

150 S Seguin Ave- **Wright Building**



Site Location

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Existing Conditions

150 S Seguin Ave- **Wright Building**



Proposed Updates

Alteration Key

1 New Fire Separation Wall

A new fire separation wall will be required per code for an unprotected opening at the property line. New fire wall to be of masonry construction with a stucco treatment on the side facing the square and a decorative wood treatment on the patio side.

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Proposed Updates

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2 Remove Existing Awning & Solarium. Add New Awning

The proposed design removed the existing solarium and awning to replace it with a new awning. The new awning will serve multiple functions. First it provides cover and shade for both the second level terrace and the sidewalk below. Second it will act as a visual screen to hide the new rooftop A/C equipment. Lastly, removal of the existing awning exposes more of the building's facade, highlighting its original character.

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Proposed Updates

Alteration Key

3 Replace Wainscoting

The existing black glass wainscoting has been damaged. The owners have attempted to fix the damaged portions of glass with the same material but have been told that type of glass is no longer available. We propose replacing the wainscoting with a new material. The new material will also help tie the building to the new proposed outdoor patio.

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Proposed Updates

Alteration Key

4 New Outdoor Covered Patio

The new covered patio will help activate the sidewalk along Seguin Street drawing in pedestrian traffic. A new punched opening is proposed to create a connection between the interior of the building and the new patio.