CERTIFICATE OF APPROPRIATENESS

Application Date: March 30, 2016

Applicant: Delaney Harris-Finch, SWCA Environmental Consultants for Regency Main, LLC, owner

Property: 712 Main St, Lots 1, 2, 6, 7, 8, 9, 10 and 12, Tracts 3, 3A, 4, 11, and 11A, Block 81, SSBB.

Significance: The Gulf Building is a City of Houston Landmark designated in May 2003. The Gothic and Art Deco-style historic commercial structure was constructed circa 1927-1929. Architect Alfred C. Finn designed the original 30-story building, which occupies a quarter of the block at the corner of Rusk and Main. The Gulf Building opened in 1929 with Gulf Oil, National Bank of commerce, and Sakowitz Brothers as the primary tenants.

Proposal: Alteration – Windows/Storefronts

- Remove non-original windows, doors, and storefront systems on the Main (east) and Rusk (south) elevations at the ground and second (mezzanine) levels.
- No original materials are proposed for removal.
- The design reintroduces retail space at the corner of Rusk and Main (former location of Sakowitz Brothers department store) and will reestablish views into and through the building. Dark tinted glass in black, thick frames and opaque glass in silver-toned frames will be removed and replaced with a consistent storefront system with clear glass and bronze-toned frames. A boxed canopy over an entrance on Rusk will be removed and replaced with a light metal and glass canopy.
- The new ground level window and door design reference historic storefront rhythm, proportions, glass clarity, and frame coloring. At the mezzanine level, clear glass will be installed at the existing openings.

See enclosed application materials and detailed project description on p. 22-28 for further details.

Public Comment: No public comment received at this time

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
☒	☐	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
☒	☐	☐	(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
☒	☐	☐	(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
☐	☐	☒	(7)	The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
☒	☐	☐	(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
☒	☐	☐	(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;
☒	☐	☐	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
☐	☐	☒	(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

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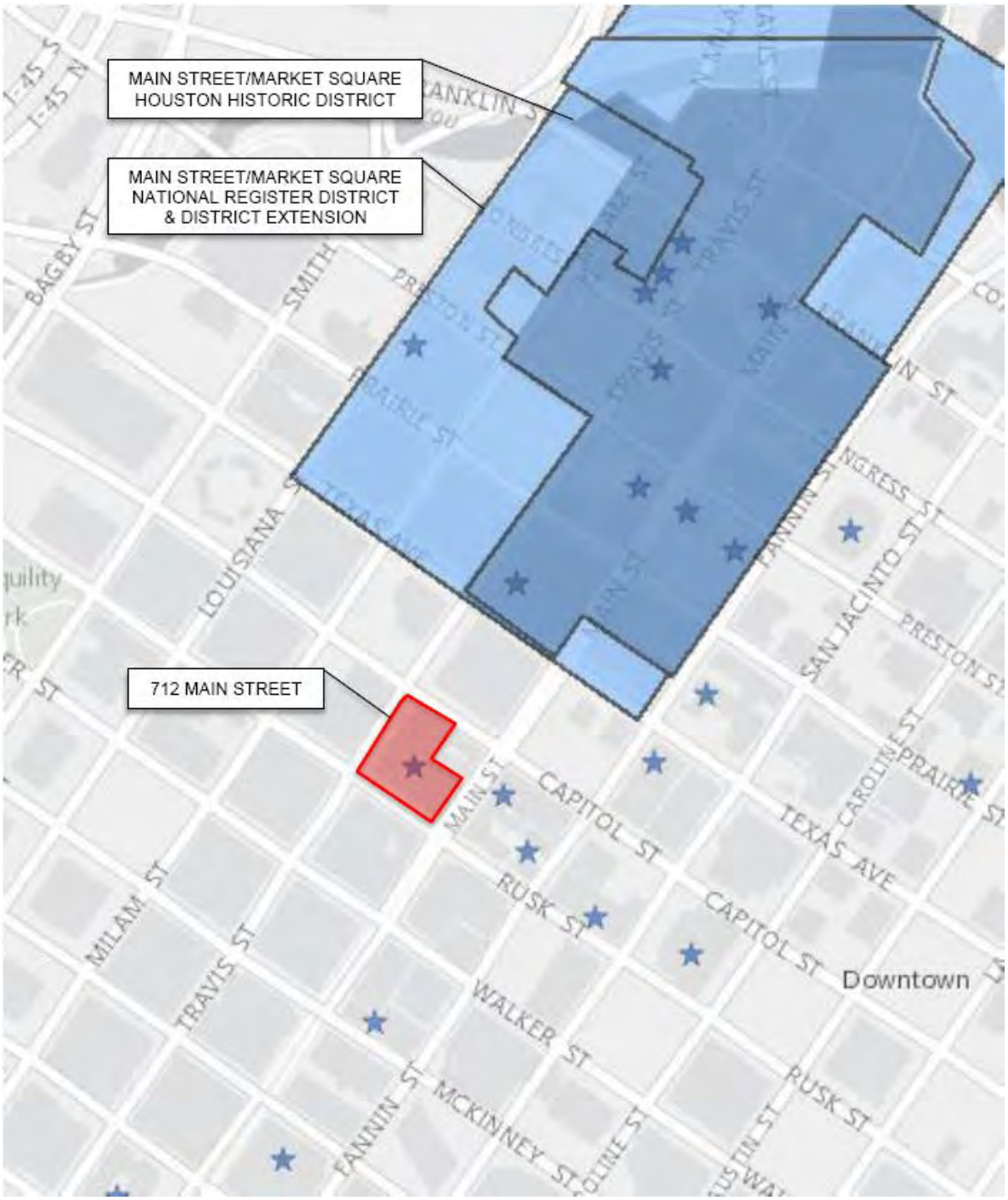
PROPERTY LOCATION

GULF BUILDING



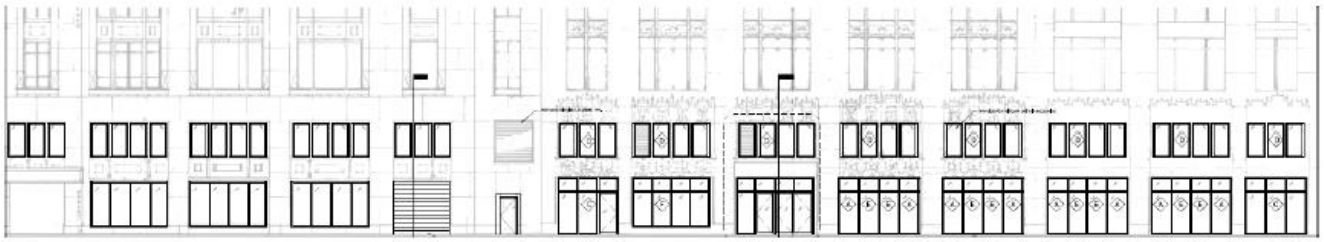
CURRENT PHOTO

RUSK AND MAIN DETAIL

SOUTH ELEVATION FACING RUSK

EXISTING

PROPOSED



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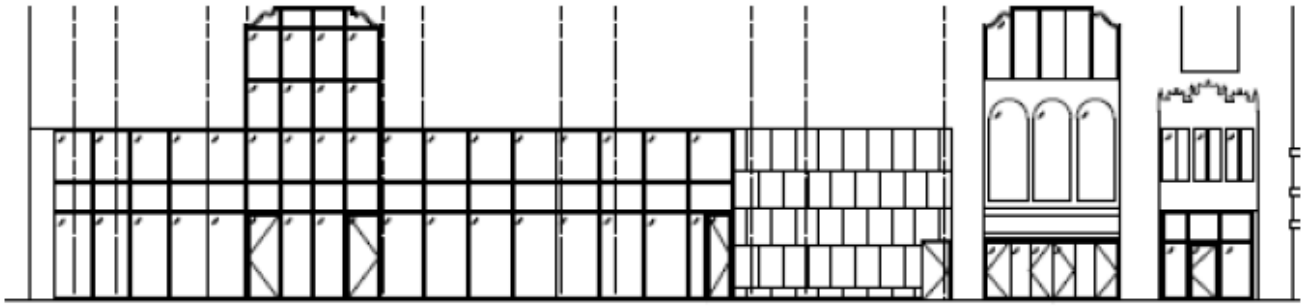
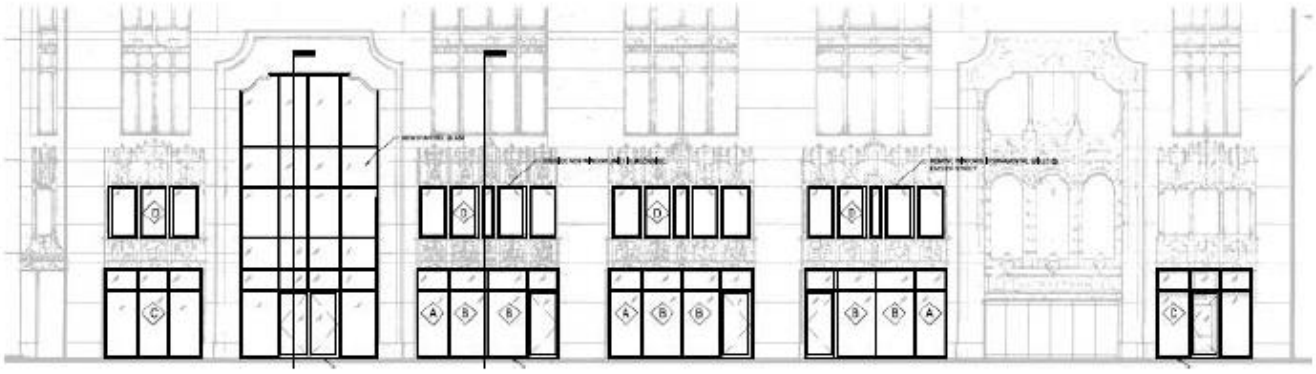
EAST ELEVATION FACING MAIN STREET

