

## PROJECT SCOPE DESCRIPTION

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<b>Project (#):</b>	State Theatre (21049) 719 Congress Avenue, Austin, Texas 78701
<b>Date:</b>	07.07.23
<b>To:</b>	City of Austin – Historic Landmark Commission, et. al
<b>From:</b>	Clayton Korte – Robbie Anderson
<b>Regarding:</b>	State Theatre, 719 Congress Avenue, Austin, Texas 78701 – Project Scope Built Circa: 1935

### General History:

The property is part of the Congress Avenue Historic District, a National Register Historic District. The existing building is a multi-story concrete structure. The building exterior and interior has been renovated over the years with the most recent extensive renovation in 1998.

### Proposed Work:

General: The scope of work includes exterior modifications and complete interior renovation of the State Theatre. The renovated spaces will consist of 4 levels of lobby spaces (plus a mezzanine in the lobby), a new rooftop lounge, and 3 levels of seating with retractable seating at the ground floor. Stucco will be repaired and refinished as required. The existing façade to remain is to be repainted with color to match existing. Stucco will be repaired and refinished as needed. New building additions will have a stucco finish with color and texture to match existing.

### West Elevation:

Level 1: The west elevation can be considered in two halves: the north and south halves, both of which have been renovated several times. Street level storefront will be removed and replaced with new prefinished metal divided lite doors and windows similar in proportion to original 1935 design, per historic photo. Storefront in the southern half will shift west approximately 4'-0", set back from the exterior façade to accommodate a box office window and interior egress stair. However, the egress stair exit door will remain in plane with the existing storefront to keep the exterior door swing within the property line, pursuant with Chapter 30 of Land Development Code. The 3 upper rows of divided lite glazing at the southern storefront elevation will be made of obscured reeded glass. Glazing at the egress stair is to be fire-rated as required by code.

Level 2: A new-to-match existing prefinished metal divided lite window will be installed adjacent to the balcony. A new prefinished metal door and sidelite will be installed for balcony access on the southern half of the building, to match other proposed window and door systems. A new painted steel plate metal awning is proposed above the door.

Level 3 – Rooftop: New building additions are proposed to accommodate a code-required egress stair, expanded program requirements, and increased seating capacity. The building additions are broken down into 3 masses: (2) in the southern half and (1) in the northern half. The additions are set back from the original street façade at the following distances: 10'-6" and 21'-6" at

the southern half, and 27'-6" at the northern half. The egress stair mass is set back 0'-7" from the existing façade at Level 2 to delineate between existing and proposed construction. A rooftop bar is proposed on the northern edge of the building with a removable fabric roof canopy set back approximately 6'-2" from the existing façade. A new painted metal guardrail is required per code and inspired by art deco style of historic building. A new fixed prefinished metal divided lite window is proposed in the northern building addition .

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**END**