

04.30.26

**Tower Life
310 S St Mary's St.**

The project consists of improvements to the Tower Life Building at the river and street level of the west and north façade.

Street Level Fenestration (West and North Façade)

The windows openings on the street level have been previously modified from their original design and infilled with terracotta and smaller windows. We are proposing to remove the non-original terracotta and restore the window opening size to the original design on the west façade and provide matching windows on the north facade. We are also proposing to add two sets of double doors on the west facade for new retail access. On the north façade we are proposing to replace a non-original door and enlarge an existing window opening to convert it to a door.

River Walk Level Fenestration (North Façade)

There is currently a solid floodwall and low clearance concrete areaway on the north façade at the River Walk level. We are proposing to remove a portion of the concrete areaway and provide new openings with windows and doors between the existing balcony corbels that would allow the basement of the building to connect directly to the River Walk.

Louvers (North Façade)

We propose to provide new louvers for the mechanical systems of the building on the north façade.

Elevator

We are proving to provide a new elevator available for public use providing an accessible route from the River Walk to St Mary's St. The elevator will be in an existing abandoned elevator shaft and will be accessed by the public by a vestibule on the River and Street Level.

The proposed improvements respect the historic character of the Tower Life Building while thoughtfully adapting it for contemporary use. By restoring original architectural features, improving accessibility, and strengthening its relationship to the River Walk and downtown streetscape, the project will ensure the continued vitality of the building.