



May 28, 2026

Mein Eye Institute
2484 Gillingham Dr. (Building #175)

HDRC Project Narrative – Proposed Exterior Modifications

The proposed scope of work for Building #175, located within the School of Aerospace Medicine Historic District, consists of a complete interior renovation and limited exterior improvements intended to preserve and enhance the historic character of the existing structure while improving functionality, accessibility, and long-term building performance.

The primary focus of the project is the interior renovation of the existing building. Exterior modifications have been carefully designed to remain compatible with the existing architectural character and historic context of the district. The proposed exterior improvements include the replacement of all existing exterior windows with new insulated storefront and glazing systems. The new systems will match the existing window color, proportions, layout, and overall appearance while improving thermal performance and energy efficiency.

Additional exterior improvements include the installation of a new aluminum trellis element at the existing entry awning locations. The trellis is intended to provide screening and visual enhancement to the exposed structural elements remaining from a previously attached building. The proposed trellis design is lightweight and contemporary in nature while remaining subordinate to the historic structure and compatible with the existing architectural composition.

All remaining exterior façade elements will remain intact and unaltered. Existing materials and finishes will be cleaned, repaired as necessary, and refreshed to preserve the overall historic appearance of the building. No significant modifications are proposed to the primary massing, scale, or defining architectural characteristics of the structure.

Site improvements include the addition of a new drop-off drive lane located at the front of the building, along with reconfigured parking improvements intended to enhance circulation and site accessibility. The landscape scope includes completely updated landscaping and irrigation systems designed to improve the overall site appearance and long-term sustainability of the property while maintaining the existing mature trees on site.

Overall, the proposed improvements are intended to revitalize Building #175 through compatible upgrades that respect and preserve the historic integrity of the School of Aerospace Medicine Historic District while improving functionality, accessibility, and building performance for continued use.