

ITEM #1

ARCHITECTURAL FEATURE: Gunter Hotel – Project Information

DATE OF FEATURE: 1909, 1926, c. 1980, and subsequent changes

EXISTING FEATURE AND CONDITION: The Gunter Hotel is a twelve-story hotel building and attached parking garage located in downtown San Antonio, Texas. The original, nine-story hotel building was constructed in 1907-1909 and was expanded to twelve floors and remodeled at the interior in 1926. The ninth floor cornice indicates the historic, 1909 roofline. The parking garage located to the north perimeter of the parcel was constructed in c. 1985. Additional interior renovations occurred during this 1985 remodel, and again in c. 2014-2015 during a State HTC application.

The exterior of the building features historic brick, terra cotta, and mosaic elements and two copper cornices, one above the ninth floor and the second above the twelfth floor. A second story balcony extends along the west and south elevations. A c. 1985 glass and metal balcony enclosure sits atop the historic metal frame. The first floor of the building at the west and south elevations features non-historic commercial storefronts with replacement windows and doors. The primary entrance of the hotel is located at the south elevation along Houston Street. The entrance is recessed into the façade and features a replacement anodized metal-frame storefront system. A secondary, rear, entrance into the building is located along the north elevation along a rear access drive. The access drive is beneath a c. 1985 porte-cochere which is the base for the third-floor outdoor pool. The secondary, north, entrance features a similar non-historic anodized metal storefront system. The windows throughout the building are modern one-over-one aluminum-frame replacement units. The roof is flat and contains three penthouse structures.

The interior of the building features a combination of modern and historic finishes. The first floor features a historic double-height lobby space. The first floor features leasable commercial spaces as well as back-of-house space. The leasable commercial space includes the Market on Houston (M.O.H.) restaurant and Bar 414. The second and third floors feature guest and event amenities, including a ballroom, meeting rooms, gym, and enclosed balcony. The fourth through twelfth floors contain the guest rooms. The guest rooms are arranged around a roughly U-shaped double-loaded corridor with central elevator lobby. The upper floors feature stair towers at the north and south ends of the eastern perimeter of the hotel building footprint. The basement level of the building features a museum space, barbershop, and additional back of house storage and laundry rooms.

WORK AND IMPACT ON FEATURE: The proposed rehabilitation of the Gunter Hotel will be undertaken in 5 phases. The estimated total rehabilitation costs for the project will be \$57,000,000. All work outlined in this application has been submitted to and approved by the Texas Historical Commission and National Park Service as part of their historic tax credit review process. NPS Part 2 and Part 2 amendment reviews and included with this submission for reference.

Phase I: Building Infrastructure Upgrades: This phase will include the installation of new RFID Locks, upgrading of service and guest elevator mechanicals, and internet and phone upgrades throughout the building.

Phase II: All Exterior Work: This phase includes the entire exterior scope, including exterior masonry cleaning and repointing, roof work, minor repairs to the existing storefronts, proposed exterior signage, and parking garage updates. At this time, no proposed work will occur on the modern windows. The estimated total costs will be \$14,000,000.

Phase III: Mechanicals and HVACs: This phase includes all mechanical, electrical, plumbing, and HVAC updates. The scope includes the replacement of building controls, public space air handlers, kitchen ventilation in the back of house spaces, mechanical additions to the fourth floor rooftop, and upgrades to the guestroom HVAC. The estimated total costs will be \$13,700,000.

Phase IV: Guest Rooms: This phase includes all scope items associated with the rehabilitation of existing upper floor guestrooms, including updated floorplans and finishes. The estimated total costs will be \$14,000,000.

Phase V: Interior Public and Back of House Spaces: This phase includes all scope items associated with the hotel public spaces, including the lobby, mezzanine level, meeting rooms, fitness center, upper floor corridors, basement, and elevator lobbies as well as the private back of house spaces. Proposed work during this phase includes updating finishes throughout, expanding the fitness center, addition of a bar within the first floor lobby, expansion of Bar 414 with a second floor level, fit-out of a first floor tenant restaurant, installation of a new room within the lobby, and updates to pool and its associated entrance. All finish schedules and associated drawings will be submitted in an amendment submission. The estimated total costs will be \$13,000,000.

All proposed work is detailed in individual sections in the narrative below.

PHOTOS: All (Photos taken by Heritage, November 2022)

DRAWINGS: All

ITEM #2

ARCHITECTURAL FEATURE: Site

DATE OF FEATURE: 1909, and subsequent changes

EXISTING FEATURE AND CONDITION: The Gunter Hotel is located within an urban environment on a rectilinear parcel in downtown San Antonio, Texas. The hotel is located to the southern portion of the parcel and the modern, concrete parking garage is located to the northern portion of the parcel. The parking garage is two levels. The parking deck is a modern addition to the hotel building and was constructed outside of the period of significance. It is located along the north perimeter of the site and connected to the hotel via the porte-cochere. The structure is constructed from steel and concrete with metal railings enclosing the upper and lower levels. Entrances into the parking deck are located along the west perimeter at N. St. Mary's Street and along the south perimeter accessible via the hotel service drive. The site is bounded by E. Houston Street to the south, N. St. Mary's Street to the west, E. Travis Street to the north, and unrelated commercial buildings to the east.

A decorative brick and concrete sidewalk are located to the west and south perimeter of the hotel building. Travertine stone delineates the primary, south, entrance along E. Houston Street. A metal fence enclosure associated with the first floor commercial tenant extends along the east end of the south elevation. An asphalt drive providing access from N. St. Mary's Street to the rear, north, entrance of the hotel and associated parking garage bisects the parcel. A modern porte-cochere covers the vehicular access drive to the rear, north, entrance to the hotel. Overall, the site features are limited and typical of the urban built environment.

WORK AND IMPACT ON FEATURE: All proposed sitework primarily relates to the non-historic parking garage in which finished anodized bronze perforated metal screening will be installed on the perimeter of the non-historic garage section. The panels are a simple feature to conceal the parking garage structure while still providing natural light and ventilation to the space.

The proposed screen walls have a solid, anodized finish that retains the finished character of the structure. Along the north perimeter of the parking garage, the existing metal fencing will be retained. The metal screening will continue onto the non-historic porte-cochere. Similar to its appearance on the parking garage, the metal screening will have a solid anodized finish compatible with the finished character of the building and site.

PHOTOS: Pre-Rehabilitation Photos: 1, 3, 5-7, 9-10, 12-24, 26-30, 32, 34, 36-44, 46-47, 49, 51-61 (Photos taken by Heritage, November 2022)

DRAWINGS: Gunter Hotel Drawings: A108-A109; A201-A208; A301-A302; A401; A601
Gunter Hotel Metal Screening Renderings

ITEM #3

ARCHITECTURAL FEATURE: Exterior materials: Brick, Terra Cotta, Mosaic, Copper

DATE OF FEATURE: 1909, 1926, c. 1980, and subsequent changes

EXISTING FEATURE AND CONDITION: The subject building, the Gunter Hotel, features a brick exterior, with terra cotta, mosaic, and metal details. Floors 1-9 were constructed in 1909 and floors 10-12 were constructed in the 1926 renovation.

