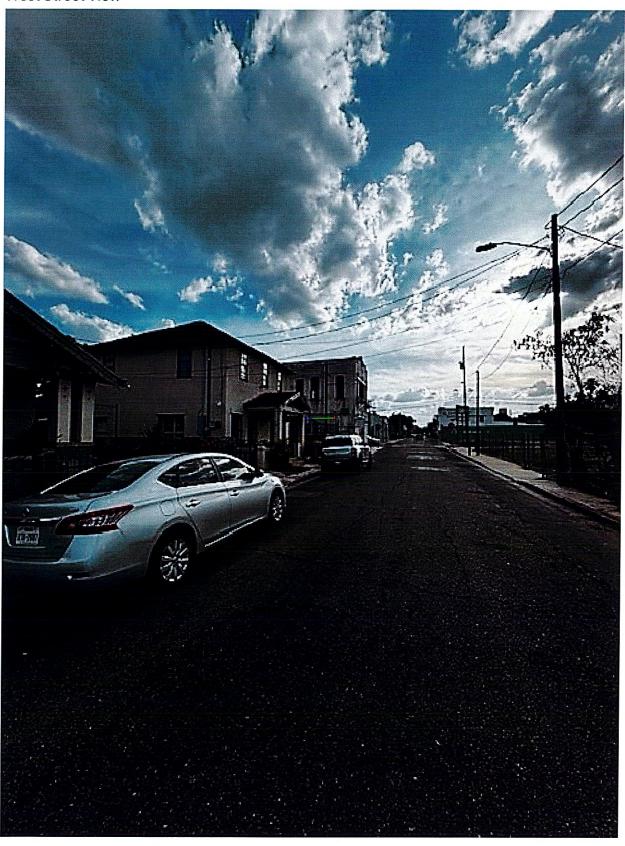
L: 4



Front View



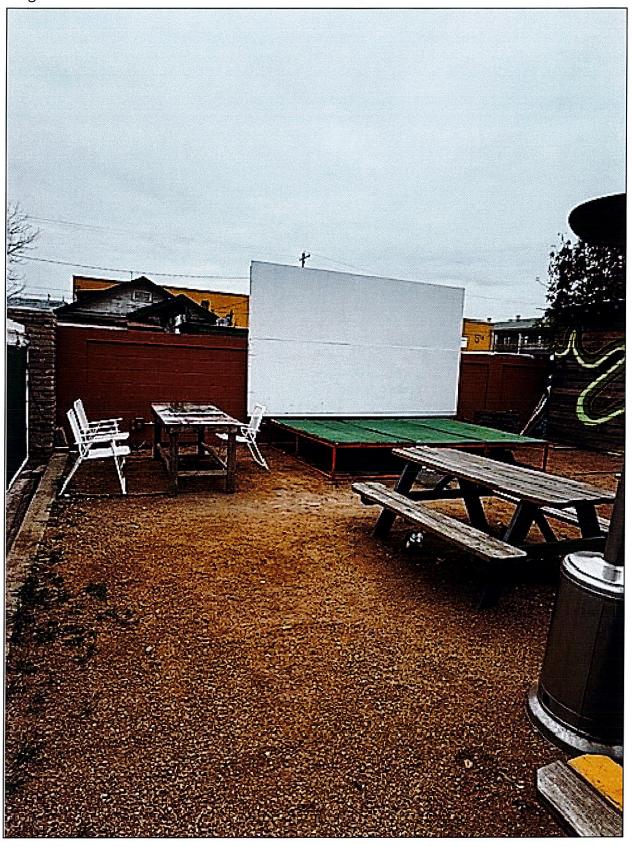
West Street View



East Street View



Stage Area



811 Iturbide Historic District Landmark Board (Approved Colors)

These are the approved Historical colors to match the stage. The porch stain is just a dark stain for the wood.

Sherwin Williams - SW 0053 Porcelain (General Color) Body/stucco

Sherwin Williams - SW 0054 Twilight Gray (Accent) This is the light grey accent color

Sherwin Williams - SW 2812 Rookwood Jade (Accent) This is the light green trim color.

Benjamin Moore - HC-166 Kendall Charcoal (Wainscot) Its the dark grey at bottom



Historic District / Landmark Board

Meeting Date: 8/14/2025 Action Item

SUBJECT

Public Hearing and consideration of a motion to consider the exterior alterations of the front façade, which includes the new construction of a balcony (upper level) and the addition of the new glass windows and door openings (upper and lower levels) on west 15.42 feet of Lot 7 and east 25.58 feet of Lot 8, Block 35, Western Division, located at 1108 Iturbide Street. This property is within the Old Mercado Historic District).

HD-004-2025 District VIII

BACKGROUND

Initiated by: Freedom Property Assets LLC., Owner; Raul Ramses Trevino, Applicant/Representative.

Previous Action:

- On March 18, 1999, the Historic District Landmark Board approved two canopy signs one sign on the awning fabric and a suspended canopy sign. (Order Number 294).
- On April 20, 2000, the owner of the property requested to reface the signage on the property. The owner proposed to paint the message on the cloth awning and to paint the wood double-faced sign suspended from the canopy.

Citations and Violations:

- On Friday, June 20, 2025, Zoning Enforcement visited the site and discovered a newly constructed balcony without a permit and without the approval from the Historical Board. The Zoning Enforcement Officer issued a stop-work order and issued a citation.

Proposed Scope of Work: Alteration of the exterior front façade of the building. Scope of work includes the following:

- The new construction of a balcony located on the upper level.
- The addition of glass window and door openings on the upper and lower level of the façade.
- Demolition of existing walls to accommodate new openings.
- Significant alteration of the front façade

Note: The applicant did not provide any specifics on the materials for the proposed scope of work.

Building Type: As per the 1996 Historic Urban Design Assessment Report:

- "This building is a long, narrow, single story masonry building built in the Mexican Commercial Style. The building framed on each side by two pilasters. The building originally had a storefront with an indented entrance. A canopy above the storefront was suspended by rods. A band of clerestory

windows came above the canopy. The entablature showed no elaborate frieze and it is crowned by a very simple cornice."

Site: The property is an H-CBD (Historic Central Business District) zoning district.

Letters sent to the surrounding property owners: 31

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.

STAFF RECOMMENDATION

*THE PURPOSE OF THIS APPLICATION REVIEW BEFORE THE HISTORIC
DISTRICT/LANDMARK BOARD IS FOR HISTORIC COMPLIANCE ONLY. APPROVAL DOES NOT
GUARANTEE APPROVAL OF A CONSTRUCTION PERMIT, OR ANY OTHER TYPE OF PERMIT

THAT MIGHT BE REQUIRED FOR THIS PROJECT.

Planning Staff does not support the proposed scope of work, as it is inconsistent with both the Secretary of the Interior's Standards for Rehabilitation and the City of Laredo's Historic Urban Design Guidelines.

- A. Secretary of the Interior's Standards for Rehabilitation
- 1. The proposed scope of work is incompatible with the Secretary of the Interior's Standards, as it significantly alters the historic façade, removes original materials, introduces non-historic features, and compromises the building's overall integrity.
- Destruction of Historic Materials and Features

The proposed demolition of the existing brick façade to accommodate new window and door openings results in the irreversible loss of original materials and craftsmanship. This violates Standard 2 and Standard 5, which require the retention and preservation of distinctive historic materials, features, and finishes.

Standard 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."

Standard 5 - "Distinctive materials, features, finishes, and construction techniques... will be preserved."

Loss of Historic Character and Integrity

The proposed alterations-particularly the full reconstruction of the front façade with modern glass elements-compromise the historic character of the building. Standard 2 clearly states that alteration of features and spaces that characterize a property should be avoided.

Standard 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."

Introduction of Non-Historic Additions

The upper-level balcony is a conjectural feature that never historically existed on the building. Its addition creates a false sense of historical development, directly conflicting with Standard 3, which prohibits introducing elements that misrepresent a property's historic appearance.

Standard 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... will not be undertaken."

Failure to Preserve the Physical Record of Its Time

By removing original materials and reconstructing large portions of the façade, the project disregards the building as a physical record of its time and place (Standard 3). The intervention eliminates defining characteristics that contribute to its historical significance.

Standard 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... will not be undertaken."

Incompatibility of New Construction

The proposed balcony and glass openings significantly alter the form, scale, and materials of the front elevation. This is inconsistent with Standard 9, which states that new additions and alterations must be compatible with the historic property in size, scale, proportion, and materials, while also differentiated from the original.

Standard 9 - "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property..."

• Loss of Spatial Relationships and Façade Composition
The new balcony and openings disrupt the original architectural rhythm and spatial organization of the façade, undermining the visual and spatial relationships that characterize the building. This again violates Standard 9.

Standard 9 - "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property..."

• No Preservation of Historic Features on the Lower Level
The lower level is undergoing a complete transformation with no effort to preserve or integrate
historic features. This conflicts with Standard 5, which emphasizes preserving features that
characterize a property, and Standard 6, which promotes repair over replacement.

Standard 5 - "Distinctive materials, features, finishes, and construction techniques... will be preserved."

Standard 6 - "Where deterioration requires replacement, the new work will match the original in design, material, texture, and color-supported by documentary evidence."

• Irreversible Alterations to the Building's Integrity
The proposed work does not meet Standard 10, which requires new construction to be reversible and to maintain the essential form and integrity of the historic property. The extent and permanence of the proposed alterations would fundamentally destroy the historic structure's identity

Standard 10 - "New additions... will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property... would be unimpaired."

- B. Historic Urban Design Guidelines
- 1. The proposed alterations are not consistent with the principles and specific guidance outlined in the Historic Urban Design Guidelines. The project involves the removal of historic materials, the addition of incompatible features, and a complete reconfiguration of the primary façade, all of which conflict with best practices for historic preservation.
- Removal of Original Masonry and Materials

 The proposal involves demolishing original brick walls to create large glass openings, which results in
 the loss of historic materials that define the building's architectural character. The guidelines
 emphasize preservation of original façade materials and discourage unnecessary replacement.

Reference: Chapter 3 - Building Rehabilitation, Section: Building Materials "Preserve and repair original materials whenever possible. Avoid removing or covering up materials that contribute to the character of the building."

Inappropriate Storefront Alterations

The proposed lower-level changes eliminate traditional storefront components such as bulkheads, display windows, and recessed entries, replacing them with incompatible glass openings. The guidelines stress the importance of retaining or reconstructing storefronts in a historically appropriate manner.

Reference: Chapter 3 - Building Rehabilitation, Section: Storefronts

"Storefront alterations should preserve original elements. If replacement is necessary, use historical photographs or similar buildings as a guide. Do not install large, undivided glass walls or modern storefront systems that lack traditional elements."

• Introduction of a Balcony That Never Historically Existed
The proposed upper-level balcony is not historically documented and represents a conjectural
feature. The guidelines discourage introducing new architectural elements that were not part of the
original building design.

Reference: Chapter 3 - Building Rehabilitation, Section: Architectural Features "Do not add features to a building that it never historically had, such as balconies or decorative elements, unless there is photographic or physical evidence of their existence."

• Disruption of Façade Rhythm, Scale, and Proportions Replacing significant portions of the masonry with large glass window and door openings alters the building's historic rhythm of openings, proportion, and massing-key elements that define its visual identity.

Reference: Chapter 4 - Design Guidelines for New Construction and Alterations, Section: Façade Composition

"Respect the original rhythm and proportion of window and door openings. Maintain the solid-to-void ratio typical of historic facades."

Incompatibility of New Construction and Alterations

The new balcony and glass façade elements are not compatible in materials, scale, or character with the original building or surrounding historic context. New construction must be subordinate and complementary, not dominant or disruptive.

Reference: Chapter 4 - Design Guidelines for New Construction and Alterations, Section: Compatibility

"New additions or alterations should be compatible with the scale, materials, and character of the original structure. Avoid designs that visually overpower or conflict with the historic building."

• Loss of Historic Character and Architectural Integrity
The cumulative impact of the proposed work-extensive demolition, modern insertions, and new construction-compromises the historic identity of the building, resulting in the loss of its defining

character.

Reference: Chapter 2 - Preservation Philosophy, Section: General Approach "The goal is to retain the original architectural character of historic buildings. Major alterations that destroy significant historic features should be avoided."

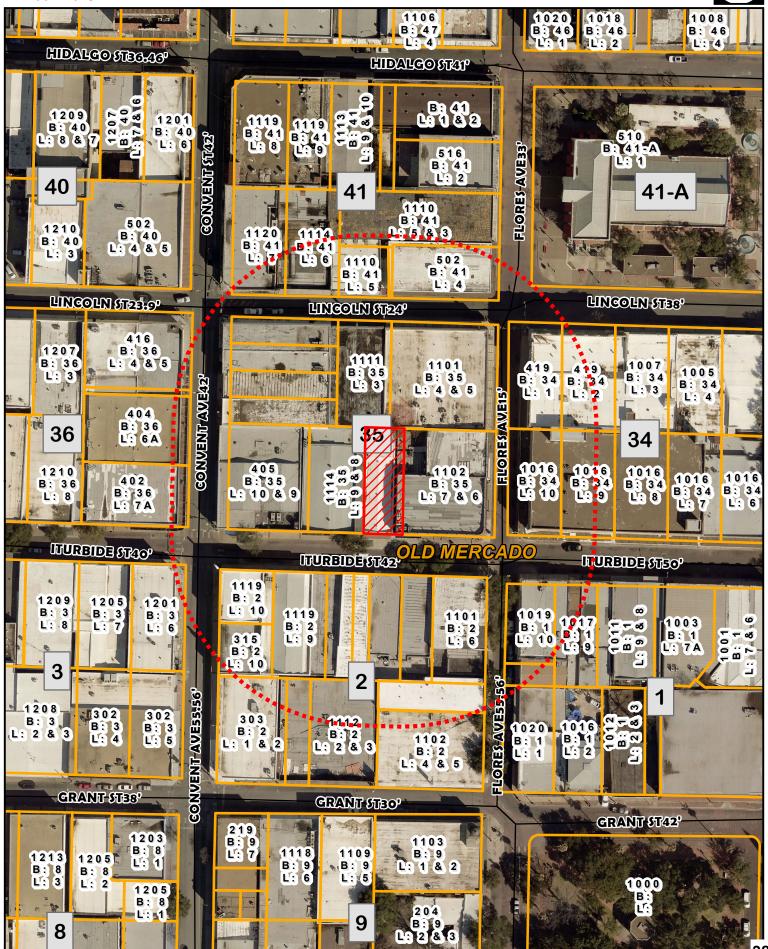
Staff General Comments:

- 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.

AERIAL MAP HD-004-2025 1108 ITURBIDE STREET

COUNCIL DISTRICT: 8

1 inch = 100 feet Date: 7/8/2025

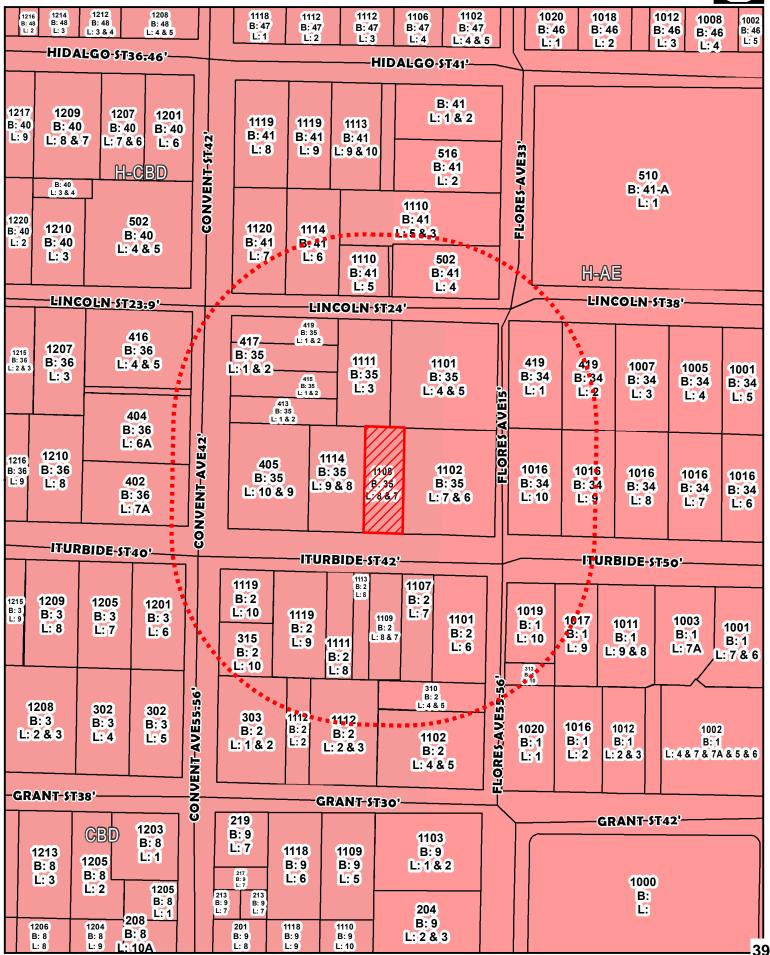


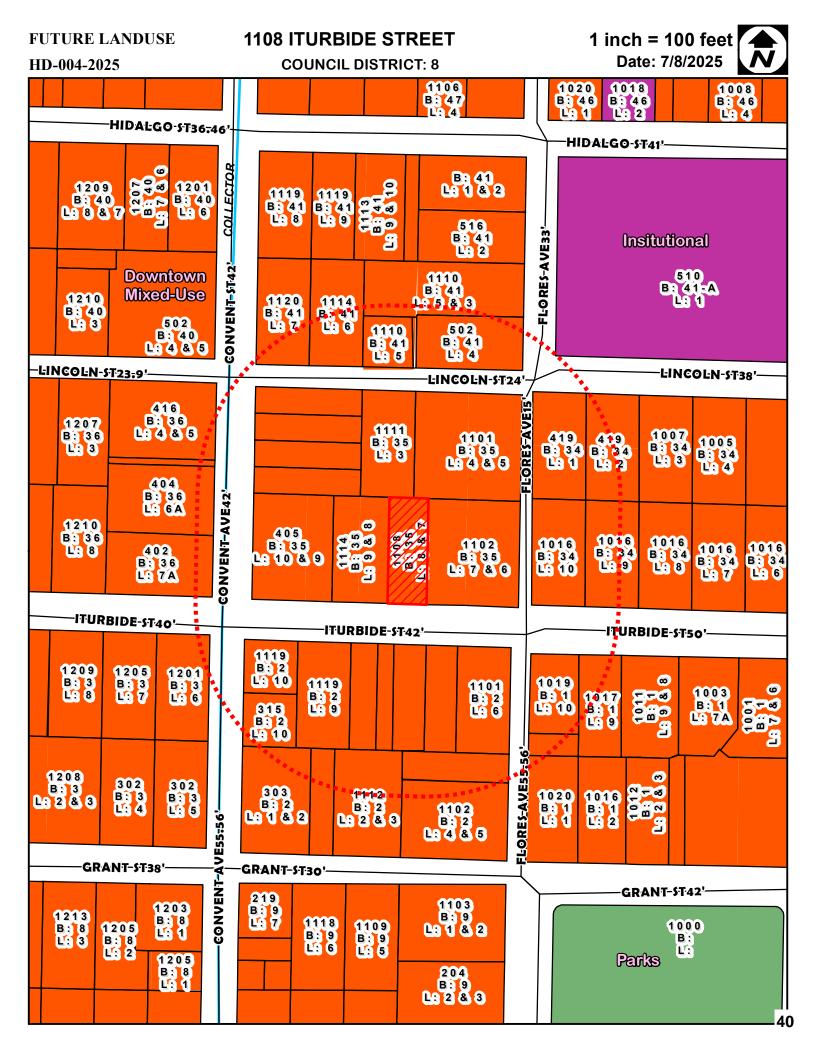
ZONING MAP

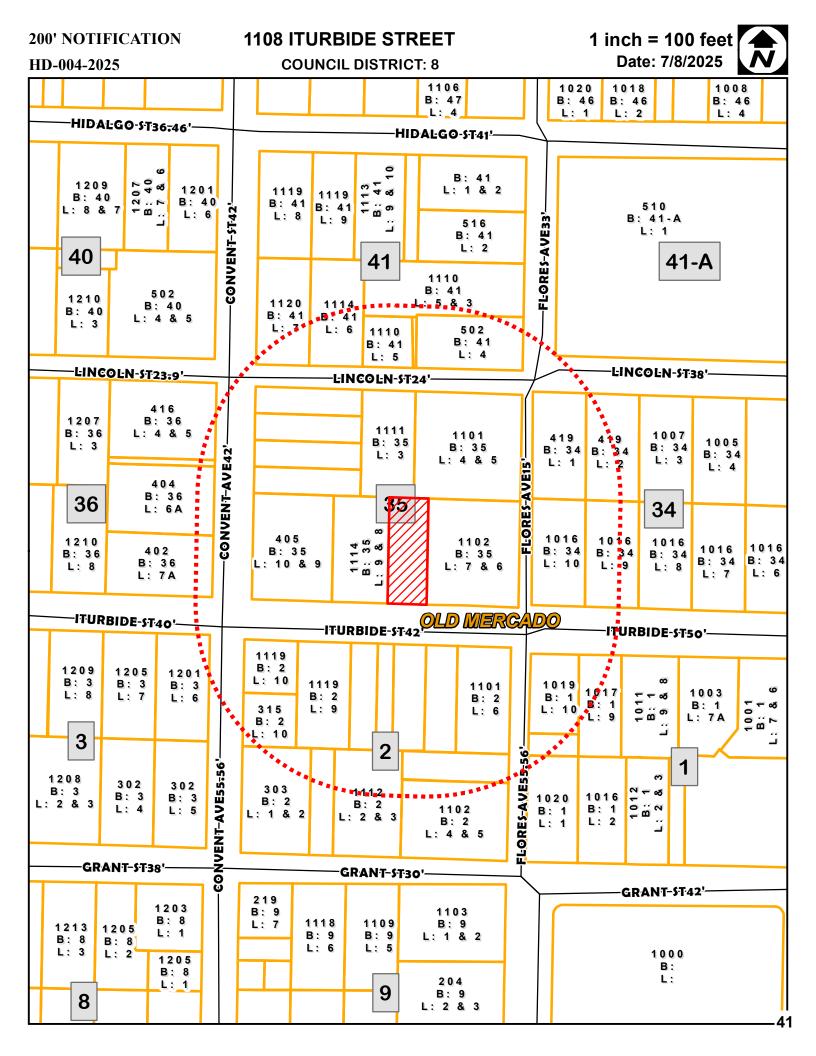
1108 ITURBIDE STREET

1 inch = 100 feet Date: 7/8/2025

HD-004-2025 COUNCIL DISTRICT: 8









CITY OF LAREDO

PLANNING & BUILDING DEVELOPMENT SERVICES

1413 Houston St., Laredo, Texas, 78040 • Phone: 956.794.1625



Field Report

Location: 1108 Iturbide St **Dates:** Friday 6-20-2025

Subject: Building a balcony without a permit and without the Historic Board approval.

