

# Task II - Comprehensive Window Survey

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## Northbridge Memorial Town Hall

Northbridge, Massachusetts



*Historic Wheel Window Discovered in Attic*



McGinley Kalsow  
& Associates, Inc.  
ARCHITECTS & PRESERVATION PLANNERS  
324 Broadway ~ PO Box 45248  
Somerville, MA 02145-2803

March 8, 2012

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## **SECTION 1 - SUMMARY**

### **1.1 Project Scope**

The Town of Northbridge engaged the services of McGinley Kalsow & Associates, Inc. to assess, report and provide bid documents on the historic Northbridge Memorial Town Hall. The project is divided into three separate tasks: Task I - Exterior Building Conditions Assessment, Task II - Comprehensive Window Survey and Task III – Bid Ready Documents/Plans. This report addresses Task II assessing the condition of all Town Hall windows and exterior doorways. All recommendations for repair and restoration consider and are consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

### **1.2 Project Background**

The Northbridge Memorial Town Hall (Photo 1) began construction in 1872 and was completed in 1876 on a corner lot donated by the local manufacturing family, Whitin (Whitinsville). The building is designed in the classical revival style having a slate roof with red brick pedimented gables, red brick masonry bearing walls, granite stringcourses, keystones, sills and rock faced granite foundation. The property is listed on the National Register of Historic Places as a contributing building to the Whitinsville Historic District. In the year 2000, a preservation restriction in perpetuity was recorded.

The majority of the 1876 historic windows remain. The only exceptions are the two wheel windows at the pediments that were replaced sometime after 1973 from available photographic evidence and most of the basement sash were replaced at an unknown date.



*Photo 1: Historic Photograph of Northbridge Memorial Town Hall, ca. 1899*

### 1.3 Project Approach

This report addresses the Task II assignment through six field inspections, visual, photographic and written documentation of existing window conditions and with an itemized list of probable costs for window repair.

Field inspections of the Northbridge Memorial Town Hall windows were conducted on January 16, February 16-29 and March 6, 2012. On January 16 Wendall Kalsow, AIA, and Mark Almeda, AIA, of McGinley Kalsow & Associates, Inc. completed an aerial lift inspection of the exterior of the windows at the Town Hall. On February 16, 22, 23, 29 and March 6, 2012 individual interior inspections of each window were completed by Mark Almeda, AIA. Interior inspections were often limited by inoperable windows, access due to height of window, shelving and equipment.

## SECTION 2 - EXISTING CONDITIONS

### 2.1 Interior Existing Conditions Survey

The existing historic windows, doors and trim are in repairable condition (Photo 2), which is a positive statement about the quality of old growth clear white pine, considering the extended length of time the paint has failed and remained unpainted. Generally the existing window hardware has been removed and disposed of with no replacement. The exception is an original sash lock (Photo 3) discovered on a salvaged first floor window removed during construction of the stair egress tower and stored on the Third Floor. The majority of the cotton sash chords (Photo 4) have frayed and failed, rendering the windows inoperable. The fact that most of the sash chords are present is an indication that the sash weights are present and makes the restoration of the windows to operable condition an easier task.

See attached drawings A5 and A6, Window Repair Schedules, for detailed repairs for each window.



*Photo 2*



*Photo 3*



*Photo 4*

## 2.2 Exterior Existing Conditions Survey

### Windows & Doors

At present the broken and missing glass (Photo 5), failed glazing putty and sealants at window perimeters (Photo 6), failed paint (Photo 7) and broken/missing window hardware at the original historic windows are the major cause of water and air infiltration (Photo 8) into the building. The window repair work needs to be completed as the highest priority to prevent further damage to the interior and consequently escalating repair costs and loss of historic fabric. Overall the wood components of the historic windows are in repairable condition, which is the preferred course of action given by Secretary of the Interior's *Standards for the Treatment of Historic Properties*.



Photo 5

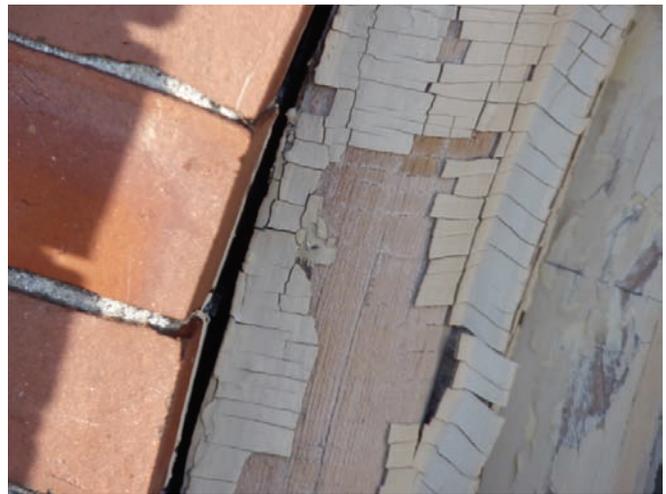


Photo 6



Photo 7



Photo 8

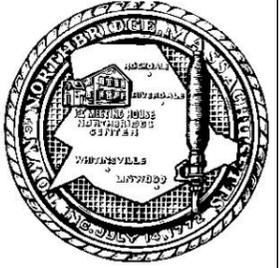
The exterior doors, thresholds and hardware are overall in serviceable condition. The blocked (Photo 9) and no longer code-required (due to construction of exit tower) exit door from the auditorium to the 1947 steel fire escape leaks water at the threshold (Photo 10) and perimeter and minimally needs to be sealed to the weather.



*Photo 8*



*Photo 9*



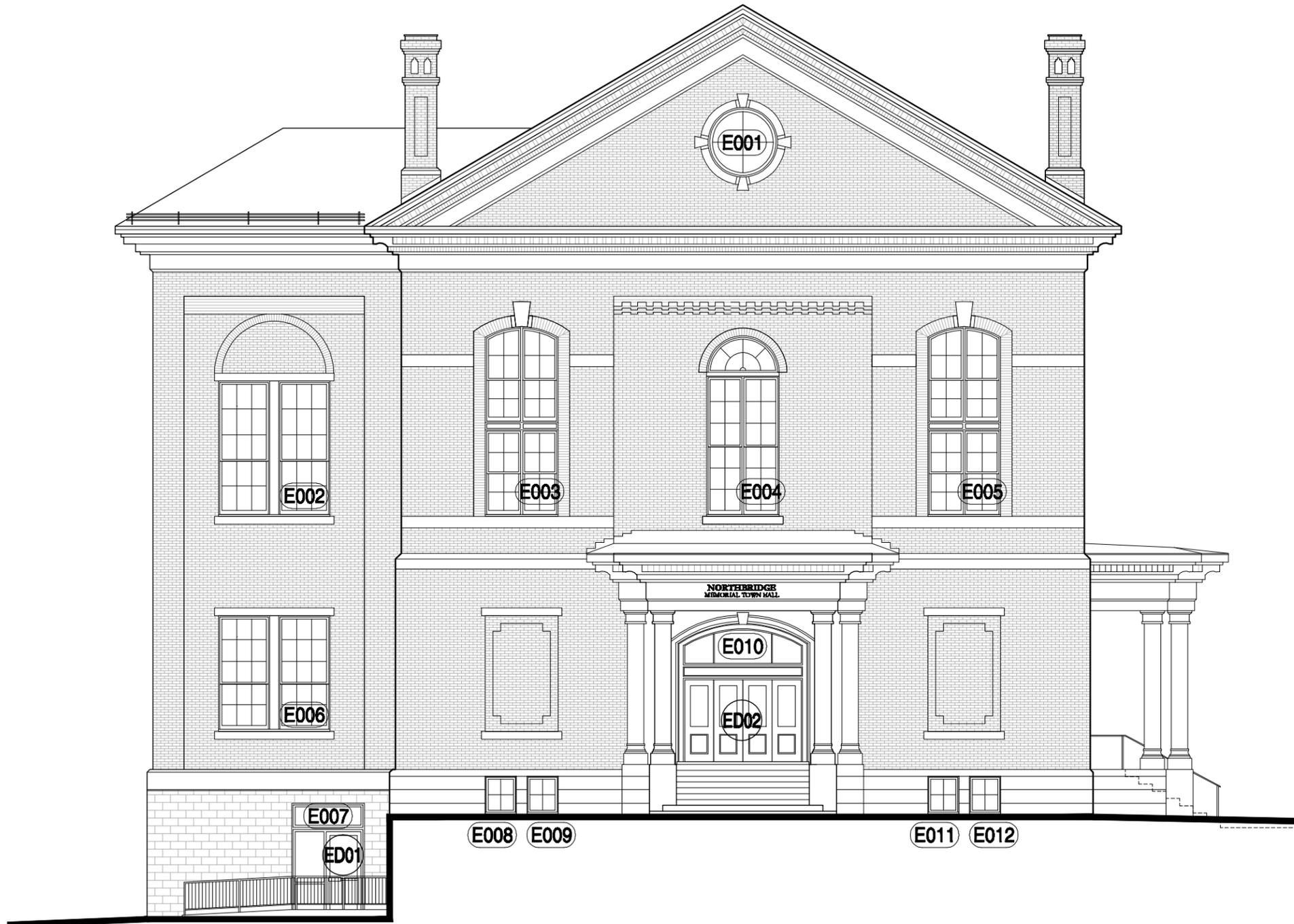
**Northbridge Memorial  
Town Hall Restoration**  
7 Main Street  
Whitinsville, MA 01588  
Town of Northbridge

Date: 3/ 8/ 2012  
Drawn By: WJP  
Reviewed By: MGA  
Project No: 1616.00

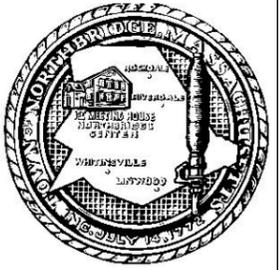
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**WINDOW  
RESTORATION  
EAST  
ELEVATION**

