

From: Susan Gayle Todd
To: [Alvarado, Melissa](#)
Cc: [Contreras, Kalan](#); [Bertron, Cara](#)
Subject: Revised Proposal and Estimate
Date: Monday, December 16, 2019 11:15:16 AM
Attachments: [HEARTWOOD-ESTIMATE-DEC.pdf](#)
[HEARTWOOD-PROPOSAL-DEC.pdf](#)

*** External Email - Exercise Caution ***

Dear Melissa, Kalan, and Cara,

Our contractor, Ben George of Heartwood Carpentry Co., called to explain a somewhat modified proposal and estimate for window restoration and other work under our Heritage Grant application. The changes are based on further research he has done since the initial submission, as well as the advice of a more experienced preservationist contractor.

I have attached the new, revised proposal and bid. Ben and his business partner will attend the hearing alongside me this evening to answer any questions you may have. You are also welcome to contact Ben George directly beforehand.

Please let me know if I can answer any questions. I'll try to get the information for you.

Best,
Susan

Susan Gayle Todd, PhD
Producing Artistic Director, Austin Scottish Rite Theater

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UPCOMING AT ASRT!

A Christmas Carol: Reduced, Reused, Recycled, December 2019

123 Andrés, a bilingual concert for kids and families, February 2020

SaulPaul's Alien Adventure, an original play for kids and families, February 2020

For tickets and information: <http://scottishritetheater.org/>

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HEARTWOOD CARPENTRY CO.

SCOTTISH RITE
THEATER
RESTORATION
PROPOSAL

PROPOSAL BY BENJAMIN GEORGE II &
DEVON WILSON

312 MILL STREET
SAN MARCOS, TX

STANDARDS FOR REHABILITATION

SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION

LIST OF STANDARDS

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SCOPE OF PROPOSED REHABILITATION PROJECTS

Understanding the historical significance of a buildings façade, when restoring, is important in keeping the buildings historical integrity intact. Through our gathering of documents, records, and assessing the current state of the building, we have discovered that for most of its life, the Scottish Rite had beautiful windows and transoms. This proposal is meant to pose design options, present a list of materials used, and layout the importance of preserving the historical significance of one of Austin's oldest buildings.

WINDOW REHABILITATION (*DIAGRAM 1.1*)

Windows to be rehabilitated and exposed include the following:

- Two Entryway Windows.
- Two Large Windows In Main Stairwell/Lobby.
- Two Windows In Kitchen Stairwell.
- Two Transom Windows Above Large Stairwell Windows
- Large Window In Upstairs Meeting Room

Window rehabilitation where possible to include: steaming windows to remove old paint, debris, and glazing. Filling any spots in sash that may have dry rot or decay with a durable epoxy. A treatment of Borate Wood Preservative. Reglazing, repaint, and reinstallation. (In extreme cases, components of sash may need to be rebuilt.)

MATERIALS USED IN WINDOW REHABILITATION

WOOD SPECIES

The materials used in the rehabilitation of the existing windows will match the existing windows to the best of our ability. In the event that sash components need to be replaced, we will use wood species present from the early 1900s renovations. The currently known species in the Scottish Rite Theater are:

- Bald Cypress (*Taxodium distichum*)
- American Mahogany (*Swietenia Macrophylla*)
- Longleaf Pine (*Pinus Palustris*)
- Douglas Fir (*Psuedotsuga menziesii*)

GLAZING, FINISHES, AND PAINT

Our preliminary studies of existing windows show that the larger windows are finished with a combination of amber shellac, linseed oil, and tung oil. The smaller windows have many layers of paint, from years of patching and repainting.

Our plan is to match the finishes of the larger windows using a combination of amber shellac flakes and a durable finish such as General Finishes Enduro-Var that will amber over time and be easy to repair in the future.

We have found the glazing on the windows appears to be typical for putty composition around this era. Linseed Oil Putty is what was widely available and most commonly used in the early 20th century. The glaze we will be using will be Allback Linseed Oil Putty.