Department: Planning and Zoning Department/Building Development Services

The Zoning Enforcement Division received a complaint about an unpermitted construction at 1108 Iturbide St. On Friday, June 20, 2025, Zoning Enforcement Officer Adrian Sanchez visited the site and discovered a newly constructed balcony without a permit and without the approval from the Historical Board. The Zoning Enforcement Officer issued a stop-work order and filed a citation against the property owner, Raúl Trevino, in municipal court.





_	CITY BUILDING DEVEL	OF LAREDO OPMENT SERVICE DEPARTMENT
/		
CAUSE	CUMBER:	
STATE OF TEXAS		IN THE MUNICIPAL COURT
vs		CITY OF LARREDO
Plauf Ramses Trevino / 1108 burbide		WEBB COUNTY, TEXAS
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Edgar Orozco
Zoning Enforcement Supervisor
City of Laredo
Planning & Building Department
Zoning Enforcement Division.
1413 Houston St, Laredo, TX.
Main Tel: 956-754-5886

Main Tel: 956-754-5886 Direct Tel: 956-794-1622



DUBAI LOUNGE & GRILL 1108 ITURBIDE ST.

LOT: 8 & 9 BLOCK: 35 WESTERN DIVISION

NOTES:

The heating, ventilation, and air conditioning

(HVAC) system installation will not be modified and will remain as it currently stands

The plumbing installation will not be modified

and will remain as it currently stands

INDEX

T1 - COVER SHEET

A2 - SITE PLAN - LOCATION PLAN

A4 - EXISTING LIGHTING PLAN

A9 - PROPOSED LIGTHING PLAN

A11 - PROPOSED DEMOLITION PLAN

2018 International Existing Building Code

2012 Texas Accessibility Standards

2017 National Electrical Code of the

A3 - EXISTING FLOOR PLAN

A5 - EXISTING POWER ELECTRICAL PLAN

A6 - EXISTING PLUMBING PLAN

A7 - EXISTING INTERIOR ELEVATIONS PLAN

A8 - PROPOSED FLOOR PLAN

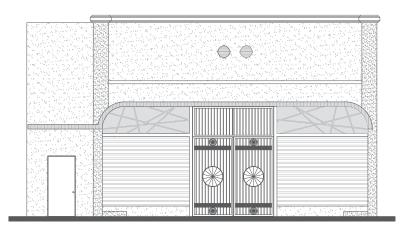
A10 - PROPOSED POWER ELECTRIC PLAN

A12 - PROPOSED INTERIOR ELEVATIONS PLAN

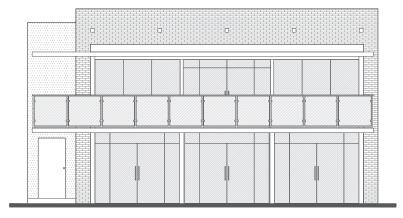
National Fire Protection Association

2018 International Fire Code

LOCATION SATELLITAL PHOTO



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION





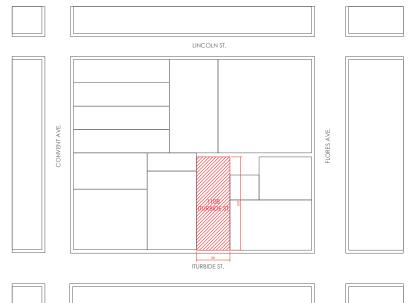
COVER SHEET

DUBALLOUNGE & GRILL 108 TURBIDE ST. LAREDO, TX., 78040 8 & 9 - BLOCK: 35 WESTERN DIVISION Ö





LOCATION SATELLITAL PHOTO







AREAS:
3900 SF-LIVING AREA

EET TITLE:
SITE PLAN - LOCATION PLAN

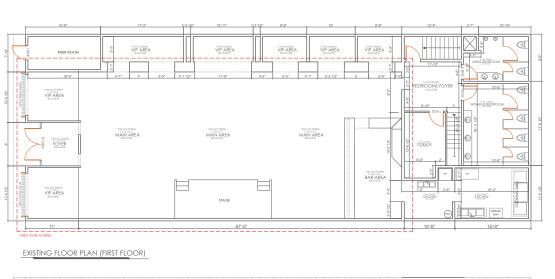
SCALE: NITS

FOJECT:

DUBALLOUNGE & GRILL
1108 ITURBIDE ST. LAREDO, TX. 78040

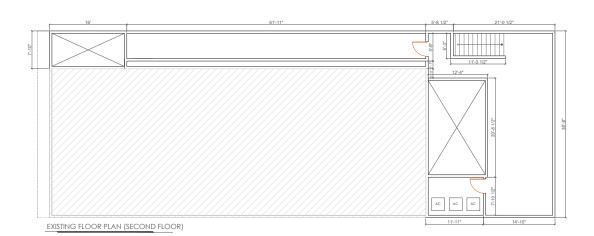
LOT: 8 & 9 - BLOCK: 35 WESTERN DIVISION







EXISTING FLOOR PLAN (MEZZANINE)

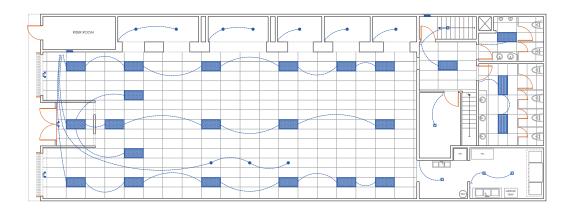




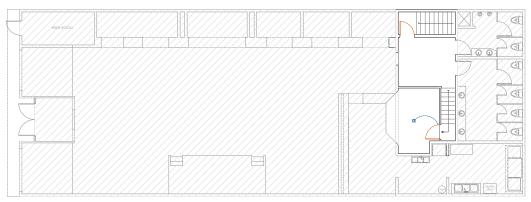


EXISTING FLOOR PLAN

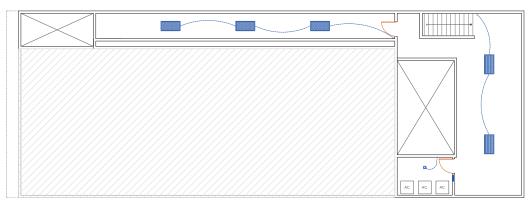




EXISTING LIGHTING PLAN (FIRST FLOOR)



EXISTING LIGHTING PLAN (MEZZANINE)



EXISTING LIGHTING PLAN (SECOND FLOOR)

POWER ELECTRICAL SYMBOLS

=	DUPLEX RECEPTACLE - MOUNTED 18" AFF
~	GROUNDING TYPE. WHITE WITH WHITE COVERPLA

QUAD RECEPTACLE - MOUNTED 18" AFF GROUNDING TYPE, WHITE WITH WHITE COVERPLATE #

GFCI DUPLEX RECEPTACLE - MOUNTED 18" AFF GROUNDING TYPE, WHITE WITH WHITE COVERPLATE

220 V PLUG - MOUNTED 18" AFF GROUNDING TYPE. WHITE WITH WHITE COVERPLATE

PANEL BOAR - FLUSH MOUNTED

SINGLE POLE SWITCH

THREE WAY SWITCH

24" X 48" 32 WATT FLUORESCENT TROFFER

5" 2700 K WHITE INTEGRATED LED LIGHT - CEILING TRIM

₩ EMERGENCY BATTERY UNIT WITH LIGHTING HEADS

TELEVISION OUTLET - PROVIDE (2) GANG BOX AND 1" CONDUIT WITH PULL STRING TO NEAREST ACCESSIBLE CEILING. PROVIDE WITH CAT-5 AND COAX

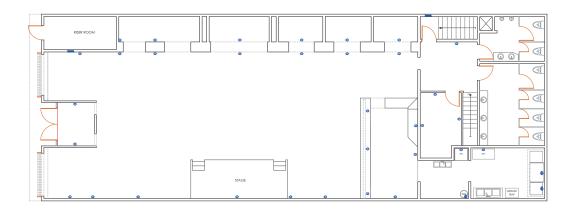
8	1	L		
	3600 SF	185 SF	3800 SF	
AREAS:	FIRST FLOOR AREA 3600 SF	MEZZANINE AREA 185 SF	SECOND FLOOR AREA 3800 SF	

NA	3UILDER:	
EXISTING LIGHTING PLAN	BUIL	
SHEET	SCALE:	NTS

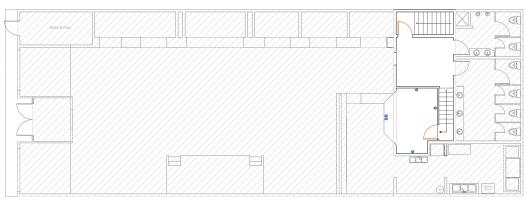
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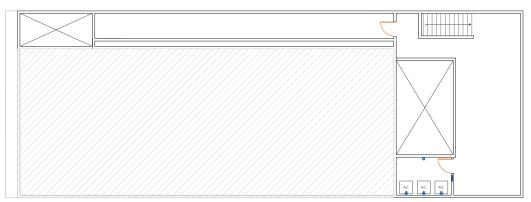




EXISTING POWER ELECTRICAL PLAN (FIRST FLOOR)



EXISTING POWER ELECTRICAL PLAN (MEZZANINE)



EXISTING POWER ELECTRICAL PLAN (SECOND FLOOR)

POWER ELECTRICAL SYMBOLS

-	DUPLEX RECEPTACLE - MOUNTED 18" AFF
~	GROUNDING TYPE. WHITE WITH WHITE COVERPLAT

QUAD RECEPTACLE - MOUNTED 18" AFF GROUNDING TYPE, WHITE WITH WHITE COVERPLATE #

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EMERGENCY BATTERY UNIT WITH LIGHTING HEADS

₩

TELEVISION OUTLET - PROVIDE (2) GANG BOX AND 1"
CONDUIT WITH PULL STRING TO NEAREST ACCESSIBLE
CEILING. PROVIDE WITH CAT-5 AND COAX

Γ	PROJECTNUMBER	2
	DATE	01/2
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185 SF	CHECKEDBY	RAAS
800 SF		

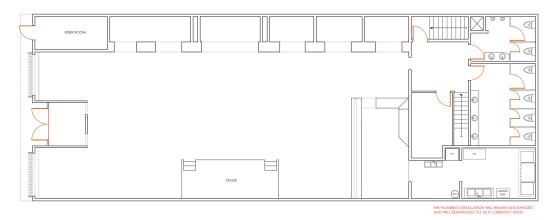
Т				Т
	3600 SF	185 SF	3800 SF	
AREAS:	FIRST FLOOR AREA 3600 SF	MEZZANINE AREA	SECOND FLOOR AREA 3800 SF	

ELECTRICAL PLAN	BUILDER:	
existing power electrical plan		
SHEET	SCALE:	SIN

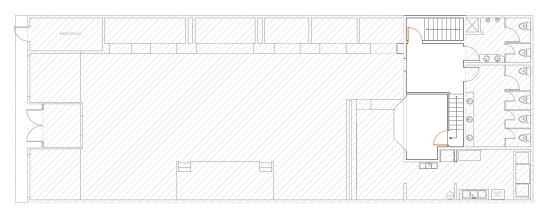
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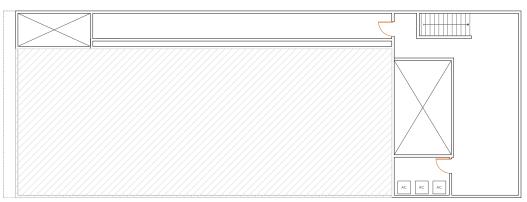






EXISTING PLUMBING PLAN (FIRST FLOOR)





EXISTING PLUMBING PLAN (SECOND FLOOR)

PLUMBING SYMBOLS

WM WATER METER

CLEAN OUT

HOT WATER LINE

COLD WATER LINE

SEWER LINE

6 KITCHEN SINK

(2) BATHROOM SINK

-URINAL

TOILET

THREE COMPARTIMENT SINK

PLUMBING GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN A NEAT AND WORKMANUKE MANNER AND A SHALL COMPLY WITH ALL ADOPTED LOCAL, STATE, AND NATIONAL CODES.

- CONTRACTOR SHALL FIELD VERBY EXACT LOCATION OF EXISTING WASTE, DIRECTION OF FLOW, DEPTH, ADEQUATE SLOPE AND INTEGRITY OF LINE PRIOR TO INSTALLATION. ALL WATER PIPING (ABOVE CELING, IN WALLS AND BELOW SLAB, ETC...) SHALL BE INSULATED.

FIRE SPRINKLER GENERAL

NOTES:

1. BUILDING S PROJECTED BY AUTOMATIC FIRE SPRINCLER
SYSTEM. CONTRACTOR SHALL ADD OR RELOCATED
SPRINKLER HEADS RENOVATED AREA AS REQUIRED TO
PROVIDE FULL COVERAGE FER INPA CHAPTER 13.

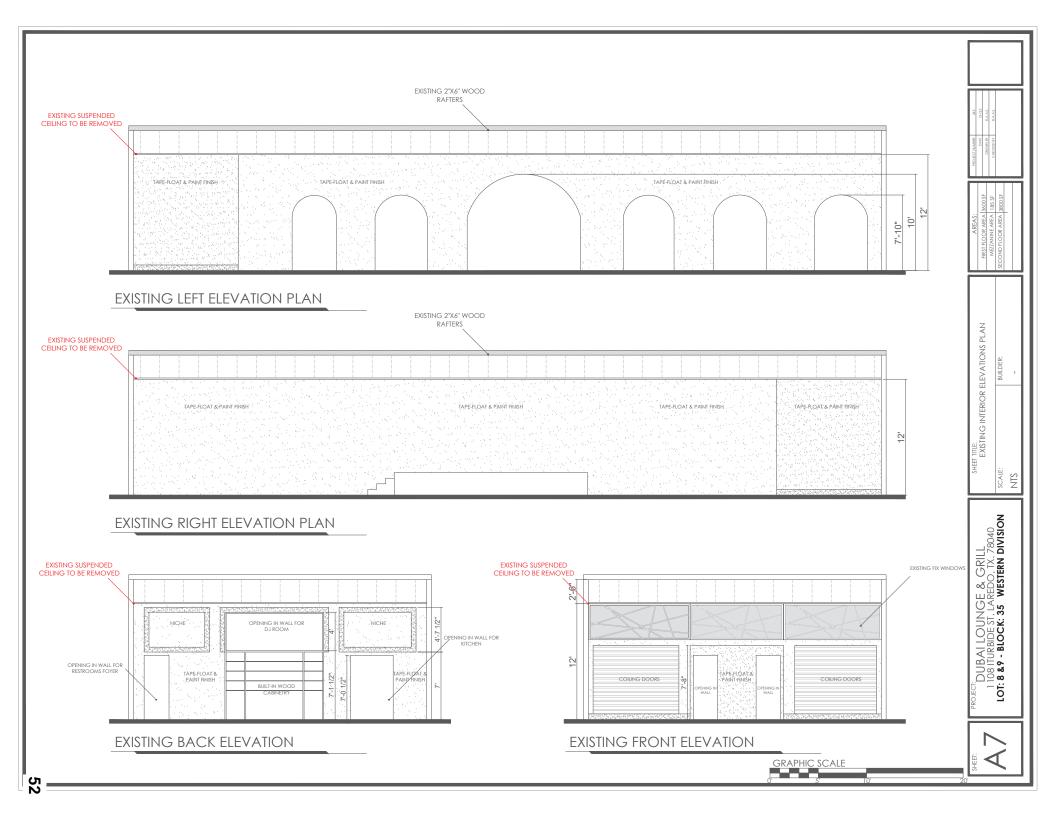


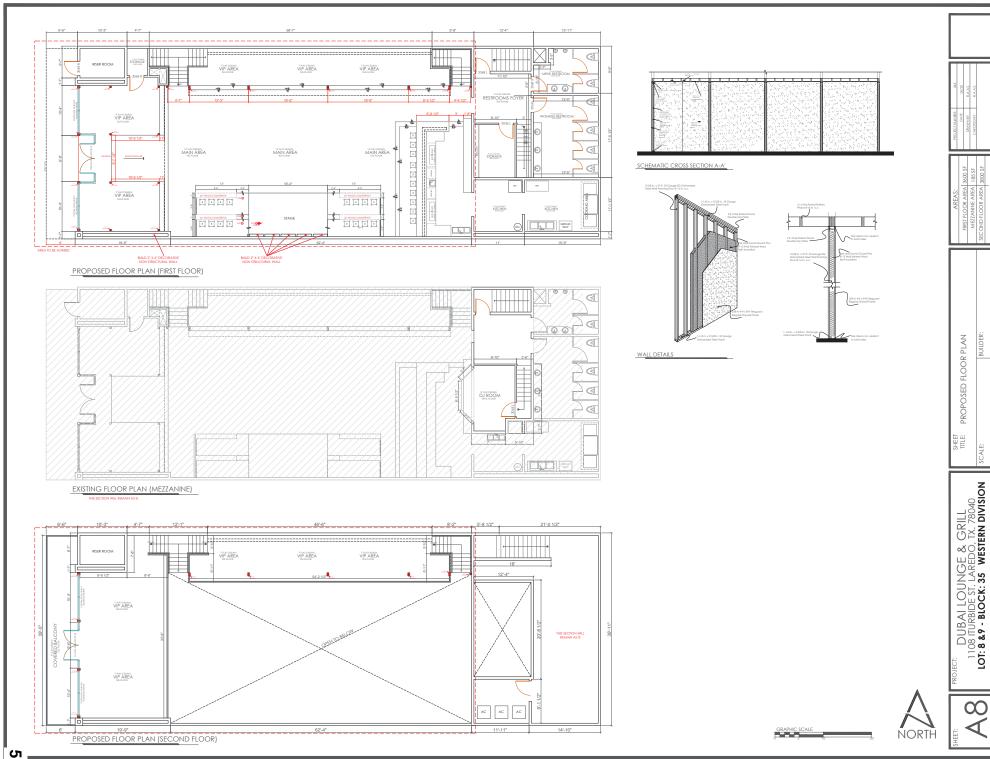




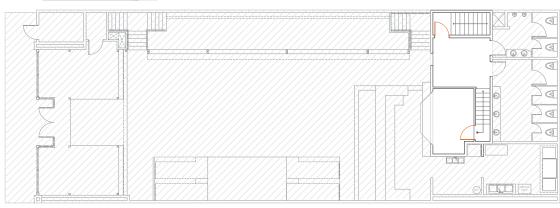
EXISTING PLUMBING PLAN

FIGURE DUBAL LOUNGE & GRILL 1108 ITURBDE ST. LAREDO, TX. 78040 LOT: 8 & 9 - BLOCK: 35 WESTERN DIVISION

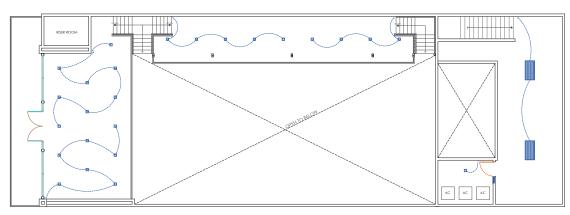




PROPOSED LIGHTING PLAN (FIRST FLOOR)



EXISTING LIGHTING PLAN (MEZZANINE)



PROPOSED LIGHTING PLAN (SECOND FLOOR)

POWER ELECTRICAL SYMBOLS

- DUPLEX RECEPTACLE MOUNTED 18" AFF 0 GROUNDING TYPE. WHITE WITH WHITE COVERPLATE
- QUAD RECEPTACLE MOUNTED 18" AFF GROUNDING TYPE. WHITE WITH WHITE COVERPLATE
- GFCI DUPLEX RECEPTACLE MOUNTED 18" AFF GROUNDING TYPE, WHITE WITH WHITE COVERPLATE
- WHITE WITH WHITE COVERPLATE
- PANEL BOAR FLUSH MOUNTED
 - SINGLE POLE SWITCH
- THREE WAY SWITCH
- 24" X 48" 32 WATT FLUORESCENT TROFFER
- 5" 2700 K WHITE INTEGRATED LED LIGHT CEILING
- 4 EMERGENCY BATTERY UNIT WITH LIGHTING HEADS
- TELEVISION OUTLET PROVIDE (2) GANG BOX AND 1" CONDUIT WITH PULL STRING TO NEAREST ACCESSIBLE CEILING. PROVIDE WITH CAT-5 AND COAX V

GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER AND SHALL COMPLY WITH ALL ADOPTED LOCAL, STATE, AND NATIONAL CODES. SHALL COMPLY WITH ALL ADOPTED LOCAL, STATE, AND NATIONAL CODES.
 2.ALL ELECTRICAL WORK REQUIRES CITY INSPECTION. ELECTRICAL WORK
 COMMERC OR ENCLOSED PRIOR TO CITY INSPECTION SHALL BE UNCOVERED
 FOR INSPECTION SHALL BE UNCOVERED.
 3.ALL CONDUITS MUST CONTAIN A GROUND WIRE. USE OF THE CONDUIT BODY
 AS A GROUNDING METHOLD IS PROHIBETED.
- A. AL CONDUITS SHALL BE INSTALLED PARALLEL AND/OR PERPENDICULAR TO BUILDING LISTES.
- ALL CONDUCTORS SHALL BE COPPER UNLESS SPECIFIED OTHERWISE.
 CO NOT SCALE THE DRAWINGS.
 T.ELECTRICAL CONDUITS AND/OR CIRCUITS PENETRATING FIRE RATED, CEILING AND WALLS TO BE SEALED FIRE AND SMOKE TIGHT AT THE PENETRATION.
- B. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR ALL WALLS, CEILINGS, DOORS, EQUIPMENT, WIRING, CONQUIT, ETC, WHICH ARE DAMAGED OR REMOVED BY CONTRACTOR TO THE SATISFACTIONS OF THE ARCHITECTURAL DESIGNARY. EMPRISHER.
- 9. ALL NATERIALS SHALL BE NEW AND UNUSED, AND OF THE BEST QUALITY, ALL NATERIAL INSTALLED SHALL BE ULLISTED OR AS REQUIRED BY LOCAL BUILDING CORPS. INCLIDING BY OWNER.
- 11. THE CONTRACTOR SHALL PROVIDE ALL FUSES AND CIRCUIT BREAKERS WHERE REQUIRED BY THE NEW CONSTRUCTION DOCUMENTS.
- ALL ELECTRICAL CABINETS, PANELS, DISCONNECTS, TRANSFORMERS, CONTROLS, RECEPTACLES, J-BOXES, ETC., SHALL BE MARKED, TAGGED AND IDENTIFIED. NOTE FEEDER SOURCE WHERE APPLICABLE.
- FEEDER SCOREZ WHESE APPLICABLE.

