

Coulter Court-

The exterior work includes replacement of the existing aluminum single-hung windows with new vinyl single-hung windows in a metallic dark bronze color, very similar to the existing window color. The existing entrance and opaque storefront at the southwest corner of the site will be replaced with new aluminum entrance and glazed storefront, with finish to match the other aluminum windows at the First Floor level. The damaged cementitious panels on the north elevation of the building will be removed, the masonry at the base of the wall repaired, and new fiber-cement panels with reveal trim installed as shown on the elevations. Three new vinyl windows will be added at each of the Second and Third Floors on this elevation, to bring daylight into very long interior corridors on those floors.

A new aluminum and glass entrance/exit will be created on the south side of the building to replace the First Floor bank exit that will be displaced by the buildout of the new tenant space at the southeast corner of the building. The aluminum finish will match the finish of the existing aluminum windows on that floor.

A section of the south wall of the building that was previously infilled with masonry in a module and finish that differs from the original, will be removed and replaced with new cast stone that more closely matches the original building stone. Damaged stone at the base of the piers flanking the entrance on Downer will be repaired, and damage to the base of the terra cotta pier at the southeast corner of the site will also be repaired and refinished with a material that closely resembles the original terra cotta glaze.

The existing masonry on the alley side of the building will be tuckpointed, as will other isolated areas in need of restoration. Cracks within and between the existing stone trim pieces will be caulked or pointed as appropriate. Methods for removing the paint on the top 3 stories of the building at the Southeast corner of the site will be tested to determine if the paint can be removed without damaging the brick. If that can be accomplished, the paint will be removed from all elevations to restore that building to a state closer to its original appearance. The existing EIFS on the buildings to the north will remain.

The existing glass skylight at the top of the 4-story building will be replaced with a new polycarbonate skylight system with aluminum framing and slopes to match the original.