ALAMO ARCHITECTS

Project Narrative

10/29/2026

Project: 111 W Travis
Alamo Architects Job Number: 2026-17

From: Alamo Architects

Subject:
Project Narrative for OHP Review

Scope of Work:
The Project scope for 111 W Travis includes a substantial rehabilitation of the existing historic, 10 story high-rise utilizing city bond funds, low-income housing tax credits, and federal and state historic tax credits. The exterior scope is limited to repair and replacement (in-kind) of existing damaged and deteriorated materials. Additionally, we are proposing a new stair and elevator addition to the rear of the building to improve the life-safety conditions for the residents. The new egress tower is set back from the main street façade and will be constructed of sub-dued, but complimentary finish materials in alignment with the Secretary of the Interiors guidance on additions to historic structures. The following is a list of the detailed scope of work on the exterior of the building.

- Repair and repointing of the existing brick and cast stone masonry
- Repair of the main canopy including replacing of light fixtures in-kind
- Replacing existing windows in-kind. The existing aluminum-clad wood windows are not original and are in poor condition. We will replace them with new aluminum-clad wood windows by Pella or similar.
- Repair of existing wood storefront, doors, and plaster base. Replace if not repairable.
- New plaster-finished stair and elevator tower enclosure addition in the alley on the North side of the building. North elevation to have a full height louver in compliance with an approved code modification request. Louver color to blend with paint colors of the plaster finish on the enclosure.
- Reroof all existing roofs with similar materials.
- Signage – The current requested scope is to remove the “HOTEL ROBT. E LEE” letters from the signs where the wording exists and to repair the sign structure. New lettering in the same or similar sign style will be submitted at a future date for approval. The “100% AIR-CONDITIONED” signs will remain in place be re-lit.

This scope of work has been reviewed with the Texas Historic Commission during a pre-application meeting, and a formal application review is in progress.