**A1**



**1 EAST ELEVATION**  
3/32" = 1'-0"



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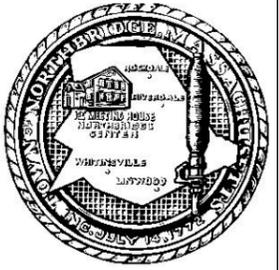
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**WINDOW  
RESTORATION  
SOUTH  
ELEVATION**

**A2**



**1 SOUTH ELEVATION**  
3/32" = 1'-0"



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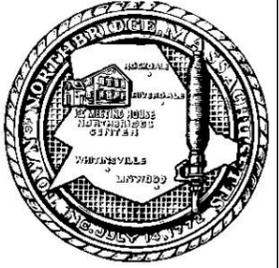
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**WINDOW  
RESTORATION  
NORTH  
ELEVATION**

**A3**



**1 NORTH ELEVATION**  
3/32" = 1'-0"



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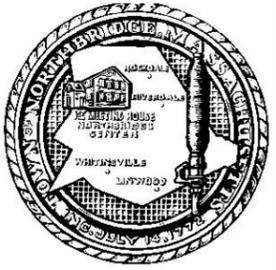
**WINDOW  
RESTORATION  
WEST  
ELEVATION**

**A4**



**1 WEST ELEVATION**  
3/32" = 1'-0"





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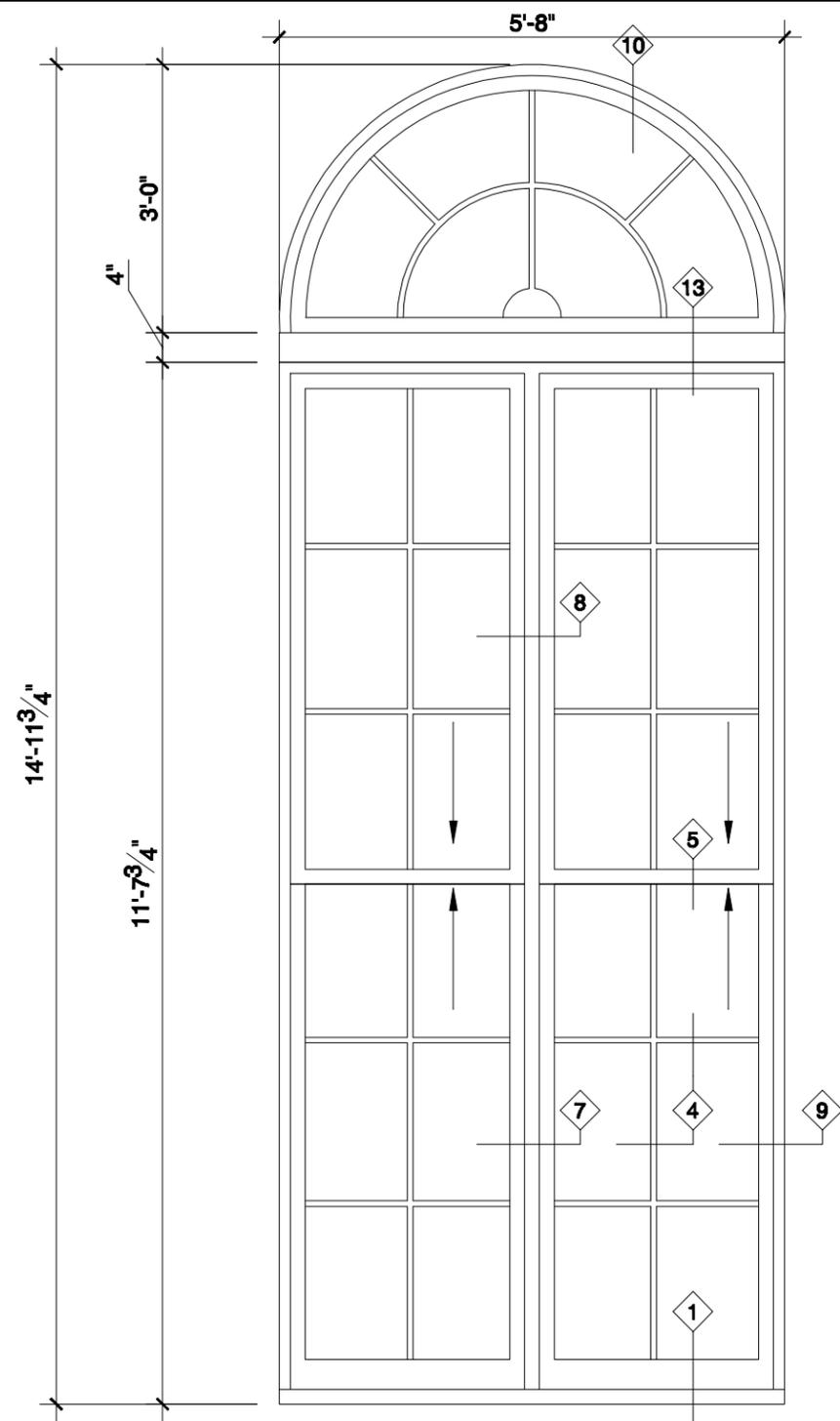
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**WINDOW  
REPAIR  
SCHEDULE**