The **primary, south, elevation** fronts E. Houston Street and is one of two street facing elevations. The elevation measures approximately twelve bays wide with three projecting bay window sets. The first floor of the south elevation is set beneath the metal overhang of the second-floor balcony. The balcony overhang ceiling is clad in non-historic pressed metal panels. The exterior of the first floor is clad in a red brick with alternating bond patterns delineating window headers and lintels. The second floor features a modern glass and metal balcony enclosure set behind a painted metal railing. The third floor features ornate brickwork and exterior details. Two six story bays extend from the third floor to the eighth floor at the fourth bay in from the east and west ends. The brickwork pattern at the third floor includes flush beige brick with horizontal bands of red brick. Arched masonry window frames are located along the flush surface of the elevation while square-headed masonry window frames are located at the bay window projections. Rectangular panels sit atop the bay window frames and feature decorative mosaic patterns with stars. The arched window frames feature terra cotta details including the frame, keystone, and pilaster mullions between the window openings. Decorative mosaic tiles are located within the space beneath the arched opening and above the window frames. A terra cotta cornice separates the third and fourth floors. Floor 4-8 are relatively simple, featuring beige brick with soldier courses extending above the windows. The ninth floor is visually delineated by a projecting terra cotta sill course and terra cotta window heads. A copper cornice divides the ninth and tenth floors, as it historically was the rooftop until the 1926 addition. The tenth through twelfth floors are faced in a simple smooth-finish terra cotta. The window bays are flanked by project terra cotta pilasters with Doric capitals. A second copper cornice is located along the roofline of the building.

To the east end of the south elevation is a three-story section that aligns with the floor levels and of the main building. The first floor is clad in brick and the second floor is clad in a smooth stucco surface with recessed window bays. The third floor features a continuation of the ornate brick pattern and terra cotta cornice present along the remainder of the elevation. The arched masonry window frames feature terra cotta pilasters and mosaic tile in the space above the windows beneath the arch.

The **secondary, west, elevation** fronts N. St. Mary's Street and is almost identical to the south elevation with minor differences at the first floor. The west elevation measures eleven bays wide and is twelve stories in height. The ground floor is faced with red brick. Similar to the south elevation, the various brick bond patterns are used to highlight the window headers, sills, and piers. Infilled storefronts line the ground floor elevation. The second floor metal balcony and modern enclosure continues along the west elevation, providing a canopy along the first floor exterior. The upper floors feature continuations of the stylistic masonry components at the south

elevation. The third floor is highly decorative and the fourth through eighth floors are beige brick with no ornamentation. The five story projecting window bays are located at the third bay from the north and south ends of the elevation. The ninth floor copper cornice extends along the perimeter of the building, and the tenth through twelfth floor exteriors match the terra cotta finishes and pilasters present at the south elevation.

The **secondary, north, elevation** fronts the c. 1985 two-story parking deck. The first floor features the rear porte-cochere entrance and hotel service drive. The porte-cochere was constructed in c. 1985 and connects the hotel to the parking deck. The structure is clad in brick and concave ceiling clad in painted pressed metal ceiling panels. The remaining portion of the first and second floor exteriors at the north elevation are clad in simple red brick. The third floor of the north elevation features a continuation of the brick pattern located at the third floor on the west and south elevations, including alternating horizontal brick bands. An arched window is set along the western end of the third floor, featuring terra cotta and mosaic details. The remaining window frames are square-headed and constructed from brick. Floors 4-9 are clad in a beige brick and floors 10-12 are clad in a smooth-finish terra cotta. An elevator penthouse rises above the roofline located at the northeast corner. Two downspout copper gutters are attached to the north elevation.

The **secondary, east, elevation** is utilitarian in finishes. The elevation is primarily clad in brick with a terra cotta finish at the upper floors. The elevation abuts an adjacent, unrelated commercial building.

WORK AND IMPACT ON FEATURE: In the proposed rehabilitation, the hotel's exterior will be cleaned, repaired, and retained. As illustrated in the attached drawing set, the exterior will be cleaned in accordance with *Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. The cleaning process uses warm, clean, potable water and a mild acidic cleaner. The cleaning solution is the "weakest" solution capable of achieving adequate cleaning based on test panels. The solution is to be applied by low pressure not exceeding 50 psi and rinsed with clean water with a fan-shaped spray tip with an angle not less than 15 degrees not to exceed 400 psi. The cornice metal at the ninth and twelfth floors will be repainted a color matching the existing. At the west and south elevations, the railings and columns of the second floor balcony will be cleaned, prepped, primed, and repainted a color matching the existing. Additional work includes the inspection of metal and glass sealant at the enclosed balcony structure. At the balcony level, the flag poles will be cleaned and painted if previously painted. All poles will be polished brass and or bronze and sealed at the base.

As illustrated in the enclosed drawings, the exterior's brick and terracotta ornamentation will be retained and repaired as necessary. Any new brick will match the existing in size, color, and mortar. At the window headers, the missing brick and spalling will be repaired and sealed with a clear, breathable masonry sealant. It is anticipated that spot pointing will be undertaken in limited areas. The new mortar will match the color, texture, strength, and joint profile of the existing historic masonry. The Project Manual specifies an approximate Type O 1:2:6 mortar mixture with colored mortar pigment to match site conditions that is compatible with durable, hard fired 20th century brick masonry. Along the east, rear, elevation all existing stucco will be cleaned and coated with a clear acrylic coating.

As illustrated in the attached drawings, the existing copper downspout along the north elevation will be retained and relocated to the rear, east, alleyway. A new cast iron boot will be installed at the base of the downspout. All painted art walls located in the proposed renderings have been removed from the scope of work.

All exterior lighting will be cleaned. New 2700K LED lamps will be installed in existing lighting.

PHOTOS: Pre-Rehabilitation Photos: 1-61 (Photos taken by Heritage, November)

DRAWINGS: Gunter Hotel San Antonio, Façade Manuel: All Drawings

ITEM #4

ARCHITECTURAL FEATURE: Entrances and Storefronts

DATE OF FEATURE: c. 1926, and subsequent changes

EXISTING FEATURE AND CONDITION: The Gunter Hotel features entrances at all elevations. The hotel features storefronts at the west and south elevations.

The **south elevation** features the primary guest entrance to the hotel along E. Houston Street. The entrance is recessed into the elevation and located central to the façade. The entrance features a modern anodized aluminum storefront system with sliding doors, transoms, and sidelights. The transom window features the script “Gunter Hotel 205 East Houston”. To the east end of the elevation, there is a tenant commercial space. The commercial unit features two exterior entrances with double-leaf metal and glazed doors. The storefront windows all feature modern glazing set in bronze anodized aluminum frames. To the west end of the elevation, there are additional storefront systems that are no longer in use and have been infilled with tinted glazing. The storefront systems are modern, including metal double-leaf doors with glazed lites and bronze anodized aluminum-frame fixed windows.