EXISTING



PROPOSED



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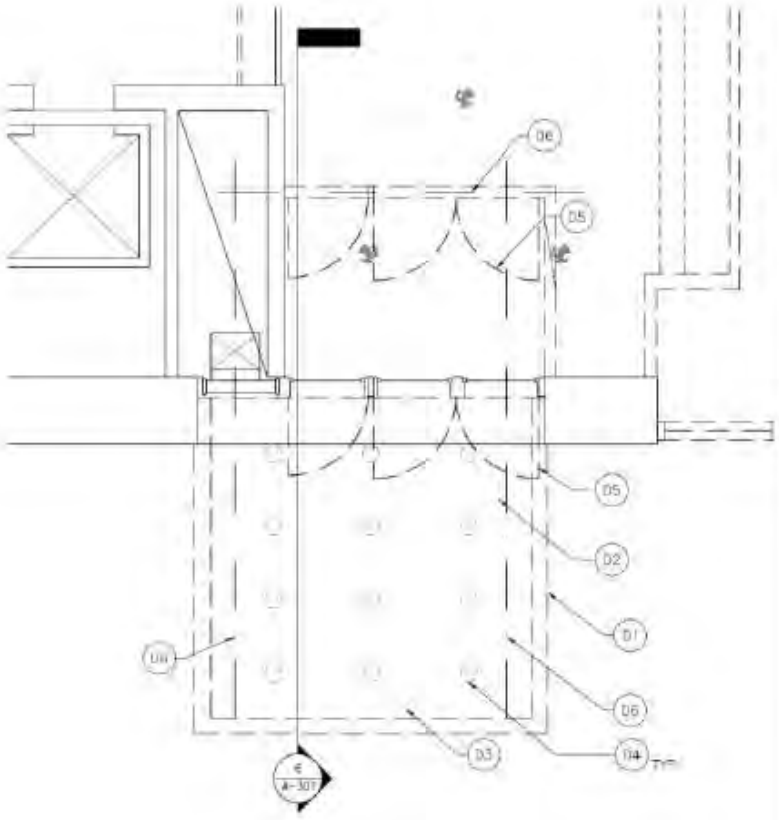
RUSK CANOPY PLANS AND ELEVATIONS

EXISTING

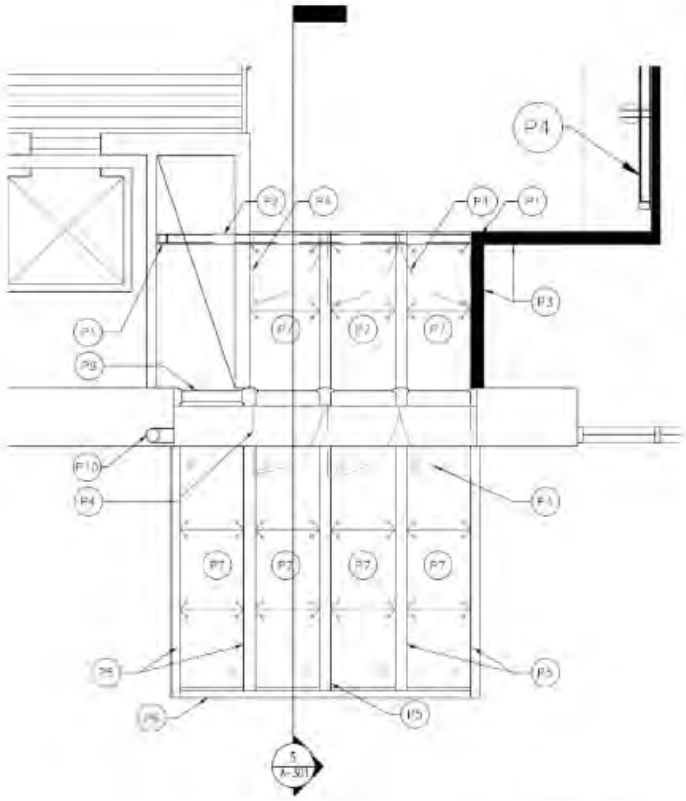


1 CANOPY - DEMO PLAN
1/4" = 1'-0"

DEMO NOTES

- D1 DEMO EXISTING CANOPY FASCIA & INTEGRATED FASCIA LIGHTING
- D2 DEMO EXISTING CANOPY ROOFING, INCLUDING CONCRETE & MTL. DECKING
- D3 DEMO EXISTING PLASTER SOFFIT
- D4 DEMO EXISTING RECESSED CANS
- D5 DEMO EXISTING STOREFRONT ENTRANCES & STOREFRONT FRAMING
- D6 CENTERLINE INDICATES EXISTING STEEL BEAM DEMOLISH.

