

LHYC Ballroom Porch Door Restoration Proposal



Scope of Project:

Restore the original 1905 LHYC doors between the ballroom and the porch beginning at the end of the 2025 season and completed in the offseason.

Determining costs for this project is difficult because the condition of the doors is covered with over 100 years of paint; however, we will begin with what we think is the worse case scenario double door. The center set of doors are the widest and in the worst condition, they are in such poor condition that they're not currently usable. We propose restoring this set of double doors to produce the total cost to complete the restoration of all of the old porch doors.

We propose removing one pair of double doors at a time and delivering them to a third party paint stripping company. This vendor will remove all of the paint and stain from the doors. The estimated price to strip the doors is approximately \$800/door or \$1,600/double door. The door opening will obviously be closed up during repairs.

Once all of the paint and stain has been removed, the doors will be inspected and appropriate repairs will be made—this may include new rails, stile, and other damaged wooden parts. Time period glass will be used to replace any broken panes of glass and the windows will be reglazed. The interior of the doors will be stained brown to match the original color and the exterior will be painted the original shade of white. The restored doors will be rehung and new hinges and hardware will be installed. New thresholds will be installed as needed. We are proposing using the hardware from houseofantique.com as follows:

- 5" Solid Brass Ball-Bearing Door Hinge with Ball Tips: $\$82.95 \times 6 = \underline{\$497.70/\text{double door}}$
- 24" Traditional Style Surface Door Bolt In Solid Brass finished in oil-rubbed bronze - top and bottom: $\$124.90 \times 4 = \underline{\$499.60/\text{double door}}$

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- 4 " Medium-Duty Surface Bolt in Solid Brass finished in oil-rubbed bronze - center: \$42.99/double door
- Phineas Appliance Pull - 12" Center-to-Center \$314.90 x 2 = \$629.80/double door
- 5" Solid Brass Kick-down Door Holder: \$35.99 x 2 = \$71.98/double door
- Total hardware estimate: \$1,742.07
- Paint and stain removal estimate: \$1,600.00
- Removal of the doors, temporarily close opening, restoration, repairs, window replacement, window glazing, painting, stain and installation: \$5,000.00
- **Total estimate for the center double doors: \$8,342.07**

Status:

This is a request for funding this porch door restoration project. Once we complete the initial phase, we will have a better idea of the pricing for the rest of the project to include the remainder of the porch doors:

- Seven sets of double doors in the Ballroom
- One double door in the Snack Bar
- One single door at the West End of the Porch

Conclusion:

Restoring our porch doors is an important part of preserving our historical building. While this is a costly project, replacing the doors with new doors would be more expensive and would adversely effect the historical integrity of the building. The worst case scenario is approximately \$75,000. That's ($\$8342.07 \times 9 = \$75,078.63$). We hopeful that we'll come in under this budgeted number.

The contractor that we have selected for this project is our fellow member Bob O'Donell. We've had a couple of other contractors look at the project and they did not come close to understanding what we're trying to accomplish. Bob has the experience and talent to do the job correctly. Bob is also working with us on things like suppling the antique glass and allowing us to pay the paint removal vendor directly.

Respectfully submitted