The **west elevation** features a system of storefronts which are no longer in use. One storefront to the north end of the elevation is in use by a commercial tenant. The entrance is a single-leaf painted wood paneled door set beneath a fabric awning and sign. The windows are set in non-historic metal frames and the glazing is simulated to look like stained glass. To the central and south ends of the elevation, the storefront systems are no longer in use. The doors and windows are identical to those storefront systems on the south elevation, including modern metal doors with glazed lite panel and fixed windows set in anodized aluminum frames. At the west elevation, there is currently no public access into the hotel.

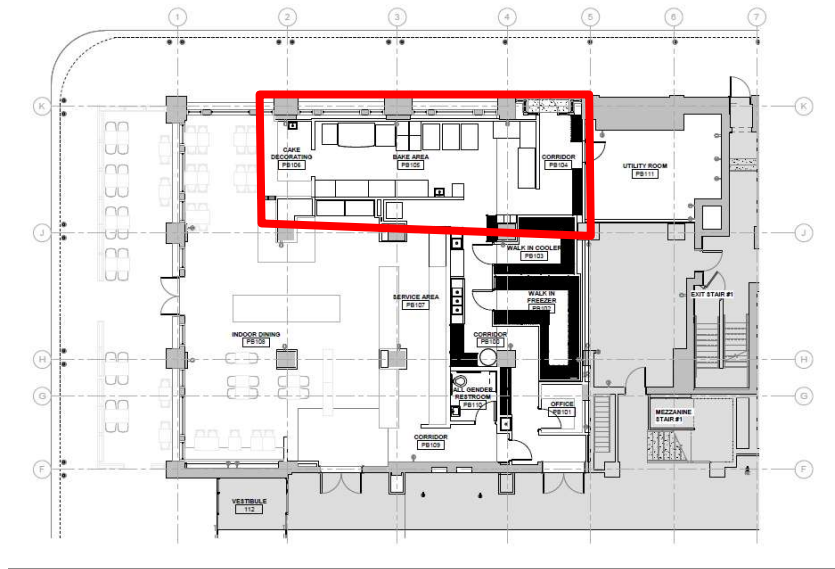
The **north elevation** features the secondary, rear, guest entrance into the hotel. The rear entrances features an anodized sliding door entrance with sidelights and transom. Located west of the entrance is a fixed storefront system with twelve lites. The lites are set in an anodized-aluminum frame.

The **east elevation** features utilitarian services entrances. No storefronts or public guest entrances are located on this elevation.

WORK AND IMPACT ON FEATURE: In the proposed rehabilitation, the existing exterior entrances and storefronts continue to serve their intended function and are in serviceable condition. A new single-leaf metal frame glazed entrance will be installed at an existing, non-historic commercial tenant storefront window on the south elevation.

The existing windows within the storefront level of the proposed Paris Baguette (bakery) tenant space at the southwest perimeter of the exterior will be retained. The storefronts are not historic to the building and were replaced in c. 1988. The existing interior of the space features a non-historic meeting room with replacement finishes throughout. Within the proposed design, the

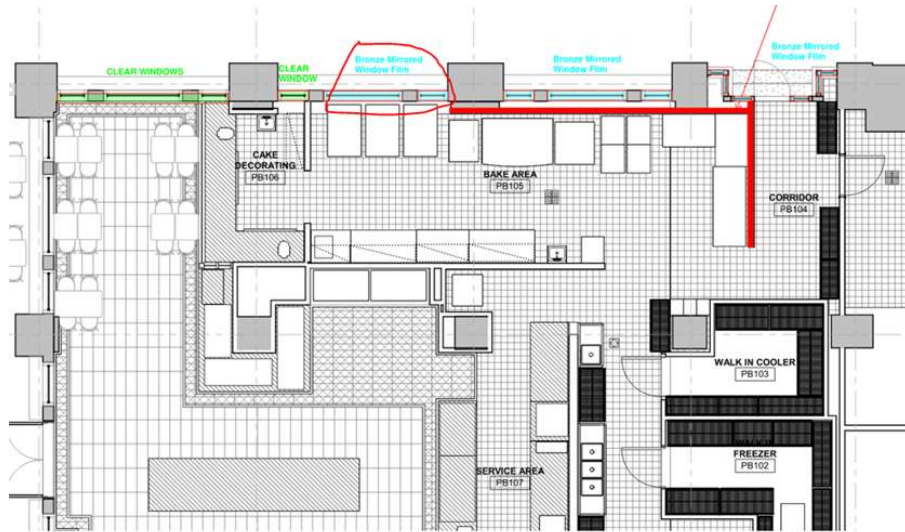
non-historic meeting space will be replaced by the bakery tenant. Further description of this interior work is included in Item #8 – First Floor. The south section of the restaurant, located along Houston Street, will be used as public café space while the north and west sections of the restaurant, along St. Mary’s Street, will be used as kitchen and back-of-house spaces (see plan below).



Proposed floorplan for the Paris Baguette tenant space along the southwest perimeter of the first floor. The red border highlights the storefronts in the kitchen and bake area.

The kitchen and bakery spaces within the proposed floorplans are integral to the restaurant program. The layout of the existing kitchen is limited by the existing building conditions and infrastructure, which require the fryers, ovens, and vent hood to be located along the west elevation. Due to these existing limitations and conditions, the bake area cannot be relocated within the tenant space.

In the annotated floorplan below, the wall location for sanitary equipment is highlighted in red. The center and north windows within the second storefront from the south end will be abutted by three free-standing dough conditioners. Spec sheets for the dough conditioners are attached to this submission. For reference, the dough conditioners are roughly 6'-5" tall. Due to spatial limitations within the bake kitchen, the dough conditioners cannot be relocated.



The location of dough conditions circled in red.

The rear of the dough conditioners will be placed in front of the storefront window. Due to the required “closed kitchen” aesthetic of the restaurant tenant, it is not acceptable to expose the rear of the dough conditioners. To conceal this equipment, a new non-permanent “Paris Baguette” graphic will be applied to the second storefront. The graphic will activate the storefront and utilize it for impermanent advertising (see example below).



Proposed non-permanent graphic applied to second storefront from the south end along St. Mary’s Street to conceal dough conditioners from the exterior.

PHOTOS: Pre-Rehabilitation Photos: 13-24, 28, 30, 32, 34, 36-44, 51-52 (Photos taken by Heritage, November 2022)

DRAWINGS: Gunter Hotel Drawings: A201-A202

ITEM #5

ARCHITECTURAL FEATURE: Windows

DATE OF FEATURE: c. 1980-1985

EXISTING FEATURE AND CONDITION: The windows are all modern metal, double-hung replacement units from the c. 1980-1985 renovation. The windows match the historic profile of the historic window frames and configurations. Additional window profiles include non-historic fixed windows along the third floor and painted wood casement windows at the second floor of the east end of the south elevation.