PROPOSED

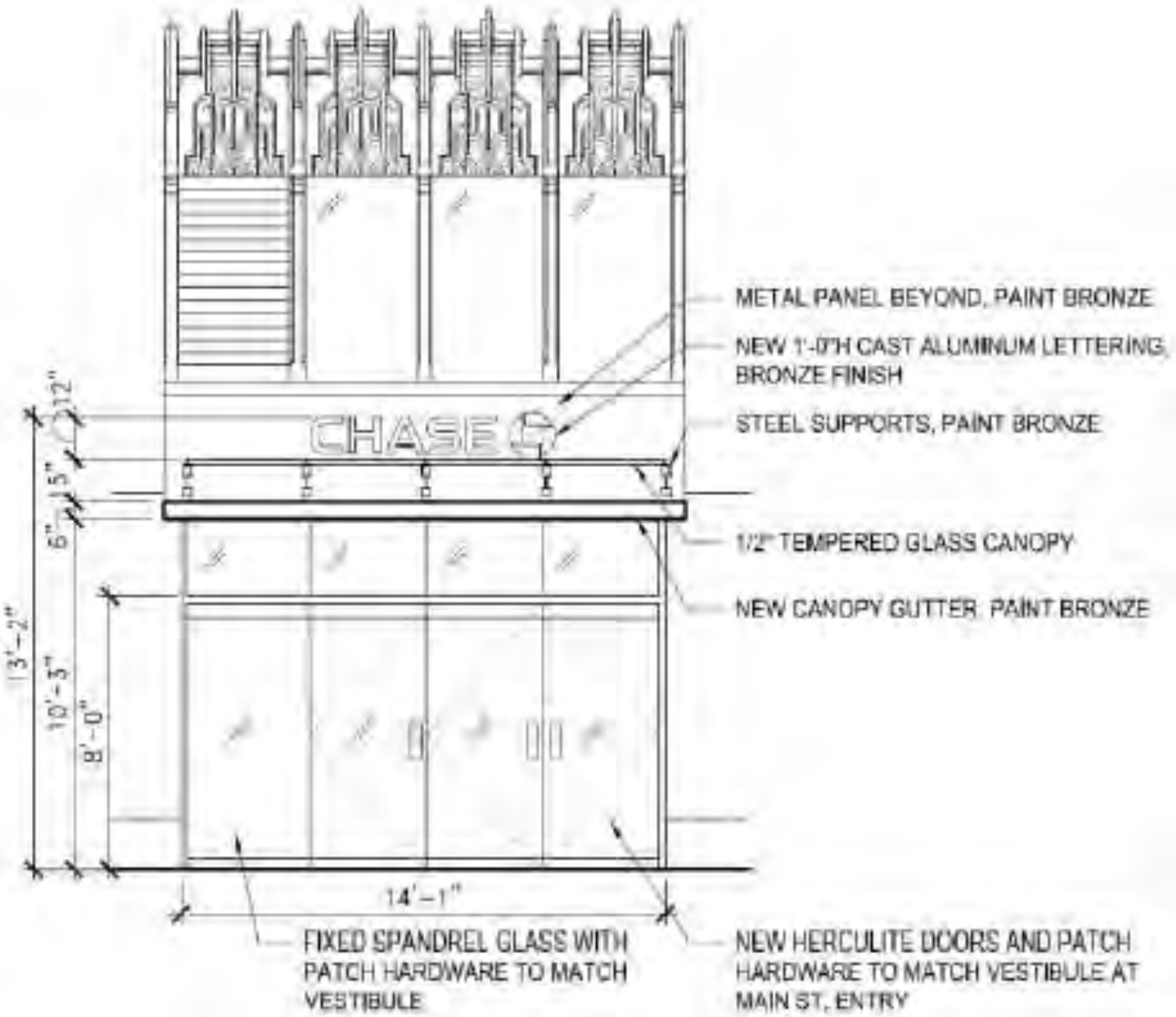


2 CANOPY - PROPOSED PLAN
1/4" = 1'-0"

PLAN NOTES

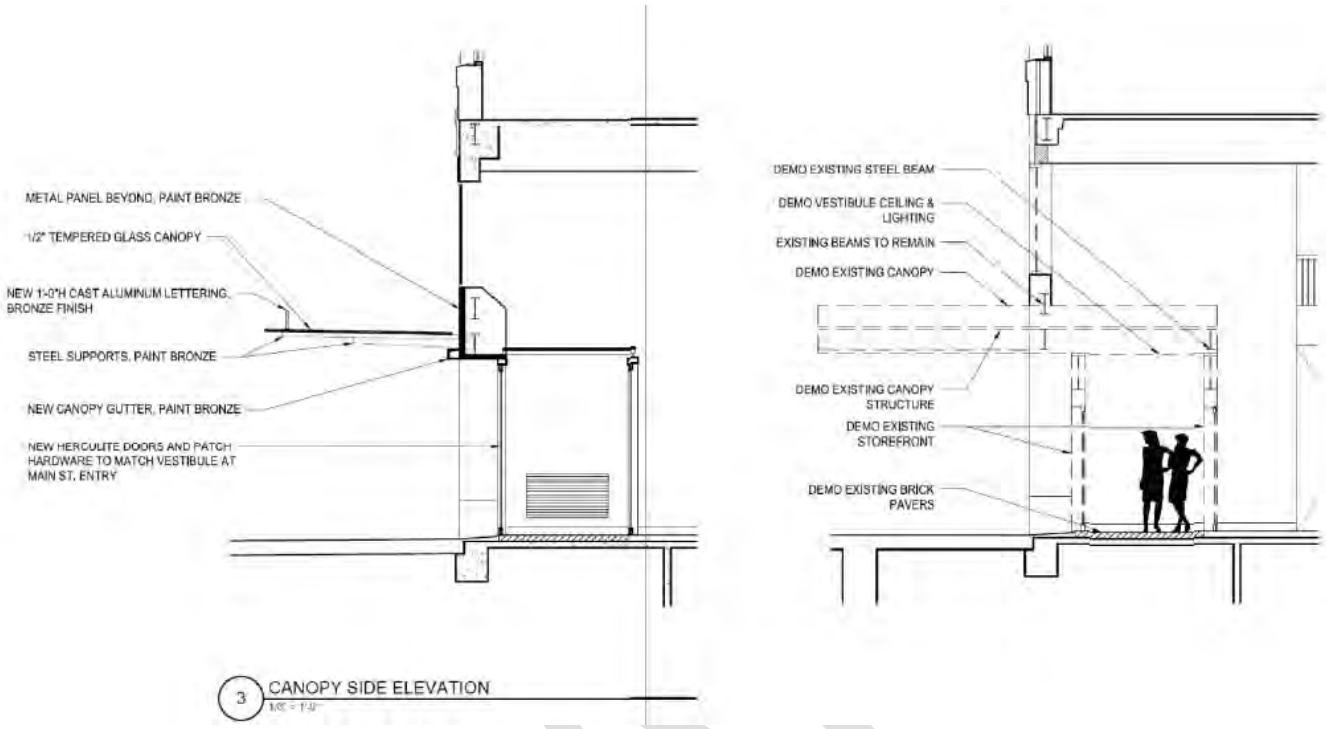
- P1 EXISTING COLUMN ASSUMED TO REMAIN
- P2 NEW STEEL TUBE
- P3 NEW LIMESTONE PARTITION TO MATCH EXISTING
- P4 NEW HERCULITE DOORS IN STOREFRONT FRAMING
- P5 NEW STEEL TUBE. PROVIDE MOMENT CONNECTION TO EXISTING STEEL BEAM
- P6 NEW STEEL TUBE TO SUPPORT NEW STAINLESS STEEL PIN MOUNTED SIGNAGE
- P7 LAMINATED GLASS CANOPY SOFFIT w/ SPIDER CONNECTIONS
- P8 NEW GYP. BD. PARTITION
- P9 NEW LOUVER TO MATCH NEW STOREFRONT FINISH
- P10 NEW INTERNAL DRAIN FOR CANOPY. TIE TO EXISTING CANOPY DRAIN LINE

PROPOSED FRONT ELEVATION



4 CANOPY FRONT ELEVATION
1/8" = 1'-0"

PROPOSED SIDE ELEVATION



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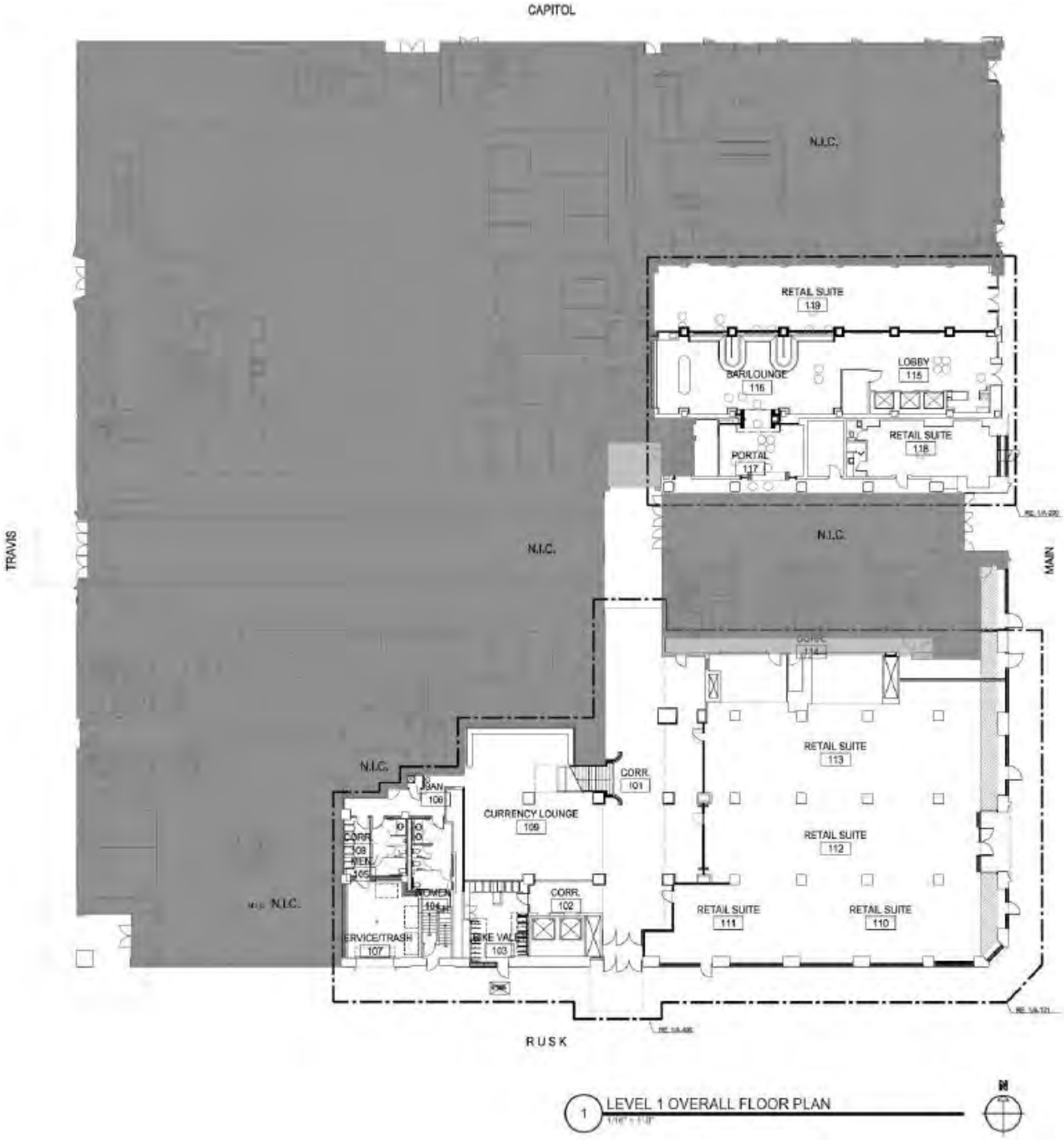
AREAS OF WORK

712 Main, Gulf Building, and 708 Main First Floor Plan

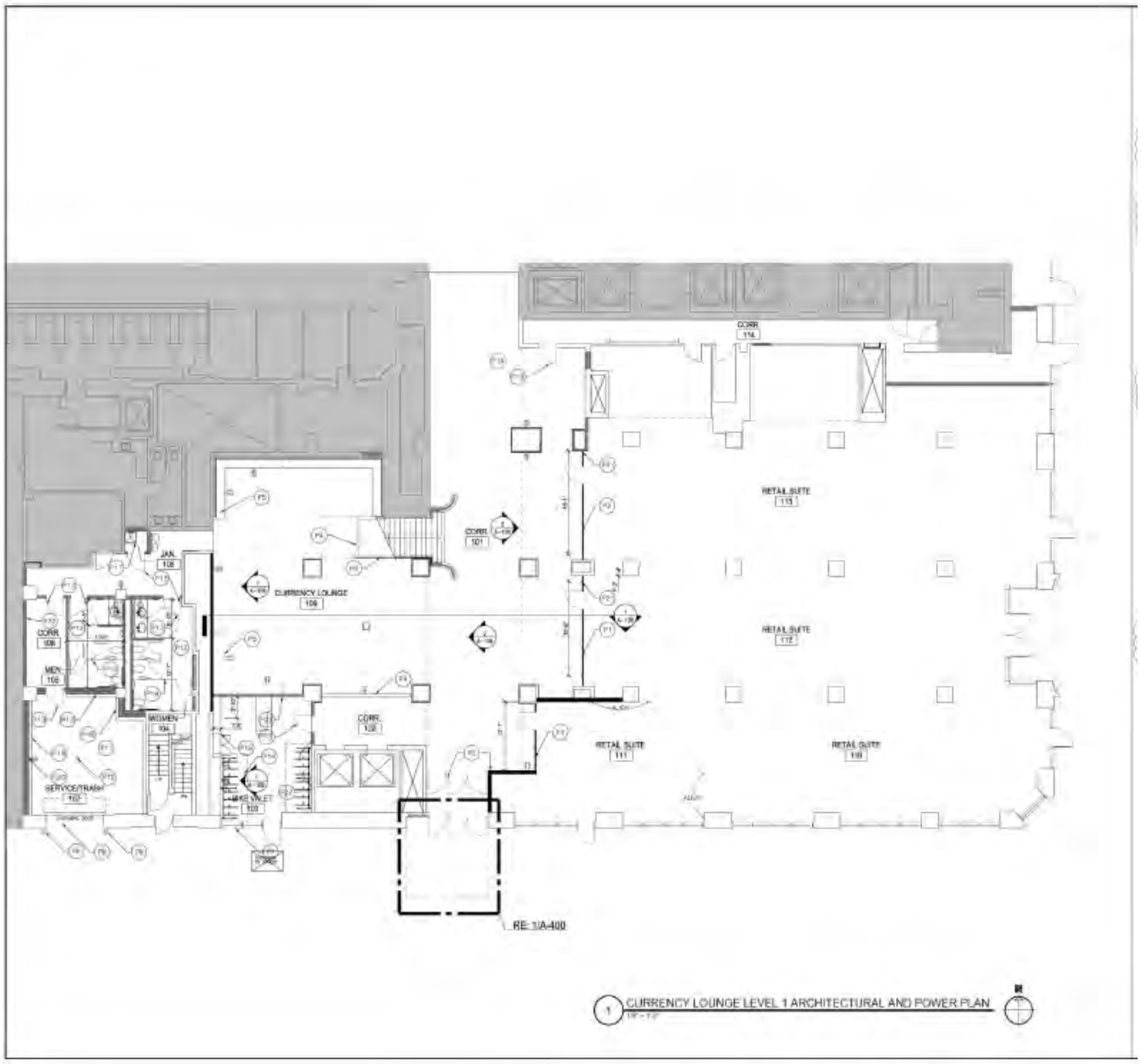
Dashed red lines: Bays: Pink: 712 Main area of work; Blue: 708 Main area of work: Grey: no work

