



EXHIBIT A

Historical Board Application: Courtyard Resource Center – Bethany House of Laredo

2/22/24 (revised)

Request/Scope of Work:

The Courtyard Resource Center will provide services for homeless clients who might not otherwise be able to meet the criteria to gain entry to the existing Barbara Kazen Center on the adjacent block. The facility will contain bunks for approximately 50 men, showers, restrooms, a dining area, and access to other Bethany House programs & partners located in various office areas. The facility's focal point will be the interior courtyard, which intends to provide shelter to individuals who may otherwise be using plazas or public spaces in the downtown area as camping or loitering areas.

The campus contains 5 “buildings”, A, B, C, D, E, the scope of which is defined below:

1. BUILDING A

a. Summary

- i. Building A is an existing building that will be renovated.

b. Roof

- i. The existing roof has structural and water penetration issues that must be addressed. The existing slopes of the roof are problematic and concerning to us from a structural standpoint. We propose removing the existing roof structure and roof finish and installing a low-slope standing seam metal roof that drains to the North and West facades, along with a gutter system and minimal downspouts concealed in stucco-clad pilasters. The pilasters will be painted to match the color palette of the rest of the façade.

c. Walls

- i. The existing walls are painted plaster finish over brick masonry. The plaster will be patched/repared as required and repainted to match the color palette of the rest of the new Courtyard Resource Center campus.

d. Openings

- i. The existing doors and door trim will be restored and repainted; we plan to match the existing blue color that is currently painted on those doors and frames
- ii. The awnings will be repaired and provided with a new fabric by Sunbrella. The fabric will be 100% woven acrylic in a blue color that will match the color palette of the rest of the campus.



2. BUILDING B

a. Summary

- i. Building B is an entirely new structure.

b. Roof

- i. No roof currently exists, as no building exists in this location. The new roof will be a low-slope thermoplastic roof with insulation over a steel roof deck. The roof will not be visible from the street.

c. Walls

- i. The existing CMU wall will be demolished; it is not believed to contain any historical significance. The proposed exterior will be stucco-finished over CMU masonry walls and painted to match the rest of the campus.
- ii. Two downspout pilasters will be provided to drain water from the roof.
- iii. Metal coping is required at the top of the wall to prevent water intrusion.

d. Openings

- i. No doors or windows are planned for this building on the street façade.
As per email, applicant has stated mechanical units will be located on top of Building B - DG.

3. BUILDING C

a. Summary

- i. Building C is an existing building that will be renovated.

b. Roof

- i. The existing roof is a combination of asphalt built-up roofs and modified bitumen roofs over a wood-framed structure. The structure was damaged in a fire. We will replace the roof with a low-slope metal roof that drains towards the interior courtyard. The roof will not be visible from the street.

c. Walls

- i. The existing façade of Building C, a brick veneer building, is currently painted a cream color. The existing brick veneer will be repaired, repointed as required, and repainted to match the color palette used for the rest of the campus. Stucco will not be applied to the exterior wall.

d. Openings

- i. Initially, there was an exterior door on the façade, but it has since been boarded up with an old piece of wood. In addition, two existing window frames are in small window openings. The exterior door will be replaced with a new metal door, painted to match the surrounding brick; this door is not an entrance door; it will only exist as a means of emergency egress; no door hardware will be present on the exterior. Two new aluminum framed



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windows will be provided in the existing window openings. The aluminum frames match the storefront frames at Buildings D & E.

4. BUILDING D

a. Summary

- i. Building D is an entirely new structure. There is currently no structure in this location; it is an entry to the existing parking lot.

b. Roof

- i. No roof currently exists, as no building exists in this location. The new roof will be a low-slope thermoplastic roof with insulation over a steel roof deck. The roof will not be visible from the street.

c. Walls

- i. The proposed exterior will be stucco-finished over CMU masonry walls and painted to match the rest of the campus. The top of the wall will have a cornice trim piece and metal coping to prevent water penetration.

d. Openings

- i. The new façade of Building D will serve as the main entrance to the Courtyard Resource Center. The façade contains arched windows and storefronts to contrast with the rigid lines of the adjacent buildings; this will draw the eye to the entrance. An overhang serves as a shelter in front of the doorways and protects the door from rain. The overhang also assists in drawing the eye towards the main entrance and reinforces the concept of a “shelter.”

e. Signage

- i. The signage lettering will be located on this façade. The letters will be cast aluminum, 14” high, and fastened to the wall. The total square footage of the signage is 28 square feet, which is under the threshold requirement of 72 square feet in the CBD/Historical District.

As per email, applicant has stated mechanical units will be located on top of Building D - DG.

5. BUILDING E

a. Summary

- i. Building E is an existing building that will be renovated.

b. Roof

- i. No work will be done on the roof.

c. Walls



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- i. The existing facades combine brick veneer, plaster over masonry, and tile accents. We propose to repair and repaint the plaster veneer. We also propose to stucco over the existing brick to be able to paint to match the rest of the campus. The existing tile accents will also be removed and replaced with plaster over a metal lathe and painted to match the rest of the campus

d. Openings

- i. The existing windows are not in good condition and require replacement; they will be replaced with similar windows of the same size and aluminum framed but with the proper sealant, flashing, and caulking to eliminate water intrusion. The windows currently contain iron bars on the exterior, these will be removed, repainted, and put back into place.

e. Signage

- i. No new signage is proposed for this building.

f. Other

- i. The wrought iron gates at the corner of Hidalgo and San Bernardo will need to be removed as the door on the curved corner is a fire egress door, and the gate could impede egress from the building.
- ii. The iron gate leading to the alley on the south side will remain as-is

6. COURTYARD

a. Summary

- i. The Courtyard is the focal point of the facility's interior. However, it will not be visible from the street; a solid privacy wall is at the rear for security reasons. The front façade of Buildings B, C, and D will mostly obstruct any view of the courtyard from the street.

b. Roof

- i. The roofs are standing seam metal roofs.

c. Walls

- i. The courtyard contains an arched walkway on all 4 sides. The arches sit on split-face CMU masonry columns, and above that will be a painted plaster finish to match the rest of the exterior plaster walls.
- ii. The privacy wall at the south end of the courtyard will be a solid CMU masonry with a painted stucco finish.

d. Trellis



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- i. The trellis serves as another sheltered area for homeless clients. The trellis columns will have a split-face CMU masonry base and a painted plaster finish for the rest of the height of the column.
- ii. The trellis beams will be constructed of hollow steel members and painted.

Sincerely yours,

A handwritten signature in blue ink, which appears to read 'Guillermo Cavazos'.

Guillermo (Memo) J. Cavazos, Jr.

Principal-in-Charge

Cavazos Architects