NOTES:

> The renovation is focused on only 104 East State. However, since the pressed metal façade also matches the adjacent façade, ideally, the upper façade paint scheme would be more coordinated between the two sections for a more consistent appearance.
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> Repair the very top portion of the upper façade, including the "Riley" nameplate. Paint to coordinate with the remainder of the façade.
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> The main impact of the renovation is for the storefront. This will make a huge change in the character of the entire building. Ideally, interior restoration of the first floor would also coincide with the storefront rehabilitation to maximize the total impact of the new storefront.
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> Remove the existing sign and plywood panels from the transom window area. The 1920’s era leaded transom glass appears to be intact across the storefront. A small section is visible and has been painted. Repairs can be made by a stained glass craftsman.
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> Remove the existing siding and storefront treatment and restore the original configuration as shown. The entry is centered, but recessed. It is flanked by large display windows similar to the storefront adjacent. The display windows really improve the overall character and image of the entire business and allow the products to be more visible to potential customers on the sidewalk.
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> The new storefront windows should be clear non-reflective glass, not tinted. Insulated glass is recommended.
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> The kickplates/bulkheads beneath the windows are simple stone panels. Brick is an option, as is ceramic or stone tile. The height is based again on the neighboring building.
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> Consider removing the existing ceiling treatment to uncover the original tin ceilings. This will require alterations to HVAC, lighting and disguising the plumbing for upstairs. The plumbing can be hidden with an isolated section of suspended ceiling (think soffit treatment). Ducts can be exposed or installed in a soffit. Lighting can be surface mounted with conduit installed on the seams of the ceiling and painted.
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> Install a new operable awning in the traditional location between the storefront and the transom. Sunbrella brand fabric, style #4 is shown here. The inset shows the awning opened.
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> Install new signs as shown. The main sign is installed on a plexiglass panel installed in front of the transom windows. The transom can be illuminated at night for a great effect. Additional window signs are also recommended.