FIRST FLOOR PLAN

EXISTING

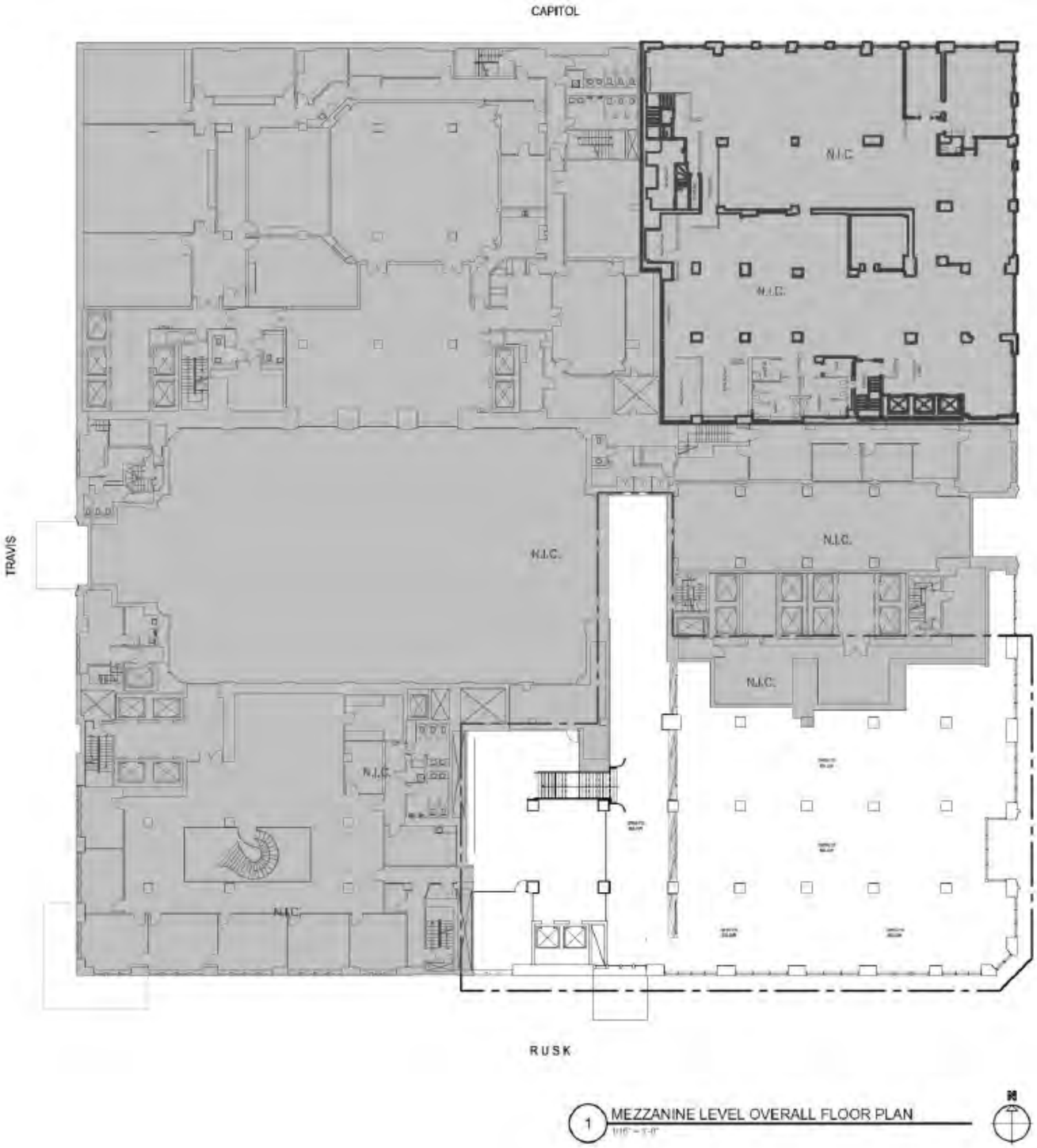


PROPOSED

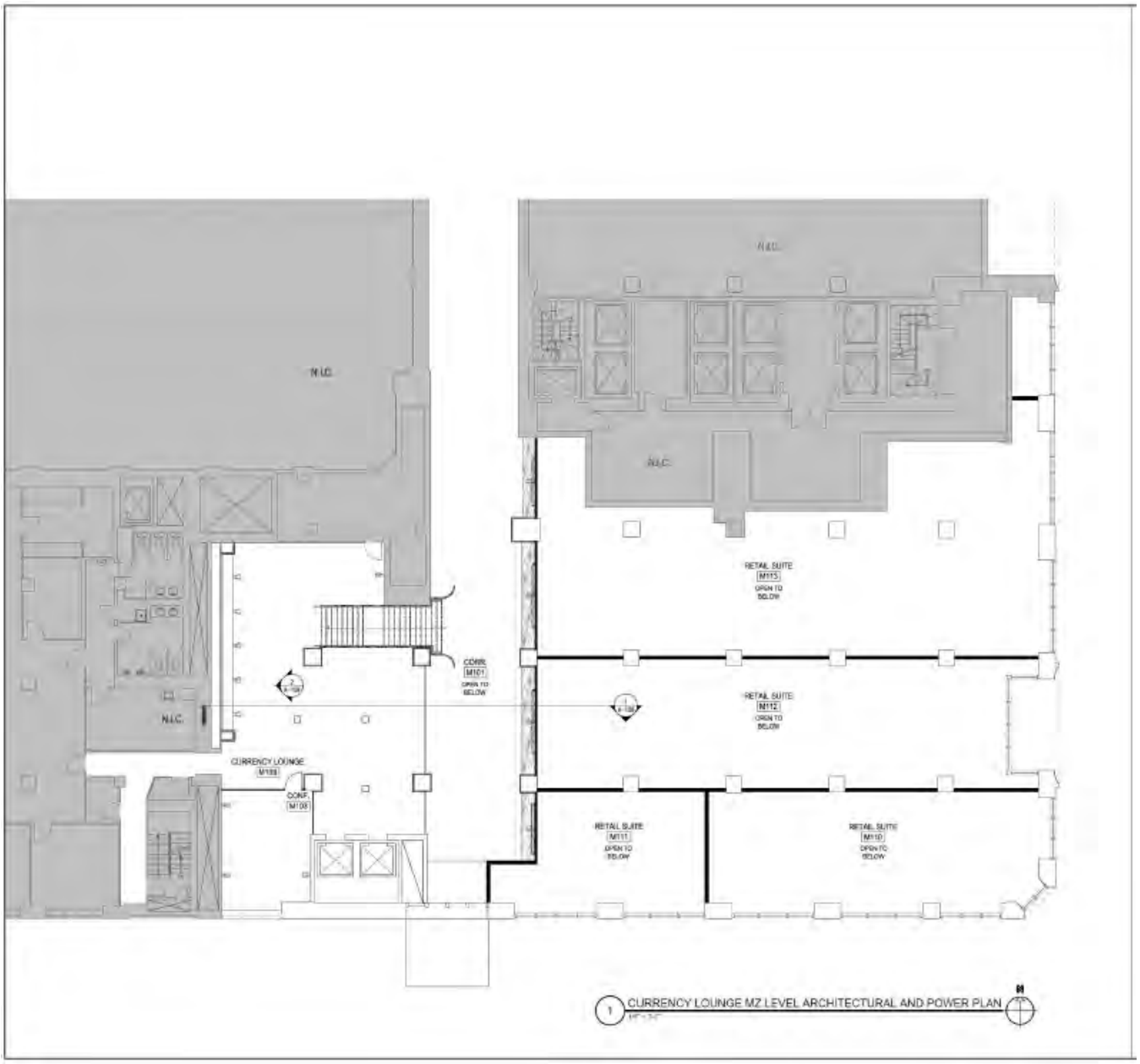

CORR.
114
RETAIL SUITE
115
CORR.
101
JAN.
108
CURRENCY LOUNGE
109
CORR.
106
MEN
105
WOMEN
104
RETAIL SUITE
112
CORR.
102
RETAIL SUITE
111
RETAIL SUITE
110
SERVICE/TRASH
103
LINEN/LET
103
RE: 3/A-400
1 CURRENCY LOUNGE LEVEL 1 ARCHITECTURAL AND POWER PLAN

