

Frontier House: 'A lot of work' will transform front façade

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Regardless, the windows are shot. We made a determination to replace them. We've gone through a process with the window manufacturer and SHPO and National Parks to review and approve the proposed replacements that will be in kind with the original windows. Wood windows, clad on the outside, aluminum. And they will be historic match profiles, divided lights, all that sort of stuff.

Those windows are ordered. Lead time is pretty lengthy. But as those come in, you'll start to see the windows getting replaced in full.

I don't have the exact date right now. We just had another job – and not to say that this is what it's going to be on this one, but we had a job, we just got delivery on the windows in downtown Buffalo – and from a different manufacturer – the lead time was about six to seven months, which was crazy.

We don't anticipate this. I think two to three months was the projected lead time on these ones.

Q: As of when?

Fox: Just recently. We just signed off on shops last week.

Q: Obviously, the work inside of the building is very complex and requires a lot of manpower and effort. Is the plan to work on that more before any other exterior work is done? In particular, I don't know if anything will be done

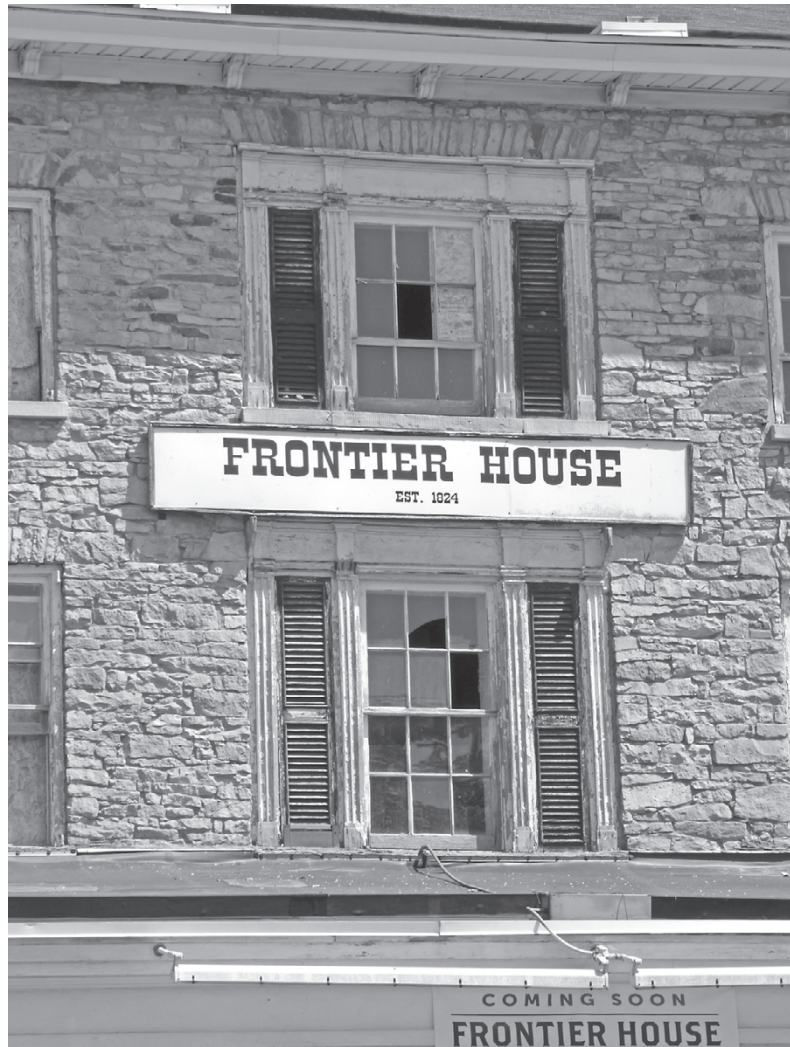
to the front porch at all this summer?

Fox: Yes, it will be. The interior and exterior, obviously, we don't want to get too far along in the interior before we start pulling windows out. When the windows do come out, it'll be a pretty quick pull out and replace. We're not going to have the windows wide open, or the building wide open, for a lengthy period of time, and bad weather for example, or getting interior finishes messed up.

There's a lot to do on the inside. There is some minor structural-type work, and then as I mentioned, moving some door openings to accommodate the new layout. We've got a lot of roughing work. We've got quite a long list of work in scope to do on the inside before we get to any level of finishes.

But as we continue on that, you'll be able to see activity on the outside. There's a reconstruction of a historic porch that'll be in the back portion of the property, back left. That'll be constructed. That work, including the front porch, the front porch will get a new surface on it, new facia, new railings. All the deteriorated woodwork that happens around the roofline of that patio will be repaired and/or replaced as needed. New lighting.

The front entry door is a custom front entry door. The doors that are there now, the double doors, are not historic, so we're



replacing them. We're having a custom door made that'll match the original historic door that we've got off the photos from the 1800s.

So, you'll see a lot of work on the front area. The masonry work is pretty well buttoned up to this point, the re-pointing work, the reconstruction of the upper

floors on the front façade that we had to do, as well, has been completed. Basically, what you'll see now is windows, it's trim-type work. You'll see, if you're familiar with some of the historic images, there's roof railings that happen on the porch roof on the front, and on the high roof above the third floor that will be going on. The trimout, it's basically like a low baluster, very decorative, kind of like an hourglass shape. White railings that stand about 2 foot tall that will run along, basically, the gutter line on the high roof, and then on the low roof over the porch.

A lot of work that will be transforming that front façade.

Q: It seems, at this point, that the opening is going to be 2024, – which I know is certainly later than you originally hoped for or projected. But is there some advantage in that next year is the 200th anniversary of the creation of this building?

Fox: Yeah, this really tees it up for a great opportunity, a great marketing splash, everything else. It definitely aligns well.

Obviously, we've been dealing with a lot of challenges that have delayed the process: changes in the markets, and the cost of everything. We've been trotting along slower than we had anticipated, initially. But it does kind of marry up nicely with that celebration next year, and being able to take advantage of that.

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