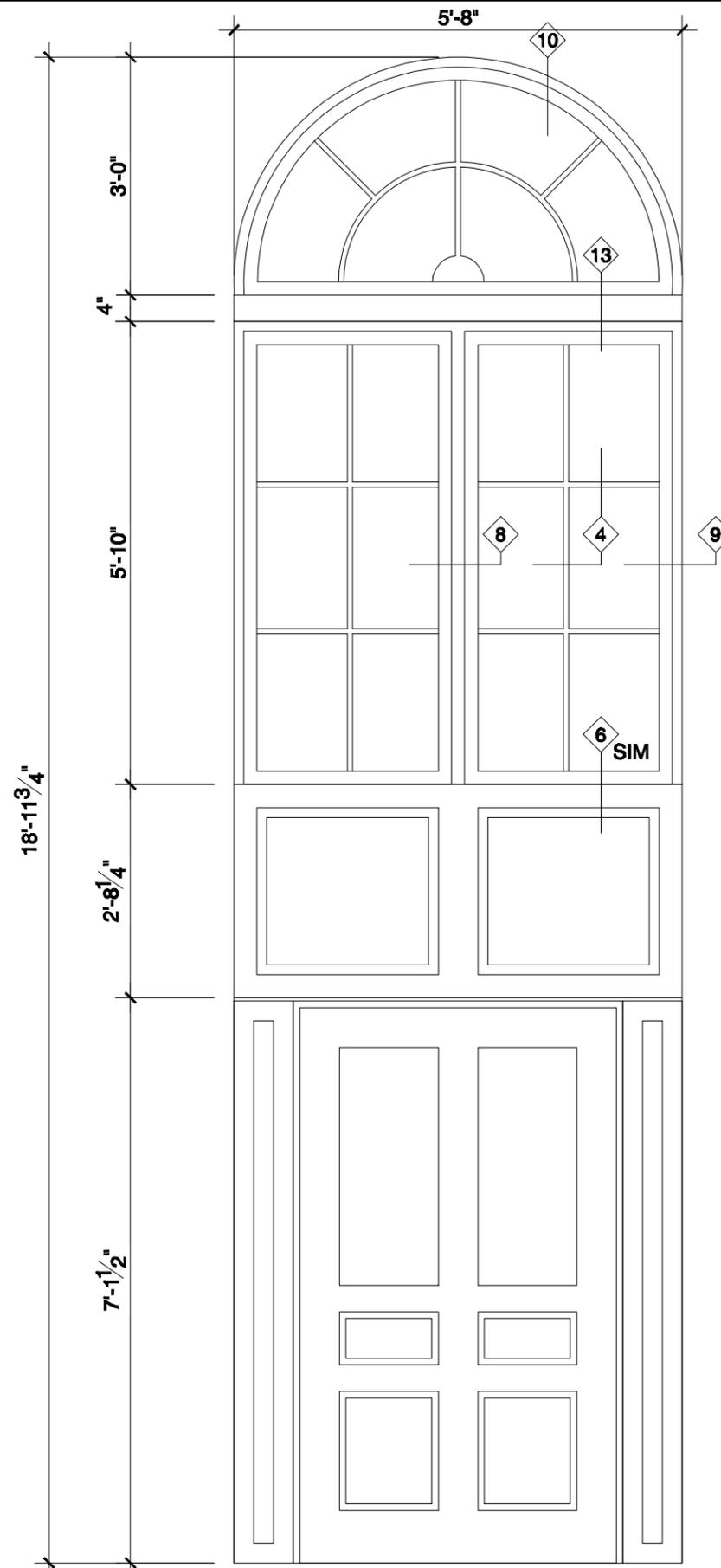
**A6**

WIN No.	STATUS	TYPE	REPAIR WORK DESCRIPTION																								REMARKS									
			ALT #1	ALT #2	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	V	W	X	Y		Z	AA	BB	CC	DD	EE	FF		
W001	NEW	H	ALT #1	-	B	C	D	-	F	-	-	J	-	-	M	N	-	-	-	-	-	-	-	-	-	-	-	Z	AA	-	-	-	-	-	-	-
W002	REPAIR	C	ALT #1	-	B	C	D	E (1)	F	G	H (1 pair)	J	-	L (2 pair)	-	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-
W003	REPAIR	C	ALT #1	-	B	C	D	E (1)	F	G	H (1 pair)	J	-	L (2 pair)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
W004	REPAIR	C	ALT #1	-	B	C	D	E (1)	F	G	H (1 pair)	J	K (2)	L (2 pair)	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-
W005	REPAIR	C	ALT #1	-	B	C	D	E (1)	F	G	H (1 pair)	J	K (1)	L (2 pair)	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	-
W006	REPAIR	C	ALT #1	-	B	C	D	E (1)	F	G	H (1 pair)	J	-	L (2 pair)	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	CC(2)	-	-	-	-	
W007	REPAIR	C	ALT #1	-	B	C	D	E (1)	F	G	H (1 pair)	J	K (1)	L (2 pair)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	EE	-	-	
W008	REPAIR	D	ALT #1	-	B	C	D	E (1)	F	G	H (1 pair)	J	K (1)	L (2 pair)	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	FF	-	
W009	REPAIR	L	ALT #1	-	B	C	D	-	F	-	-	J	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
W010	REPAIR	D	ALT #1	-	B	C	D	E (1)	F	G	H (1 pair)	J	-	L (2 pair)	M	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
W011	REPAIR	F	ALT #1	-	B	C	D	E (1)	F	G	H (1 pair)	J	K (4)	L (2 pair)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
W012	ETR	ETR	-	-	B	C	D	-	F	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
S001	REPAIR	B	ALT #1	-	B	C	D	E (4)	F	G	H (2 pair)	J	K (3)	L (4 pair)	-	-	P (3)	-	-	-	T	U (2)	V	W (2)	-	Y (3)	-	-	-	-	-	-	EE	-	-	
S002	REPAIR	A (SIM)	ALT #1	-	B	C	D	-	F	-	-	J	-	L (2 pair)	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	-	
S003	REPAIR	A	ALT #1	-	B	C	D	E (2)	F	G	H (2 pair)	J	K (2)	L (2 pair)	-	-	-	-	-	-	T	-	V	W (4)	-	-	-	-	-	-	-	-	-	-	FF	-
S004	ETR	ETR	-	-	B	-	-	-	F	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
S005	REPAIR	A	ALT #1	-	B	C	D	E (2)	F	G	H (2 pair)	J	K (4)	L (2 pair)	-	N	-	-	-	-	S (2)	T	-	V	-	-	-	-	-	-	-	-	-	-	FF	-
S006	REPAIR	A	ALT #1	-	B	C	D	E (2)	F	G	H (2 pair)	J	K (2)	L (2 pair)	-	-	-	-	-	-	-	T	-	V	W (1)	-	-	-	-	-	-	-	EE	FF	-	-
S007	REPAIR	E	ALT #1	-	B	C	D	E (2)	F	G	H (2 pair)	J	K (1)	L (2 pair)	-	-	-	-	-	-	-	-	V	-	-	-	-	-	-	-	-	-	-	-	FF	-
S008	REPAIR	E	ALT #1	-	B	C	D	E (2)	F	G	-	J	K (3)	L (2 pair)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
S009	REPAIR	E	ALT #1	-	B	C	D	E (2)	F	G	-	J	K (2)	L (2 pair)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
S010	ETR	ETR	-	-	B	-	-	-	F	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
S011	REPAIR	E	ALT #1	-	B	C	D	E (2)	F	G	H (2 pair)	J	K (7)	L (2 pair)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	EE	-	-	
S012	REPAIR	E	ALT #1	-	B	C	D	E (2)	F	G	H (2 pair)	J	-	L (2 pair)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
S013	ETR	G	-	ALT #2	B	-	-	-	F	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
S014	ETR	G	-	ALT #2	B	-	-	-	F	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
S015	ETR	G	-	ALT #2	B	-	-	-	F	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
S016	ETR	G	-	ALT #2	B	-	-	-	F	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
S017	ETR	ETR	-	-	-	-	-	-	F	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

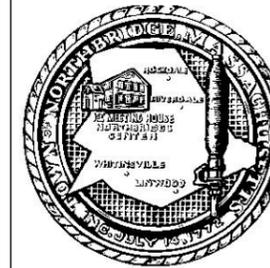
**KEY:**  
E = EAST ELEVATION  
N = NORTH ELEVATION  
W = WEST ELEVATION  
S = SOUTH ELEVATION  
**EXAMPLE:**  
"E001" = WINDOW #1 ON EAST ELEVATION



TYPE A



TYPE A (sim)



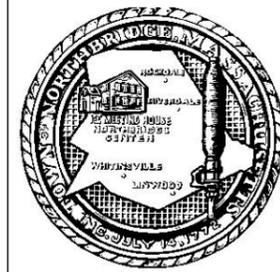
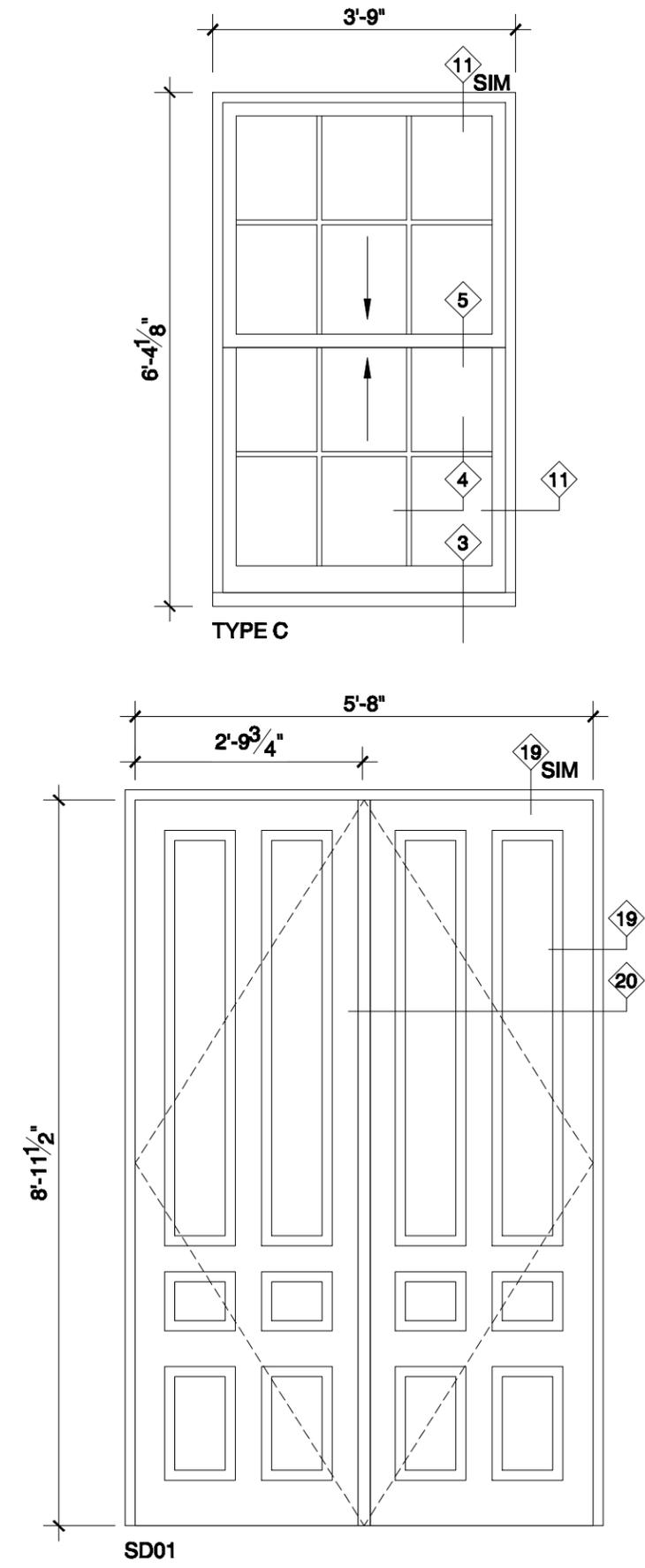
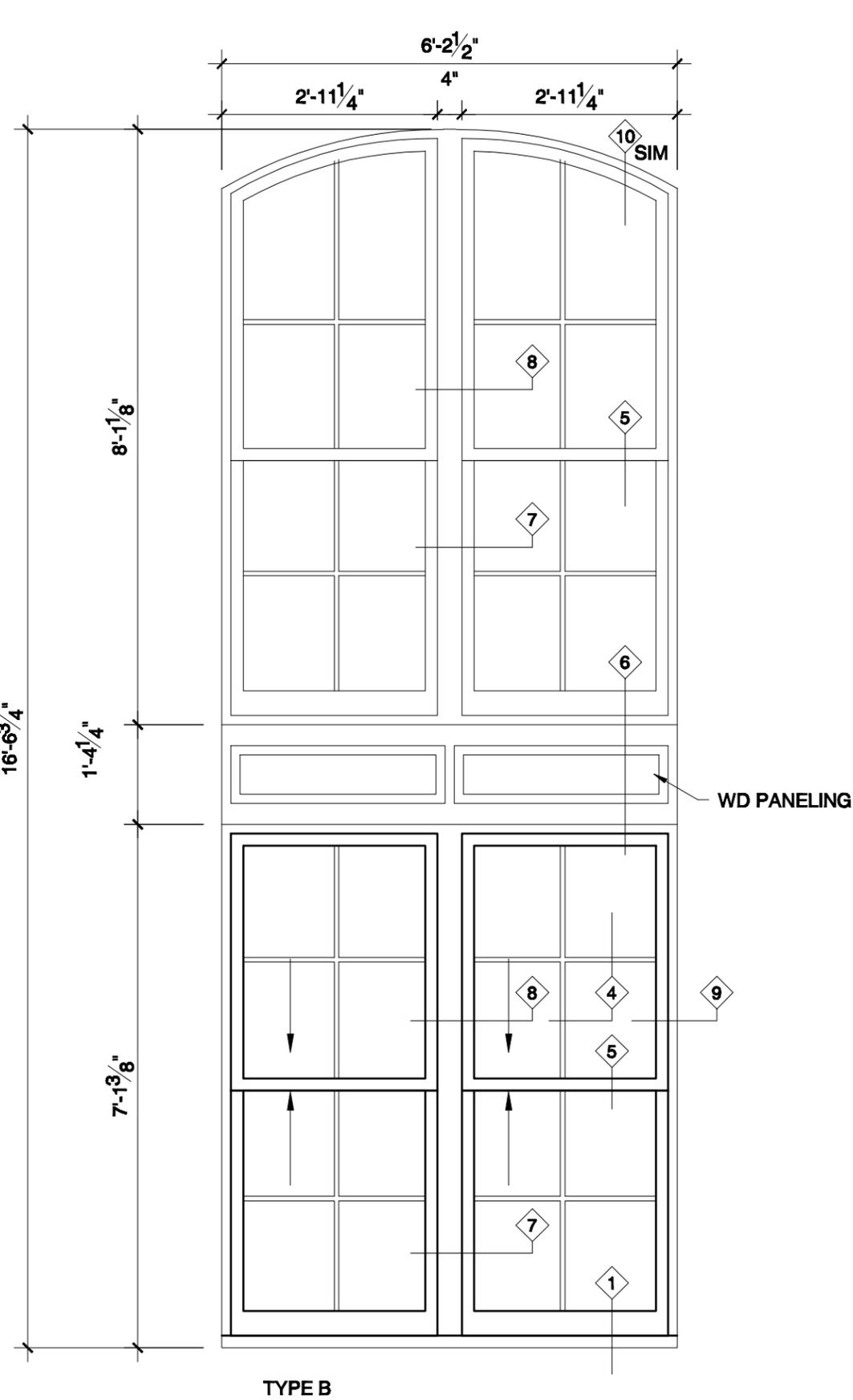
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WINDOW TYPE  
 ELEVATIONS