SECOND FLOOR PLAN

EXISTING

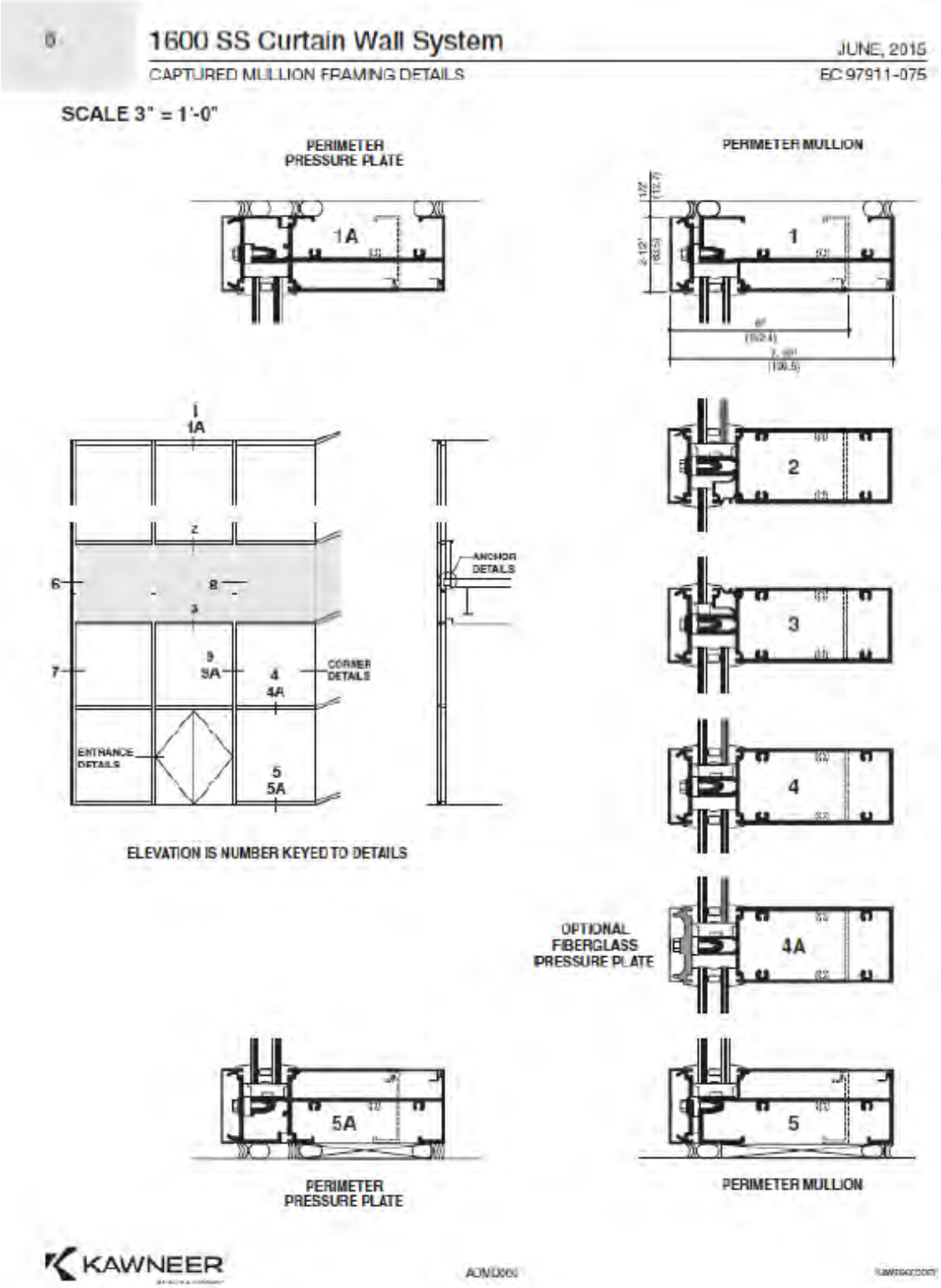


PROPOSED


N.I.C.
N.I.C.
N.I.C.
N.I.C.
RETAIL SUITE
M115
OPEN TO BELOW
CONF.
M101
OPEN TO BELOW
RETAIL SUITE
M112
OPEN TO BELOW
CURRENCY LOUNGE
M109
CONF.
M108
RETAIL SUITE
M111
OPEN TO BELOW
RETAIL SUITE
M110
OPEN TO BELOW
1 CURRENCY LOUNGE MZ LEVEL ARCHITECTURAL AND POWER PLAN

WINDOW / DOOR SCHEDULE

SPECIFICATIONS



JUNE, 2015

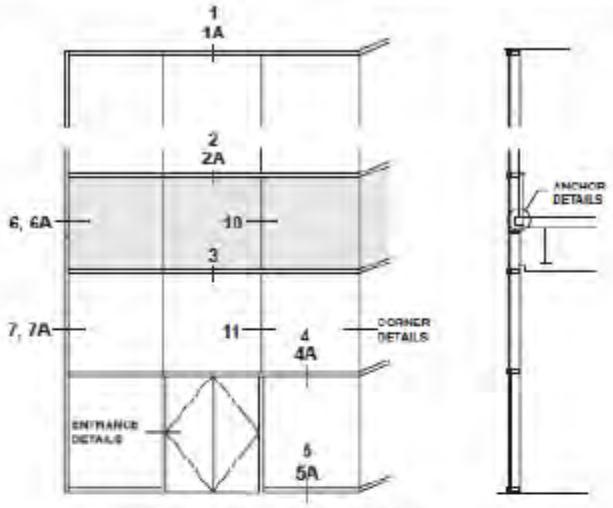
EC 97911-075

1600 SS Curtain Wall System

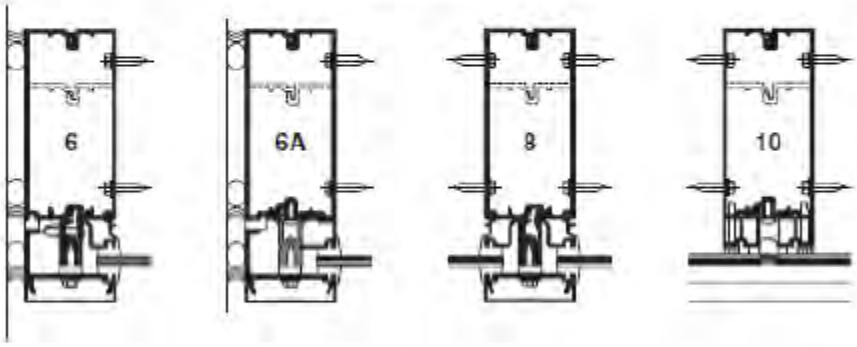
SSG MULLION FRAMING DETAILS

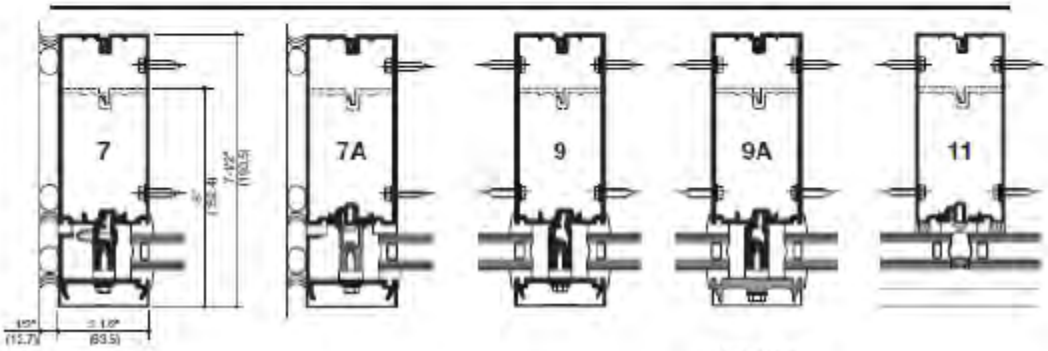
7

SCALE 3" = 1'-0"



ELEVATION IS NUMBER KEYED TO DETAILS





OPTIONAL
FIBERGLASS
PRESSURE PLATE

kawneer.com

ADMD060

KAWNEER

8

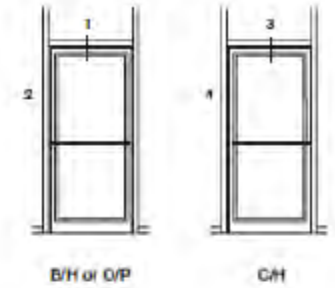
1600 SS Curtain Wall System

JUNE, 2015

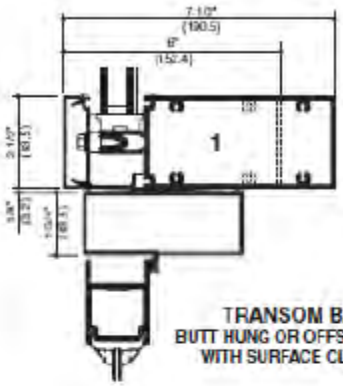
ENTRANCE DETAILS

EC 97911-075

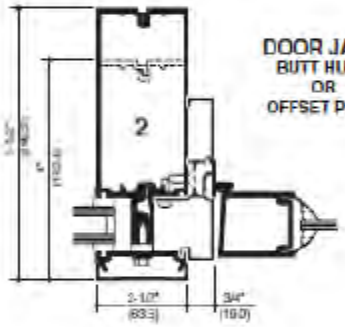
SCALE 3" = 1'-0"