 J. CONTRACTOR SHALL PROVIDE ALL MATERIALS EXCEPT AS NOTED AND MAKE ALL NECESSARY COMMECTIONS TO NEWLY INSTALLED EQUIPMENT.

 J. LIPCHS COMPLETION OF THE PRODUCT, ALL CHANGES SHALL BE DOCUMENTED, AND RECUIRED. THE CONTRACTOR SHALL TURN OVER AS-BULLI DRAWNES TO THE OWNER.

 J. ** HUMBLEDERFORM COMMERTER MOSS SHALL BE FURNISHED FOR ALL TURN OF MOUNTED.
- DESIGNER WITH ANY FIELD DISCREPANCIES.

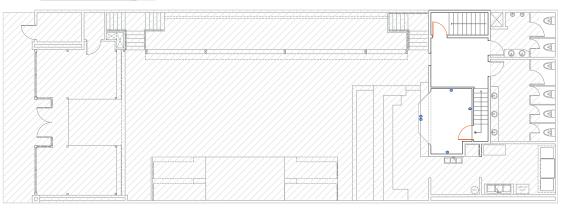
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- P. CONTRACTOR TO HAVE ALL COVERPLATES FOR ALL RECEPTACLES ENGRAVED WITH ELECTRICAL PANEL NAME AND CIRCUIT NUMBER.

FCT: DUBAL LOUNGE & GRILL
1108 ITURBIDE ST. LAREDO, TX. 78040
LOT: 8 & 9 - BLOCK: 35 WESTERN DIVISION

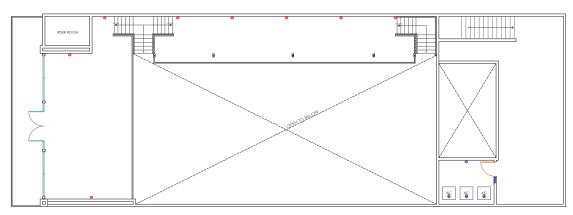
PROPOSED LIGHTING PLAN



PROPOSED LIGHTING PLAN (FIRST FLOOR)



EXISTING LIGHTING PLAN (MEZZANINE)



PROPOSED LIGHTING PLAN (SECOND FLOOR)

POWER ELECTRICAL SYMBOLS

- DUPLEX RECEPTACLE MOUNTED 18" AFF 0 GROUNDING TYPE. WHITE WITH WHITE COVERPLATE
- QUAD RECEPTACLE MOUNTED 18" AFF GROUNDING TYPE. WHITE WITH WHITE COVERPLATE
- GFCI DUPLEX RECEPTACLE MOUNTED 18" AFF GROUNDING TYPE, WHITE WITH WHITE COVERPLATE
- WHITE WITH WHITE COVERPLATE
- PANEL BOAR FLUSH MOUNTED
 - SINGLE POLE SWITCH
- THREE WAY SWITCH
- 24" X 48" 32 WATT FLUORESCENT TROFFER
- 5" 2700 K WHITE INTEGRATED LED LIGHT CEILING
- 4 EMERGENCY BATTERY UNIT WITH LIGHTING HEADS
- TELEVISION OUTLET PROVIDE (2) GANG BOX AND 1" CONDUIT WITH PULL STRING TO NEAREST ACCESSIBLE CEILING. PROVIDE WITH CAT-5 AND COAX V

GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER AND SHALL COMPLY WITH ALL ADOPTED LOCAL, STATE, AND NATIONAL CODES. SHALL COMPLY WITH ALL ADOPTED LOCAL, STATE, AND NATIONAL CODES.
 2.ALL ELECTRICAL WORK REQUIRES CITY INSPECTION. ELECTRICAL WORK
 COMMERC OR ENCLOSED PRIOR TO CITY INSPECTION SHALL BE UNCOVERED
 FOR INSPECTION SHALL BE UNCOVERED.
 3.ALL CONDUITS MUST CONTAIN A GROUND WIRE. USE OF THE CONDUIT BODY
 AS A GROUNDING METHOLD IS PROHIBETED.
- A. AL CONDUITS SHALL BE INSTALLED PARALLEL AND/OR PERPENDICULAR TO BUILDING LISTES.
- ALL CONDUCTORS SHALL BE COPPER UNLESS SPECIFIED OTHERWISE.
 CO NOT SCALE THE DRAWINGS.
 T.ELECTRICAL CONDUITS AND/OR CIRCUITS PENETRATING FIRE RATED, CEILING AND WALLS TO BE SEALED FIRE AND SMOKE TIGHT AT THE PENETRATION.
- B. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR ALL WALLS, CEILINGS, DOORS, EQUIPMENT, WIRING, CONQUIT, ETC, WHICH ARE DAMAGED OR REMOVED BY CONTRACTOR TO THE SATISFACTIONS OF THE ARCHITECTURAL DESIGNARY. EMPRISHER.
- 9. ALL NATERIALS SHALL BE NEW AND UNUSED, AND OF THE BEST QUALITY. ALL NATERIAL INSTALLED SHALL BE ULLISTED OR AS REQUIRED BY LOCAL BUILDING CODES.
- INCLIDING BY OWNER. 11. THE CONTRACTOR SHALL PROVIDE ALL FUSES AND CIRCUIT BREAKERS WHERE REQUIRED BY THE NEW CONSTRUCTION DOCUMENTS.
- ALL ELECTRICAL CABINETS, PANELS, DISCONNECTS, TRANSFORMERS, CONTROLS, RECEPTACLES, J-BOXES, ETC., SHALL BE MARKED, TAGGED AND IDENTIFIED. NOTE FEEDER SOURCE WHERE APPLICABLE.
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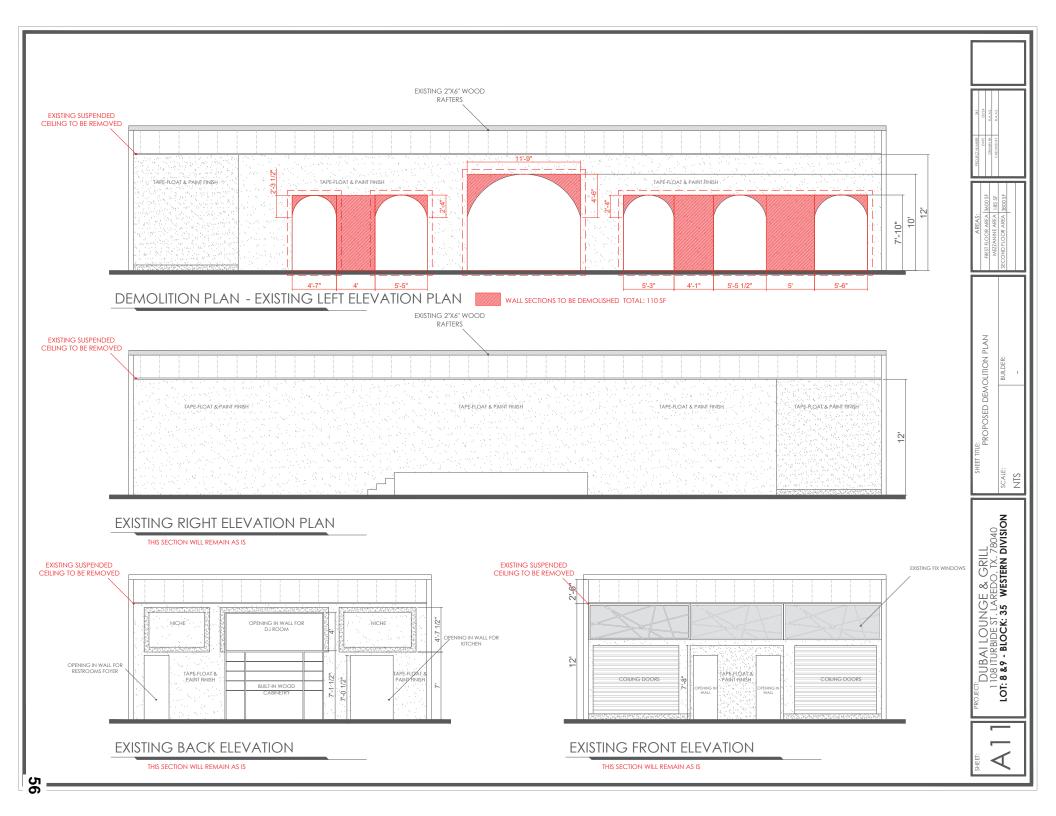
- DESIGNER WITH ANY FIELD DESCRIPANCIES.

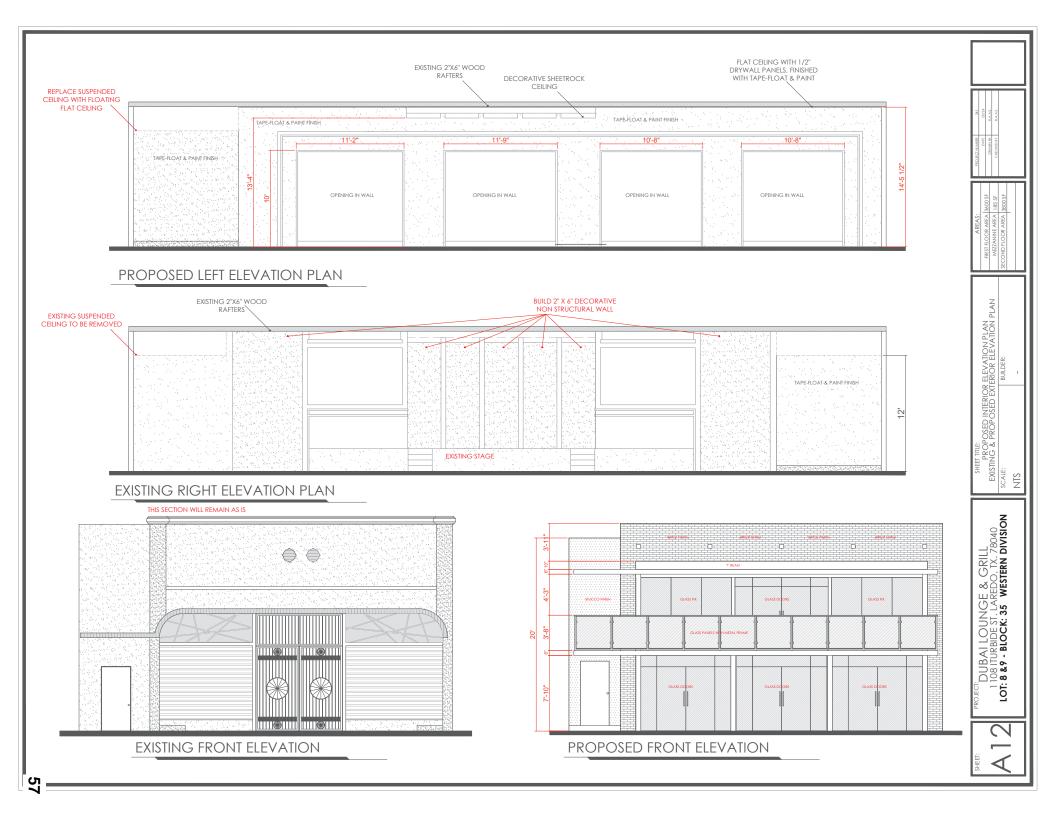
 J. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ISC 1008.1.1 BY MANUAL DELECTED, LIGHTING, MANUALCHIERS, SIRBRIT, DESCRIPENT, PROTORMITES, MANUALCHIERS, AND RESPONSIBLE FOR PROTORMITES, AND RESPONSIBLE FOR COST TO THE CONTRACT.

 10. ALL ELECTRICAL COLIETE COMPRIANTES FOR SWITCHES, RECEPTACLES, DATA/VOICE AND AVEN APPLIANCES SHALL SET SIRBLES STEEL.
- P. CONTRACTOR TO HAVE ALL COVERPLATES FOR ALL RECEPTACLES ENGRAVED WITH ELECTRICAL PANEL NAME AND CIRCUIT NUMBER.



PROPOSED LIGHTING PLAN FCT: DUBAL LOUNGE & GRILL
1108 ITURBIDE ST. LAREDO, TX. 78040
LOT: 8 & 9 - BLOCK: 35 WESTERN DIVISION





City of Laredo

Historic District / Landmark Board

Meeting Date: 8/14/2025 Action Item

SUBJECT

Public Hearing and consideration of a motion to consider the proposed scope of work to the Juan Francisco Farias Residence, which includes demolition, exterior alterations, new construction, and restoration on Lots 1, 9, and 10, Block 32, Western Division, located at 409 San Bernardo Avenue and 820 Iturbide Street. This property is within Old Mercado Historic District.

HD-005-2025 District VIII

BACKGROUND

Initiated by: Webb County, Owner; JHS Architect, Applicant; Eduardo Quiroga, Representative

Previous Action:

On February 18, 1999, the Historic District Landmark Board (HDLB) approved a request to change the message on an existing wall sign located above the roof of the building. The approved signage measured 16 feet by 2 feet and was to be painted directly onto the wall with a gray background and black block lettering. The original message, "Ramos Garage & 722-0199," was approved to be changed to "The Cactus Mexican Imports."

At the same meeting, the HDLB denied a separate request for a vertical sign displaying the message "Car Wash." The proposed vertical signage measured 10 inches by 8 inches.

Proposed Scope of Work: The proposed scope of work of the project includes:

- Complete restoration of the primary historic structure
- Reopening of original window and door openings (currently boarded or infilled)
- Reconstruction of missing porches using historic profiles
- Restoration of limestone and brick masonry, stucco, and decorative elements
- Removal of non-historic accessory structures to create pedestrian pathways and landscaping
- Construction of a rear east-side addition for office use, using compatible materials
- Installation of historically sensitive finishes including lime-based plaster and mineral paint
- Construction of a rear service yard addition on the east side of the property to accommodate HVAC and mechanical equipment.

Building Type:

As per the text written on the Historical Marker, it states:

-"...The modified rectangular plan house is built of locally fabricated brick clad with stucco. Rooms directly access the exterior, facing the street or patio area. The house has two-foot wide walls of brick and stone along with four fireplaces. A projecting cornice features distinctive rectangular, tooled stone projections, with similar craftsmanship seen on the lintels. Truncated Corinthian wooden columns

support the south entrance porch. The site historically included stables and a cart house, water well and cistern."

As per the 1996 Historic Urban Design Assessment Report:

- "This building is up to the edge of the sidewalk on San Bernardo Avenue. On Iturbide Street there is thirty-foot-wide lot that is used as a parking lot for this building. This is a one-story building that at one time had its main entrance off of San Bernardo Avenue. The loggia that faces Iturbide St. was a later addition done to the building. This building has a high parapet wall with a masonry coping. On the San Bernardo Street side, the building has a Border Vernacular cornice with a projecting band below it that defines the frieze area. There is a shed like masonry building at the back of the building that had a mosquito screen enclosed porch."

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

- The property is designated at a Recorded Texas Historic Landmark (2009).

Letters sent to the surrounding property owners: 24

For: 0 Against: 1

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.

STAFF RECOMMENDATION

*THE PURPOSE OF THIS APPLICATION REVIEW BEFORE THE HISTORIC DISTRICT/LANDMARK BOARD IS FOR HISTORIC COMPLIANCE ONLY. APPROVAL DOES NOT GUARANTEE APPROVAL OF A CONSTRUCTION PERMIT, OR ANY OTHER TYPE OF PERMIT THAT MIGHT BE REQUIRED FOR THIS PROJECT.

Staff supports the proposed scope of work for the following reasons:

- 1. The project represents a comprehensive restoration and rehabilitation of a significant contributing structure within the historic district.
- 2. The proposed scope of work appropriately restores the historic building while incorporating sensitively designed new elements that do not compromise the character, materials, or spatial relationships of the property.
- 3. The project advances the goals of both the Secretary of the Interior's Standards and the Historic Urban Design Guidelines, and it contributes positively to the long-term preservation of the property.
- A. Secretary of the Interior's Standards for Rehabilitation
- Holistic Restoration Approach

The applicant is undertaking a comprehensive rehabilitation of the structure, including restoration of architectural elements, masonry repair, reopening of historic openings, and appropriate material replication-demonstrating a strong commitment to preservation and long-term stewardship (Standards 2, 5, 6).

Standard 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."

Standard 5 - "Distinctive materials, features, finishes, and construction techniques... will be preserved."

Standard 6 - "Where deterioration requires replacement, the new work will match the original in design, material, texture, and color-supported by documentary evidence.

Compatibility of New Construction

The proposed addition at the east rear of the building is modest in scale and located away from the primary façade. It will utilize materials that are compatible with the existing structure, ensuring differentiation while maintaining harmony with the original building (Standards 9 and 10).

Standard 9 - "New additions, exterior alterations, or related new construction will not destroy historic

materials, features, and spatial relationships that characterize the property..."

Standard 10 - "New additions... will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property... would be unimpaired."

Removal of Non-Historic Elements

The scope includes the demolition of non-historic structures in the south parking lot to enhance the site's historic character and create landscaped pedestrian spaces, improving spatial relationships without impacting contributing features (Standards 2 and 9).

Standard 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."

Standard 9 - "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property..."

Reconstruction of Missing Features

The porches (South, East, and Room 113) will be reconstructed to match historic components and profiles, based on documentary evidence, thereby restoring lost historic features and improving architectural integrity (Standard 6).

Standard 6 - "Where deterioration requires replacement, the new work will match the original in design, material, texture, and color-supported by documentary evidence."

Restoration of Blocked Openings

The reopening of original window and door openings that were previously infilled with CMU or boarded over will restore the historic façade rhythm and fenestration patterns (Standards 2 and 5).

Standard 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."

Standard 5 - "Distinctive materials, features, finishes, and construction techniques... will be preserved."

Use of Historically Appropriate Materials

Restoration will involve the use of traditional materials such as lime-based plaster, mineral-based paint, replicated ashlar patterns, and rusticated stucco finishes-ensuring visual and physical compatibility (Standards 5 and 6).

Standard 5 - "Distinctive materials, features, finishes, and construction techniques... will be preserved."

Standard 6 - "Where deterioration requires replacement, the new work will match the original in design, material, texture, and color-supported by documentary evidence."

Gentle and Reversible Treatments

The removal of paint and cement stucco will be performed with care, and treatments will use historically appropriate and minimally invasive methods to avoid damage to underlying materials (Standard 7).

Standard 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."

Preservation of Craftsmanship

Historic decorative elements, such as rusticated lintels, pilasters, cornices, and precast hand-tooled units, are being carefully restored or replicated using compatible methods, preserving craftsmanship and aesthetic values (Standard 5).

Standard 5 - "Distinctive materials, features, finishes, and construction techniques... will be preserved."

Maintaining Historical Record and Reversibility

All new work, including additions and window/door modifications, is designed to be reversible without impairing the essential form and integrity of the historic property, in accordance with preservation best practices (Standard 10).

Standard 10 - "New additions... will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property... would be unimpaired."

Site Improvements That Support Historic Character

The landscaping, paving, lighting, and fencing are designed to complement the historic setting while removing incompatible elements, thereby enhancing the site's overall visual coherence and pedestrian accessibility (Standards 9 and 10).

Standard 9 - "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property..."

Standard 10 - "New additions... will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property... would be unimpaired."