A7



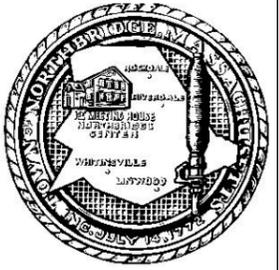
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**WINDOW TYPE  
ELEVATIONS**

**A8**



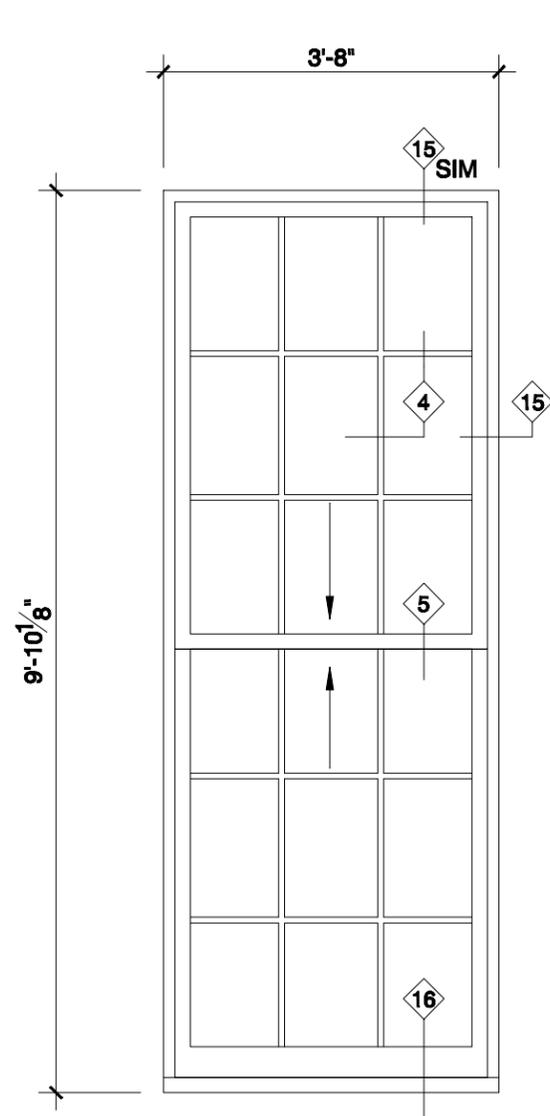
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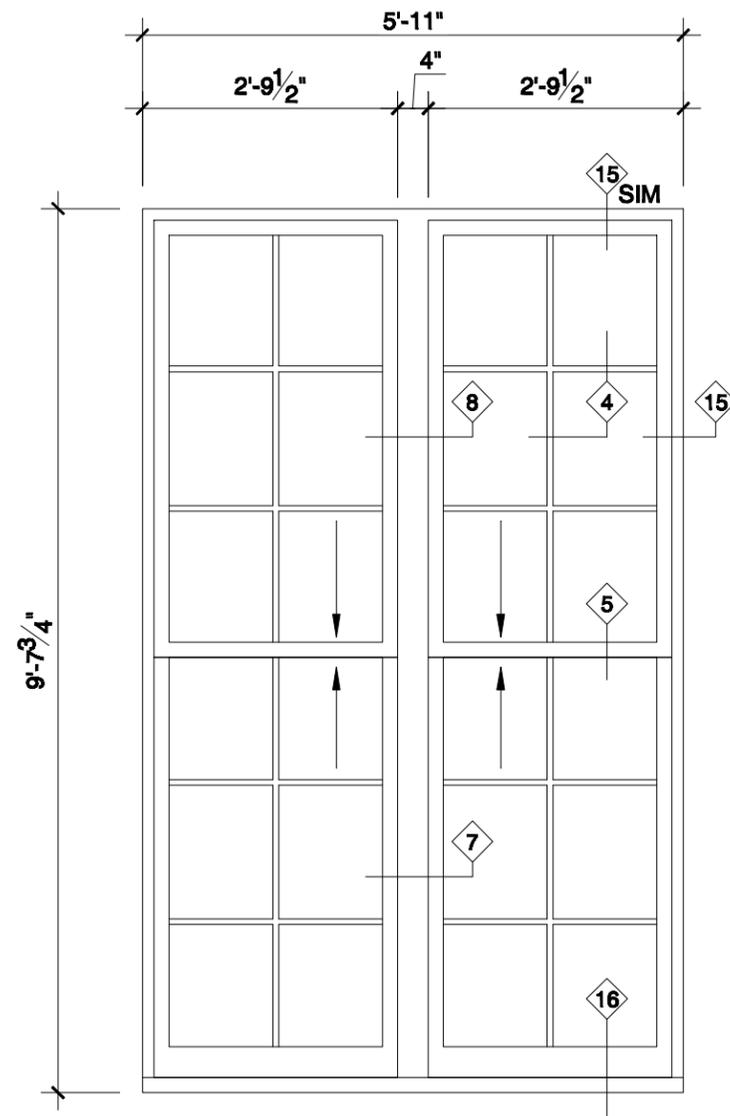
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ELEVATIONS**