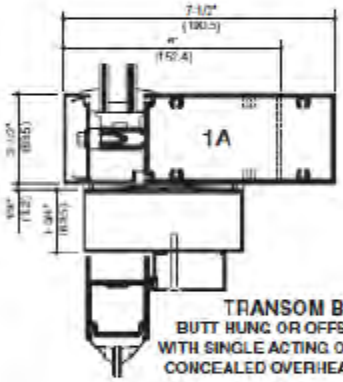
ELEVATION IS NUMBER KEYED TO DETAILS



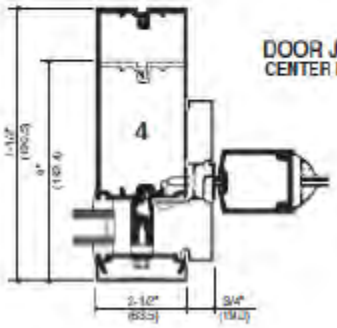
TRANSOM BAR
BUTT HUNG OR OFFSET PIVOT
WITH SURFACE CLOSER



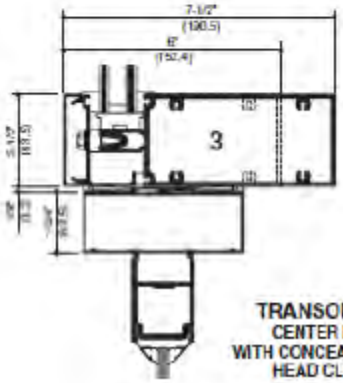
DOOR JAMB
BUTT HUNG
OR
OFFSET PIVOT



TRANSOM BAR
BUTT HUNG OR OFFSET PIVOT
WITH SINGLE ACTING OFFSET ARM
CONCEALED OVERHEAD CLOSER



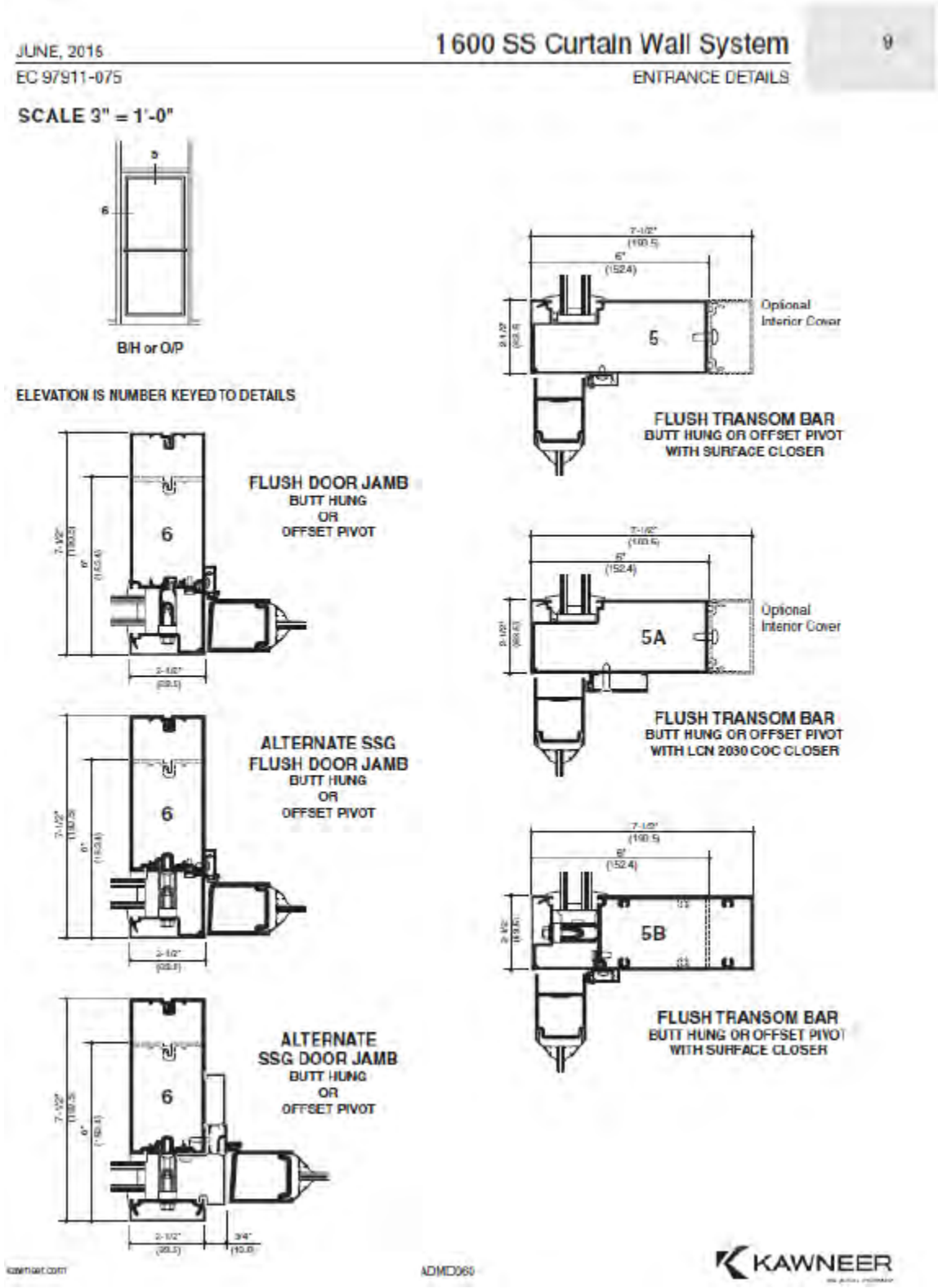
DOOR JAMB
CENTER HUNG

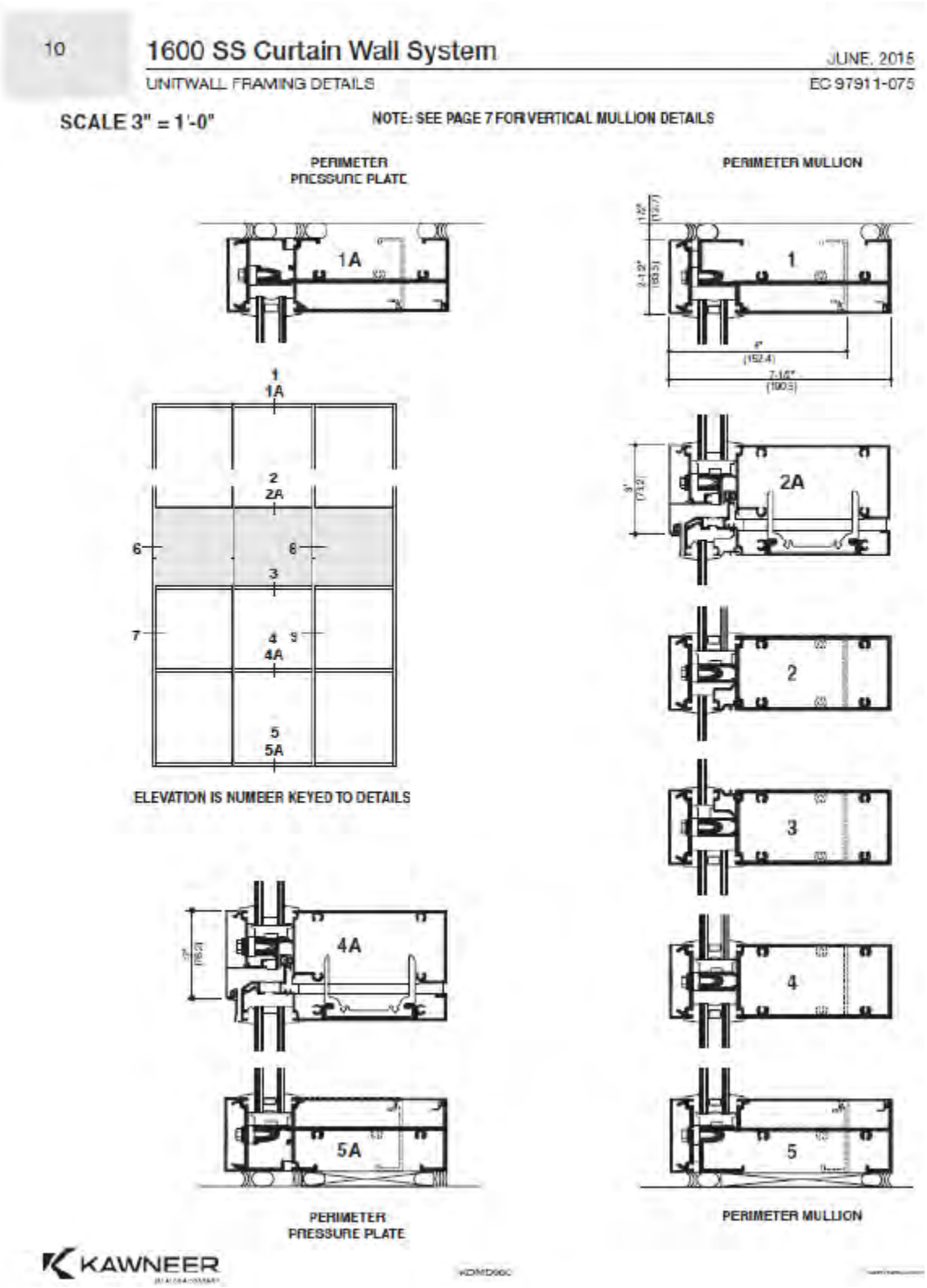


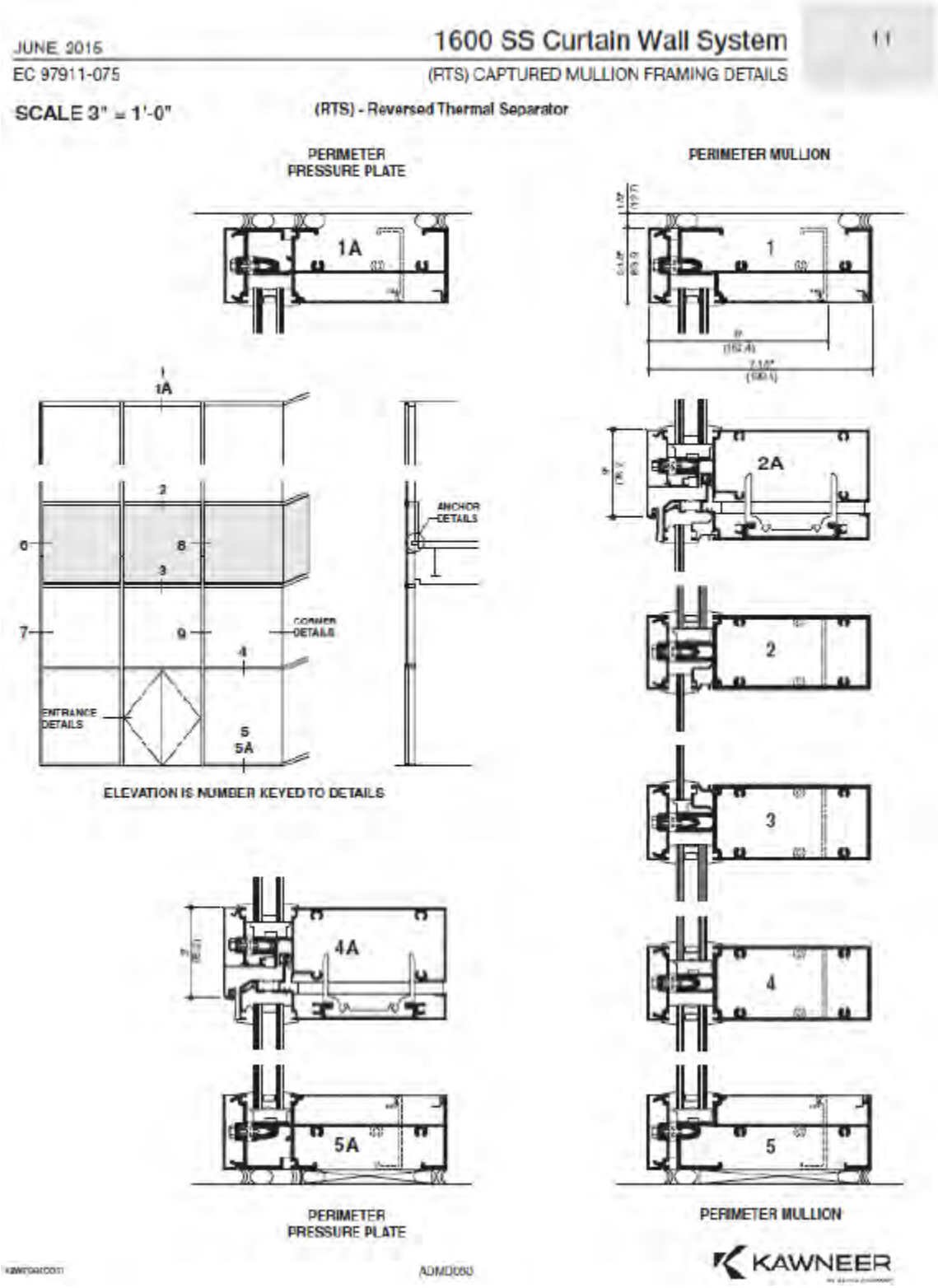
TRANSOM BAR
CENTER HUNG
WITH CONCEALED OVER
HEAD CLOSER

KAWNEER

ALM0060


JUNE, 2016
1600 SS Curtain Wall System
9
EC 97911-075
ENTRANCE DETAILS
SCALE 3" = 1'-0"
B/H or O/P
ELEVATION IS NUMBER KEYED TO DETAILS
FLUSH DOOR JAMB
BUTT HUNG
OR
OFFSET PIVOT
ALTERNATE SSG
FLUSH DOOR JAMB
BUTT HUNG
OR
OFFSET PIVOT
ALTERNATE
SSG DOOR JAMB
BUTT HUNG
OR
OFFSET PIVOT
Optional
Interior Cover
FLUSH TRANSOM BAR
BUTT HUNG OR OFFSET PIVOT
WITH SURFACE CLOSER
Optional
Interior Cover
FLUSH TRANSOM BAR
BUTT HUNG OR OFFSET PIVOT
WITH LCN 2030 COC CLOSER
FLUSH TRANSOM BAR
BUTT HUNG OR OFFSET PIVOT
WITH SURFACE CLOSER
ADMD060
KAWNEER


10
1600 SS Curtain Wall System
JUNE, 2015
UNITWALL FRAMING DETAILS
EC 97911-075
SCALE 3" = 1'-0"
NOTE: SEE PAGE 7 FOR VERTICAL MULLION DETAILS
PERIMETER PRESSURE PLATE
PERIMETER MULLION
1A
1
2A
2
3
4A
4
5A
5
ELEVATION IS NUMBER KEYED TO DETAILS
PERIMETER PRESSURE PLATE
PERIMETER MULLION
KAWNEER


JUNE 2015
EC 97911-075
1600 SS Curtain Wall System
(RTS) CAPTURED MULLION FRAMING DETAILS
SCALE 3" = 1'-0"
(RTS) - Reversed Thermal Separator
PERIMETER PRESSURE PLATE
PERIMETER MULLION
1A
1
2A
2
3
4A
4
5A
5
ANCHOR DETAILS
CORNER DETAILS
ENTRANCE DETAILS
ELEVATION IS NUMBER KEYED TO DETAILS
PERIMETER PRESSURE PLATE
PERIMETER MULLION
KAWNEER

PROJECT DETAILS

Windows/Doors: Bays M1 and M3 through R19 will be altered at the ground and mezzanine levels. Non-original windows, doors and storefront systems on the Main (east) and Rusk (south) elevations at the ground and second (mezzanine) levels will be removed. Dark tinted glass in black, thick frames and opaque glass in silver-toned framed will be removed and replaced with a consistent storefront system with clear glass and bronze-toned frames. At the mezzanine level, clear glass will be installed at the existing openings. No original materials are proposed for removal. New windows and doors will maintain existing frame sizes. The storefront at bay R18 will be removed and replaced with an overhead door for trash. New clear glass will be installed at the mezzanine level.

Exterior Materials: A boxed canopy over an entrance on Rusk will be removed and replaced with a thin profile metal and glass canopy in bay R14. The canopy will span a 14'-1" entryway with a 10'-3" clearance to the bronze canopy gutter and 15' to the ½" tempered glass. The canopy will have steel supporters painted bronze. The new "Chase" sign will have 1' cast aluminum lettering with a bronze finish, and a metal panel beyond also painted bronze.

For a detailed description of work by bay, see Attachment A p. 23-28.

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ATTACHMENT A