FRONT DOOR REFINISH OR REBUILD (*DIAGRAM 1.2*)

The earliest pictures we've found of the front French doors indicate that they were originally six pane divided light over a raised paneled bottom. We would love to recreate these doors, but are aware of the budgetary restrictions. In the event that we refinish the doors, we will fill any rot with a two part epoxy, strip the doors of the built up finish, and match the finish and color of the existing windows. Our plan is to commission a local stained glass artist to build a custom transom window.

REBUILD FIVE OFFICE SUITE WINDOWS

DESIGN OPTIONS FOR REBUILDING (*DIAGRAM 2.1*)

The current windows for the office suites of the building are aluminum casement sashes, probably installed sometime in the 1970s, and do little to contribute to the historical significance of the building. The jambs display significant dry rot, but indicate that at one point these windows were double hung, single pane windows. The window design that we recommend to restore the original significance is:

- Single Pane, Double Hung With Roman Ogee Profile
- Six Pane Divided Light, Double Hung w/ Roman Ogee

When rebuilding windows we will use the same joinery techniques used in the early 20th century, including a molded mortises and tenon lap joint for the top of the sash, and through tenons on the meeting rail.

GLASS OPTIONS FOR REBUILD

There are many different options for replacing glass panes, and we recommend something that is well insulated, but also appropriate for the significance of the building. With that in mind, recommend a Low-E Double Paned Glass with an argon center. This glass is known to keep the harsh summer heat and UV Rays refracted from the building, while keeping warm air in the building during colder months.

CORBEL RESTORATION

The corbels of the Scottish rite are a very special feature of the building. They are originally from the major remodel that took place in 1917, and compliment the beautiful mission style of the façade. Many of these corbels show signs of dry rot, and while some can be restored with a durable two-part epoxy, a number of them will need to be rebuilt. Once again, we will do this with an era appropriate wood species. (*See Wood Species pg. 3*)

