

07.18.25

Scope of Work Description**New Ground-Floor Storefront Opening and Custom Steel Storefront and Door Installation
430 Austin Street, San Antonio, Texas****Project Overview**

This project entails the creation of a new custom ground-floor steel storefront opening in the existing brick façade of a two-story historic masonry structure located at 430 Austin Street, San Antonio, Texas. The intent is to provide direct pedestrian access from the adjacent off-street parking lot into the building while maintaining compatibility with the building's historic character.

Scope of Work**1. Selective Demolition & Temporary Shoring**

- Carefully remove an approximately 10'-0" wide x 12'-0" tall section of the historic brick façade, consisting of approximately four wythes (~19") of molded, load-bearing soft brick masonry.
- Employ structural engineer-designed needle beam shoring and bracing systems to support the masonry wall above the new opening during demolition and steel lintel installation.
- Salvage reusable brick from the demolition area for potential integration or use in future repair.

2. Structural Steel Lintel Installation

- Furnish and install a hot-rolled steel lintel beam spanning the new opening, designed by the structural engineer to support the masonry above.
- Integrate stainless steel or copper through-wall flashing over the lintel, with appropriate end dams and weep vents to manage moisture within the multi-wythe brick wall.
- Ensure the lintel is properly seated on full bearing at each jamb and flashed in accordance with historic preservation detailing standards.

3. Storefront System Installation

- Provide and install a custom steel and glass storefront system, centered in the new opening and composed of:
 - One 3'-0" wide x 8'-0" tall single-hinged door with insulated clear glazing.
 - One glazed transom panel above the door.
 - Two fixed sidelites flanking the door on each side, maintaining vertical alignment with the transom and door head.
- Storefront system to be securely anchored to steel sub-framing within the opening and fully flashed and sealed to prevent water infiltration.
- The Storefront System will be painted black to match existing fenestration elements.

4. Architectural Design Intent & Preservation Compliance

- The proposed storefront is designed to create a clear visual distinction between new and historic construction, in alignment with the Secretary of the Interior's Standards for Rehabilitation, specifically:
 - Standard 9: "New additions, exterior alterations, or related new construction shall not destroy historic materials... The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features."

- 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 of the historic property would be unimpaired."
- The custom steel and glass system offers a modern, minimally detailed fenestration that complements the proportions and rhythm of the historic façade without mimicking its original materials or construction methods.
- This approach avoids creating a false historical narrative by not replicating original wood windows or doors, and instead introduces contemporary materials (steel and glass) with refined detailing that is compatible, reversible, and subordinate to the historic envelope.

5. Masonry Restoration & Finishing

- Repoint adjacent masonry using Type O mortar (1:2:9) compatible with existing soft brick.
- Clean surrounding brickwork using low-pressure water and natural bristle brushes only.
- Ensure all new work is reversible and that no original historic fabric is unnecessarily removed or obscured.