



## Historic Review Application

For Office Use Only

Date of Submission: \_\_\_\_\_

Plan Review #: \_\_\_\_\_

Property Address: 708 San Antonio, Austin, TX 78701

Historic Landmark ☒

Historic District (Local) ☒

National Register Historic District ☒

Historic Landmark or  
Historic District Name: Chateau Bellevue, Bremond Block National Historic District

Applicant Name: Ellen Lee Phone #: 512 294-1336 Email: emlee1122@gmail.com

Applicant Address: 8867 Mountain Ridge Cir. City: Austin State: TX Zip: 78759

*Please describe all proposed exterior work with location and materials. If you need more space, attach an additional sheet.*

PROPOSED WORK	LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1) Stabilize and repair four double doors with transoms that lead from rooms on the third floor of the chateau to the porch.	Red River Restoration, 2039 D Airport Blvd. Austin, TX 78722	see attached work description
2) Remove doors, hardware, and transom, install watertight, temporary protection at openings. remove and label glass. Remove paint from doors and transoms		
3) Repairs to frames and sills		

### Submittal Requirements

1. One set of dimensioned building plans. Plans must: a) specify materials and finishes to be used, and b) show existing *and* proposed conditions for alterations and additions.

Site Plan ☐ Elevations ☒ Floor Plan ☐ Roof Plan ☐

2. Color photographs of building and site:

Elevation(s) proposed to be modified ☐ Detailed view of each area proposed to be modified ☒

Any changes to these plans must be reviewed and approved by the Historic Preservation Office and/or Historic Landmark Commission.

Applicant Signature: \_\_\_\_\_

Date: Novemer 8, 2019

## **Project Schedule**

Below is a description by Historic Architect John Volz describing what needs doing to start and complete the restoration of these beautiful historic doors. The detailed description of the project includes information on the plan of the work needed to complete the project. The amount of time necessary for completion depends on what is discovered when wooden doors are removed. Some doors are in a greater state of decay than others. Overall, Red River Restorations estimates approximately 45 days per door.

### **Scope of Work Chateau Bellevue Club doors**

- Carefully remove doors, hardware, and transom from frame; label hardware, each door leaf, and transom with door number so they can be reinstalled in original location.
- Install watertight, temporary protection at door/transom openings
- Carefully transport doors and transoms to repair shop
- Confer with Architect to define hardware to be retained for restoration and reinstallation. Then carefully label and remove hardware to be restored from doors and transoms.
- Carefully remove and label glass. Clean and store for reinstallation.
- Carefully remove paint from doors and transoms.
- After paint removal from doors and transoms, confer with Architect on scope of repairs. Generally, restoration to include:

#### **Doors & Transoms:**

- Removal or epoxy consolidation and repair of deteriorated/damaged wood, maintaining original surfaces and profiles
- Replacement of severely deteriorated or missing elements with new element matching original wood species, ring density, and profile
- Closing and gluing of open joints; resetting joint pegs
- Resetting loose moldings, closing open joints
- Repair and preparation of wood to receive restored hardware. Patch mortises and holes at locations of hardware that will not be reinstalled
- Sanding and preparation of surfaces for new finishes
- Preparation for installation new/restored hardware
- Reinstallation of glass in original location, including bedding and back-bedding
- Replacement of broken glass with matching Restoration Glass and installation
- Priming/sealing

- Return to site and installation in original location using restored hardware. Align and fit doors in frames with uniform clearances and bevels
- Installation of new weatherstripping
- Installation of new finishes: Paint on exterior; Stained finish on interior
- Installation of ballistic film on glass (approved equal to Huper Optik Clear Shield 8 -2 ply safety/security film)

#### **Frames & Sills:**

- Removal of finishes as required to make repairs
- Removal or epoxy consolidation and repair of deteriorated/damaged wood, maintaining original surfaces and profiles
- Replacement of severely deteriorated or missing elements with new element matching original wood species, ring density, and profile; replacement sill material to be pressure-treated
- Closing of open joints
- Sanding and preparation of surfaces for new finishes
- Preparation for installation new/restored hardware
- Priming/sealing
- Installation of new weatherstripping
- Installation of new sealants at sills and frame perimeter
- Installation of new finishes

#### **Hardware:**

- Removal of finishes as required for repairs. Paint, lacquer, and similar non-historic coatings shall be removed by soaking items in approved paint stripper and carefully brushing with soft bristle brush
- Recondition to full operating condition and restore original finish
- Perform standard lubrication, adjustment and maintenance so that all hardware functions easily and properly. Straighten bent elements
- Repair/replace damaged elements and replace missing elements to match original
- Restore original finishes by polishing and lacquering or re-plating. Items with original finish in good condition do not need to be refinished
- Reinstall restored hardware in original location. Adjust and check each operating item of hardware to ensure proper operation of every unit
- Provide and install new head and foot bolts where missing
- Provide and install new mortise dead locks