WORK AND IMPACT ON FEATURE: Existing modern windows will be retained and repaired where necessary. The French door windows located at the east end of the south elevation on the second floor will be restored. The restoration includes the removal of deteriorated wood and headers. New 12" by 0.25" steel plates and new jambs will be installed to match the existing headers.



French door windows located above the first floor commercial space will be removed and restored.

PHOTOS: Pre-Rehabilitation Photos: 1-16, 25-36, 45-50 (Photos taken by Heritage, November 2022)

DRAWINGS: Gunter Hotel San Antonio, Façade Project: PS-E3

ITEM #6

ARCHITECTURAL FEATURE: Exterior Signage

DATE OF FEATURE: Modern

EXISTING FEATURE AND CONDITION: The Gunter Hotel and its commercial tenants feature several forms of exterior signage.

The **south elevation** features signage reading “Gunter Hotel 205 East Houston” along the transom window of the primary guest entrance. Additional signage includes a small blade sign with “Sheraton” and their corporate logo located at the west end of the third floor. The commercial tenant to the east end of the elevation features a modern fabric awning that reads “M.O.H. Market on Houston” and an illuminated blade sign reading “Market” located beneath the second floor balcony.

The **west elevation** features three additional blade signs at the first floor. The first is a hotel sign located to the north end of the elevation beneath the second floor balcony. The blade sign reads “Sheraton Gunter”. A second blade sign is located under the first floor canopy overhang. It reads “Bar 414” and is associated with the commercial tenant leasing that space. A third blade sign is affixed to the north end of the third floor. The sign reads “Sheraton Gunter”.

The **north elevation** features one sign affixed to the west side of the porte-cochere. The sign features large synthetic letters spelling “Sheraton”.

The **east elevation** features no exterior signage.

The rooftop penthouse features additional signage. To the south side of the penthouse, the large acrylic signage reads “Sheraton” and to the north side of the penthouse, the signage is the Sheraton’s corporate logo.

It should be noted that the building historically featured additional exterior signage, including large blade signs as confirmed in historic imagery (Figure 2).



Photograph from 1935 indicating historic location of blade signage in southwest corner of hotel along E Houston Street and St Mary's Street.

WORK AND IMPACT ON FEATURE: In the proposed rehabilitation, the existing M.O.H. awning signage and frame at the south elevation will be removed. The existing Sheraton signage will be removed and replaced with similar sized signage in the same locations to remove the Sheraton associated logo. The new signage will simply state "Gunter Hotel" at these locations. All existing Gunter Hotel signage, which is non-historic, will be removed. The proposed exterior signage includes the installation of a new blade sign along the southwest perimeter, a new penthouse-mounted illuminated sign to replace the existing sign, a new sign applied to the rear, non-historic porte-cochere, and replacement bracket sign located along the west elevation. All signage will feature gold and bronze coloring, which is consistent with existing signage at Bar 414.

The blade signage will be installed with corner brackets at minimal locations at the southwest perimeter wall at E. Houston Street and St. Mary's Street. The blade signage will be installed in a location historically associated with blade signage and will maintain the historic character of the subject building and surrounding area (see images below).



Figure 1: Photograph from 1935 indicating historic location of blade signage in southwest corner of hotel along E Houston Street and St Mary's Street.

Similarly, the proposed penthouse-mounted signage will be a self-contained reverse-lit channel letter that is connected to the penthouse via minimal insertion points via standoffs. The penthouse signage is similar in color to the existing brick and measures 16' in height and approximately 9'-7" in width.

The porte-cochere signage and lighting will replace existing signage attached to the non-historic structure. In the proposed rehabilitation, the porte-cochere will receive new metal screening that will be installed on top of the existing non-historic brick. New metal signage with illumination will be installed on the metal screening via standoffs.

The final signage type includes the installation of a new bracket signage on the existing metal bracket along the northwest perimeter of the covered walkway along St. Mary's Street. The aluminum sign will feature dark bronze and gold coloring consistent with the Bar 414 bracket signage located approximately 10 feet south. No new insertion points will need to be created for this signage.

PHOTOS: Pre-Rehabilitation Photos: 27-28, 30, 34-35, 37-38, 46-47, 49, 57-58, 61(Photos taken by Heritage, November 2022)

DRAWINGS: Gunter Hotel Drawings: A201-A202; Gunter Hotel Signage Design Package

ITEM #7

ARCHITECTURAL FEATURE: Roof

DATE OF FEATURE: Modern

EXISTING FEATURE AND CONDITION: The building features two primary roof levels. The first is located at the fourth floor. The roof is flat, clad with a modern synthetic membrane. The roof is set within the U-shaped footprint of the upper guest room floors. At this roof level, various mechanical equipment is stored. The fourth floor roof level is accessible via service entrance located within the fourth floor stairwell.

The second roof level is the twelfth floor roof, which is clad in a synthetic modern roof membrane. The roof features three penthouse structures, including a one-story structure to the eastern side of the southern end of the roof. Two additional mechanical and elevator penthouses are located to the central perimeter and northern end of the roof. These penthouses are roughly 12' high and clad in a smooth terra cotta finish, matching the finish at the tenth through twelfth floors. The roof is accessible via elevators and service doors within both penthouses.

WORK AND IMPACT ON FEATURE: In the proposed rehabilitation, the existing hotel roof and penthouses will be retained as is and repaired as necessary. The scope of work includes relocating the copper downspouts as previously described, repairing the parapet to a watertight condition, and applying a low vapor permeable waterproofing membrane such as STO acryl plus to the parapet walls and stucco surfaces on the mechanical and elevator penthouses. If required, the synthetic modern roof membrane will be replaced in kind.

PHOTOS: Pre-Rehabilitation Photos: 177-179, 252-264 (Photos taken by Heritage, November 2022)

DRAWINGS: Gunter Hotel, Facade Project: All Drawings

ITEM #8

ARCHITECTURAL FEATURE: 1st Floor

DATE OF FEATURE: c. 1926, 2015, and subsequent changes

EXISTING FEATURE AND CONDITION: The first floor contains a double-height lobby, accessible via the primary, south, entrance and secondary, north, entrances and their associated corridors. The front desk is located to the east perimeter of the lobby. The lobby provides direct access to the building's three passenger elevators. Three communicating stairs are located off of the first floor lobby and provide access to various levels at the lower floors. Leasable commercial spaces, offices, and meeting rooms are located at the outer perimeters of the first floor.

