

HISTORIC LANDMARK COMMISSION
SEPTEMBER 24, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1976-0004
Millett Opera House
110 E. 9th Street

PROPOSAL

Replace deteriorated non-historic windows in the west wall of the structure.

PROJECT SPECIFICATIONS

The applicant proposes to replace 15 windows in the west wall of the structure that have suffered serious deterioration. The windows date from the 1970s and are not historic. Restoration and rehabilitation of the windows is not feasible due to the extent of the deterioration. The applicant proposes to match the existing windows in terms of size, materials, and sash configuration. The applicant has received conditional authorization for a Visit Austin Heritage Grant for this proposal with the approval of the Certificate of Appropriateness.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve as proposed.

DATE of SUBMISSION:



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

Permit Information	
For Office Use Only	BP- _____ PR- _____ C14H/LHD - _____
	Property Name or LHD: _____ Contributing/Non-contributing
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW _____ FEE PAID: \$ _____
	HISTORIC PRESERVATION OFFICE _____ DATE: _____
Property Information	
Address: <u>110 E. 9th ST. AUSTIN TX 78701</u>	
Scope of Work	
<u>To Replace West Side Wood Windows with exact same style & size</u>	
Applicant	
Name: <u>Foundation for Preservation Historic Melley Opera House</u>	
Address: <u>110 E. 9th ST</u>	
City/Zip: <u>AUSTIN TX 78701</u>	
Phone: <u>512-779-0186 Cell Ken Richardson</u>	
Email: <u>KENR@AUSTINCLUB.COM</u>	
Owner	
Name: <u>The Foundation</u>	
Address: <u>110 EAST 9th ST</u>	
City/Zip: <u>AUSTIN TX 78701</u>	
Phone: <u>512-779-0186 Cell Ken Richardson</u>	
Email: <u>KENR@AUSTINCLUB.COM</u>	
Architect or Contractor Information	
Company: <u>Red River Restoration</u>	
Address: <u>3707 Red River ST.</u>	
City/Zip: <u>AUSTIN TX</u>	
Phone: <u>512-751-4075 John Hendon</u>	

[Signature] Executive

Owner's Signature

[Signature] Date

[Signature] Executive Director

Applicant's Signature

Date

Ken Richardson



The Foundation for the Preservation of the Historic Millett Opera House

The foundation is requesting \$58,000 to partially fund the replacement of 15 wood windows in the Historic 1878 Millett Opera House.

Reviewing the current windows by experts in historic restoration, it was noted as shown in the accompanying photos; the windows/sashes/frames were more than likely replaced in the late 1970's when the Austin Club started the restoration of the Millett Opera House Building. The current style pane windows have vinyl tracking along with feather stapled moldings in lieu of glazing.

The window project calls for the replacement of all rotten seals/sashes/frames and glass replicating the current style of window. The new windows will not only be the exact same style, but they will be double pane, wood with metal/wood tracking along with appropriate period style hardware.

Windows will be custom manufactured to Historic style and standards to replace the current style windows.

Respectfully submitted,


Ken Richardson
Executive Director



*over
Recommendation*

~ Wood Windows, Doors, & Fine Wood Working ~

July 30, 2017

Window Fabrication Proposal for The Austin Club/ Historic Millet Opera House

- All wood material will be Mahogany (sashes, jambs, sills, stop, bead)
- Apply borate based preservative to bare wood (prevention of rot and insect damage)
- Weather stripped with concealed interlocking weather stripping
- Glass is Double Pane Low-E
- Prime/paint sashes, jamb, stop, parting bead
- Sarco glazing, hand painted lines
- Spiral balances for bottom sashes – bottom only will function
- Cast Iron sash locks included
- We will remove existing windows and install new windows
- Red River will install using existing interior trim. Exterior brick mold will be replaced

Quantity – 15 Windows	Size	Cost Per Unit	Total
6	39"x81.5"	\$2750	\$16,500
5	34.5" x 78.5"	\$3000	\$15,000
1	38.5" x 102.5" (Transom)	\$3500	\$3500
2	32.5" x 78.5"	\$2750	\$5,500
1	34.5" x 58.5"	\$2000	\$2000
Installation x 15		\$1,500	\$22,500
WINDOWS LUMP SUM:			\$65,000

TERMS:

We will proudly honor this estimate for 30 days
 80% due at job start. 20% balance due upon installation.
 All changes shall be made in writing