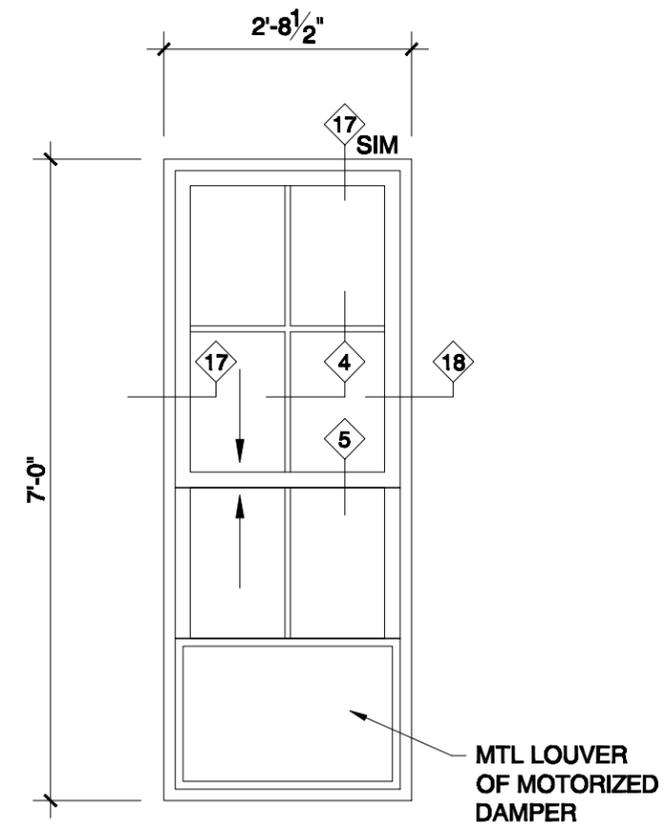
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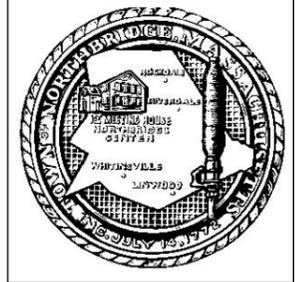
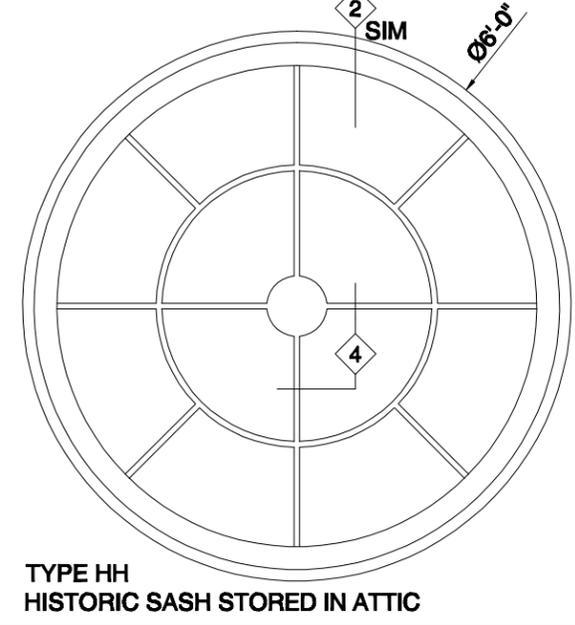
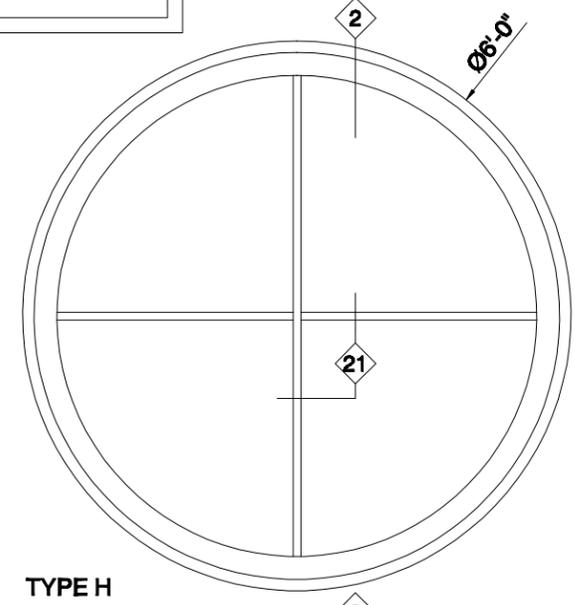
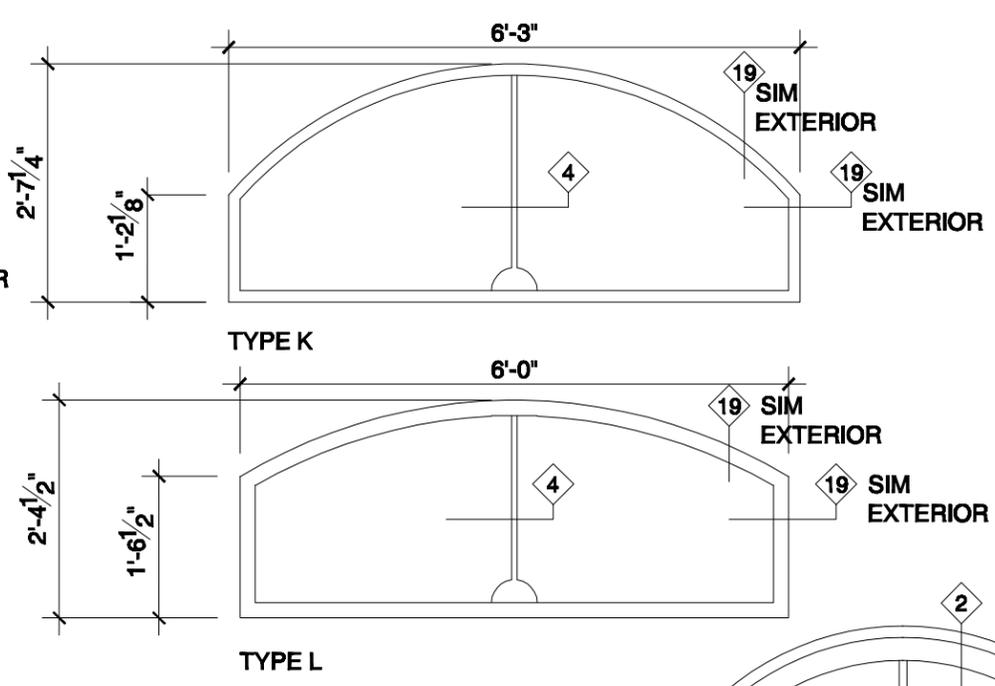
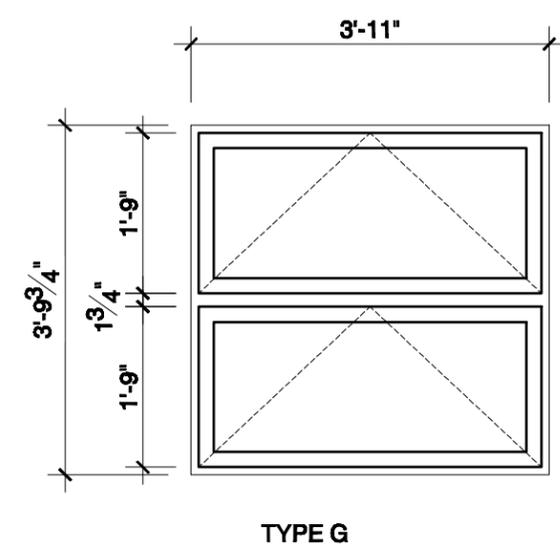
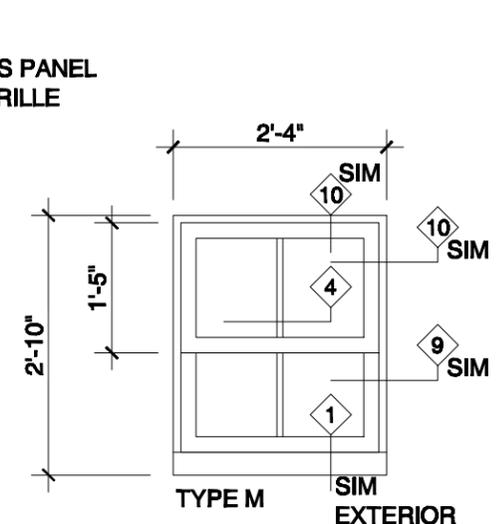
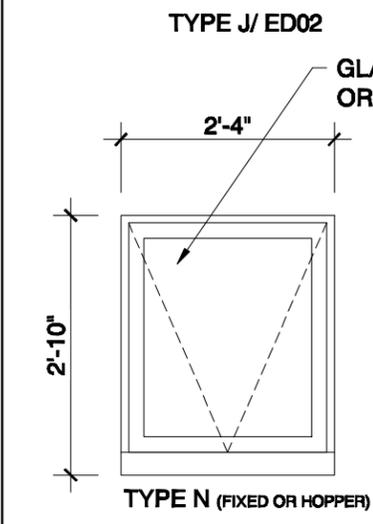
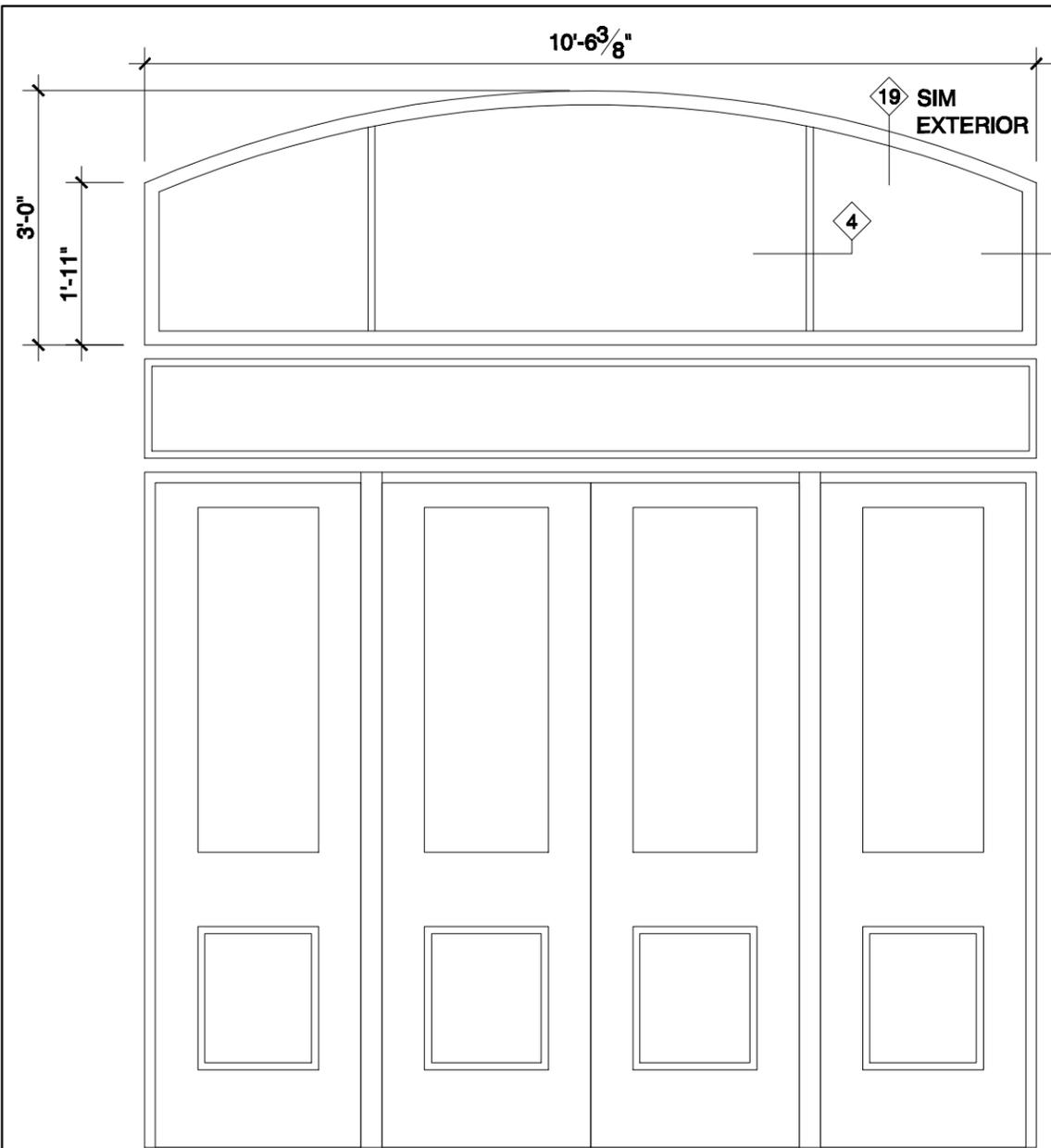
**TYPE D**