The double-height lobby is located central to the first floor plan. The lobby features a combination of historic finishes from the 1926 renovation and updated finishes from the 2015 State HTC renovation. On the eastern perimeter of the lobby is the modern reception desk. The central portion of the lobby is an open lounge. The double-height lobby features central columns extending from the ground through the second floor/mezzanine level ceilings. The plaster columns feature elaborate Doric capitals with decorative acanthus leaf moldings. The column shafts are plaster covered with modern wood panels. The first and second floor levels are visually defined by historic plaster trim extending along the perimeter of the lobby. The plaster trim features decorative friezes and moldings. The lobby ceilings are plaster with additional plaster moldings located in lighting medallions and along ceiling beams. The floors are historic bi-chromatic marble floors.

The first floor elevator lobby is located west of the main lobby and measures one floor in height. The elevator lobby features similar finishes to the main lobby, including marble floors, painted smooth-finish plaster walls and columns, and plaster ceilings with dentils. The plaster columns extend from the ground to the ceiling and support dropped ceiling beams. The elevator lobby features anodized metal doors and a historic mail collection box and chute. The push keys and floor level indicators are not original to the building. Across from the elevator cabs is a historic commercial space with historic single-leaf door. The interior of the commercial space has been updated, including dropped ACT ceilings, vinyl tile floors, and plaster walls.

Throughout the remainder of the first floor, there are meetings rooms and leasable commercial spaces. Beginning in the northwest corner of the building is a bar with faux wood paneled walls atop exposed brick walls, non-historic wood floors, and ceiling covered in pressed metal panels. Bar seating and fixtures are modern. Across the corridor along the northeast side of the building is back of house, secondary staff space. These rooms feature modern, utilitarian finishes. To the southeast perimeter of the first floor is a restaurant with modern gypsum board walls and dropped ceilings, and a combination of modern tile floors and LVT. Across the corridor at the southwest corner of the floor is a large meeting room. The meeting room features modern gypsum board walls and dropped gypsum board ceilings and carpeted floors. Columns are clad in wood panels.

WORK AND IMPACT ON FEATURE: In the proposed rehabilitation, the first floor will remain the primary public space, including the lobby, elevator lobby, meeting rooms, and commercial tenant units. The east perimeter of the first floor will remain back-of-house space. The overall floorplan will largely be retained.

In the lobby, the existing historic finishes, including the marble floors, two-story columns, and elaborate plasterwork will be retained. The plasterwork at the columns, ceilings will be repainted with a compatible paint color. Within the south corridor of the first floor lobby, the existing non-historic flooring will be removed and replaced with a new marble tile that is compatible with the historic lobby marble floors. The non-historic front desk will be removed and replaced with new pod desks along the east perimeter of the lobby. The new pod desks will be located in front of the arched cased openings along the east perimeter wall. The cased openings will receive new vinyl wall covering. The pods will be located adjacent to the historic plaster columns. A small library shop room with built-in shelving is proposed in the existing alcove space located south of the front desks. Within the library shop room, new tile floors will be installed. Reception furniture and area rugs will be positioned within the center and northwest perimeter of the space. Similarly, the elevator lobby will retain existing floors, plaster finishes, and elevator cabs and fixtures. The ceilings will be retained and repainted.

Within the lobby, the non-historic demising walls located along the north perimeter of the existing restaurant will be removed. A new free-standing U-shaped bar will be constructed in its place. The bar will act as an extension of the café and restaurant. The free-standing bar will be constructed of wood with a marble counter and faced in oak wood. A central bar cabinet system will be installed within the footprint of the bar. New stool seating will be located along the bar. The existing volume of the lobby will be retained, as the installation of the new bar will be adjacent to and supports the existing restaurant with minimal protrusion beyond the existing demising walls. Throughout the restaurant and proposed bar extension, the existing flooring and plasterwork will be retained. Along the west perimeter wall of the restaurant, the existing demising wall will be removed and a new gypsum board demising wall will be installed one bay back from the existing wall plane. The overall circulation pattern of the south corridor will remain intact by the retention of the existing columns and movable partition walls along the east perimeter of the corridor. The Market on Houston café and marketplace will retain its located within the first floor plan. Restrooms within the tenant space will be modified to be ADA accessible. The market will retain existing white subway tile. The walls and ceilings will be repainted a compatible color.

Bar 414 will be retained in its existing location. The proposed rehabilitation includes the addition of a second floor level to the Bar 414 via an existing staircase. The proposed work at the first floor involves updating existing finishes including floors. The existing non-historic metal ceilings and wood floors will be retained.

In the proposed rehabilitation, a new golf lounge will be installed within the existing vacant commercial unit at the west perimeter of the first floor adjacent to Bar 414. The existing floorplan will be retained, with the addition of a small communicating stair between the east and west perimeters of the room. The proposed lounge will feature updated finishes, including wood floors and removable vinyl wall coverings. The existing ACT ceilings will be removed and a new wood-frame coffered ceiling will be installed. The ceiling will mimic the grid-patterned ceilings within the lobby and be compatible with the historic finished character of the first floor.

A small patch of removable turf will be installed to the west perimeter of the room in front of the proposed simulator. Custom cabinets and table top will be installed within the east perimeter of the room. A small metal guardrail will separate the two floor levels.

In the proposed rehabilitation, the existing meeting room with non-historic finishes will be converted into a Paris Baguette café. At the exterior, the existing entrance doors along the south and west perimeters of the space will be retained and reused. At the interior, a new dining room and service area will be configured along the south and central perimeter of the space. The back-of-house spaces will be constructed along the west and north perimeters of the space. New removable and replaceable signage will be installed in the storefront windows at the exterior, as described in Item #6.

The proposed finishes within the restaurant space are consistent with the finished character of the hotel, including the reuse of existing gypsum board ceilings and insertion of new gypsum board ceilings within the dining and service areas and new ACT ceilings held above window openings in the back-of-house spaces. The floors will be tile and the walls will be painted gypsum board. The existing interior corridor doors will be retained and reused. All existing columns will be retained. MEPs within the dining area will be concealed above ceilings and within finishes walls. Kitchen equipment and sanitary finishes will be installed within the kitchen.

In the proposed rehabilitation, new public restrooms will be constructed along the west perimeter of the floor adjacent to the elevator lobby. The restrooms will feature new tile floors, painted gypsum board ceilings and new vinyl wall covering above and below the proposed chair rail moldings on the gypsum board walls. All plumbing fixtures will be concealed in walls.

All non-historic lighting at the first floor public spaces will be removed. New compatible chandeliers, wall sconces, and accent lighting will be installed within the lobby, public circulation areas, and commercial tenant spaces.

The back of house spaces located to the west perimeter of the first floor will remain intact and accessible via existing entrances.