NARRATIVE DESCRIPTION OF WORK

General Description

PROPERTY DETAILS	Gulf Building (JPMorgan Chase) 712 Main Street, Houston, Harris County, Texas, 77002 HCAD address: 707 Travis Street HCAD # 0010810000004, 0010810000007 Block 81; Lots 1, 2, 6, 7, 8, 9, 10 and 12; Tracts 3, 3A, 4, 11, 11A and 13
HISTORIC LISTINGS	City of Houston Landmark, 2004 Recorded Texas Historic Landmark, 2007 National Register of Historic Places, 1983 National Historic Civil Engineering Landmark, 1997
PROJECT SUMMARY	The owner proposes to remove non-original windows, doors and storefront systems on the Main (east) and Rusk (south) elevations at the ground and second (mezzanine) levels. Currently several different storefront and window systems are installed at the ground and mezzanine levels. No original materials are proposed for removal. The design reintroduces retail space at the corner of Rusk and Main (former location of Sakowitz Brothers department store) and will reestablish views into and through the building. Dark tinted glass in black, thick frames and opaque glass in silver-toned frames will be removed and replaced with a consistent storefront system with clear class and bronze-toned frames. A boxed canopy over an entrance on Rusk will be removed and replaced with a light metal and glass canopy. The new ground level window and door design reference (but not replicate) historic storefront rhythm, proportions, glass clarity and frame coloring. At the mezzanine level, clear glass will be installed at the existing openings. This sensitive and compatible contemporary window solution allows for economy and flexibility for retail tenant build-outs, and may establish a new building standard for future work on bays or elevations not included in the current scope of work.
HISTORIC SUMMARY	Located in the center of downtown Houston, the Gulf Building is a significant 1920s Gothic and art Deco skyscraper. Architect Alfred C. Finn designed the original 30-story building, which occupies a quarter of the block at the corner of Rusk and Main. The Gulf Building opened in 1929 with Gulf Oil, National Bank of Commerce, and Sakowitz Brothers as the primary tenants. After World War II two annexes, also designed by Finn, were added on Travis Street and Rusk Avenue. The annexes share the basic character and style of the original structure. In whole, the 712 Main building has an 'L' shaped footprint and occupies approximately three-quarters of the block. The adjacent building, 708 Main is commonly owned and connected at the interior to the Gulf Building at 712 Main. 708 Main, located at the corner of Main and Capitol, is not historically designated.

Existing Conditions & Proposed Work

WORK AREA

The proposed exterior work is confined to the ground and mezzanine levels of the building at the Main (west) and Rusk (south) elevations. Interior work is proposed at the north portion of the building fronting Main that connects to 708 Main. The Rusk and Main area is referred to as the "Retail and Currency Lounge" and the area connecting to 708 Main is referred to as the "Lobby and Portal".