**TYPE E**



**TYPE F**



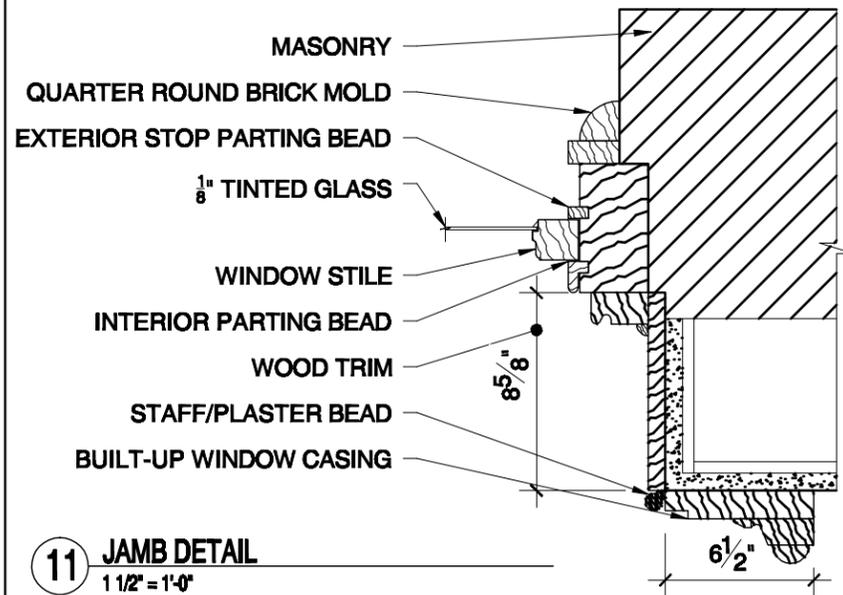
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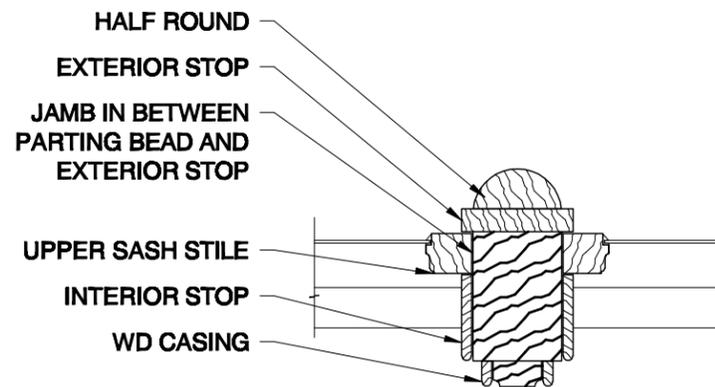
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ELEVATIONS**

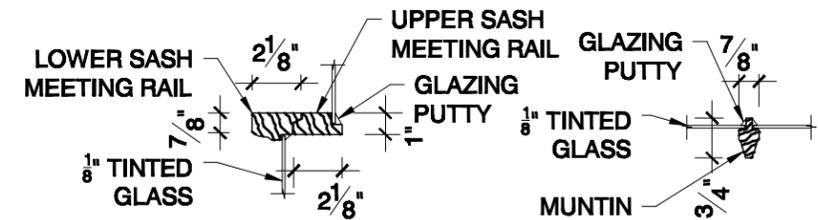
**A10**



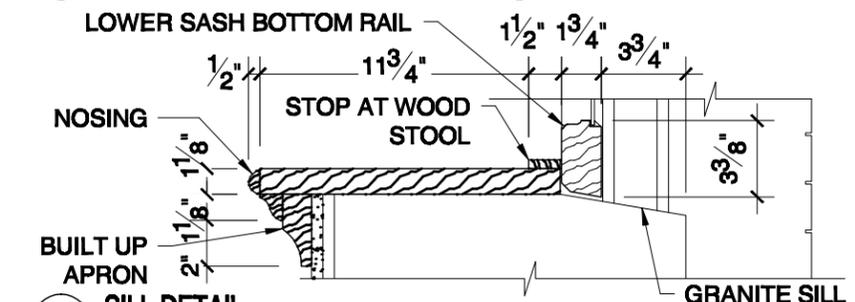
11 JAMB DETAIL  
 1 1/2" = 1'-0"



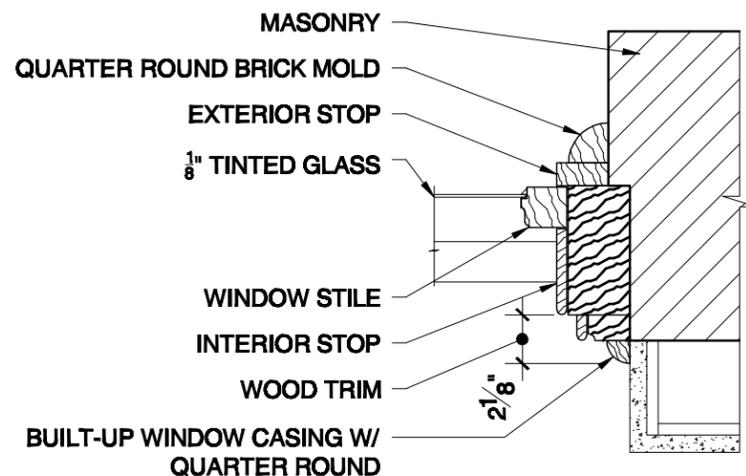
8 MULLION DETAIL (UPPER)  
 1 1/2" = 1'-0"



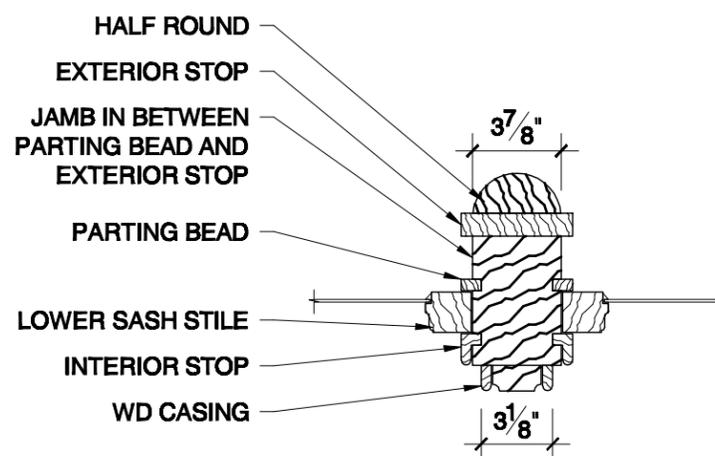
5 MEETING RAIL DETAIL (TYP)  
 1 1/2" = 1'-0"  
 4 MUNTIN DETAIL (TYP)  
 1 1/2" = 1'-0"



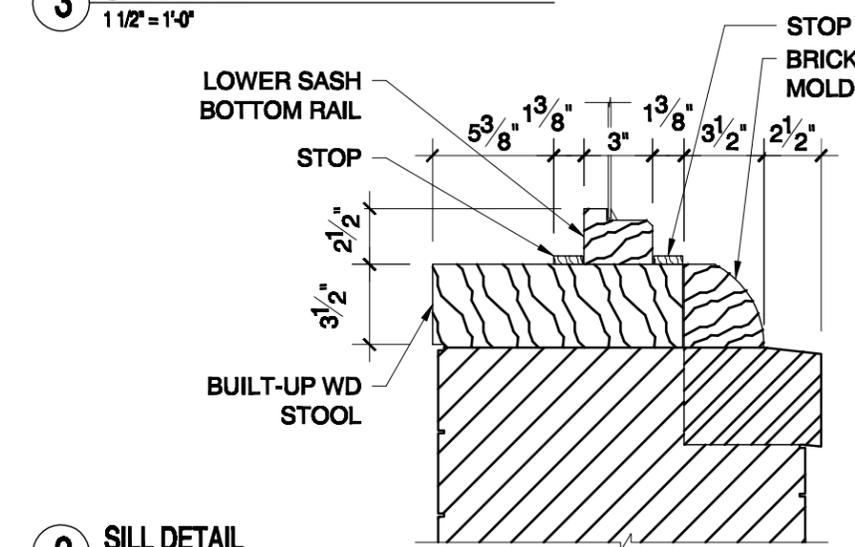
3 SILL DETAIL  
 1 1/2" = 1'-0"



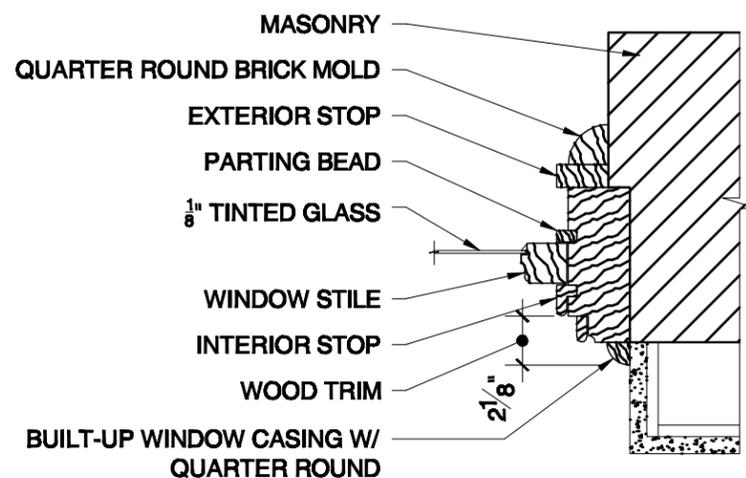
10 JAMB DETAIL  
 1 1/2" = 1'-0"