PHOTOS: Pre-Rehabilitation Photos: 62-100 (Photos taken by Heritage, November)

DRAWINGS: Gunter Hotel Drawings: D101, D108, A101, A110, A405, A410, A601; Gunter Hotel Interior Drawings: IN-101, IN-200B, IN-300C, IN-300D, IN-301A, IN-301B, IN-301C, IN-302B, IN-303A, IN-304A, IN-305A; Paris Baguette Drawings

ITEM #9

ARCHITECTURAL FEATURE: 2nd Floor/Mezzanine Level

DATE OF FEATURE: 1926, and subsequent changes

EXISTING FEATURE AND CONDITION: The second floor/mezzanine level contains the second floor of the double-height lobby, a double-height ballroom, various meeting rooms and back of house service areas, and the enclosed balcony area located along the west and south perimeters of the building.

The mezzanine level of the lobby is located in the north, central portion of the plan, with the elevator lobby located west of the open space. The mezzanine corridors feature a continuation of the first floor lobby's historic plaster molding along the ceilings and column capitals. The mezzanine railings feature modern glass railings. The corridors feature historic plaster ceilings and walls and modern carpet floors. Three communicating stairs are located throughout the corridors, with carpeted treads and risers and non-historic railings. Doors throughout the corridor are painted wood paneled single-leaf doors, which are not original to the building.

The ballroom features updated finishes including a smooth-finish gypsum board ceiling, non-historic chandelier and scone lighting, and carpeted floors. The plaster walls have been refinished with wallpaper. The adjacent meeting rooms feature similar finishes to the ballroom, but are single-floor in height.

Along the west perimeter of the floorplan is an additional staff meeting space, including a meeting room and dining area. The finishes are generally modern, including LVT floors, dropped gypsum board ceilings and walls, and non-historic millwork. The perimeter walls along the west elevation feature the historic exterior brick. The staff meeting space provides access to the enclosed balcony structure, which features similar finishes. The enclosed balcony structure continues along the south elevation. The finishes within the enclosed balcony structure along the south elevation are similar, with the exception of carpeted floors and sections of modern gypsum board demising walls.

WORK AND IMPACT ON FEATURE: The second floor will be retained as the mezzanine level with private meeting rooms and ballroom. The elevator lobby and corridor floorplans will be retained.

In the proposed rehabilitation, the existing corridors and elevator lobbies at the second floor/mezzanine level will receive updated, compatible finishes. The floors will receive new carpeting and the ceilings will be repainted. The walls will receive a new removable, vinyl wall covering. The existing plasterwork located in the double-height lobby will be retained, repaired, and repainted a compatible color. The glass railings along the double-height lobby space will be retained. The elevator lobby will retain existing cabs and USPS mail chute.

The existing double-height ballroom floorplan and volume will be retained. The ballroom will receive updated finishes, including new carpet floors and painted ceilings with appropriate ceiling trim. The walls will receive a combination of new painted finishes at the wainscoting and

trim above the wainscotting and new vinyl wall covering at the trim insets and on the wall above the wainscotting. The ballroom will also receive new lighting including chandeliers and new wall sconces. The adjacent yellow rose room will receive compatible finishes to the ballroom, including carpet to match, new vinyl wall coverings and painted gypsum board ceilings. Access between the two rooms will be provided by an existing retractable wall screen.

The proposed finishes within the additional meeting rooms include new carpeting, painted gypsum board ceilings, and removable vinyl wall coverings. Similarly, retractable wall screens will provide optional separation between the meeting rooms. The terrace will be accessible via the various meeting rooms by new double-leaf doors. The window wall at the terrace will be retained and repaired as necessary. The south section terrace will receive new finishes compatible with those in the meeting rooms, including new carpeting, vinyl wall coverings, and painted ceilings. Along the west perimeter of the terrace, the finishes will include new carpeting with painted ceilings. The existing brick walls will be retained and painted.

The existing Sheraton Club will be rehabilitated to a new parlor associated with Bar 414 and recording studio. The entrance between the two rooms will be enclosed. Access to each room will be provided via a single-leaf door from the corridor. Additional access to the parlor will be provided by a communicating stair from Bar 414 at the first floor. The finishes within the proposed parlor include wood floors with painted gypsum board walls. New vinyl wall coverings will be installed in the wall insets with wood trim. The columns along the east perimeter walls will receive glazing. The brick walls along the west perimeter of the room will be retained. A new bar with millwork will be constructed along the southeast perimeter of the room. The south perimeter of the room will feature a banquette affixed to the wall to provide additional seating.

The recording studio will receive new finishes, including wood floors, two types of vinyl wall covering along the walls and ceiling, and acoustical wall fiber along the east perimeter walls.

PHOTOS: Pre-Rehabilitation Photos: 101-138 (Photos taken by Heritage, November 2022)

DRAWINGS: Gunter Hotel Drawings: D102, D109, A102, A410, A601; Gunter Hotel Interior Drawings: IN-101, IN-201B, IN-400B, IN-400C, IN-400D, IN-401A, IN-401B, IN-401C, IN-401D, IN-402A, IN-402B, IN-402C

ITEM #10

ARCHITECTURAL FEATURE: 3rd Floor

DATE OF FEATURE: 1909, 1926, and subsequent changes

EXISTING FEATURE AND CONDITION: The third floor contains offices, meeting rooms, the gym and outdoor pool. The staff offices are located to the south perimeter of the floor, while the meeting rooms are located to the west and east perimeters of the floor. The outdoor pool is located along the north perimeter above the porte-cochere located at the north, rear, elevation.

The elevator lobby and lobby are located central to the floor. The historic finishes located within the public spaces includes the plaster ceilings and walls, plaster molding at column capitals, and the mail chute affixed between elevator cabs. The modern finishes include carpet floors and chandeliers. A communicating stair is located within the corridor north of the elevator lobby. The stairs provide access to the second floor/mezzanine level. The stair finishes are modern.

The finishes within the meeting rooms include modern dropped ACT ceilings, gypsum board demising walls and plaster perimeter walls, historic window trim, and modern carpet floors. The meeting rooms vary in size. Non-historic decorative finishes include wainscotting and other millwork including baseboards and ceiling molding. The doors are all modern painted paneled wood single-leaf doors with brass kickplates. The staff offices feature modern finishes including dropped ACT ceilings, gypsum board demising walls, carpet floors, and modern single-leaf doors. Similarly, the third floor gym features modern finishes including wood floors, gypsum board walls, and dropped ACT ceilings.

The outdoor pool was constructed during the c. 1980 renovation. The exterior brick along the north elevation is historic, while the existing brick perimeter walls are non-historic features.

WORK AND IMPACT ON FEATURE: In the proposed rehabilitation, the third floor will remain as amenity space for hotel guests, including private meeting rooms, fitness center, and outdoor pool. The elevator lobby and corridor floorplans will be retained. The office space will remain along the south perimeter of the third floor.

The third floor corridors and elevator lobby will receive similar finishes to those at the second floor/mezzanine level. The finishes include new carpeting, a combination of painted and vinyl wall covering-clad walls and painted ceiling. The circulation patterns throughout the corridors will be retained. The various meeting rooms throughout the third floors will generally feature similar finishes including replacement carpeting, vinyl wall coverings along walls, and painted ceilings. The Quadrangle, Frontier, and Alamo meeting rooms will feature a system of painted wood-trim paneled gypsum board ceilings. Access to the meeting rooms will be provided by single-leaf doors.