Proposed Rear Service Yard

The service yard is located at the rear and will be visually unobtrusive. It preserves the spatial relationships of the building and avoids alteration of any character-defining features. The enclosure is differentiated, compatible, and reversible-meeting the intent of Standards 2, 9, and 10.

Standard 2: "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features... will be avoided."

Standard 9: "New additions, exterior alterations... shall not destroy historic materials, features, and spatial relationships... The new work shall be differentiated from the old and shall be compatible..."

Standard 10: "New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity... would be unimpaired."

B. Historic Urban Design Guidelines

Full Restoration of the Historic Structure

The applicant proposes a complete restoration of the structure, including replication of historic materials and profiles. This aligns with the Guidelines' emphasis on preserving and restoring character-defining features.

Reference: Chapter 3 - Treatment of Character-Defining Features

"Preserve all character-defining features that are intact... Replace features that are missing or beyond repair. Reconstruct the original element based on adequate evidence."

Reopening of Historic Door and Window Openings

Removing CMU infill and restoring historic window and door openings complies with recommendations to reestablish original fenestration where evidence exists.

Reference: Chapter 3 - Treatment of Character-Defining Features

"Preserve intact features with appropriate maintenance... Do not obscure features with coverings... Reconstruct only those portions that are damaged beyond repair."

Reference: Chapter 3 - Windows and Doors

"Windows and doors are among the most important character-defining features... Avoid altering original opening locations or dimensions."

Compatible New Construction (East Rear Addition)

The addition for office space is at the rear, maintains compatible scale and materials, and is distinguishable-meeting design principles for new additions.

Reference: Chapter 3 - Additions to Historic Buildings

"An addition should be compatible in scale, materials and character... It should be set back from the primary, character-defining façade... The addition should be subtly distinguishable in its design."

Reference: Chapter 3 - Alteration, Restoration, and Rehabilitation - Guideline #9 "Contemporary design for additions... shall not be discouraged... when compatible in size, scale, material, and character."

Demolition of Non-Historic Structures

The removal of non-contributing elements from the site (e.g., in the south parking lot) enhances the historic setting and is supported when based on documented non-historic status.

Reference: Introduction - Goals for Treatment of Historic Properties

"Enhance the perception of the historic character... by removing non-contributing alterations."

Use of Historically Appropriate Materials

The use of lime-based plaster, mineral paints, replicated stucco finishes, and matching brickwork meets the requirement to use materials compatible in appearance and composition.

Reference: Chapter 3 - Alteration, Restoration, and Rehabilitation - Guideline #6
"New material should reflect the material being replaced in composition, design, color, texture..."

Reference: Chapter 3 - Facade Materials

"Do not use synthetic materials that do not convey the appearance or durability of the historic material."

Reconstruction of Porches and Architectural Features

Rebuilding porches (South, East, Room 113) based on historic documentation complies with the guidelines for restoring missing features.

Reference: Chapter 3 - Alteration, Restoration, and Rehabilitation - Guideline #6

"Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historical, physical, and pictorial evidence."

Landscape Improvements and Courtyard Restoration

The new pathways and courtyards maintain the spatial hierarchy of the historic site and support pedestrian use, which the guidelines encourage.

Reference: Chapter 2 - Landscaping

"The development of patios and courtyards in the rear of buildings is encouraged."

Reversible Work that Protects Historic Integrity

The addition and new work are designed to be reversible, consistent with preservation principles to protect the building's long-term integrity.

Reference: Chapter 3 - Alteration, Restoration, and Rehabilitation - Guideline #10

"Wherever possible, new additions... shall be done in such a manner that if removed, the essential form and integrity... would be unimpaired."

Minimizing Visual Impact

The equipment will be screened from public view using a compatible wall that does not damage or obscure any historic materials. The location at the rear ensures that the equipment and wall remain secondary in prominence.

Reference: Chapter 2 - Mechanical Equipment and Utilities

"Minimize the visual impact of mechanical equipment. Screen equipment from view... Use low-profile mechanical units on rooftops that are not visible from the street... Locate standpipes and service equipment such that they do not damage historic façade materials."

Reference: Chapter 3 - Additions to Historic Buildings

"An addition should be compatible in scale, materials and character with the main building... It should be set back from the primary, character-defining façade... It should remain subordinate and be subtly distinguishable in its design."

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.

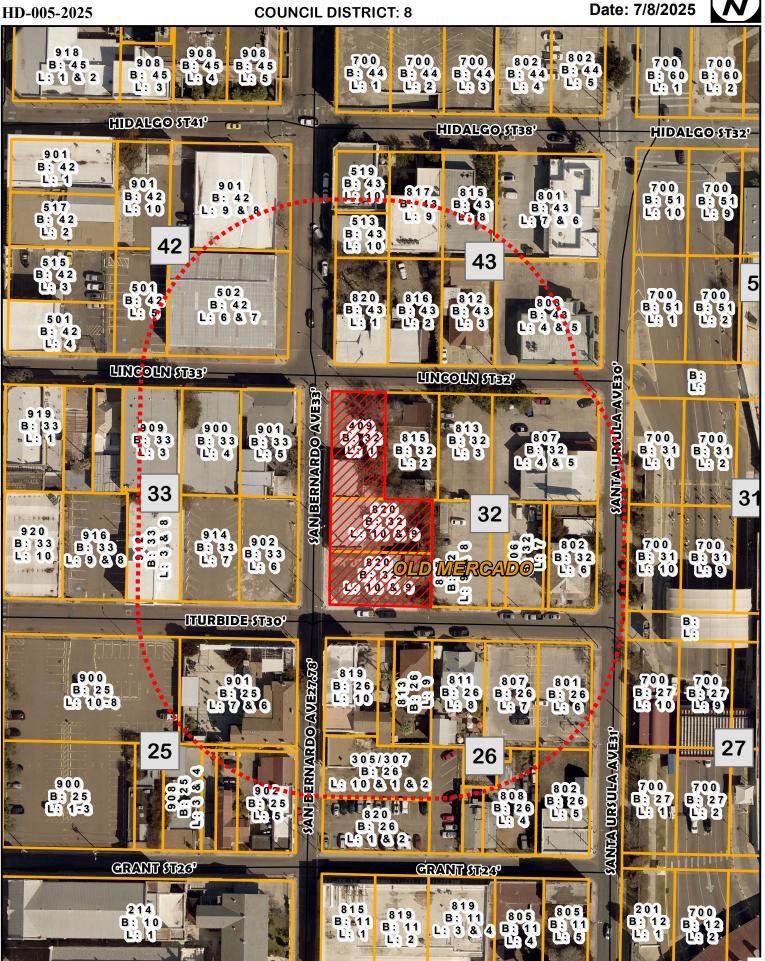
- 3. It is recommended that all existed improvements utilize the following resources as a guide:
- The Secretary of the Interiors' Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- City of Laredo Historic Urban Design Guidelines
- City of Laredo Historic Preservation 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

AERIAL MAP

409 SAN BERNARDO AVENUE AND 820 ITURBIDE STREET

1 inch = 100 feet Date: 7/8/2025

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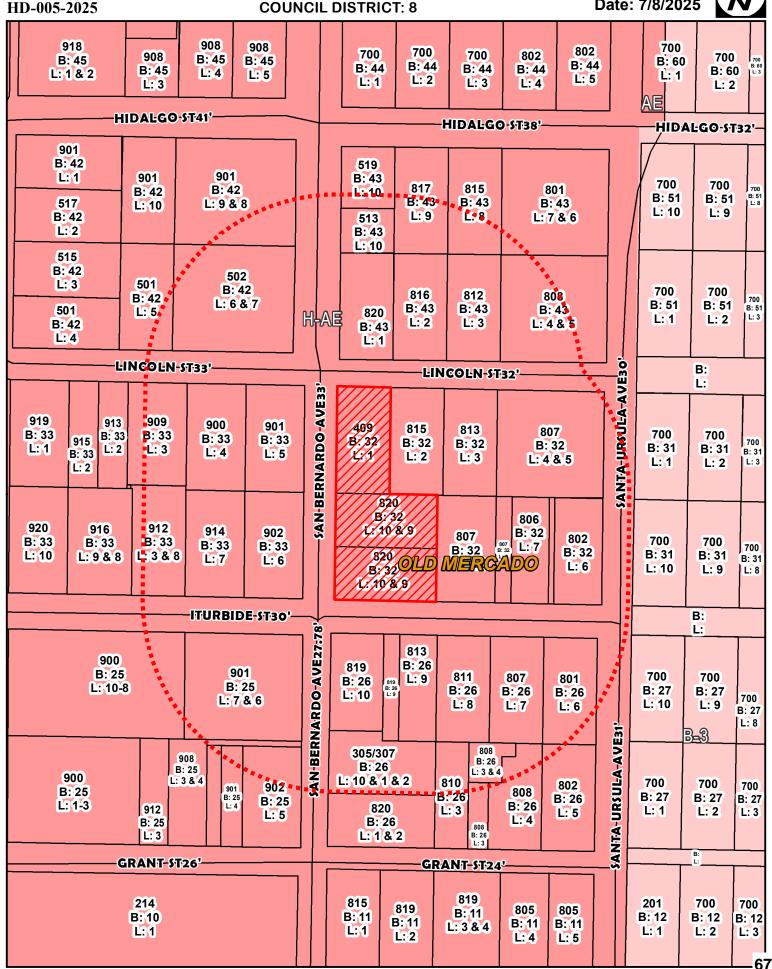


ZONING MAP

409 SAN BERNARDO AVENUE AND 820 ITURBIDE STREET

1 inch = 100 feet Date: 7/8/2025









ARCHITECTURAL SCOPE OF WORK SUMMARY

SITE

- North Parking Lot: New paving, striping and landscaping. New concrete sidewalk and at corner Linclon St.
- San Bernardo Ave.: New sidewalk with colored cement pavers and concrete.
- South Parking Lot: Demolish non-historic structures. New landscaping and historic replicate metal fencing.
- Courtyard: New landscaping and area lighting

GENERAL BUILDING

- Reconstruct South Porch to match historic components and profiles.
- Reconstruct porch (Room 113) as enclosed porch to be compatible with historic architectural character.
- Reconstruct East Porch to match historic components and profiles.
- Enlarge Room 116 by adding east for more office area, and north for new mechanical room (118).

ROOFS

- Remove all roofing membranes and coverings.
- Remove existing and install new wood roof joists at Rooms 112, 114, 115, 117, and 119.
- New wood framing at Rooms 116 and 118.
- New wood decking, rigid insulation, and single ply membrane roofing at low-slope roofs.
- New wood decking, standing seam roofing at South and East Porches, and Ancillary Building.
- New metal gutters and downspouts

EXTERIOR WALLS

- Remove paint from brick masonry.
- Remove cement stucco and loosely adhered lime plaster.
- Repair/restore sandstone and brick masonry walls and roof parapets.
- Apply new lime-based plaster and mineral-based paint.
- Replicate historic ashlar pattern and rusticated stucco finish at West façade base.

EXTERIOR WALLS

- Replicate historic ashlar pattern finish at upper wall above base at partial West facade (c1840).
- Restore/Replace decorative rusticated door and window lintels.
- Restore damaged historic precast hand-tooled cement units at pilaster and cornice.

DOORS

- All wood exterior doors to be new to match the appropriate historic door types except for those original doors that are to be restored and reinstalled in fixed closed position.
- Metal 2-panel doors at Mechanical Room and exit door Room 116 to match historic panel dimensions.
- Metal and glass door at Gallery 113 to match new metal and glass wall system.
- Door Openings facing San Bernardo Ave. to have fabric awnings.

WINDOWS

- CMU infill of Window Openings at North and West facades to be removed. Historic window openings to be refitted with new window frames and sash to match extant historic windows.
- All wood windows to receive new wood sash and glazing.
- Windows facing North parking lot to receive wood shutters in closed position.
- Windows at South Porch to receive wood shutters in closed position.
- Glazing at Gallery 113 exterior wall to be storefront-type aluminum and glass system.

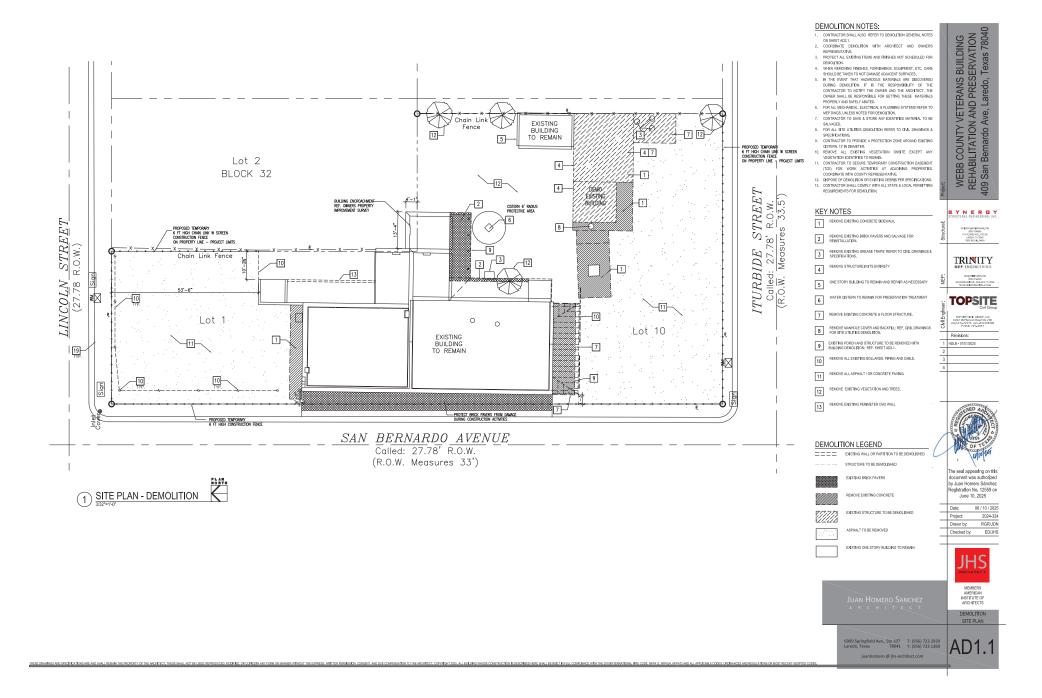
PAINT and FINISH COLORS (later application)

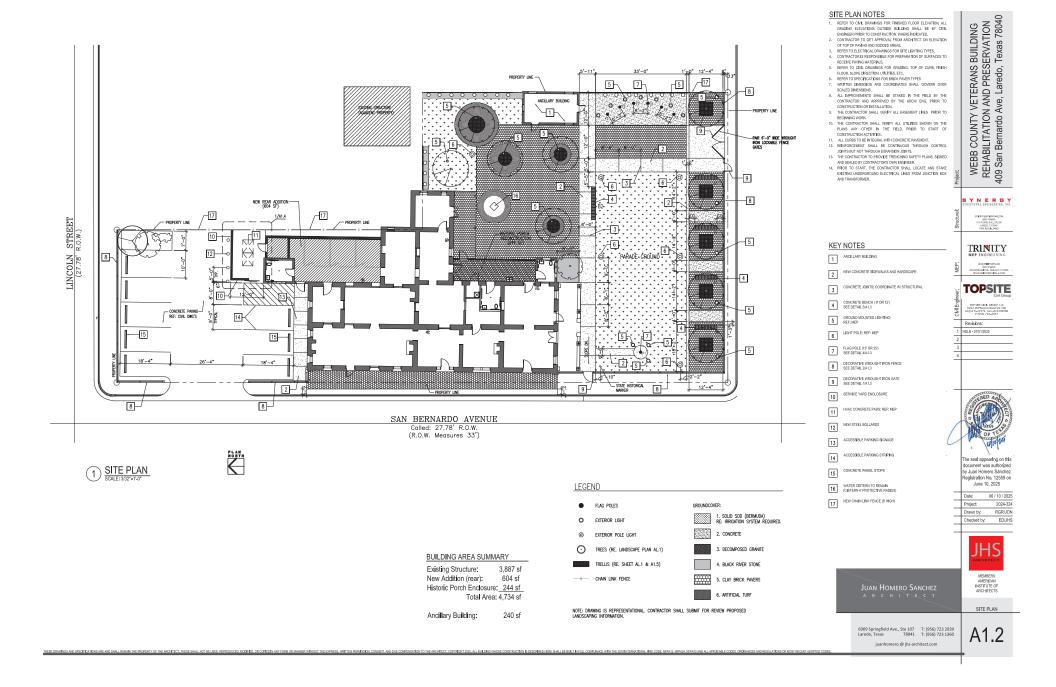
More than a dozen different paint colors have been found during investigation. The full extent of paint colors will be better known as overlaying materials are revealed during rehabilitation, and an appropriate color palette determined.

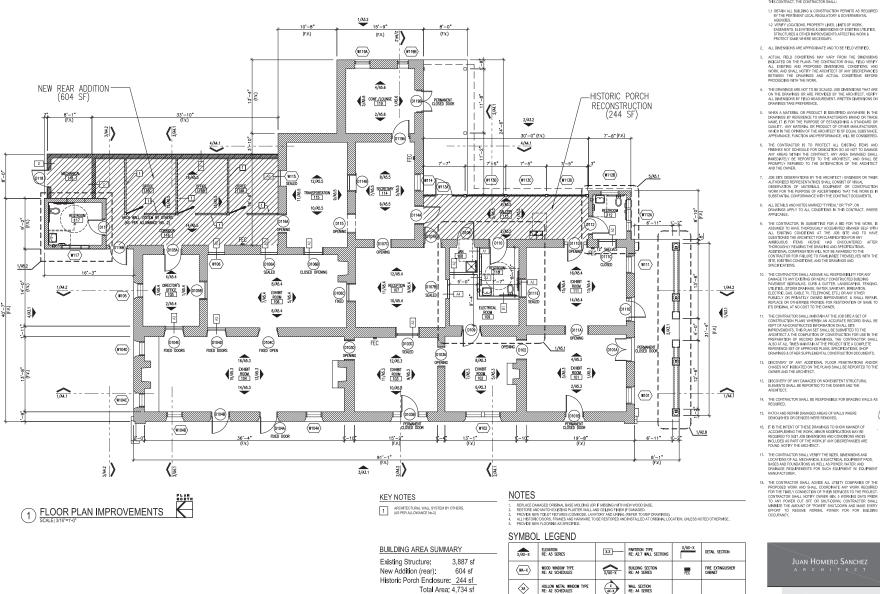
SIGNAGE (later application)

 Design of exterior signage will be considered as site specific colors are determined and exhibit graphics are developed.

72







(xxx)

DOOR TYPE RE: A2 SCHEDULES

ENLARGED DETAIL/PLAN

GENERAL NOTES

- BEFORE COMMENCING ANY ACTIVITY UNDER OR PERTAINING TO THIS CONTRACT, THE CONTRACTOR SHALL:
- 1.1 OBTAIN ALL BUILDING & CONSTRUCTION PERMITS AS REQUIRED BY THE PERTIMENT LOCAL REGULATORY & GOVERNMENTAL

- ACTUAL FIELD CONDITIONS MAY VARY FROM THE DIMENSIONS INDICATED ON THE PLANS. THE CONTRACTOR SHALL FIELD VERBY ALL EXISTING AND PROPOSED DIMENSIONS, CONDITIONS, AND WORK, AND SHALL NOTHY THE ARCHITECT OF ANY DISCREPANCES BETWEEN THE DRAWNINGS AND ACTUAL CONDITIONS BEFORE

- A THE CONTRACTOR IN SUBMITTION FOR A 8D FOR THE WORK, IS ASSURED TO HAVE THROUGHES A ACQUAINTED HIMMERS SEEF WITH A LL DETRING CONDITIONS AT THE 26 SET MAN TO HAVE CONSTITUED THE ANCHIEST FOR CAMPICATION FOR WITH CONSTITUED THE ANCHIEST FOR CAMPICATION FOR MATERIAL TO THE CONTRACTOR FOR COMMENT OF EXPONENT OF THE CONTRACTOR FOR COMMENT OF THE CONTRACTOR FOR THE WITH THE TOTAL MALES THE MESSELS WITH THE SITE OF AN ANGEL TO THE CONTRACTOR FOR THE WITH THE TOTAL MALES THE MESSELS WITH THE SITE CONTRACTOR FOR THE SITE OF THE CONTRACTOR FOR THE SITE OF THE CONTRACTOR FOR THE SITE OF THE SITE

- DISCOVERY OF ANY ADDITIONAL FLOOR PENETRATIONS AND/OR CHASES NOT INDICATED ON THE PLANS SHALL BE REPORTED TO THE OWNER AND THE ARCHITECT.