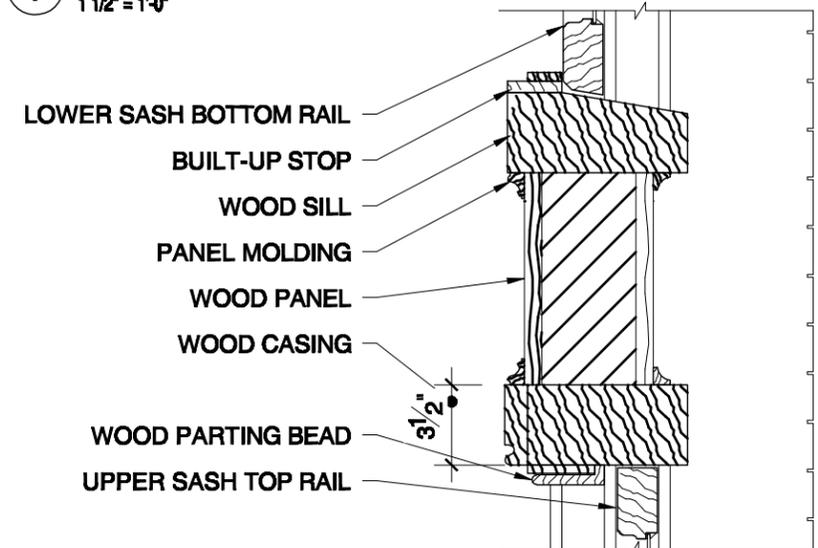
7 MULLION DETAIL (LOWER)  
 1 1/2" = 1'-0"



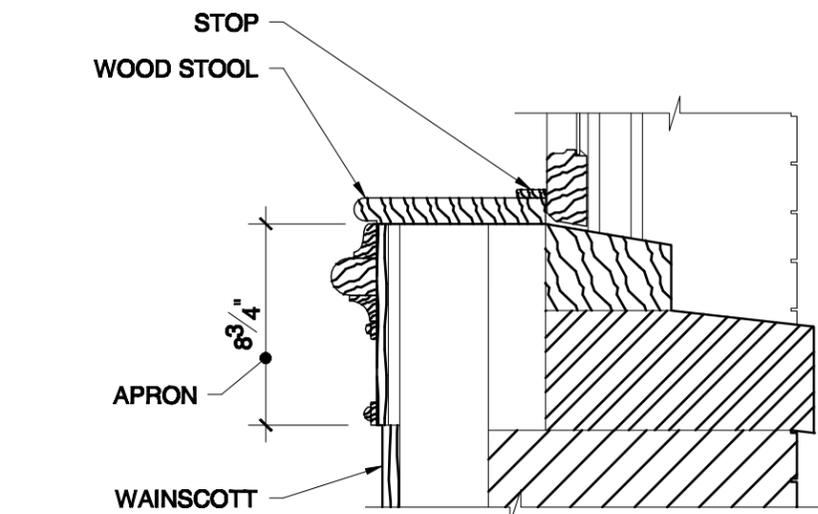
2 SILL DETAIL  
 1 1/2" = 1'-0"



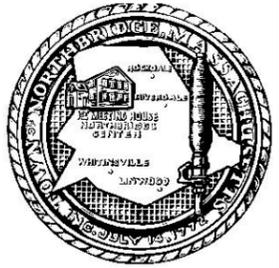
9 JAMB DETAIL  
 1 1/2" = 1'-0"



6 HEAD/SILL DETAIL  
 1 1/2" = 1'-0"



1 SILL DETAIL - TYPE X  
 1 1/2" = 1'-0"



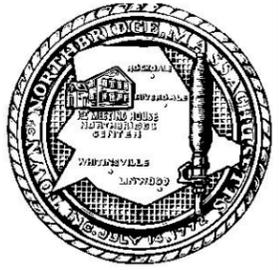
Northbridge Memorial  
 Town Hall Restoration  
 7 Main Street  
 Whitinsville, MA 01588  
 Town of Northbridge

Date: 3/8/2012  
 Drawn By: WJP  
 Reviewed By: MGA  
 Project No: 1616.00

MK & A McGinley Kalsow & Associates, Inc.  
 ARCHITECTS & PRESERVATION PLANNERS  
 324 Broadway, P.O. Box 45248  
 Somerville, MA 02145  
 617.625.8901 - www.mcginleykalsow.com

WINDOW  
 DETAILS

A11



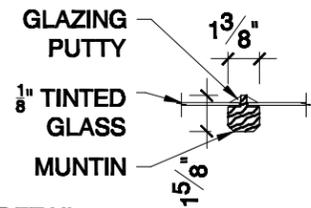
**Northbridge Memorial  
Town Hall Restoration**  
7 Main Street  
Whitinsville, MA 01588  
Town of Northbridge

Date: 3/8/2012  
Drawn By: WJP  
Reviewed By: MGA  
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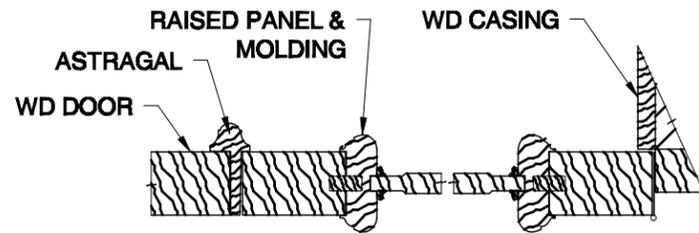
**MK & A** McGinley Kalsow & Associates, Inc.  
ARCHITECTS & PRESERVATION PLANNERS  
324 Broadway, P.O. Box 45248  
Somerville, MA 02145  
617.625.8901 - www.mcginleykalsow.com

**WINDOW  
DETAILS**

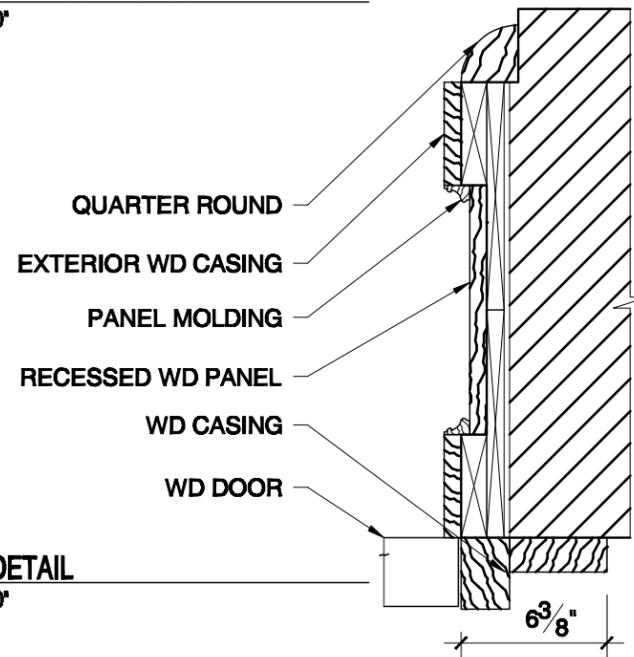
**A12**



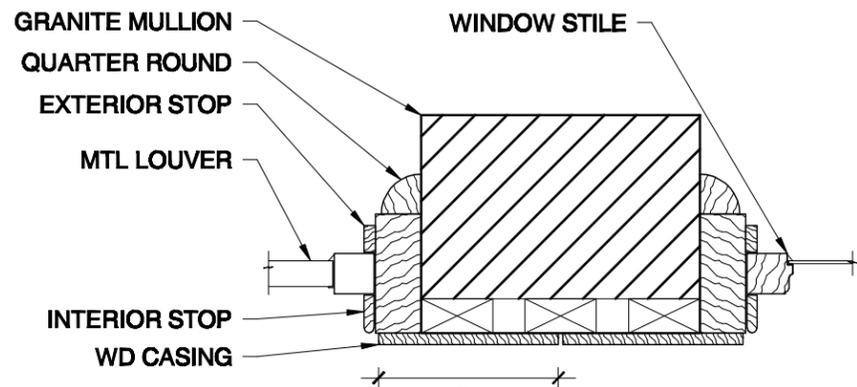
**21 MUNTIN DETAIL**  
1 1/2" = 1'-0"



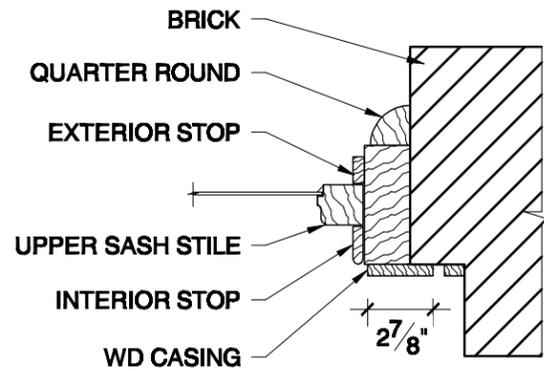
**20 RAISED PANEL PROFILE**  
1 1/2" = 1'-0"



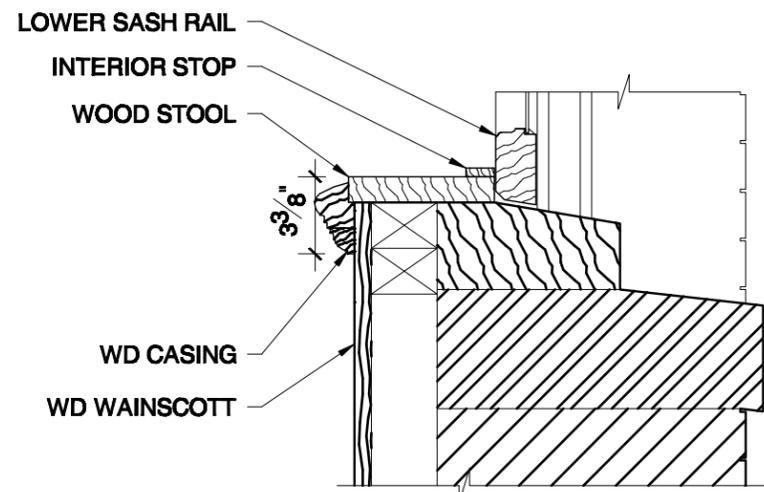
**19 JAMB DETAIL**  
1 1/2" = 1'-0"