At the exterior, bays M1 and M3 through R19 are proposed to be altered at the ground and mezzanine levels. Exterior work is described by bay location. Bays on each facade have been labeled with a letter and number; the first letter indicates the facing street and is followed by number, assigned clockwise from the start of the structure on the north side of Main (Figure 3).

SURVEY SUMMARY

During a March 2016 window and door survey of the lower levels at all facades of the 712 Main building, several window and door conditions were observed. Combinations of the following frame, glass, configuration, and hardware conditions were documented.

Door and window frame variations:

- Brushed aluminum (silver tone) 2.5" frame
- Black aluminum 4+" frames
- Brushed aluminum (light bronze tone)
- Frameless with equally sized upper and lower rails with chrome finish
- Frameless with taller lower rail with brushed aluminum (silver tone) finish
- Painted aluminum frame (bronze tone)
- Solid emergency door, painted

Glass variations:

- Opaque green-toned glass
- Dark tinted glass
- Clear glass

Configuration variations:

- Full bay width and height
- Vertically divided bay
- Transom
- No transom

Hardware variations:

- Interior and exterior side rail handle pull and push plate
- Interior and exterior single horizontal push/pull bar
- Exterior handles and interior double tube horizontal push bars

BAY M1	**Existing:** Bay M1, located on the far north side of the Main (east) elevation, has a non-original storefront comprised of brushed silver aluminum and opaque green-tinted glass at the ground level. The storefront has 3 vertical sections with a door at the center section and transoms above all. The mezzanine level retains its historic decorative cast iron window surrounds. The three windows within the historic surrounds have two vertical sections each with bronze colored frames. **Proposed:** The ground level storefront will be removed and replaced with a new storefront system with 2.5" frames. The storefront will have 3 vertical sections with a central door and transoms above all. No alterations to the mezzanine level.
	Photos: 1A, 1B, 2A, 2B
BAY M2	**Existing:** Bay M2 is a 3-story formal entrance bay to the lobby on Main Street. The ground level has non-original, frameless glass doors and sidelights. The upper two sections of the bay retain their historic decorative cast iron window details. **Proposed:** No alterations.
	Photos: 1A, 1B, 2B, 3A
BAY M3	**Existing:** Bay M3 is open below the mezzanine level. Setback beyond the front façade columns is a storefront system with a dark aluminum frame and dark tinted glass. The mezzanine level retains its historic decorative cast iron window surrounds. The mezzanine windows are aligned with the setback solid wall below and have a dark aluminum frame with dark tint glass. **Proposed:** At the ground level, a new storefront with 2.5" frame and clear glass will be installed, aligned with the front of the columns. The storefront will have 4 vertical sections with the option to have a door at either side sections. All sections have transoms above. At the mezzanine level new clear glass will be installed at the existing openings.
	Photos: 1B, 2B, 4A, 5B
BAY M4 & M5	**Existing:** Bays M4 and M5 are open below the mezzanine level. Setback beyond the front façade columns is a storefront system with a dark aluminum frame and dark tinted glass. The mezzanine level retains its historic decorative cast iron window surrounds. The mezzanine windows are set behind, not within, the historic surrounds and are aligned with the dark framed storefront system. **Proposed:** At the ground level, a new storefront with 2.5" frame and clear glass will be installed, aligned with the front of the columns. Each bay storefront will have 4 vertical sections with the option to have a door at either side sections. All sections have transoms above. At the mezzanine level new clear glass will be installed at the existing openings.
	Photos: 4A, 4B, 5B

BAY M6	**Existing:** Bay M6 is a 3-story entrance bay similar to Bay M2, but does not retain any original decorative detail. The bay is open with a metal and plexi-glass transom spanning the 2nd level. **Proposed:** A new storefront with 2.5" frame and clear glass will be installed setback from the columns. The storefront will have 4 vertical sections with a double central door. The storefront system will continue up through the 3-story opening, and the horizontal divides will align with the historic horizontal elements of the neighboring bays. **Photos:** 5B, 6A, 6B
BAY M7	**Existing:** Bay M7 is open below the mezzanine level. Setback beyond the front façade columns is a storefront system with a dark aluminum frame and dark tinted glass. The mezzanine level retains its historic decorative cast iron window surrounds. The mezzanine windows are set behind, not within, the historic surrounds and are aligned with the dark framed storefront system. **Proposed:** At the ground level, a new storefront with 2.5" frame and clear glass will be installed, aligned with the front of the columns. The storefront will have 4 vertical sections with the option to have a door at either side section. All sections have transoms above. At the mezzanine level new clear glass will be installed at the existing openings. **Photos:** 5B, 6B, 7A
BAY M8	**Existing:** Bay M8 is on a 45 degree angle at the corner of Rusk and Main. Setback beyond the front façade columns is a storefront system with a dark aluminum frame and dark tinted glass. The mezzanine level retains its historic decorative cast iron window surround but is not infilled with glass. **Proposed:** At the ground level, a new storefront window with 2.5" frame and clear glass will be installed, aligned with the front of the columns. The storefront will have 1 or 2 vertical sections and transoms above. At the mezzanine level new clear glass will be installed at the existing opening. **Photos:** 6B, 7A, 7B
BAY R9	**Existing:** Bay R9 has a storefront system installed in-line with the front of the columns. The storefront has a dark aluminum frame and dark tinted glass. The mezzanine level retains its historic decorative cast iron window surrounds and has dark tinted glass installed at the original three openings. **Proposed:** At the ground level, a new storefront window with 2.5" frame and clear glass will be installed aligned with the front of the columns. The windows will have 3 vertical sections aligning with the vertical lines of the mezzanine above. All sections have transoms above. At the mezzanine level new clear glass will be installed at the existing openings. **Photos:** 7A, 7B, 8A

BAY R10-R13	**Existing:** Bays R10 through R13 have a dark aluminum frame with dark tinted glass storefront system installed in-line with the front of the columns. The mezzanine level retains its historic decorative cast iron window surrounds and has dark tinted glass installed at the original four openings. **Proposed:** At the ground level, a new storefront window with 2.5" frame and clear glass will be installed aligned with the front of the columns. The windows will have 4 vertical sections aligning with the vertical lines of the mezzanine above. All sections have transoms above. At the mezzanine level new clear glass will be installed at the existing openings. **Photos:** R7B, 8A, 8B, 11B
BAY R14	**Existing:** Bay R14 has a dark aluminum frame with dark tinted glass storefront system slightly setback, aligned with the center of the columns. The storefront has 4 vertical sections; the three located at east side of the bay are doors. The fourth is a fixed window panel. The mezzanine level retains its historic decorative cast iron window surrounds and has dark tinted glass installed at the original four openings. Between the ground floor storefront and mezzanine windows is a non-original box canopy with Chase logo. **Proposed:** At the ground level, a new storefront system with 2.5" frame and clear glass will be installed aligned with the center of the columns. The storefront will have 4 vertical sections aligning with the vertical lines of the mezzanine above. The eastern three sections will have doors and the western section will have a fixed window. All sections have transoms above. At the mezzanine level new clear glass will be installed at the existing openings. The existing canopy will be removed and replaced with a new thin profile metal and glass canopy with applied metal lettering signage with the Chase logo. **Photos:** 8B, 10A, 10B
BAY R15	**Existing:** Bay R15 has a dark aluminum frame with dark tinted glass storefront system installed in-line with the front of the columns. The mezzanine level retains its historic decorative cast iron window surrounds and has dark tinted glass installed at 3 of the original 4 openings. One opening has a horizontal louvered panel installed to servicing the mechanical system. **Proposed:** At the ground level, a new storefront window with 2.5" frame and clear glass will be installed aligned with the front of the columns. The windows will have 4 vertical sections aligning with the vertical lines of the mezzanine above. All sections have transoms above. At the mezzanine level new clear glass will be installed at 3 of the existing openings. One opening will retain an existing horizontal louvered panel that services the mechanical system. **Photos:** 8B, 9A, 11A

BAY R16	**Existing:** Bay R16 has a dark aluminum frame with dark tinted glass storefront system installed in-line with the front of the columns. The mezzanine level retains its historic decorative cast iron window surrounds and has dark tinted glass installed at the three original openings. **Proposed:** At the ground level, a new storefront system with 2.5" frame and clear glass will be installed aligned with the front of the columns. The storefront will have 3 vertical sections aligning with the vertical lines of the mezzanine above. The storefront system will be modified to extend to the ground, to allow a door to be placed in one of the sections. All sections have transoms above. At the mezzanine level new clear glass will be installed at the existing openings. **Photos:** 8B, 9A, 9B, 11A
BAY R17	**Existing:** Bay R17 is a solid bay with a solid, painted emergency door. The mezzanine level has a horizontally louvered panel servicing the mechanical system. Bay R17 marks the transition between the original building and the Rusk annex. **Proposed:** No alterations. **Photos:** 9A, 9B, 11A
BAY R18	**Existing:** Bay R18 has a dark aluminum frame with dark tinted glass storefront system installed in-line with the front of the columns. The mezzanine level retains its historic lower decorative window panel and has dark tinted glass installed at the three original openings. **Proposed:** At the ground level, the existing storefront system will be removed and a new overhead door will be installed to accommodate a new trash service zone. The door will be metal and feature vented panels to service the mechanical system. At the mezzanine level new clear glass will be installed at the existing three openings. **Photos:** 9A, 9B, 11A
BAY R19-22; T23-T35 and C35-C41	The remaining bays on the Rusk elevation, R19-22, and all of Travis and Capitol Street elevations are not included in the current scope of work. No alterations are proposed. Photos and drawings are provided for context only. **Photos:** 9B, 12-18