Checked by: ED/JHS

document was authorized by Juan Homero Sánchez egistration No. 12559 on June 10, 2025

Project: Drawn by: RGR/JON

06 / 10 / 2025 2024-324

WEBB COUNTY VETERANS BUILDING REHABILITATION AND PRESERVATION 409 San Bernardo Ave, Laredo, Texas 78040

YNERGY

TRINITY

TOPSITE

Revisions:

1 HDLB - 07/01/2025

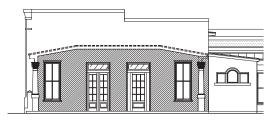
MEMBERS AMERICAN INSTITUTE OF ARCHITECTS FLOOR

PLAN

6909 Springfield Ave., Ste 107 T: (956) 723 2939 Laredo, Texas 78041 T: (956) 723 1360 juanhomero @ jhs-architect.com

A2.1



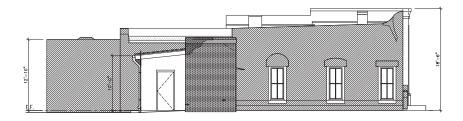


1 SOUTH ELEVATION
SCALE: 3/16"=1"-0"

PARTIAL SOUTH ELEV. / SECTION SCALE: 3/16'=1-0'



3 WEST ELEVATION



4 NORTH ELEVATION
SCALE; 3/16"=1"-0"

ELEVATION NOTES

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KEY NOTES

- 1 REPAIR DAMAGED/ MISSING STUCCO.
- 2 INSTALL NEW STUCCO MOVEMENT JOINT .
- RESTOREIREFINISH STUCCO BASE AND TOOLED PATTERN.
 PATTERN INCLUDES HORIZONTAL AND VERTICAL JOINTS.
- 4 RESTORE/REFINISH STUCCO WALL TOOLED PATTERN, PATTERN NOLUDES HORIZONTAL AND VERTICAL JOINTS.
- REPLACE EXISTING DECORATIVE STUCCO UNITS AT SOUTH PILASTER WITH NEW THINSET MASONRY UNITS TO MATCH THOSE AT NORTH PILASTER.

 RESTORE IN-SITU DECORATIVE STUCCO UNITEL FACING.
- 6
- 7 REBUILD MASONRY OPENING CURVED CORNER JAMBS AND STUCCO DECORATIVE JOINT PATTERN.
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- 9 REMOVE CEMENTIOUS STUCCO, REPAIRREPLACE DAMAGED STONE/BRICK MASONRY AND REPOINT.
- 10 REPLACE/RESET DAMAGED/MISSING,LOOSE & REPOINT BRICK MASONRY.
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- REPLACE EXISTING WOOD COLUMNS AND BRICK INFILL INSTALL NEW REPRODUCTION COLUMNS AND CAPITOLS.
- 15 REBUILD PORCH ROOF, BEAMS, FRAMING AND DECK.
- 16 NEW STANDING SEAM METAL ROOF.
- 17 REMOVE EXISTING COLUMNS, INSTALL NEW REPRODUCTION WOOD COLUMNS
- 18 NEW STUCCO
- 19 NEW SCUPPER / GUTTER OR DOWNSPOUT
- 20 NEW GLASS AND METAL ASSEMBLY
- 21 PTP. WOOD FASCIA

WEBB COUNTY VETERANS BUILDING REHABILITATION AND PRESERVATION 409 San Bernardo Ave, Laredo, Texas 78040

YNERGY

TRINITY MEP ENGINEERING

TOPSITE

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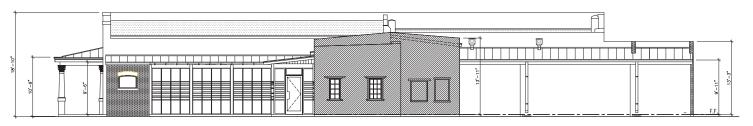
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	Project:	2024-324
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1	Checked by:	ED/JHS



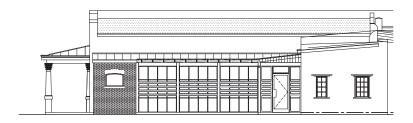
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A3.1



1 EAST ELEVATION SCALE; 3/16"=1"-0"



2 PARTIAL EAST ELEVATION
SCALE: 3/16"=1"-0"

ELEVATION NOTES

- ELEVATION NOTES

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 2. ACTUAL FIELD CONCITIONS MAY VARY FROM THE DIRECTIONS OF THE PROPERTY OF THE PLANS HE CONTROLLED SHALL HELD VERIFY WORK AND SHALL HOLD THE PLANS HE CONTROLLED SHALL HOLD VERY WORK AND SHALL HOLD THE ARCHITECT OF ANY DIRECTIONS AND SHALL HOLD THE ARCHITECT OF ANY DIRECTION OF THE PROPERTY OF THE PLANS AND ALTO LOCATIONS OF ARE PROVIDED BY THE ARCHITECT, VERY PLANS LOCATIONS OF ARE PROVIDED BY THE ARCHITECT, VERY PLANS LOCATIONS THAT ARE ON THE PROVIDED BY THE ARCHITECT, VERY PLANS HOUSE AND SHALL HOLD SHALL HOL

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KEY NOTES

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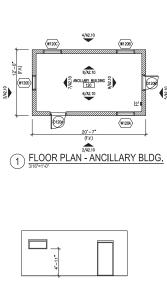


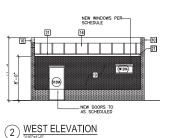
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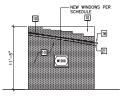
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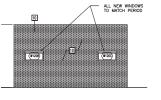
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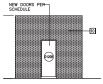




3 NORTH ELEVATION



4 EAST ELEVATION



5) SOUTH ELEVATION

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WHITTEN DIMENSIONS ON DEWARDS TAKE

PREFERENCE.

PREFERENCE.
REPLACE ALL DAMAGED CORNICE MEMBERS.
EXTERIOR BRICK TO BE CLEANED USING LOW PRESSURE WASH.
REMOVE ALL CEMENTITIOUS MORTAR JOINTS AND REPOINT WITH
SPECIFIED MORTAR.
REMOVE EXISTING WHITE CAULK AND RE-POINT WITH FLEXIBLE MORTAR
REPLACE ALL WOOD WINDOWS.
REMOVE ALL EXISTING LOOSE CONDUITS OR WHICH IS NO LONGER

CONTRACTOR SHALL SUBMIT ROOFING SUBMITTAL & SHOP DRAWINGS FOR REVIEW BY ARCHITECT.
THE CONTRACTOR IS RESPONSIBLE FOR CALCULATIONS &

NOTE: ALL FIXTURES / DEVICES MAY NOT BE INDICATED. REFER TO MEP SHEETS.

ALL CONDUIT SERVING LIGHTING IS TO BE CONCEALED.
ALL EXPOSED STRUCTURE TO BE PAINTED BLACK.

WARRANTY.

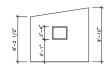
3. THE CONTRACTOR SHALL INSTALL A NEW ROOF AS SPECIFIED.

REFLECTED CEILING NOTES

PENETRATIONS WITH FIRE CAULK

ELEVATION NOTES

ROOF NOTES



8 RESTORE IN-SITU DECORATIVE STUCCO WINDOW FACING.

9 REMOVE CEMENTIOUS STUCCO, REPAIR/REPLACE DAMAGED STONE/BRICK MASONRY AND REPOINT.

10 REPLACEIRESET DAMAGEDINISSING, LOOSE & REPOINT BRICK MASONRY.

INSTALL NEW METAL DOOR HEAD PER DET, XXXXX

12

INSTALL NEW METAL DOOR CANOPY PER DETAIL XXIAXXX

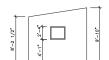
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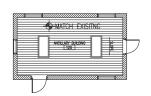
9 INT. NORTH ELEV.













KEY NOTES

REPAIR DAMAGED/ MISSING STUCCO.

2 INSTALL NEW STUCCO MOVEMENT JOINT SEE XXXXXX

RESTORE/REFINISH STUCCO BASE AND TOOLED PATTERN
 PATTERN INCLUDES HORIZONTAL AND VERTICAL JOINTS.

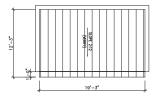
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7 REBUILD MASONRY OPENING CURVED CORNER JAMBS AND STUCCO DECORATIVE JOINT PATTERN.

6 INT. WEST ELEV.



3 ROOF PLAN - ANCILLARY BLDG.

20

REBUILD PORCH ROOF, BEAMS, FRAMING AND DECK,

17 REMOVE EXISTING COLUMNS, INSTALL NEW REPRODUCTION WOOD COLUMNS

NEW STANDING SEAM METAL ROOF.

NEW SCUPPER: SEE ROOF DETAIL $\underline{XAX.X}$

NEW GLASS AND METAL ASSEMBLY

NEW WINDOW / DOOR PER SCHEDULE.

REFLECTED CEILING LEGEND 2' X 4' FLUORESCENT LIGHT FIXTURE



FIXED NEW WOOD BEAD BOARD WOOD CELLING

ROOF PLAN LEGEND

PRE-FINISHED STANDING SEAM METAL ROOF (REF. TO SPECIFICATIONS)

NOTES

- REPUICE DIAMAGED CRIGINAL BASE MOLEING (OR F MISSING) MITH NEW WOOD BASE.
 RESTORE AND MATCH EXISTING PLASTER WILL AND CRI, ING FRISH F DAMAGED.
 ALL HISTORIC DOORS, FRANKES AND HARDIMARE TO BE RESTORED AND INSTALLED AT ORIGINAL LOCATION, UNLESS NOTED OTHERWISE.
 PROVIDE HER PLOORING AS SPECIFIES.
- 5. REFER TO MEP DRAWINGS FOR ELECTRICAL / LIGHTING /SPECIAL SYSTEMS AND HVAC REQUIREMENTS.

SVMBOL LEGEND

SYMBOL LEGEND								
X/AX-X	ELEVATION RE: A3 SERIES	X.X.—	PARTITION TYPE RE: A2.7 WALL SECTIONS	X/AX-X	DETAIL SECTION			
(WA-X)	WOOD WINDOW TYPE RE: A2 SCHEDULES	X/AX-X	BUILDING SECTION RE: A4 SERIES	FE	SURFACE MOUNTED FIRE EXTINGUISHER			
⟨XA⟩	HOLLOW METAL WINDOW TYPE RE: A2 SCHEDULES	X X X X X X X X X X X X X X X X X X X	WALL SECTION RE: A4 SERIES					
XXX	DOOR TYPE RE: A2 SCHEDULES	0	ENLARGED DETAIL/PLAN					

GENERAL NOTES

- BEFORE COMMENCING ANY ACTIVITY UNDER OR PERTAINING TO THIS CONTRACT, THE CONTRACTOR SHALL:
- 1.1 OBTAIN ALL BUILDING & CONSTRUCTION PERMITS AS REQUIRED BY THE PERTINENT LOCAL REGULATORY & GOVERNMENTAL
- BY HE PERTINENT LOWIN PROPERTY LINES, LIMITS OF WORK, AGENCES.
 2 VERRY LOCATIONS, PROPERTY LINES, LIMITS OF WORK, EASEMENTS, ELEVATIONS & OMENSIONS OF EXISTING UTILITIES, STRUCTURES & OTHER IMPROVEMENTS AFFECTING WORK & PROTECT SAME WHERE NECESSARY.
- 2. ALL DIMENSIONS ARE APPROXIMATE AND TO BE FIELD VERIFIED.
- ACTUAL FIELD CONDITIONS MAY VARY FROM THE DIMENSIONS INDICATED ON THE PLANS. THE CONTRACTOR SHALL FIELD VERRY ALL EXISTING AND PROPOSED DIMENSIONS, CONDITIONS, AD WORK, AND SHALL MOTHLY THE ARCHITECT OF ANY DESCREPANCES BETWEEN THE DRAWNINGS AND ACTUAL COMMITIONS BEFORE PROCEEDING WITH THE WORK.
- THE DRAWINGS ARE NOT TO BE SCALED, USE DIMENSIONS THAT ARE ON THE DRAWINGS OR ARE PROVIDED BY THE ARCHITECT, VERFY ALL DIMENSIONS BY FIELD MEASUREMENT, WRITTEN DIMENSIONS ON DRAWINGS TAKE PREFERENCE.
- 5. WHEN A MATERIAL OR PRODUCT IS IDENTIFIED ANYWHERE IN THE DRAWINGS BY REPRENCE TO MANUFACTURERS BRAND OR TRADE NAME. IT IS FOR THE PURPOSE OF ESTABLISHING A STANDARD OR OUALITY. ANY MATERIAL OR PRODUCT OF OTHER MAN
- THE CONTRACTOR IS TO PROTECT ALL EXISTING ITEMS AND RINNESS NOT SCHEDULE FOR DEMOLITION SO AS NOT TO DAMAGE ANY AREA WITHIN THE CONTRACT. ANY AREA DAMAGES SHALL MAMEDIATELY SE REPORTED TO THE ARCHITECT, AND SHALL BE PROMPTLY REPORTED TO THE SATISFACTION OF THE ARCHITECT AND THE CHARGE.
- JOB SITE OBSERVATIONS BY THE ARCHITECT / ENGINEER OR THEIR AUTHORIZED REPRESENTATIVES SHALL CONSIST OF VISUAL OBSERVATION OF INVERNALS, EQUIPMENT OR CONSTRUCTION WORK FOR THE PURPOSE OF SOCKETANING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DOCUMENTS.
- ALL DETAILS AND NOTES MARKED "TYPICAL" OR "TYP". ON DRAWINGS APPLY TO ALL CONDITIONS IN THIS CONTRACT, WHERE APPLICABLE.
- THE CONTRACTOR IN SUBMITTHO FOR A 8D FOR THE WORK, IS ASSISSED TO HAVE THICKNOWN AND AUGUST BEING THE OLISTINGTO THE RECITED FOR A LONG-PLOTH ON THE AVERAGE AUGUST THE RECITED FOR A LONG-PLOTH ON THE AVERAGE AUGUST THESE SECRET HAVE THE AUGUST A FER AUGUST THE AUGUST BEING THE AUGUST THE AUGUST THE AUGUST AUGUST AUGUST AUGUST AUGUST THE AUGUST THE CONTRACTOR FOR FAILURE TO FABILUREZ THEMSELVES WITH THE STREET, BUSTING CONTROL FOR THE AUGUST THE AUGUST THE STREET BUSTINGS CONTROL FOR THE AUGUST THE AUGUST THE AUGUST THE STREET AUGUST THE AUGUST THE AUGUST THE AUGUST THE AUGUST THE CONTRACTOR FOR FAILURE TO FABILUREZ THEMSELVES WITH THE STREET BUSTINGS CONTROL FOR THE AUGUST THE AUGUST THE AUGUST THE CONTRACTOR FOR FAILURE TO FAILURE THE AUGUST THE AUGUST THE AUGUST THE CONTRACTOR FOR THE AUGUST THE AUG SPECIFICATIONS.
- 10. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR MY DAWAGE TO MAY EXISTING OR NEWLY CONSTRUCTED BULLDING THE CONTRACTOR SHALL THE
- 11. THE CONTROLLOR SHALL MANITHAN AT THE JOB SITE A SET OF CONTROLLOR SHALL MANITHAN AT THE JOB SITE A SET OF CONTROLLOR SHALL MANITHAN AT THE JOB SITE A SET OF SHALL SEE MERCAMENTS. THE PLAY AS IT SHALL BE SIMMITTED TO THE MADRIEGT A THE CONFEITURE OF CONSTRUCTIVE FOR USE IT IN ADDITION AND THE SHALL SHA

- 18. THE CONTRACTOR SHALL ADVISE ALL URILITY COMPANIES OF THE PROPOSED WORK AND SHALL COORDINATE ANY WORK REQUIRED FOR THE THIS CONSECTION OF THE RESPRICES TO THE PROJECT. CONTRACTOR SHALL MOTHER OWNER MIS. STORMED DAYS PRIOR TO MAY POWER CLIT OF OR SHATLOGING CONTRACTOR SHALL MINISTEE THE MOST OF "POWER SHATLOGIN AND MAKE EVER" AND SHATLOGING CONTRACTOR SHALL DAY REQUIRE TO POWER SHATLOGING ADMINISTED BLOCK OCCUPANTY.



ANCILLARY BUILDING PLAN & ELEVATIONS

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1 HDLB - 07/01/2025

DISCOVERY OF ANY ADDITIONAL FLOOR PENETRATIONS AND/OR CHASES NOT INDICATED ON THE PLANS SHALL BE REPORTED TO THE OWNER AND THE ARCHITECT.

DISCOVERY OF ANY DAMAGED OR NONEXISTENT STRUCTURAL ELEMENTS SHALL BE REPORTED TO THE OWNER AND THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING WALLS AS REQUIRED.

PATCH AND REPAIR DAMAGED AREAS OF WALLS WHERE DEMOLISHED OR DEVICES WERE REMOVED.

16. IT IS THE INTENT OF THESE DRAWINGS TO SHOW MANNER OF ACCOMPLISHING THE WORK, MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS AND CONDITIONS AND IS NOLUCED AS PART OF THE WORK, IF ANY DISCREPANCES ARE FOUND NOTIFY THE ARCHITECT.

17. THE CONTRACTOR SHALL VERIFY THE SIZES, DIMENSIONS AND LOCATIONS OF ALL MECHANICAL & ELECTRICAL EQUIPMENT PAOS, BASES AND FOUNDATIONS AS WELL AS POWER WATER AND DEADWAGE REQUIREMENTS FOR SUCH EQUIPMENT WI EQUIPMENT MANUFACTURER.

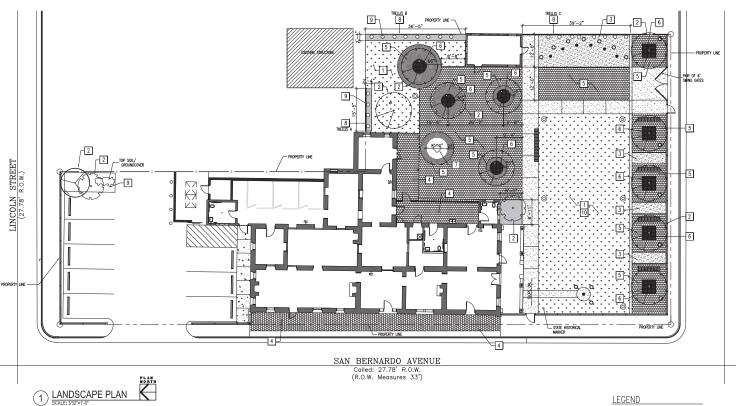
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Checked by: ED/JHS

06 / 10 / 2025 2024-324 Project:



LANDSCAPE GENERAL NOTES

- ALL IMPROVPROVEMENTS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND THE LAYOUT OF THE MATERIALS SHALL BE INSPECTED BY THE ARCHITECT PRIOR TO INSTALLATION OF THE IMPROVEMENTS.
- THE CONTRACTOR SHALL VERIFY ALL EASEMENT LINES IN THE FIELD PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO START OF CONSTRUCTION ACTIVITIES. HAND EXCAVATE, IF REQUIRED TO AVOID DAMAGING UNDERGROUND UTILITIES.
- ALL CONSTRUCTION WILL CONFORM TO THE CITY OF LAREDO STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO THE BACK OF CURB, EDGE OF SIDEWALK, AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR COMPLETE INSTALLATION OF ALL MATERIALS AND EQUIPMENT FOR COMPLETE INSTALLATION OF LIVINGSCAPING AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.
- 8. GUALITY ASSURANCE: PROVIDE PLANT MATERIALS IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL LAWS RELATING TO INSPECTION FOR DISEASES AND INSECT INSESTATION PRIOR TO INSTALLATION, AND THROUGHOUT, AND AGAIN PRIOR TO APPROVAL OF COMPLETED PROJECT INSTALLATION.
- 9. OFF-SITE TOPSOIL AND TOPSOIL ON-SITE SHALL BE TESTED (PAID BY THE CONTRACTOR) IN ADVANCE OF PLANTING ACTIVITIES.
- 10. REFERENCED STANDARS INCLUDE: AMERICAN STANDARD FOR NURSERY STOCK, APPROVED 1998 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC. PLANT MATERIALS, HORTUS THRO, 1976 CORNELL UNIVERSITY PLANT NOMENCLATURE, AND ASTM. AMERICAN STANDARD TESTING MATERIAL. SHARPS SAND.

 1. SUBMITTALS: SAMPLES - SUBMIT FOR APPROVAL SUFFICIENT REPRESENTATIV
- QUANTITIES OF SOIL MIX, PEAT MOSS DECOMPOSED GRANITE, WASHED GRAVEL, AND RIVER ROCK FOR APPROVAL PRIOR TO PURCHASE.
- 12. IF BALLED PLANTS CANNOT BE PLANTED WITHIN 24 HOURS AFTER DELIVERY TO THE SITE, THE ROOT BALLS WILL BE PROTECTED BY HEELING IN WITH SAW DUST OR OTHER APPROVED MATERIAL. PROTECT DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL AND DESICCATION OF LEAVES.

- ALL TREES, PLANTS, GROUND COVER SHALL BE INSTALLED SUCH THAT IMPEDES DRAINAGE AWAY FROM BUILDINGS AND OFF OF THE SITE.
- COORDINATE WORK WITH IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO IRRIGATION SYSTEM.
- 16. WARRANT PLANTS AND TREES FOR ONE YEAR AFTER FINAL ACCEPTANCE. REPLACE DEAD MATERIALS AND INTERNALS MOT IN A WOORKUIS, THENTHIS CONCITION AS SOON AS MEATHER PERMISTS AND ON MOTIFICATION BY THE LANGUAGE ARCHITECT. REPLACE PLANTS. INCLUDING TREES, WHICH IN OPINION OF LANGUAGE ARCHITECT REPLACE PLANTS. INCLUDING TREES, WHICH IN THEREBY DAMAGING SHAPE, SIZE, OR SYMMETRY.
- REPLACE PLANTS AND TREES WITH SAME SPECIES AND SIZE AS ORIGINALLY PLANTED, AT NO COST OF OWNER REPLACEMENT FLANTS AND TREES SHALL BE PROVIDED A ONE-YEAR WARRANT, FROM THE DATE THE REPLACEMENT PLANTS ARE INSTALLED, IN SUCH CASES, REMOVE DEAD TREES MIMEDIATELY, PROTECT BRIGATION, PPING, CONDUIT, SIDEWAKES, STRUCTURES AND BEDS DURING REPLACEMENT ACTIVITIES. REPAIR ANY DAMAGE MIMEDIATES.
- 18. AT THE END OF THE WARRANTY PERIOD, STAKING AND GUYING MATERIALS
- 19. MAINTENANCE OF IMPROVEMENTS WILL BE PROVIDED BY THE CONTRACTOR, UNTIL FINAL ACCEPTANCE. THIS INCLUDES WATERING, PLANTINGS, CULTIVATION, MOWING. WEEDING, SPRAYING, CLEANING AS A RECESSARY TO DEP LAUGICAPHO BY A VIGOROUS HEALTHY CONDITION NICLIDING. RAKING. AND LEVELING OF BOUNTERPAIRS.
- 20. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD A WHITTEN FOR THE LANDSCAPE SEVEN DAYS PRIOR TO COMPLETION WHEN THE PROJECT IS DEEMED COMPLETE BY THE CONTRACTOR, AN ON-SITE INSPECTION BY THE OWNER, LANDSCAPE CONTRACTOR, AN ON-SITE NOSECTION BY THE OWNER, LANDSCAPE CONTRACTOR, AND LANDSCAPE ARCHITECT WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
- 21. FOLLOWING FINAL ACCEPTANCE, MAINTENANCE OF PLANT MATERIAL WILL BECOME THE OWNERS RESPONSIBILITY. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A RECOMMENDED MAINTENANCE PROGRAM.
- 22. PRUNING OF ALL INSTALLED TREES AND SHRUBS, AS DIRECTED BY THE LANDSCAPE ARCHITECT SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COSTTO THE OWNER.

