

From: [Guillermo Cavazos](#)
To: [Laura R. Garza](#); [Tina Martinez](#)
Cc: [Vanessa Guerra](#); [Deidre Garcia](#)
Subject: RE: Changes to the Scope of Work - Historic - 901 Hidalgo
Date: Monday, March 11, 2024 8:09:48 PM
Attachments: [image002.jpg](#)
[image003.png](#)
[image001.png](#)
[image004.png](#)
[image005.png](#)

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Ms. Garza,

Please see my comments & questions below in red.

1. **Building B:**

1. The existing CMU wall will not be demolished. The existing wall will be preserved and repaired.

- That wall was a remnant of a building that was destroyed or demolished some time back and was recently demolished as part of the demolition phase of this project. The Building Department did grant the demolition permit for that wall. This is a photo of the rear of that wall from about a year ago:



- At this point, the best we can do is reconstruct the wall, but we need information on the period of significance that we are trying to match. What type of finish do you want on that wall? Painted plaster?
2. The extension of the wall 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, as per the Secretary of Interior Standards.
 - We will try to match the original material as stated above. I believe that our proposed elevation matches the proportions of surrounding buildings well. Will that be acceptable?
 3. The existing door will be kept and repaired. If there is not a door behind the boarded wood, the door installed will be a single door with a transom, similar to the doors

located on Building A.

- We will add this to the scope. Just FYI, the room behind this door will be a mechanical room so the door cannot be operable; this will basically be a decorative door that doesn't open and close.
4. The existing window opening will be kept and repaired. The wood framing on the window shall be preserved as much as possible. If the wood is damage, it shall be replaced with similar wood materials.
- We can reconstruct the original window; we don't have information on what the original window looked like and which period of significance we are trying to match, so we will match its proportions and materials with the adjacent doors and windows along this façade.
 - As stated above, the room behind this window is a mechanical room so we will have to obstruct the view of the interior by covering the interior of the window with sheet rock or another material.

1. **Building C:**

1. The existing roof is to be repaired and retained. If the roof is damage, the roof will be replaced with the similar materials as before. The current roof is a combination of asphalt built-up roofs and modified bitumen roofs over a wood-framed structure.
- The roof finish needs to be replaced. I don't recommend a modified-bit or asphalt roof for a few reasons:
 - They are not as durable as metal roofs, are more prone to water ponding and are less energy efficient than metal or PVC/TPO roofs.
 - If the metal roof is not acceptable, I would ask that a TPO/PVC roof be allowed as a finish instead of modified bit/asphalt, this would be a much less problematic solution for the Client and less costly in the long term due to reduced energy costs.
 - Please note that no one will even be able to see the roof from the street since there are parapets along the street.



- This is a view of the roof from the interior courtyard. Only the eave edge of the roof is visible from the interior of the property.



2. The existing door will be kept and repaired. If there is not a door behind the boarded wood, the door installed will be a single door with a transom, like the doors located on Building A.
 - We will add this to the scope.
3. The existing window openings will be kept and repaired. The wood framing on the window shall be preserved as much as possible. If the wood is damage, it shall be replaced with similar wood materials.
 - We will add this to the scope.

3. **Building E:**

1. The façade of the building is not to be plastered and stucco over. It will remain a brick veneer wall.
 - We will make this change to the scope; will paint over the brick be acceptable?
2. The existing tiles accents on the façade under the windows will not be removed.
 - We will make this change to the scope.

Do these changes need to be on the elevations and renderings for the meeting on Thursday? Please advise,

Thank you,

Guillermo J. Cavazos, Jr., AIA, LEED AP

Principal Architect

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