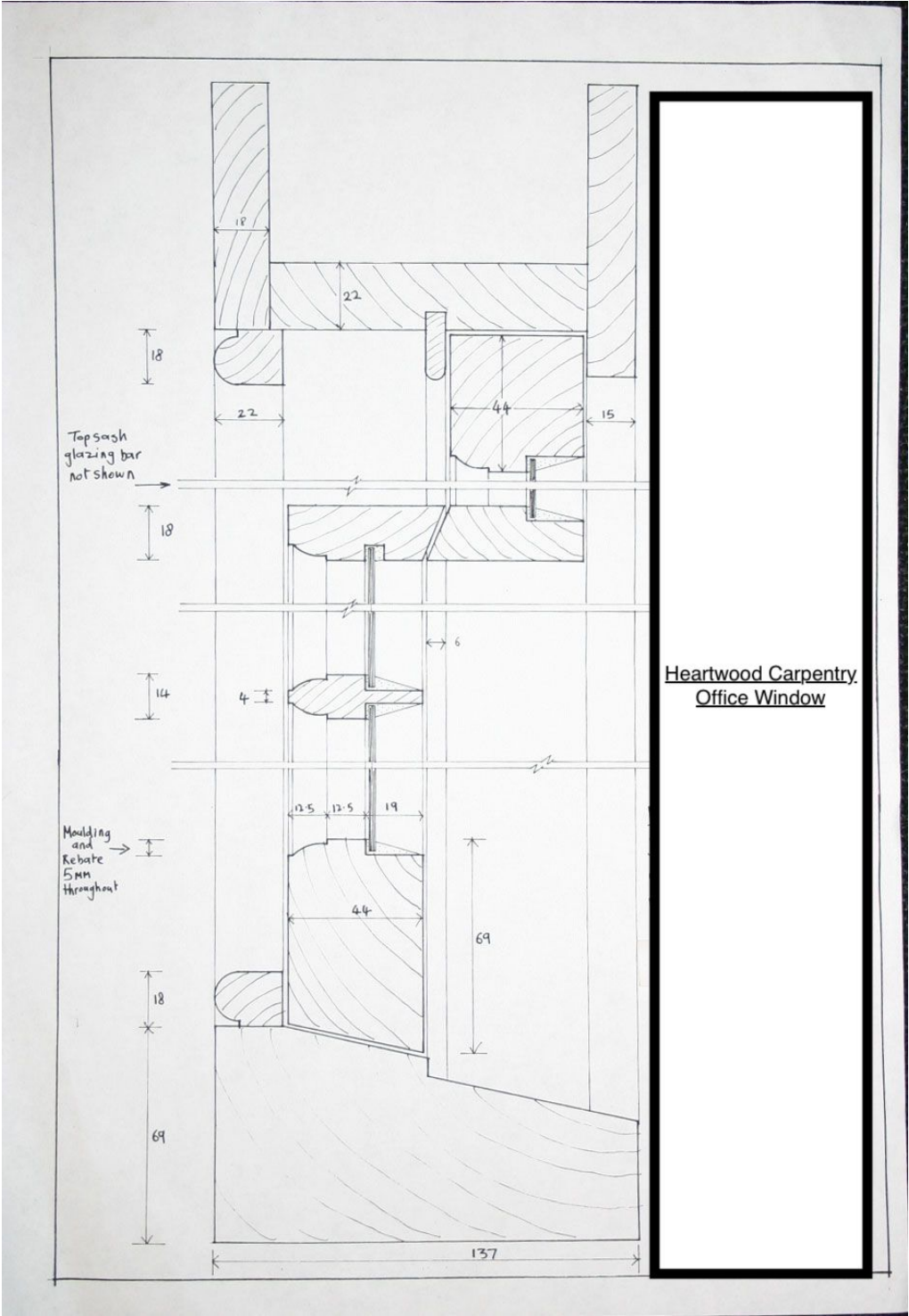
DIAGRAM 1.1



DIAGRAM 1.2



DIAGRAM 2.1





SRT Historical Grant

Scope of Work:

Rebuild front entry way with stained glass transom and refinish doors. Open existing closed windows and rebuild/preserve windows where possible. Windows to be single pane double hung with Roman ogee profile. Rebuild deck. Safely remove, restore, and rebuild rotted corbels. Quote includes five office windows, two large facade windows, front door, two side entry way windows, two large stairwell windows, and two large upstairs meeting room windows.

Built In Cost Breakdown:

1. **Material Cost:** 8/4 Mahogany, 8/4 Cypress, 8/4 Douglas Fir, 3/4 Plywood, 3/4 Sheathing, Low E Glass Panes, Allback Window Glazing, UltraBond 800, Glazing Points, HEPA Filter Bags, Floor Protection, Plastic Protection, Ply Sheathing, Sash Cord, Decking Material, Primer, Sealer, Window Trim, Enduro-Var, Caulking, Scaffolding Rental, Weather Stripping, Brick Mold, Interior Window Trim, Sash Chord, Window Hardware, Large Jamb Material

\$13,250.00

2. **Labor Cost (Demo Work, Cleanup, Site Prep, Safety) :** All site preparation that includes removal of cinder blocks, removal of windows, site protection and plastic protection to ensure HEPA standards. Trash disposal fees. Temporary weatherproofing of opening. Demo back deck. Rotted Corbel Removal.

\$20,000.00

3. **Labor Cost (Window Build, Door Refinish, Window Preservation):** Work includes manufacturing five office windows to match existing: single pane, double hung. Rebuild jambs and sills to match. Refinish or build existing front doors. Frame for custom header transom design. Install and protect transom. Remove and repair two lobby and stairway windows. These windows are to be preserved and repaired rather than rebuilt if possible. Open two main entryway windows. Reglaze all windows. Rebuild as needed. Build back decking. Rebuild Corbels where needed. Restore all original shutters.

\$30,000.00

4. Labor Cost (*Seal and Finish, Install, Adjust, Cleanup*):

Seal, paint, and finish. Prepare existing windows with sufficient weatherstripping. Deliver restored and rebuilt windows. Reinstall restored window assemblies. Prepare rebuilt office suite window openings. Install newly rebuilt windows. Ensure Jamb opening has proper weatherproof seal. Weatherstrip all windows. Install sash chords, pulleys, and brass hardware.

\$20,000.00

Total Estimated Cost:

\$83,250.00