- NON-BIODEGRABLE BALL WRAPPING MATERIAL WILL BE REJECTED. AND TREE LOOSE IN THE BALL OR WITH BROKEN BALL AT TIME OF PLANTING WILL BE REJECTED.
- 24. BALLS SHALL BE A MINIMUM OF 10 INCHES IN DIAMETER FOR EACH 1" OF TRUNK DIAMETER, MEASURED 6" ABOVE THE BALL.
- SOIL PREPARATION MATERIALS SHALL INCLUDE PEAT MOSS, PREMIXED SOILS, SANDY LOWI, AND SHARP SAND.
- 26. FEAT MOSS SHALL BE COMMERCIAL, SPANDAUM MOSS OR HYPHUM PEAT, OR DECOMPOSED ON TREASY WITH PHILLIPLES BETWEEN 5 AND 7. THE GN TRANSHOML BE STERRIZED TO BE MINNITE ALL ACTIVE RESDUNALS, LE. NISECTLODES, PESTICIDES, HERBICIDES, FUNGUS, VIRUS AND DEFOLIANT CHEMPALS.
- 27. PRE MIXED SOILS WILL BE CONSIDERED AS "APPROVED EDUALS" WHEN SAMPLES ARE SUBMITTED WITH MANUFACTURERS DATA AND LIBOCATIONY. TEST REPORTS. APPROVED SOPPLIES ROQUED WITH LEATH COMMETE COMPLETE WITH STATEMENT OF THE COMPLETE WITH STATEMENT OF THE
- 28. SANDY LADAM SHALL BE FRIABLE, FERTILE, DARK, LOAMY SOIL. FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRAMEDUS MATERINL. AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES, SOIL CONTAINING DALLSGRASS OR MATGRASS SHALL BE REJECTED.
- 29. PHYSICAL PROPERTIES OF THE SANDY LOAM SHALL INCLUDE CLAY-BETWEEN 7-27 PERCENT, SILT-BETWEEN 28-50 PERCENT, AND SAND LESS THAN 52
- 30, SHARP SAND SHALL BE CLEANED, WASHED SAND, (FINE AGGREGATE) ASTM
- 31. SUBMIT SAMPLES, OF SIZES SHOWN ON PLANS PRIOR TO PURCHASE FOR APPROVAL AS RELATED TO THE DECOMPOSED GRAVITE, WASHED GRAVEL AND RIVER ROOK, SIZE OF EVAL HAR ERFECTED IN HE LEGEND, COLOR OF THESE MATERIALS SHALL BE REQUIRED TO MATCH THE COLORS OF THESE MATERIALS AS DIVIDLUED IN THE LEGEND.
- 32 STEEL EDGING SHALL BE DURA FOGE OR APPROVED FOLIAL

- 35, TREE WRAPPING PAPER SHALL BE WATER PROOF 6" WIDE CREPE
- 36 STAKING AND GUYING MATERIALS SHALL BE T-SHAPED METAL POSTS: PAINT FLAT BLACK, 8 FEET LONG, TURN BUCKLES SHALL BE GALVANIZED STEEL, *F EYE, 6-INCH OPENING, TIE WIRE SHALL BE 12 GAUGE GALVANIZED WIRE, BLACK HOSE - 2 PLY, FIBER REINFORCED HOSE, MINIMUM - INCH INSIDE DIAMETER.
- 37, HE LANDSCAPE ARCHITECT ADVANCED NOTICE OF 48 HOURS IN ADVANCE.
- 38. THE STEEL EDGE SHALL BE SECURELY INSTALLED UTILIZING TWICE THE MANUFACTURERS SUGGESTED STEEL SECUREMENT STAKES, ALTERNATING THE SIDE OF THE STEEL EDGING.
- THE STEEL EDGING SHALL BE 4", AND SHALL BE INSTALLED SUCH THAT THE BOTTOM INCH OF THE STEEL IS DRIVEN INTO THE SQL BENEATH THE FABRIC, AND THE REGIOT OF THE REMAINING STEEL EDGING SHALL BE SMOOTH IN CONTOUR.
- 40. BACKFILLING OF THE VARIOUS TYPES OF BED MATERIAL SHALL. INITIALLY BE PLACED ALONG EACH STEEL EDGE APPLYING A MIDE DISTANCE ALONG BOTH SIDES OF THE STEEL TO PREVENT WARPING OF THE PROPOSED ALIGNMENT OF THE STEEL EDGING.
- 41. TO ENSURE THAT THE DEPTH OF EACH MATERIAL IS CONSISTENT ACROSS EACH BED, THE CONTRACTOR SHALL, PRIOR TO PLACEMENT OF THE MATERIAL NISTALL RHY FLAGS EVERY SEPTI IN A GRID PATTERN THROUGHOUT THE ENTIRE JUNTS OF EACH BED TO ALLOW VERIFICATION OF THE CONSISTENT DEPTH OF THE MATERIAL.
- THE BED MATERIALS SHALL BE RAKED AND SMOOTHED TO ACHIEVE A VISUALLY CONSISTENT ELEVATIONAL FLOW.
- 43. CONTRACTOR SHALL REFER CIVIL DRAWINGS FOR GRADING ELEVATIONS.

LEGEND

- O EXTERIOR LIGHT
- 0 EXTERIOR POLE LIGHT
- 0 CAROLINA JASMINE 3 GAL.
- SHELDON LEAF GOLDENEYE **~**
- LIVE OAK (QTY:) MIN 6" CALIPER, 18' HT./12' SPREAD, B&B STRAIGHT TRUNK, MATCHING SPECIMENS
- CEDAR ELM (QTY:) 10" CALIPER, 200 GALLON, 18" HT./STRAIGHT TRUNK B&B OR CONTAINER. (1)
- MEXICAN OLIVE (OTY:) 4" CALIPER, 8" HT./4' SPREAD, B&B OR CONTAINER

GROUNDCOVER

SOLID SOD (BERMUDA)
 RE: IRRIGATION SYSTEM REQUIRED.





5. BRICK PAVERS

6. ARTIFICIAL TURF

NOTE: DRAWING IS REPRESENTATIONAL. CONTRACTOR SHALL SUBMIT FOR REVIEW PROPOSED LANDSCAPING INFORMATION.

LANDSCAPING NOTES

- REFER TO CIVIL DWGS FOR FINISHED FLOOR ELEVATION, ALL GRADING OUTSIDE OF BUILDING SHALL BE BY CIVIL ENGINEER PRIOR TO CONSTRUCTION, WHERE INDICATED, HOLD TOP OF WALL ELEVATIONS OF RETAINING WALLS.
- CONTRACTOR TO GET APPROVAL FROM ARCHITECT ON ELEVATION OF TOP OF PAVING AND SODDED AREAS.
- 3. REFER TO ELECTRICAL DWGS, FOR SITE LIGHTING TYPES.
- THE CONTRACTOR SHALL PREPARE AND SUBMIT IRRIGATION SHOP DRAWINGS PREPARED BY A LICENSE IRRIGATION CONTRACTOR AS REQUIRED PER APPLICABLE CODES.
- CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF SURFACES TO RECEIVE PAVING MATERIALS.
- 6. STEEL EDGING TO BE 14 GA. (REQ. AT ALL DECOMPOSED GRANITE
- REFER TO CIVIL ENGINEER DRAWINGS FOR, GRADING, TOP OF CURB, FINISH FLOOR, SLOPE DIRECTIONS, RETAINING WALL DETAILS, UTILITIES, ETC.
- 8. REFER TO SPECIFICATIONS FOR BRICK PAVER TYPES.
- WRITTEN DIMENSIONS AND COORDINATES SHALL GOVERN OVER SCALED DIMENSIONS.
- 10. ALL IMPROVEMENTS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE ARCHIENG, PRIOR TO CONSTRUCTION OR INSTALLATION.
- THE CONTRACTOR SHALL VERIFY ALL EASEMENT LINES IN THE FIELD PRIOR TO BEGINNING WORK.
- 12. THE CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THERE PLANS AS WELL AS ANY OTHERS IN THE FIELD PRIOR TO START OF CONSTRUCTION ACTIVITIES.
- 13. THE CONTRACTOR SHALL WILL CONFORM TO CITY OF LAREDO'S STANDARDS AND SPECIFICATIONS.
- 14. ALL CURBS ARE TO BE INTEGRAL WITH CONCRETE PAVEMENTS.
- THE CONTRACTOR IS TO PROVIDE TRENCH SAFETY PLANS, SIGNED AND SEALED BY A REGISTERED ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- 17. CITY STANDARD DETAILS ARE AVAILABLE AT THE CITY.
- PRIOR TO START, CONTRACTOR SHALL LOCATE AND STAKE EXISTING UNDERSROUND ELECTRICAL LINES FROM JUNCTION BOX & TRANSFORMER.

KEY NOTES

- SOLID SOD (BERMUDA)
- 2 NEW TREES (REF. TO LEGEND)
- 3 DECOMPOSED GRANITE
- 4 BRICK PAVERS (SALVAGED & NEW REPLICATE)
- 5 NEW CLAY BRICK PAVERS (4"x8")
- 6 TREE GRATES (5'X5' or 5' DIAMETER) (N.I.C.)
- 7 WATER CISTERN TO REMAIN (6' PROTECTIVE RADIUS AROUND CISTERN
- 8 TRELLIS (GREEN SCREEN HORIZONTAL) REF TO DETAILS ON SHEET A1.5
- 9 SHRUBS /GROUND COVER /PLANTS
- 10 SYNTHETIC TURF (ALT. No.3)



WEBB COUNTY VETERANS BUILDING REHABILITATION AND PRESERVATION 409 San Bernardo Ave, Laredo, Texas 78040

YNERGY

TRINITY

TOPSITE

TOF SITE CIVE: GROUP 6262 McPherson Road 1 ingr.# F-22574 surv.#1 F (956) 725-505

Revisions:



document was authorized by Juan Homero Sánchez egistration No. 12559 or June 10, 2025

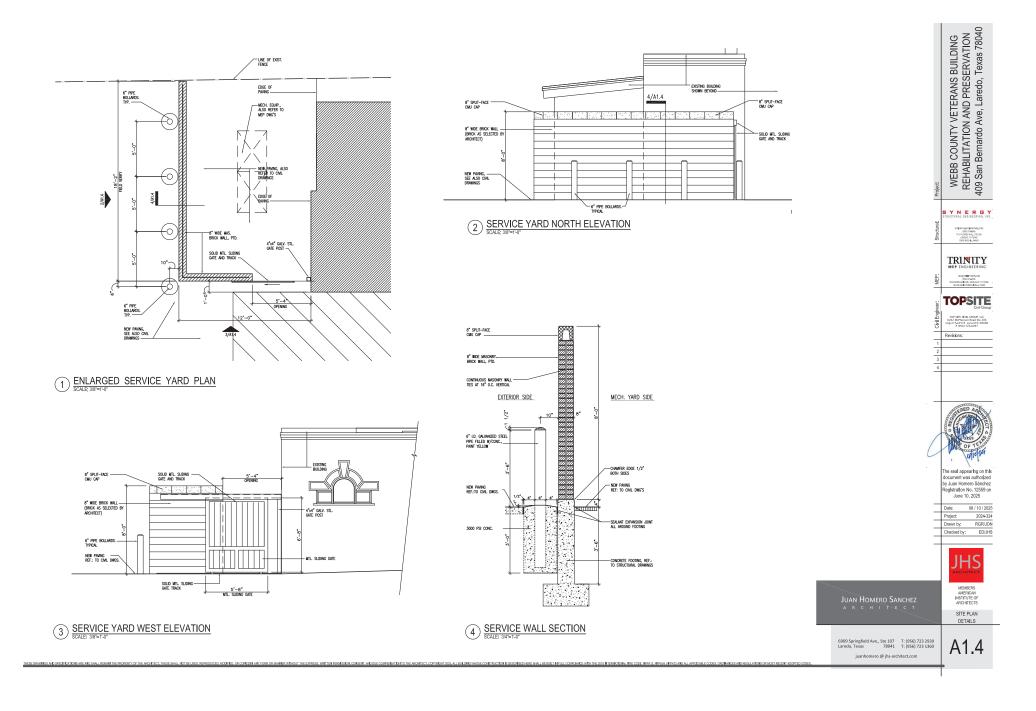
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Ī	Project:	2024-324
	Drawn by:	RGR/JON
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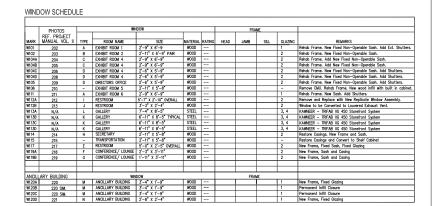




ARCHITECTS LANDSCAPE PLAN

6909 Springfield Ave., Ste 107 T: (956) 723 2939 Laredo, Texas 78041 T: (956) 723 1360 juanhomero @ jhs-architect.com





WINDOW REPAIR - GENERAL NOTES

- STRIP ALL PAINT FROM FRAME AND TRIM SURFACES—BOTH INTERIOR AND EXTERIOR.
- 2. REPLACE BROKEN PANELS WITH GLASS TO MATCH EXISTING.
- 3. REPAIR HARDWARE AND HINGES TO OPERABLE CONDITIONS. REPLACE BROKEN OR MISSING HARDWARE
- PRINE ALL FRAME SUFFACES AND FINISH WITH TWO COATS
 OF PAINT, DO NOT PAINT SHUT.
 INSTALL WEATHERSTRIPPING
- 6. SEAL HEAD, JAMB, SILL AND TRIM JOINTS-BOTH INTERIOR AND EXTERIOR
- AND EXILENDS.
 7. CLEAN PANT, SEALANT AND GLAZING COMPOUND FROM STONE,
 GLASS AND PLASTER SURFACES.
 8. INSPECT ALL 10000 (FRAME AND TRAM) FOR TENRIE OR ROT
 DAMAGE. REPLACE COMMANDED WOOD WEMBERS WITH NEW 10000
 OF SAME SPECIES AND PROFILE. RE-USE ALL GOOD CONDITION
 MATERIALS.
- O REDI ACE MISSING WINDOW COMPONENTS
- REMOVE WINDOW AIR CONDITIONED UNITS AND REPAIR WINDOW
 TO ORIGINAL CONDITION.
- 11. REPLACE ALL BROKEN GLASS TO MATCH ORIGINAL, U.N.O.

WINDOW REMARKS

- 1. FIELD VERIFY ALL WINDOWS.
- 2. REMOVE EXISTING WOOD FRAME: SALVAGE AND RESTORE. 3. NEW REPLICATED WOOD WINDOW TO MATCH ORIGINAL
- 4. REMOVE PANEL GLASS AND REPLACE WITH MATCHING WIRE GLASS.
- 5. EXISTING WINDOW HAS SEVERE DAMAGE.
- 6. REPLACE PANELS WITH OBSCURE GLASS.
- REPLACE EXISTING WOOD WINDOW TO MATCH ORIGINAL RE-USE ALL GOOD CONDITION MATERIALS.
- 8. REMOVE INTERIOR OBSTACLE. COORDINATE WITH OWNER ON RELOCATION OF BLOCKAGE OF WINDOW TO BE DEDINIOR.

WINDOW SYMBOL LEGEND

- > = HOLLOW METAL
- = WOOD WINDOW
- ALUMINUM WINDOW

GLAZING LEGEND

- 1/4" CLEAR TEMPERED GLASS
- 1/2" CLEAR INSULATED GLASS
- ⚠ 7/8" CLEAR INSULATED TEMPERED GLASS
- ⚠ 1/4" TEMPERED DECORATIVE ACID ETCH GLASS

HEAD A MUNTIN JAMB 2'-10 5/8' FIELD VERIFY ROUGH OPENING WIDTH

TYP, WINDOW DETAILS INTERIOR

EXISTING WINDOW LINTEL TO REMAIN - NEW HISTORIC REPLICATION WOOD REPLACEMENT WINDOW NEW WINDOW GLAZING. REFER TO WINDOW SCHEDULE AND SPECS. FIELD VERBY -existing window sill to remain. Protect during demolition and restoration work, ROUGH OPENING WIDTH

3 TYP. WINDOW DETAILS EXTERIOR

TOPSITE

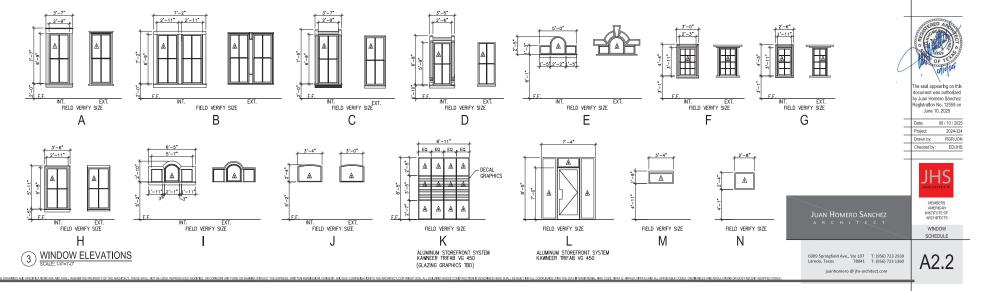
WEBB COUNTY VETERANS BUILDING REHABILITATION AND PRESERVATION 409 San Bernardo Ave, Laredo, Texas 78040

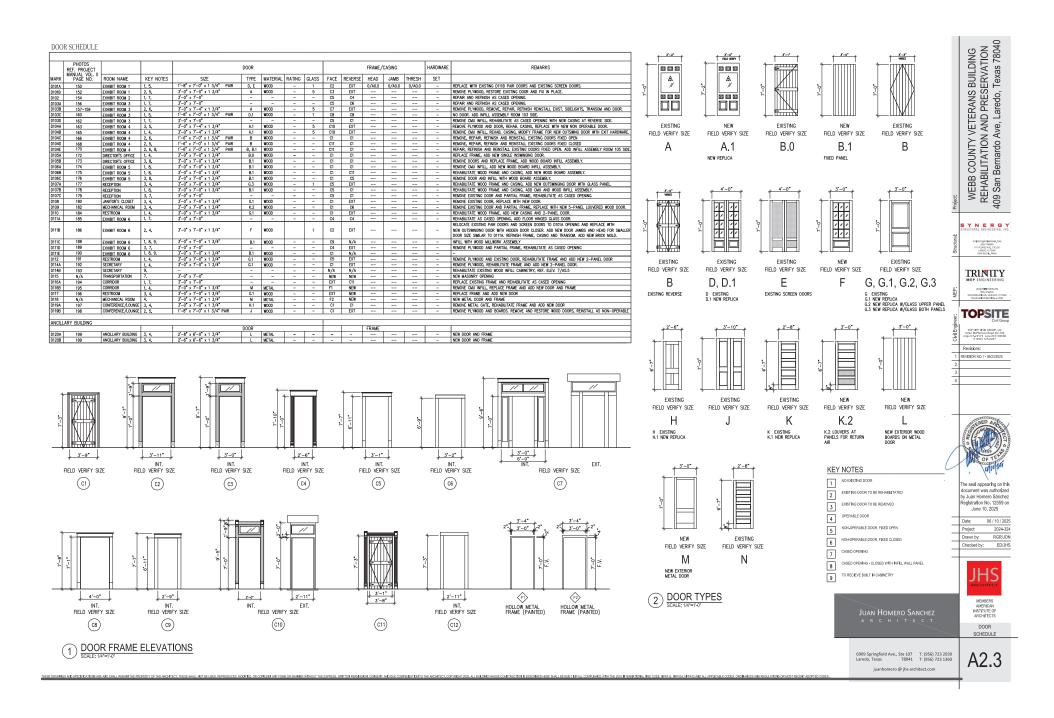
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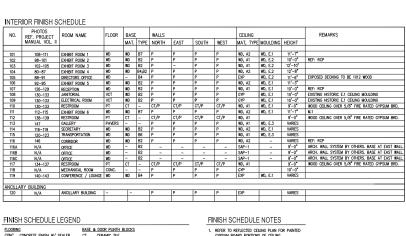
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TRINITY

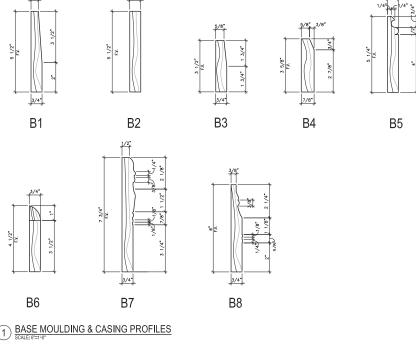
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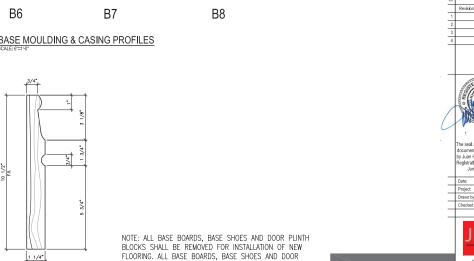






FLOORING CONC C CPT C VCT V CT C PT F BASE & DOOR PUNTH BLOCKS CT CERAMIC TILE PT PORCELAIN TILE CARPET ALL EXPOSED STRUCTURE, HVAC DUCTWORK, CONDUITS, PIPING & UNDERSIDE OF CEILING TO BE PAINTED; COLOR AS SELECTED BY ARCHITECT. CARPET VINYL COMPOSITION TILE CERAMIC TILE PORCELAIN TILE RUBBER BASE NEW BASE TO (MATCH ORIGINAL) 3. ALL FINISHES SUBJECT TO ARCHITECT'S APPROVAL EPOXY PAINT WOOD FLOOR WALL FINISHES P PAINT CT CERAM PT PORCE VP VENEER CEILING REMARKS (ARMSTRONG OPTIMA LINE) GYPSUM BOARD, PTD. (THICKNESS AS SPECIFIED) 1/2" PLYWOOD, STAIN GRADE BEADED BOARD WOOD CEILING (3.25" SLAT - MHP) CERAMIC TILE 1. SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS. PORCELAIN TILE VENEER PLASTE EXISTING CROWN MOULDING TO BE REMOVED WITH REMOVAL OF EXISTING CEILINGS. ALL NEW CROWN MOULDING TO MATCH EXISTING PROFILES. SUSPENDED WOOD SYSTEM STUCCO /PLASTER FINISH TO MATCH HISTORIC PROFILE A2 C1 C2 Α1 3 WOOD CEILING PROFILES DOOR & WINDOW CASING PROFILES E1 E3 M1 COVE BED MOULDING CROWN BED MOULDING 1" QUARTER RD. CHAIR RAIL MOULDING





PLINTH BLOCKS SHALL BE NEW AND MATCH ORIGINAL

NOTE: CONTRACTOR TO FIELD VERIFY DIMENSIONS FOR ALL CASEWORK, MOULDING, BASE BOARD & CEILING WOOD

PROFILES.