The fitness center will be enlarged and extended into an existing meeting room. A new entrance between the rooms will be installed. The finishes within the fitness room will include new resilient wood flooring, painting at the wainscotting, new vinyl wall covering at the walls, and

painted, finished ceilings with wood trim paneled accent. Two new restrooms will be constructed adjacent to the fitness center in the existing corridor.

The outdoor pool and access stair will be retained and accessible via a third floor corridor. The pool deck will receive a new coating and compatible tile. The outdoor pool restrooms will receive updated flooring and fixtures. The non-historic wall planters and fountain will be removed and replaced with decorative awnings and inlaid with a new stone finish.

The secondary, offices located to the south perimeter will be retained. No work is proposed at this time.

PHOTOS: Pre-Rehabilitation Photos: 139-162 (Photos taken by Heritage, November 2022)

DRAWINGS: Gunter Hotel Drawings: D103, D110, A103, A112, A208, A506, A601; Gunter Hotel Interior Drawings: IN-101, IN-202B, IN-500B, IN-500C, IN-500D, IN-501A, IN-501B, IN-503A, IN-503B, IN-503C, IN-504A

ITEM #11

ARCHITECTURAL FEATURE: Floors 4-12, typical

DATE OF FEATURE: 1909, 1926 and subsequent changes

EXISTING FEATURE AND CONDITION: The fourth through ninth floors feature guest rooms located along a U-shaped double-loaded corridor with a central elevator lobby. Stairs are located at the eastern ends of the north and south blocks and adjacent to the elevator bank.

Finishes throughout the corridor are combination of modern and historic. The ceilings are a combination of gypsum board and plaster, and the walls are smooth-finish plaster. The floors are clad in modern carpeting. Millwork, including baseboards, door trim, and window trim is historic. The guest room doors are non-historic single-leaf paneled wood doors, and the transom inserts are infilled with non-historic wood panels that match the doors. The elevator lobbies feature similar finishes to the corridors, including plaster ceilings and walls, historic millwork, and modern polished tile floors. The elevator lobbies at each floor feature an historic mail chute.

The guest rooms typically feature uniform layouts, consisting of a bedroom, bathroom, and closet. At the twelfth floor there are suites, consisting of a sitting room, bedroom, and bathroom. The guest rooms at all floors feature modern finishes. The updated finishes include dropped gypsum board ceilings, gypsum board walls and carpeting. Bathrooms feature modern tile floors, gypsum board walls and ceilings, and updated fixtures.

WORK AND IMPACT ON FEATURE: In the proposed rehabilitation, the upper floors will continue to be utilized for guestrooms. The existing floorplan will largely be retained including a double-loaded, central corridor and elevator lobby with guest rooms organized along the perimeter walls of the floors.

The existing plaster walls with chair and baseboard moldings and ceilings within the corridors and elevator lobbies will be retained and repaired as necessary. The corridors will receive updated finishes including new carpeting, painted walls and ceilings, and removable vinyl wall covering. The existing guest room doors will be retained and repainted. The transom panels above guest room doors will be retained and repainted to match the guest room doors. All wood door trim will be retained. Existing non-historic lighting will be removed and replaced with new suspended light fixtures.

The elevator lobbies at each guest room floor will receive similar, updated finishes including new carpeting, new painted walls with removable vinyl wall covering, and painted ceilings. The elevator doors, push buttons, and floor dials will be refinished with a brass finish to match the existing historic USPS mail chute located in each elevator lobby. The historic USPS mail chute will be retained. Existing non-historic lighting will be removed and replaced with new suspended light fixtures. At each floor, new ice machine stations will be installed within an existing guest room. The ice machine rooms will feature new dispensing machines, water taps located on a new painted wood panel cabinet, and new drop down soffit with accent panels with lighting.

The existing layout of guest rooms will generally be retained. The typical layouts will feature a bedroom, entrance corridor, and bathroom. Finishes within the guest rooms will be updated and new compatible LVT floors which will be installed within the bedrooms and living areas. The floors will be 9" x 36" ShawContract in Unison LVT in the color "Grove" (see image below). The proposed LVT floor will have a striated appearance compatible with the finished character of the hotel. Within the entrance corridor of each bedroom, new tile floors will be installed. Similarly, the existing bathroom floors will be removed and replaced in-kind with updated tile floors. Within the guest rooms, the existing plaster and gypsum board walls and ceilings will be retained and repaired as necessary. Within the bedroom and living areas, the walls will be repainted and an accent wall will be installed. The existing wood window trim will be retained. The entrance corridor will receive new textured wall covering and the bathrooms will receive new tile walls. The ceilings throughout will be retained and repainted. New updated bathroom fixtures will be installed. The entrance corridor will receive new built-in wardrobes. The wardrobes will feature wood veneer shelving with metal fixtures. All existing lighting within guest rooms will be removed and replaced with new lighting fixtures.



Shaw Contract in Unison LVT in color Grove

At the upper floors, suites will receive similar finishes to other king and queen guest rooms. The suite features a bedroom, living room, and bathroom. The presidential suite features two bedrooms, ensuite bathrooms, and a living room with kitchen and entrance corridor. The proposed finishes are consistent with those in remaining guestrooms. The existing entrance millwork will be retained and repainted. The kitchen will receive new cabinets with marble counters and detailing.

PHOTOS: Pre-Rehabilitation Photos: 163-251 (Photos taken by Heritage, November 2022)

DRAWINGS: Gunter Hotel Drawings: D104, D105, D106, A104, A105, A105.1, A105.2, A105.3, A105.4, A106, A601; Gunter Hotel Interior Drawings: IN-101, IN-0.02, IN-3.00, IN-3.80, IN-3.82, IN-3.83, IN-3.84

ITEM #12

ARCHITECTURAL FEATURE: Basement

DATE OF FEATURE: 1909, and subsequent changes

EXISTING FEATURE AND CONDITION: The basement level is accessible via communicating stairs at the southeast corner of the main lobby on the first floor. The basement features a large open gathering space flanked by former retail spaces, a museum, barbershop and hotel back of house spaces.

The large open gathering space features non-historic tile floors, plaster walls with beadboard, and exposed wood deck ceilings concealing mechanicals. The former retail spaces feature back of house hotel spaces, including laundry and service rooms. The back of house, secondary spaces feature utilitarian finishes.

WORK AND IMPACT ON FEATURE: In the proposed rehabilitation, the basement will continue in its current use. There is no work proposed for the basement at this time beyond the installation of a smoke curtain at the base of the basement stairs. This work is described in Item #14.