PROFILES.



document was authorized

by Juan Homero Sánchez

Registration No. 12559 on June 10, 2025 06 / 10 / 2025 2024-324

RGR/JON Drawn by:

WEBB COUNTY VETERANS BUILDING REHABILITATION AND PRESERVATION 409 San Bernardo Ave, Laredo, Texas 78040

TRINITY

TOPSITE

SCHEDULE

6909 Springfield Ave., Ste 107 T: (956) 723 2939 Laredo, Texas 78041 T: (956) 723 1360 juanhomero @ jhs-architect.com

4 CEILING & CHAIR MOULDINGS

FIELD VERIFY SIZE 5 DOOR PLINTH BLOCK

D1



P.O. Box 12276 Austin, Texas 78711-2276 512-463-6100 thc.texas.gov

May 28, 2025

Steven Tillotson

Re: Recorded Texas Historic Landmark project review, Juan Francisco Farias Residence, Laredo, Webb County (RTHL)

Dear Mr. Tillotson:

Thank you for sending information regarding proposed project work on your Recorded Texas Historic Landmark. This letter represents the comments of the Executive Director of the Texas Historical Commission.

The review staff, led by Alexander Shane, has completed its review of the project documentation provided on April 9, 2025, and has the following comments, recommendations, and expectations:

The Juan Francisco Farias Residence or the Webb County Veterans Building, has long been vacant and been in a state of disrepair. Overall, the Texas Historical Commission Division of Architecture Review Staff is aware of the amount of work to clean up and stabilize the building. Our office appreciates the efforts being proposed to protect the existing historic materials while removing materials and repairing features that have deteriorated over time. We understand the scope of work involves exterior demolition which include electrical wiring, conduit, devices, and fasteners while protecting adjacent stucco and masonry. Other demolition includes the removal of the lean-to porch roof cladding, membrane, and salvage of potential structure where possible. Within the lean-to the wood column shafts and terra cotta capitals will be removed for restoration and reuse in the new construction. Along each elevation the fenestration treatment includes removal of infilled doors and windows, stabilizing existing window and door openings during the removal of plywood, which was used for temporary closure treatments. Overall, our office has determined that the project meets the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the work can proceed.

We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your interest in the cultural heritage of Texas, and for the opportunity to comment on this proposed project in accordance with Recorded Texas Historic Landmark legislation. If you have any questions concerning our review or if we can be of further assistance, please contact Alexander Shane at 512.463.8952.

Sincerely,

Alexander Shane, Program Coordinator, Federal & State Project Review

For: Joseph Bell, Executive Director

alexander Shane

JB/AS

City of Laredo

Historic District / Landmark Board

Meeting Date: 8/14/2025 Action Item

SUBJECT

Public hearing and consideration of a motion to consider the installation of an attached signage to the front façade of the building on Lot 5 and parts of Lots 3, 4, 6, 7 & 8, Block 1, Western Division, located at 1002 Grant Street. This property is within the San Agustin de Laredo Historic District.

HD-006-2025 District VIII

BACKGROUND

Initiated by: ABO Holding Laredo, LLC, Owner; Michael Haynes, Applicant/Representative

Previous Action:

On October 25, 1994, in a 7 to 0 vote, the Historic District/Landmark Board approved signage subject to painting it a terra-cotta color and subject to the removal of the Panatronic sign facing San Agustin Avenue and the El Margo sign on the front of the building.

Current Proposed Scope of Work: The applicant is requesting new signage on existing façade. This includes 1 sign on the south elevation facing the San Agustin Plaza.

Building Type: As per the Historic Urban Design Assessment Report (1996):

- Most of the buildings facing Grant Street are of brick masonry construction with the exception of the building on the southeast corner of the block which a more recent concrete masonry unit.

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

Letters sent to the surrounding property owners: 21

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

Meeting Date: 8/14/2025 Action Item

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.

STAFF RECOMMENDATION

*THE PURPOSE OF THIS APPLICATION REVIEW BEFORE THE HISTORIC DISTRICT/LANDMARK BOARD IS FOR HISTORIC COMPLIANCE ONLY. APPROVAL DOES NOT GUARANTEE APPROVAL OF A CONSTRUCTION PERMIT, OR ANY OTHER TYPE OF PERMIT THAT MIGHT BE REQUIRED FOR THIS PROJECT.

Staff supports the addition of proposed new signage on the existing façade, facing San Agustin Plaza as it is contingent on the sign's size, materials, and placement being compatible with the historic character of the building.

A. Historic Urban Design Guidelines

- 1. The signage complies with the Historic Urban Design Guidelines by respecting the building's scale, avoiding obstruction of architectural details, and maintaining compatibility with the streetscape.
- Appropriate Placement & Scale

The signage is appropriately scaled to the façade and positioned so that it does not obscure or damage any historic architectural features, aligning with the guidelines for maintaining the integrity of historic facades.

Reference: Chapter 5 - Signage

"New signs should be scaled to the building façade and placed so as not to obscure or damage

Meeting Date: 8/14/2025 Action Item

historic architectural features. Signage should complement the building's proportions and rhythm."

Location & Visibility

The sign's placement on the south elevation facing San Agustin Plaza, enhances pedestrian interaction and contributes to the overall vitality and historic character of this prominent public space.

Reference: Chapter 5 - Signage

"Sign placement should enhance the pedestrian experience and contribute to the vitality of the streetscape, particularly on elevations facing public spaces."

- Number of Signs

The proposed sign complies with the limit of signs per premises, ensuring consistency with signage density guidelines and maintaining visual clarity along the streetscape.

Reference: Chapter 5 - Signage

"Business signs in buildings shall be limited to one sign per premises for interior lots and two signs for corner lots.

- B. Secretary of the Interior's Standards for Rehabilitation
- 1. The proposed sign does not obscure or remove historic materials or features and respects the scale and design of the façade.
- Standard 2 "The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided."
- 2. The new sign is appropriately scaled and designed to complement the building's historic storefront features, avoiding visual disruption.

Standard 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 shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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

Meeting Date: 8/14/2025 Action Item

- 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.

AERIAL MAP HD-006-2025 **1002 GRANT STREET**

COUNCIL DISTRICT: 8 Date:





ZONING MAP

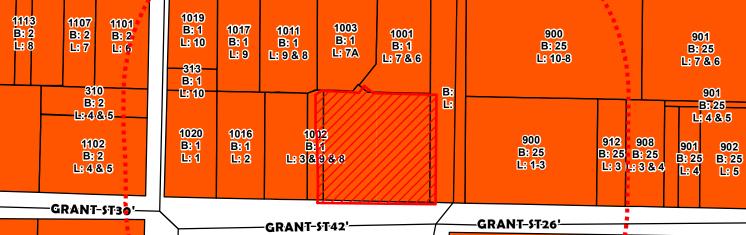
1002 GRANT STREET

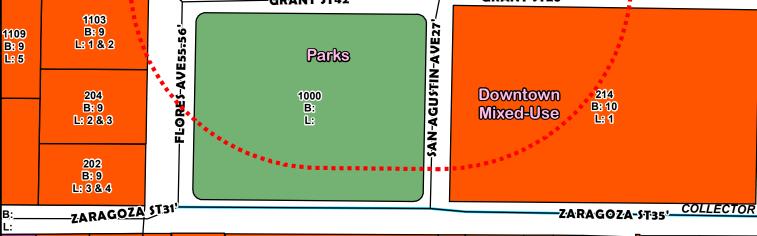
1 inch = 100 feet
Date: 7/24/2025

90

HD-006-2025 **COUNCIL DISTRICT: 8** 1110 501 502 501 502 B: 41 L: 5 B: 41 L: 4 B: 42 B: 42 B: 42 L: 4 L: 5 LINCOLN-ST38L L: 6 & 7 -LINCOLN-ST24' LINCOLN-ST33' 1111 1101 419 419 1007 1005 1001 PKWY30 B: 35 B: 34 919 B: 35 B: 34 913 909 B: 34 900 901 B: 34 B: 34 L: 3 L: 4 & 5 **L:1** B: 33 B: 33 L: 2 L: 3 B: 33 B: 33 FLORES-AVE15 B: 33 L: 4 915 L: 5 Ca 1 L: 3 L: 2 L: 4 B: 33 L: 5 L: 2 H-CBD -TATANGELO-1102 1016 1114 1016 1016 1016 1016 B: 35 1108 B: 34 920 B: 35 916 912 B: 34 B: 34 B: 64 914 902 B: 34 L: 9 & 8 B: 35 L: 10 L: 7 & 6 B: 33 B: 33 B: 33 L: 9 L: 8 B: 33 L: 7 L: 6 B: 33 L: 8 & 7 L: 10 L: 3 & 8 L: 9 & 8 L: 7 L: 6 B ITURBIDE-\$T50'-ITURBIDE-ST42'-ITURBIDE-ST30'-1107 B: 2 L: 8 B: B: 2 L: 1019 L: 7 900 1109 1101 1017 1003 1011 B: 1 1001 B: 2 B: 25 901 TATANGELO-PKWY50 B: 2 B: 1 B: 1 B: 1 L: 8 & 7 L: 10 B: 1 1111 L: 10-8 B: 25 L: 6 L: 9 L: 7A B: 2 L: 8 L: 9 & 8 L: 7 & 6 L: 7 & 6 B: 1 L: 10 ORES-AVE55:56 908 1112 B: 25 1020 1016 1002 1012 B: 2 900 1102 L: 3 & 4 B: 1 B: 1 B: 1 902 901 L: 2 & 3 B: 25 B: 2 1.148/7/8/7A/8/5/8/6 B: 25 L: 2 L: 2 & 3 **L:1** B: 25 L: 1-3 912 L: 4 & 5 L: 5 B: 25 L: 3 GRANT-ST36' GRANT-ST26 GRANT-ST42' 1103 B: 9 1109 L: 1 & 2 B: 9 H-AE L: 5 SAN-AGUSTIN-AVE27 214 1000 204 B: 10 B: 9 B: L: 2 & 3 L: 1110 B: 9 202 L: 10 B: 9 L: 3 & 4 B: ZARAGOZA ST31 ZARAGOZA-ST35'-915 B: 19 1000 1000 1000 1000 L: 2 907 B: 19 B: 19 B: 19 B: 20 B: 21 B: 21 B: 21 B: 19 1000 L: 1 900 L: 3 **L:4** 1000 L:1 L: 3 L: 4 L: 5 1000 L: 5 B: 19 B: 20 B: B: L: 2 La L: L: 1000 1000 1000 1000 B: 19 B: 19 B: 19 B: 19 B: 19 B: 21 B: 21 B: 20 B: 21 L: 10 L: 9 L: 8 B: 19 L: 7 L: 6 L: 6 L: 8 L: 7 L: 10

1 inch = 100 feet **FUTURE LANDUSE 1002 GRANT STREET** Date: 7/24/2025 HD-006-2025 **COUNCIL DISTRICT: 8** Insitutional -LINCOLN-ST38'--LINCOLN-ST24^L LINCOLN-ST33'-11111 1101 419 419 1007 1005 1001 B: 35 B: 35 B: 34 B: 34 919 915 913 909 B: 34 B: 34 900 B: 34 901 Le3 L:4&5 Le 1 B: 33 B: 33 B: 33 B: 33 L: 2 Ŀ3 L:4 B: 33 B: 33 L: 5 L# 1 L:2 L:2 Le3 L: 4 Le 5 FLORES-AVE15 908 В B: 33 Ls3 1108 1016 1102 1016 1016 1016 1016 B: 35 B: 35 B: 34 B: 34 920 912 916 B: 34 B: 34 B-34 914 902 Ŀ8&7 L:7&6 L: 10 B: 33 L: 9 L: 8 B: 33 B: 33 **L** 7 B: 33 La 6 B: 33 LL: CC L:9&8 L:3&8 **L** 7 L: 6 ITURBIDE-\$T50'--ITURBIDE-ST42'-ITURBIDĚ ST30'





1000 B: 21 L: 4	1000 B: 21 L: 5	1000 B:	1000 B: 20 L: 1	1000 B: 20	1000 B:	B: 19 L: 1	900 B: 19 L: 2	B: 19	B; 19 B; L; 3 L	19 B: 19 3 L: 4	907 B: 19 L: 5
		Ŀ		L:	Ŀ			B: 19 L: 9	Bs (9	91

1 inch = 100 feet 200' NOTIFICATION **1002 GRANT STREET** Date: 7/24/2025 HD-006-2025 **COUNCIL DISTRICT: 8** 502 10 41 5 510 501 502 501 B: 42 B:-41-A _B:_41 B: 42 B: 42 E ii - E : -4. LINCOLN-ST38'— L: 6_& 7 _ L : _1 _l L': 4 'L': "5 -LINCOLN-ST33'в: 913 B: 33 L: 2 1111 1101 1007 L÷ 919 4.19 419 1001 1005 B: 35 909 B: 33 B: 35 B: 34 B: 34 -TATANGELO-PKWY30'-900 B: 34 B: 34 915-33 901 B: 34 L: 3 B: 33 L: 4 & 5 L: 1 L: 3 FLORES-AVE15 L: 1 L: 2 L: 5 B: 33 B: 33 L: 4 L: 3 L: 4 L: 5 35 34 33 1016 1016 1016 1102 1016 1016 920 B: 34 B: 34 œ B: 35 B: 34 8 3 3 B: 34 916 914 B: 33 902 L: 10 ■ B": " 3 4 L: 9 3.5 2.5 8 L: 7 & 6 B: 33 B: 33 10 L: 7 B 3 B: 33 L: 9 & 8 L: 7 L: 6 -ITURBIDE-\$T42 ITURBIDE-\$T50'-~ ~ ~ - ITURBIDE-ST30'-18:1 1:1 В: 9 1019 8 1101 L a B: 1 1017 1003 1111 B: 2 L: 8 <u>_</u> ~ « B : 🤰 900 ± 8 ∞ 0 L: 10 B: 1 B: 1 101 B.: 901 10 B:: B: 25 L: 6 L: 9 -TATANGELO-PKWY50 L: 7A B: 25 313 L: 10-8 _ 4 ဖ L: 7 & 6 B: 1 L: 10 ಶ 310 901 B: 2 B: 25 L': 4 - & - 5 L: 4 & 5 4 **⊘** ← ∞ 1016 1020 101 B: 3 900 1102 B: 1 B: 1 B: 25 L: 2 B: 2 L: 1 L: 1-3 L: 4 & 5 4 22 m ·GRANT-ST3<mark>6</mark>' **8** – GRANT-ST26' -GRANT-ST42'-1103 SAN AGUSTIN DE L AREDO FLORES-AVESS:56 B: 9 1109 L: 1 & 2 AN-AGUSTIN-AVE27 B: 9 L: 5 204 1000 9 10 B: 9 В: L: 2 & 3 L: **214** B: 10 L: 1 202 B: 9 L: 3 & 4 B ZARAGOZA ST31 -ZARAGOZA-\$T35'-1000 0 19 2 B: 19 B: 21 96 11-L: 3 L: 4 න_ිද 1000 907 B: 19 000 21 3 1000 B: 19 B: 21 B: 19 1000 L: 5 0 0 B: 20 L: 1 00 B: 20 L: 5 2 2 2 L: 4 œ - m'-L: 1 L: تهة

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SHEET NAME

DRAWING INDEX

NEW FLOOR PLAN - FIRST FLOOR
NEW FLOOR PLAN - FIRST FLOOR
NEW FLOOR PLAN - SECOND FLOOR
NEW ROOF PLAN
REFLECTED CELINS PLAN - BASEMENT
REFLECTED CELINS PLAN - FIRST FLOOR
REFLECTED CELINS PLAN - SECOND FLOOR
FIRST FLOOR PLAN - ENLARGED PLAN

FIRST FLOOR PLAN - ENLARGED PLAN

FIRST FLOOR PLAN - ENLARGED PLAN FIRST FLOOR PLAN - ENLARGED PLAN FINISH PLAN - FIRST FLOOR FF&E PLAN - FIRST FLOOR

ARTWORK ELEVATIONS BUILDING SECTIONS STAIR & SHAFT SECTIONS

A5-01 INTERIOR ELEVATIONS
A5-02 INTERIOR ELEVATIONS
A5-03 INTERIOR ELEVATIONS

DOOR & HARDWARE SCHEDULE
WINDOWS & DETAILS
ROOM FINISH SCHEDULE & MATERIAL SCHEDULE
ARTWORK PLAN - FIRST FLOOR

SHEET NO.