PHOTOS: Pre-Rehabilitation Photos: 265-269 (Photos taken by Heritage, November 2022)

DRAWINGS: Gunter Hotel Drawings: D100, A100

ITEM #13

ARCHITECTURAL FEATURE: Interior Circulation - Elevators/Stairs

DATE OF FEATURE: 1909, 1926, and subsequent changes

EXISTING FEATURE AND CONDITION: Vertical access throughout the building is provided by a guest elevator bank with three cabs, a service elevator bank with two cabs, three stair towers, and various communicating stairs located at the lower levels of the hotel. All elevators and stairs are in their historic locations and configurations.

The guest elevators feature modern cabs with anodized metal doors. The cabs are located in historic elevator banks with original millwork. Historic mail chutes and a mail collection box are located at the ground floor and upper floors. The service elevator features modern elevator cabs with utilitarian finishes.

The stair towers at the upper floors feature concrete stairs and metal risers and simple metal handrails. The perimeter walls of the stair towers are simple smooth finish plaster. The lower floor communicating stairs feature modern finishes including carpeted treads and risers and non-historic decorative painted metal and wood railings.

WORK AND IMPACT ON FEATURE: In the proposed rehabilitation, the stairs will be retained and repaired as necessary. The public stairs located between the basement level and third floors will receive updated carpet treads and risers. All secondary staircases will remain utilitarian in finishes.

Elevator operations equipment will be repaired and updated as necessary. The existing elevator doors, push buttons, and floor dials will be refinished with a brass finish.

PHOTOS: Pre-Rehabilitation Photos: 84-88, 101, 103-104, 111, 117, 139-140, 163, 181, 193, 209-210, 227, 233-234, 247, 265 (Photos taken by Heritage, November 2022)

DRAWINGS: N/A

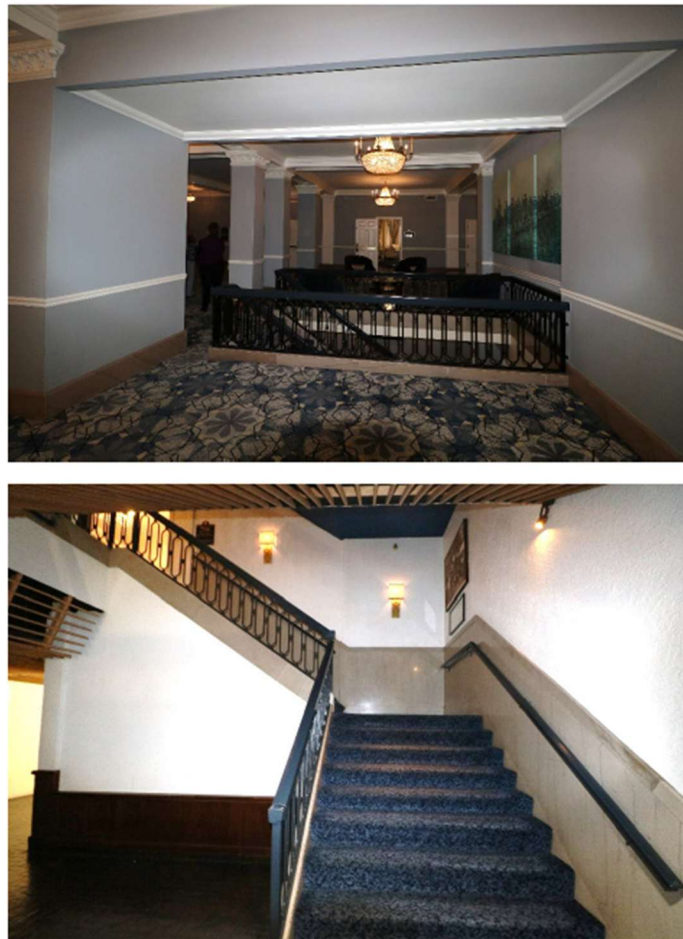
ITEM #14

ARCHITECTURAL FEATURE: Fire and Life Safety

DATE OF FEATURE: Modern

EXISTING FEATURE AND CONDITION: The building currently has an updated fire sprinkler and alarm system.

WORK AND IMPACT ON FEATURE: In the proposed rehabilitation, fire and life safety codes require the installation of new smoke curtains in the basement and third floor at the open stair to provide safe enclosure in the event of a fire. The existing open stairwell conditions are shown in the photos below.



2022 photographs of the stairwell conditions at the third floor (top) and basement (bottom).

At the third floor, the existing gypsum board ceilings located between the columns will be removed to install the new smoke curtain track. In locations where trim exists, the trim will be retained. The gypsum board ceilings will be patched and repaired to match the existing condition. The new smoke curtain system will be anchored into the ceiling and gypsum board columns. In the event of a fire, the smoke curtain will deploy and retract back into the headbox

when not in use. The bottom of the smoke curtain headbox will align with the current height of the ceiling.

At the basement level, the existing, non-historic wood slat ceiling will be removed along the west and north perimeters at the base of the stairs to accommodate the installation of the new smoke curtain system. The ceiling and gypsum board walls will be patched and repaired as needed following the installation of the system. The existing flooring in the basement will be retained and protected during construction for reuse. The new smoke curtain will be installed to align with the bottom of the underside of the existing wood slat ceiling.

Fire detection and suppression systems throughout will be maintained and upgraded as required.

PHOTOS: N/A

DRAWINGS: Gunter Hotel Drawings: D100; Fire and Life Safety Smoke Curtain Drawings

ITEM #15

ARCHITECTURAL FEATURE: Electrical

DATE OF FEATURE: Modern

EXISTING FEATURE AND CONDITION: The building currently has an operating electrical system.

WORK AND IMPACT ON FEATURE: In the proposed rehabilitation, upgrades to the existing electrical systems will be made to maintain the existing character of the building. The scope of work will continue to conceal all electrical systems and replace exiting fixtures.

PHOTOS: N/A

DRAWINGS: N/A

ITEM #16

ARCHITECTURAL FEATURE: HVAC

DATE OF FEATURE: New Construction

EXISTING FEATURE AND CONDITION: The building currently has an operating HVAC system.

WORK AND IMPACT ON FEATURE: In the proposed rehabilitation, the existing HVAC will be updated within guestrooms and back of house kitchen space. Additional equipment will be installed at the fourth floor rooftop within the concealed lightwell. All HVAC systems will remain concealed except within mechanical spaces.

PHOTOS: N/A

DRAWINGS: N/A

ITEM #17

ARCHITECTURAL FEATURE: Plumbing

DATE OF FEATURE: New Construction

EXISTING FEATURE AND CONDITION: The building currently has an operating plumbing system. The fixtures date to the 1980s renovation and later.

WORK AND IMPACT ON FEATURE: In the proposed rehabilitation, upgrades to the existing plumbing systems will be made. The scope of work will continue to conceal all plumbing systems except within mechanical spaces.

Existing fixtures will be updated as necessary.

PHOTOS: N/A

DRAWINGS: N/A