SITE PLAN GENERAL NOTES

EXIST. BASEMENT PLAN

EXISTING MAIN FLOOR PLAN

EXIST. SECOND FLOOR PLAN

ABO TENANT IMPROVEMENTS LAREDO PLASMAPHERESIS MEDICAL CLINIC 1002 GRANT STREET **LAREDO, TX 78040**

PROJECT NAME: PROJECT NO: DATE:

ABO PLASMA LAREDO LLC

01/12/2023 - PERMIT

PROPERTY OWNER:

ABO HOLDINGS 2030 MAIN ST. SUITE 1650 IRVINE CA 92614 513.520.0570

MEP CONSULTANT:

PE-SERVICES 9 NORTH BROADWAY ST. LEBANON, OH 45036 513.836.3810

STRUCTURAL CONSULTANT: MCNEIL ENGINEERING 8610 SANDY PARKWAY SUITE 200 SANDY, UT 84070 801.255.7700

PROJECT DESCRIPTION

PROJECT IS THE INTERIOR RENOVATION OF AN EXISTING THREE-STORY RETALBUSINESS BUILDING TO ESTABLISH A MEDICAL CENTER FOR PLASMAPIERS SO DOLATION, PROCESSING AND TRAINING PATENTS ARE AMBILLATORY AND CAPABLE OF SELF-PRESENVATION. THE ANABIBLE BUILDING SWICE SS AND GOTTO, SO LET IN A PROS. AND MESSED ON HISTORICAL DOTA ANA MALE IN MILLION THAT DID HOSE. MANUBLE BUILDING SWICE SS AND SO LET AND THE ANABIBLE OF THE PROSESSING OF BUILDING AND THE PROSESSING OF BUILDING AND THE PROSESSING OF BUILDING AND AND THE PROSESSING OF BUILDING THE STORY BUILDING OF THE EXISTING FALLOWS. AND HAVE FOR THE INTERIOR ENVIRONMENT, EXTERIOR RENOVATIONS VIAL BE LIMITED TO REHABILITATION OF THE EDISTING FAXABLE DESTRICTION, AND THE EXPENSION OF STRUCTURAL HOUSE/ADDRESS AND EXPOSED AND AS ARE RESOURCE OF A RECOVERY OF THE ROSE TO WHITE STRUCTURAL HOUSE/ADDRESS AND EXPOSED AND AS ARE RESOURCE OF A RECOVERY OF THE ROSE TO WHITE STRUCTURAL HOUSE/ADDRESS AND ASSESSED AND ASSESSED AS A RESOURCE OF THE ROSE TO WHITE STRUCTURAL HOUSE AND ASSESSED AS A RESOURCE OF THE ROSE TO WHITE STRUCTURAL HOUSE AND ASSESSED AS A RESOURCE OF THE ROSE AS A RESOURCE OF THE

BUILDING DESCRIPTION PER LAREDO TEXAS BUILDING CODE

EXISTING OCCUPANCY	M - MERCANTILE (GRADE LEVEL), S-1 STORAGE (BASEMENT & 2ND LEVEL)	309.1, 311.2
PROPOSED OCCUPANCY	B - BUSINESS (GRADE LEVEL) UNCHANGED BASEMENT & 2ND LEVEL	304.1
PROPOSED USE	MEDICAL CLINIC	302.1
ALLOWABLE BUILDING AREA	NONSEPARATED MIXED OCCUP., MULTISTORY BUILDING - 15,625 SQ.FT.	T506.2, 506.2.4
ACTUAL TENANT AREA	BASEMENT - 11,320 SQ. FT.	506.1.3
	FIRST FLOOR - 12,570 SQ. FT.	508.3.2
	SECOND FLOOR - 10,724 SQ. FT.	1
ALLOWABLE BUILDING HEIGHT	≤55 FT., 2 STORIES ABOVE GRADE	T504.3, T504.4
ACTUAL BUILDING HEIGHT	2 - STORY ABOVE GRADE (NO CHANGE)	
MIXED USE AND OCCUPANCY	NON-SEPARATED OCCUPANCY	508.3
OCCUPANCY CLASSIFICATION	INDIVIDUALLY CLASSIFIED	508.3.1
CONSTRUCTION CLASSIFICATION	II-B	602.2
FIRE RESISTANCE RATINGS		TABLE 601
STRUCTURAL FRAME	0 HR	TABLE 601
EXTERIOR WALLS - LOAD BEARING	0 HR	TABLE 601
INTERIOR WALLS - LOAD BEARING	0 HR	TABLE 601
EXTERIOR WALLS - NON LOAD BEARING	0 HR	TABLE 601
INTERIOR WALLS - NON LOAD BEARING	0 HB	TABLE 601
FLOOR CONSTRUCTION	0 HR	TABLE 601
ROOF CONSTRUCTION	0 HR	TABLE 601
FIRE RESISTANCE RATING FOR EXT. WALLS	2 HR - FIRE SEPARATION DISTANCE IS LESS THAN 5 FT. (EXISTING)	TABLE 602
INTERIOR FINISHES	EXIT ENCLOSURE AND EXIT PASSAGE PASSAGEWAYS: B USE GROUP - CLASS B	TABLE GOZ
	CORRIDORS: B USE GROUP - CLASS C	803.13
	ROOMS AND ENCLOSED SPACES: B USE GROUP - CLASS C	1
	INTERIOR FLOOR FINISHES SHALL COMPLY WITH ASTM STANDARD E848 AND HAVE SMOKE RATING NOT TO EXCEED 450 PER ASTM E862. CLASS II MINIMUM CRITICAL RADIANT FLUX.	804.4.1, 804.4.2
FIRE SPRINKLER SYSTEM	EXISTING BUILDING IS NOT SUPPRESSED	
OCCUPANT LOAD	BASEMENT - (S-1 USE) 11,320/500 = 23 OCCUPANTS (CURRENT)	TABLE 1004.5
	FIRST FLOOR - (B USE) 11,450/150 = 77 + (S-1 USE) 1,120/300 = 4; TOTAL 81	TABLE 1004.5
	SECOND FLOOR - (S-1 USE) 10,724/500 = 22 OCCUPANTS (CURRENT)	TABLE 1004.5
MEANS OF EGRESS SIZING	EGRESS CAPACITY= 0.2"	1005.3.2
REQUIRED EGRESS WIDTH	BASEMENT: 23 x 0.2" = >5"; FIRST FLOOR: 81 x 0.2" = >16"; SECOND FLOOR: 22 x 0.2" = >5"	1005.3.2
REQUIRED EGRESS WIDTH: STAIRWAYS	BASEMENT: 23 x 0.3" = >7"; FIRST FLOOR: 81 x 0.3" = >24"; SECOND FLOOR: 22 x 0.3" = >7"	1005.3.1
WIDTH PROVIDED	SINGLE WIDTH ENTRY/EXIT DOOR: 33" / 0.2 = 165 PERSONS DOUBLE WIDTH ENTRY/EXIT DOOR: 66 / 0.2 = 330 PERSONS	1005.2
REMOTENESS OF EXITS (NONSPRINKLERED)	1/2 MAX OF OVERALL DIAGONAL (160 FT.) = 80 FT. ACTUAL REMOTE DISTANCE BETWEEN FRONT & REAR EXITS = 145 FT.	1007.1.1
NUMBER OF EXITS (REQUIRED)	2	TABLE 1006.3.2
NUMBER OF EXITS (ACTUAL)	4 AT FIRST FLOOR; 2 EACH AT BASEMENT AND SECOND FLOOR	
COMMON PATH OF TRAVEL	100 FT. (FOR B OR S-1 OCCUPANCY W/O SPRINKLER)	TABLE 1006.2.1
ACCESSIBLE MEANS OF EGRESS	ALL 4 EXITS COMPLY	1009.1
EXIT ACCESS TRAVEL DISTANCE	TRAVEL DISTANCE, W/O SPRINKLER SYSTEM - 200'	TABLE 1017.2
MINIMUM CORRIDOR WIDTH	36" FOR OCC. LOAD OF 49 OR LESS 44" FOR OCC. LOAD GREATER THAN 49	TABLE 1020.2
DEAD END CORRIDOR	20-FEET (WITHOUT SPRINKLER SYSTEM)	1020.4
ACCESSIBILITY	COMPLIES WITH TEXAS ACCESSIBILITY STANDARDS	
ACCESSIBLE ROUTE	SITE ARRIVAL POINTS, EMPLOYEE WORK AREAS	
GOVERNING CODES		
2018 INTERNATIONAL BUILDING CODE	2018 INTERNATIONAL PROPERTY MAINTENANCE CODE	
2018 INTERNATIONAL MECHANICAL CODE	2018 INTERNATIONAL ENERGY CONSERVATION CODE	
2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL RESIDENTIAL CODE	2018 INTERNATIONAL EXISTING BUILDING CODE	
		PROCIATION
2012 TEXAS ACCESSIBILITY STANDARDS	2017 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION AS	SUCIATION
2018 INTERNATIONAL FIRE CODE	2018 INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE	
2018 INTERNATIONAL PLUMBING CODE	2018 INTERNATIONAL SWIMMING POOL AND SPA CODE	
2018 INTERNATIONAL FUEL GAS CODE		
	I .	

PMBA ARCHITECTS

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ABO TENANT IMPROVEMENTS LAREDO PLASMAPHERESIS MEDICAL CLINIC



EXPIRE8: 09/30/2025

DEFERRED SUBMITTALS	

COMC	HECK ENERGY COMPLIANC	E
	NOT REQUIRED FOR THIS PROJECT	
Х	PLEASE SEE INFORMATION AS PROVIDED ON DRAW	VINGS
OT 4 TE	MENT OF OBEOIDE INCORPOR	

** 9 HANDWASH LAVATORY PROVIDED FOR STAFF, NOT INCLUDED IN ABOVE FIXTURE COUNT

STATEMENT OF SPECIAL INSPECTIONS X NOT REQUIRED FOR THIS PROJECT

PLEASE SEE ATTACHED SHEETS

PL	UMBING	SYS	TEMS

ı	IBC TABLE 2902.1									
CLASSIFICATION DESCRIPTION			WATER CLOSETS URINALS		LAVATORIES		DRINKING	SERVICE		
Ī	BUSINESS	INESS PROFESSIONAL 1 PER 25 FOR FIRST 50 1			1 PER 40 FOR FIRST 80		FOUNTAIN	1 SERVIC		
		39 MALE, 39 FEMALE						1 PER 150	SINK REQ	
STORAGE STORAGE OF MEDICAL SUPPLY (TRANSIENT EMPLOYEES)		MEDICAL SUPPLY (TRANSIENT								
I	SUMMARY TOTAL REQUIRED FIXTURES		MALE	FEM/	VLE .					
Į			2*	2*		2*	2*	1	1 SINK	
ĺ	TOTAL FURNISHE	3 TLT. + 1 UR.	4		4	4	2	1 SINK		
I	* REQUIRED NUM	* REQUIRED NUMBER BASED ON SEPARATE FIXTURES FOR DONOR AND STAFF								

CAP 5346 TITLE SHEET

G0-01

09/26/2022

PERMIT RESUB.

AWN BY FILE NAME MAH 5346-PMBA-A-V2021.rvt

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Santa	Lincoln St			Convent Lincoln St	El Mercado	Lincoln St	Lincoln St J		Lincoln St	
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a Ave	Water St	Wa	Mer St ->	t way			<i>-</i>	Water SX		Water St
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		John Peter and Conseulo Montalvo Los Tres		1		+			UN	TEO STATES
		Los Tres_	UNITED STA	155			\			MEXICO TES

LOCATION MAP

ACCESSIBILITY

THE WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL ACCESSBILITY PROVISIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING FEATURES AND FACILITIES:

THE WORK AREA.

E3-21 SECOND FEUDR NATA PUN E5-01 ELECTRICAL DETAILS E5-02 ELECTRICAL DETAILS E6-01 ELECTRICAL SCHEDULES E6-02 ELECTRICAL SCHEDULES E7-01 ELECTRICAL RISER DIAGRI E8-01 ENERGY CODE COMPLIANC E8-02 ENERGY CODE COMPLIANC

SHEET NO.

SHEET NAME

P1-01 BASEMENT SANITARY & VENT PLAN
P1-02 FIRST FLOOR SANITARY & VENT PLAN
P1-03 SECOND FLOOR SANITARY & VENT PLAN
P2-01 BASEMENT WATER PLAN
P2-00 ELEPT FLOOR SANITARY & VENT PLAN

M1-01 IST FLOOR MECHANICAL PLAN M1-02 2ND FLOOR MECHANICAL PLAN M1-03 BASEMENT FLOOR MECHANICAL

- PATH OF TRAVEL FROM A PUBLIC WAY & ACCESSIBLE PARKING SPACES PRIMARY ENTRANCE AND EXITS FOR PUBLIC AND STAFF.
- ACCESSIBLE ROLITES & PATHS OF TRAVEL TO ACCESSIBLE SPACES
- SANITARY FACILITIES, DRINKING FOUNTAINS, BREAK ROOM FEATURES
- FEATURES
 MANEUVERABILITY AND CLEAR FLOOR SPACE REQUIREMENTS AT
 ACCESSIBLE COMPONENTS (DOORS, TOILET FACILITIES, ETC.).

INTERIOR ENVIRONMENT

ACTIVE VENTILATION AND TEMPERATURE CONTROL SYSTEM SHALL BE PROVIDED DURING CONSTRUCTION OFERATIONS AND SHALL FUNCTION CONTINUOUSLY DURING APPLICATION OF FINISHES THROUGH OWNER OCCUPANCY.

MAINTAIN FREE AND UNOBSTRUCTED BUILDING ACCESS DURING WORK HOURS.

INSPECT MEANS OF EGRESS IN CONSTRUCTION AREAS DAILY. BUILD TEMPORARY CONSTRUCTION PARTITIONS SMOKE TIGHT AND OF NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS THAT WILL NOT CONTRIBUTE TO THE DEVELOPMENT OR SPREAD OF FIRE

INTERIM LIFE SAFETY MEASURES

THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL PROVIDE INTERIM LIFE SAFETY MEASURES DURING CONSTRUCTION, INCLUDING BUT NOT I MITTED TO:

ENSURE EXITS PROVIDE FREE AND UNOBSTRUCTED EGRESS. PROVIDE TEMPORARY SIGNAGE WHERE NECESSARY. MAINTAIN ESCAPE FACILITIES FOR CONSTRUCTION WORKERS AT ALL TIMES. TRAIN PERSONNEL IF ALTERNATE EXIT ROUTES ARE REQUIRED AN

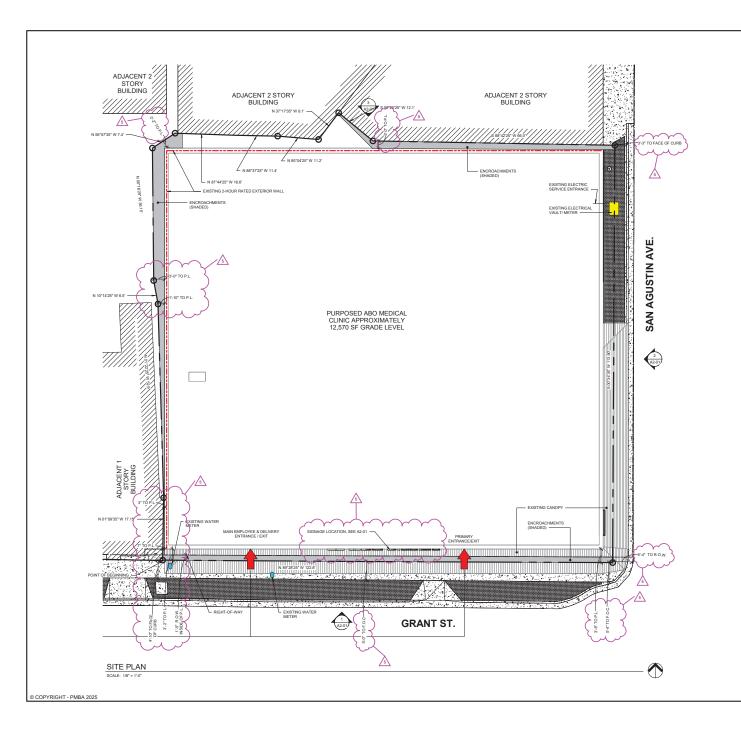
PROVIDE PORTABLE FIRE FIGHTING EQUIPMENT PER LOCAL FIRE CODE AND TRAIN ALL PERSONNEL IN PROPER USE.

SMOKING IS PROHIBITED IN ALL CONSTRUCTION AREAS.

ENFORCE STORAGE, HOUSEKEEPING, AND DEBRIS REMOVA PRACTICES THAT REDUCE FLAMMABLE AND COMBUSTIBLE FIRE LOAD TO LOWEST LEVEL NECESSARY FOR DAILY OPERATIONS.

PROVIDE HAZARD SURVEILLANCE OF BUILDING, GROUNDS, AND EQUIPMENT WITH SPECIAL ATTENTION TO EXCAVATIONS, CONSTRUCTION AREAS, CONSTRUCTION STORAGE AND FIELD OFFICE.

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SITE NOTES

- . ALL CONDITIONS SHOWN ARE EXISTING. EXTERIOR SITE IMPROVEMENTS PROPOSED ARE NOTED.
- B. SITE PLAN HAS BEEN PREPARED BASED ON THE CITY OF LAREDO ZONING DEPARTMENT AND GEOGRAPHIC INFORMATION SYSTEM RESOURCES AND LIMITED FELL DOSSERVATION PUBBA ARCHITECTS CANNOT QUARANTEE THE ACCURACY OF EXISTING CONDITIONS SHOWN WHICH SHALL BE VERIFIED BY THE CONSTRUCTION MANAGET.
- C. APPLICANT: ABO PLASMA 2030 MAIN STREET IRVINE, CALIFORNIA 92614 CONTACT: MICHAEL PAUL (949) 932-0259
- LEGAL DESCRIPTION: TRACT CONTAINING 6727 SQ FT OF 3-4-7-8 & ALL-5 & PTS OF 4-6-7 BLK 1 WD
- E. PROPERTY ID: 159607

SITE ANALYSIS

SITE AREA
AREA ANALYSIS
ZONING DISTRICT SAN AGUSTIN DE LAREDO LAND USE ZONE H-AE (ARTS & ENTERTAINMENT DISTRICT W/ HISTORIC DISTRICT OVER IAY TO REMAIN INCHANGE!
AREA SEPARATION WALLS. 2-HOU CONSTRUCTION TYPE
OCCUPANCY GROUPB-GRADE LEVEL / S-1 BASEMENT / UNDEVELOPED 2ND LEVEL

PARKING

PROPERTIES DESIGNATE AS HISTORIC AND CULTURAL LANDMARK OR HIGHLY SIGNIFICANT ENDANGERED OR LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ARE NOT SUBJECT TO THE REQUIRED OFF-STREET PARKING REQUIREMENTS.

NOTE: STREETS, DRIVEWAYS, UNDERGROUND SERVICES, ETC. DAMAGED IN ANY WAY ATTRIBUTABLE TO DEMOLITION OR CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITIONS.

NOTE: REFERENCE GILPIN ALTAINSPS LAND TITLE SURVEY FOR LOT 5 AND PARTS OF LOTS 3, 4, 6, 7, AND 8, BLOCK 1. VOLUME 3546, PAGES 241-244 IN THE OFFICIAL RECORDS OF WEBB COUNTY, TEXAS. WESTERN DIVISION, CITY OF LAREDO



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ABO TENANT IMPROVEMENTS LAREDO PLASMAPHERESIS MEDICAL CLINIC

> 1002 GRANT STREET LAREDO, TX 78040

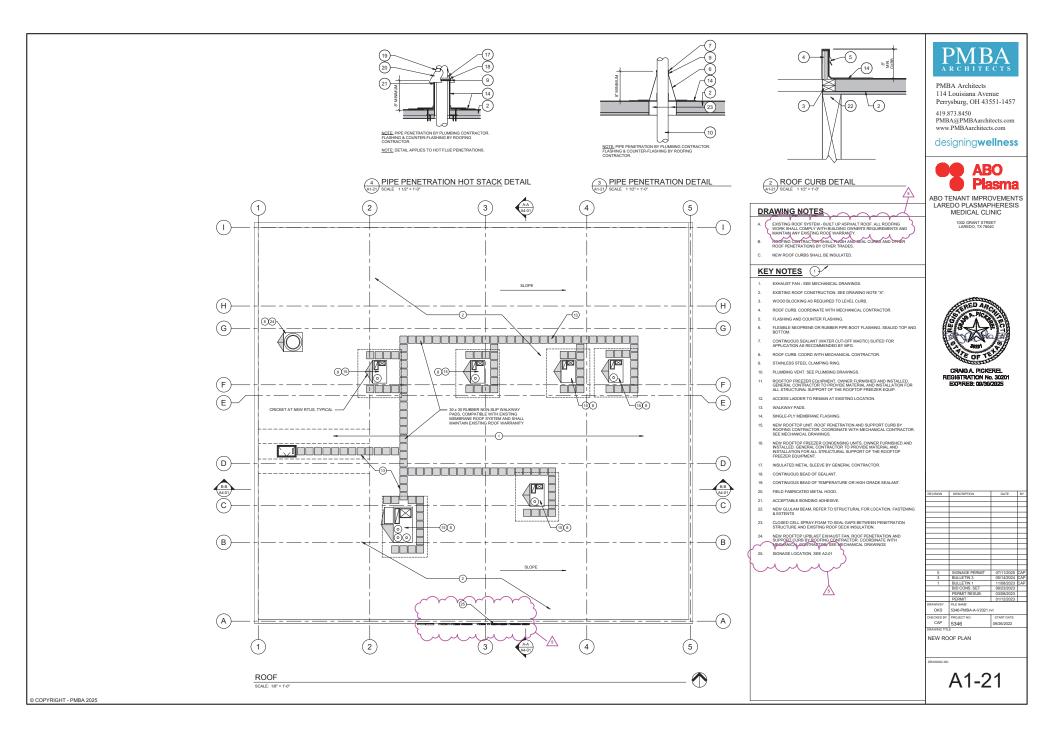


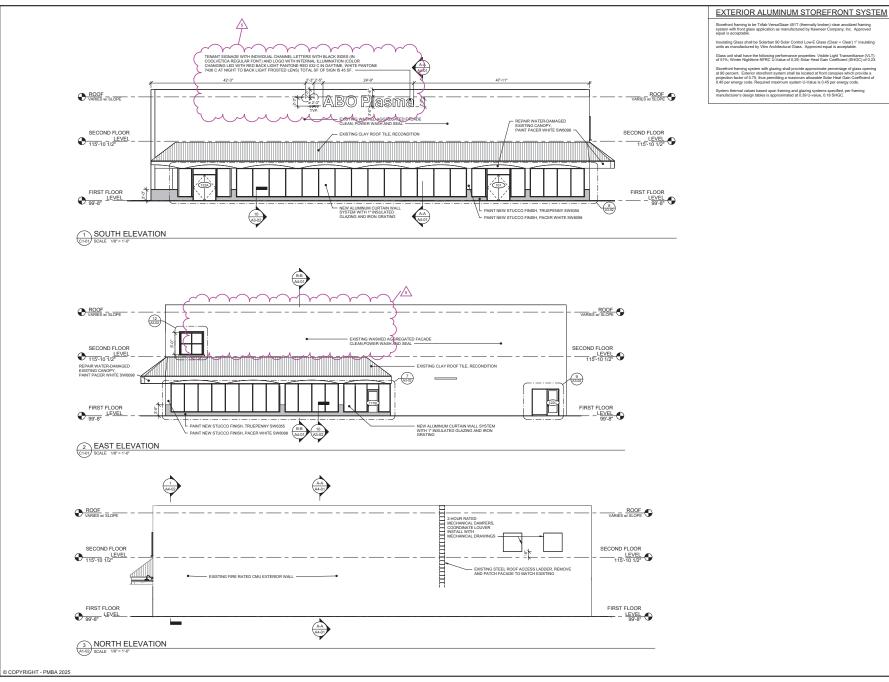
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ABO TENANT IMPROVEMENTS LAREDO PLASMAPHERESIS MEDICAL CLINIC

1002 GRANT STREET LAREDO, TX 78040



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