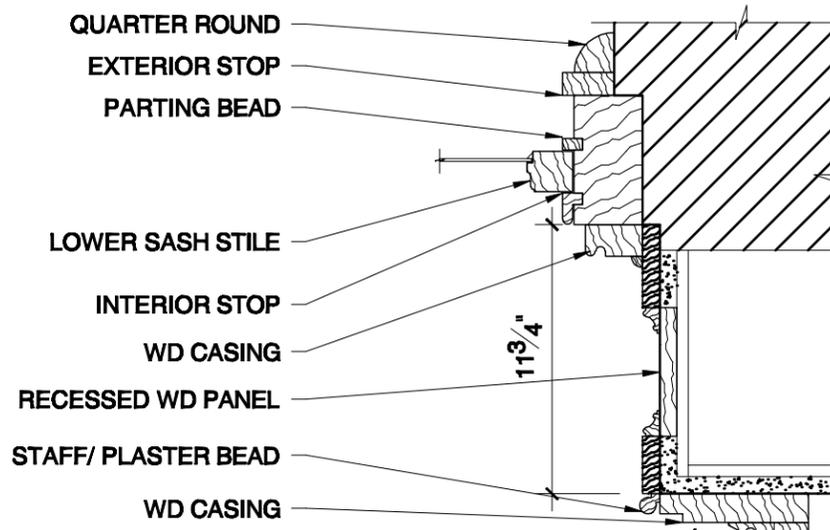
**18 GRANITE MULLION DETAIL**  
1 1/2" = 1'-0"



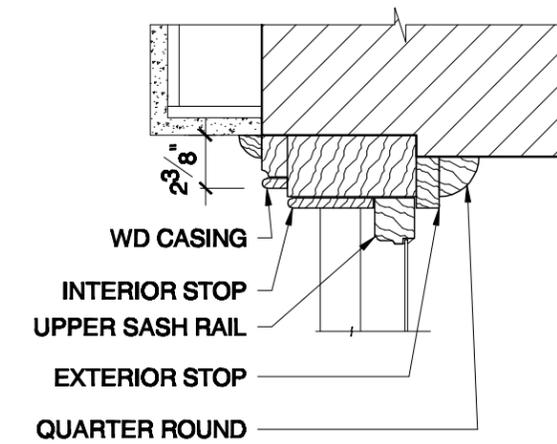
**17 JAMB DETAIL**  
1 1/2" = 1'-0"



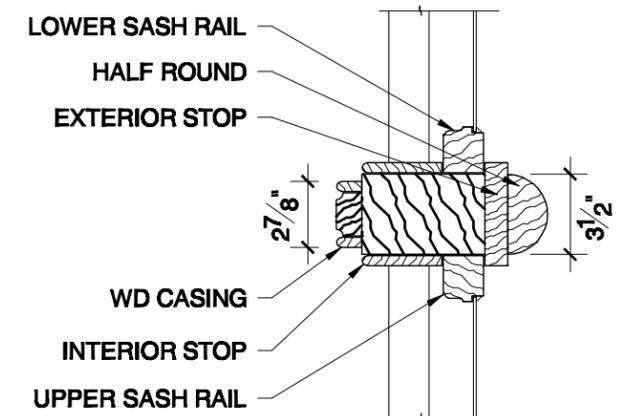
**16 SILL DETAIL**  
1 1/2" = 1'-0"



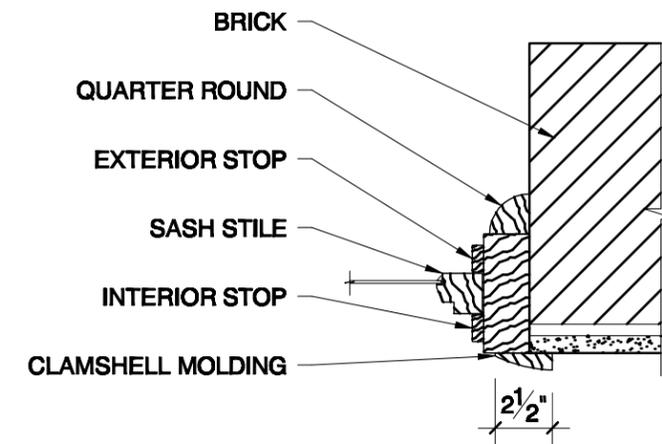
**15 JAMB DETAIL**  
1 1/2" = 1'-0"



**14 TRANSOM HEAD DETAIL**  
1 1/2" = 1'-0"



**13 TRANSOM RAIL DETAIL**  
1 1/2" = 1'-0"



**12 JAMB DETAIL**  
1 1/2" = 1'-0"

**EAST ELEVATION**



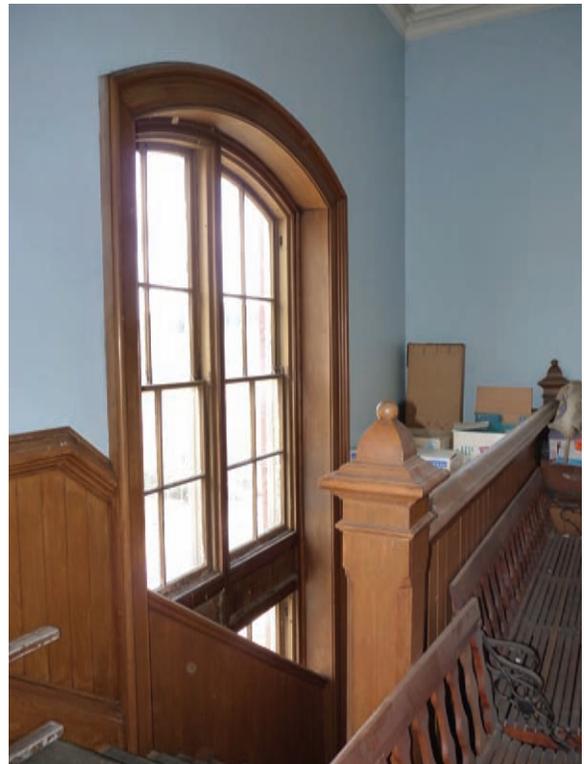
E001 (Interior) - Attic, Replacement Sash After 1975



E001 - Rotted Exterior Stop at Sill



E002 (Exterior) - Exit Stair Window



E003 (Interior) - Balcony Upper Half (1 of 2)



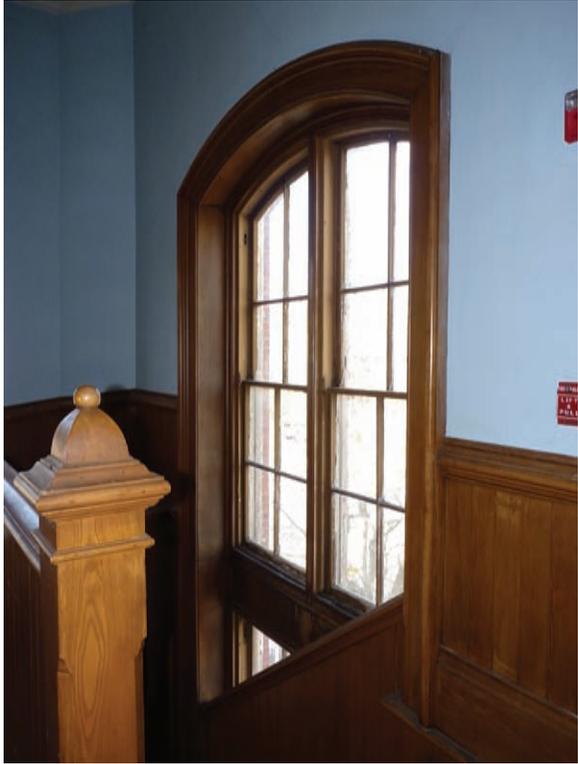
E003 (Interior) - Balcony Lower Half (2 of 2)



E004 (Interior) - Balcony Upper Half (1 of 2)



E004 (Interior) - Balcony Lower Half (2 of 2)



E005 (Interior) - Balcony Upper Half (1 of 2)



E005 (Interior) - Balcony Lower Half (2 of 2)



E006 (Exterior) - Exit Stair Tower



E007 & ED01 - First Floor Entrance Door



E008 & E009 (Exterior) - Basement Level



E010 (Interior) - First Floor  
ED02 - East Elevation Entrance Door

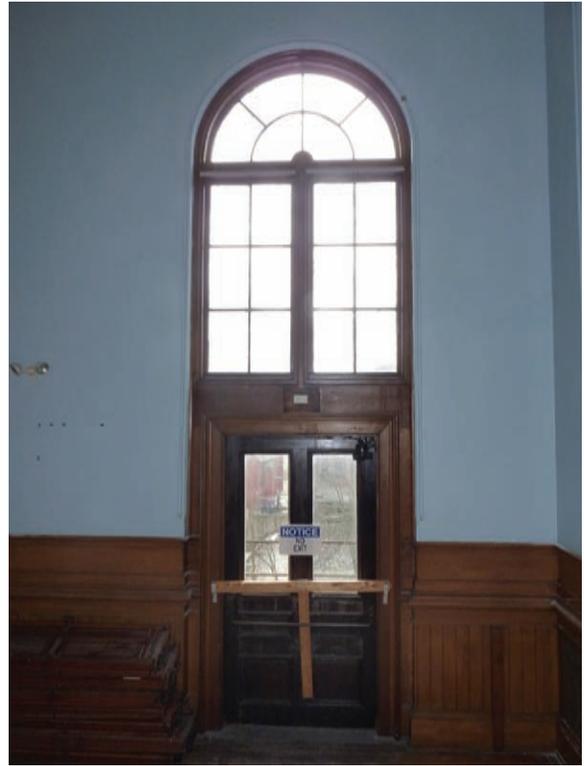


E011 & E012 (Exterior) - Basement Level

SOUTH ELEVATION



S001 (Interior) - Auditorium / Second Floor Lower Half (2 of 2)



S002 (Interior) - Main Hall at Defunct Fire Escape



S003 (Interior) - Main Hall



S004 (Exterior) - Exit Stair Tower



S004.5 (Interior) - Main Hall



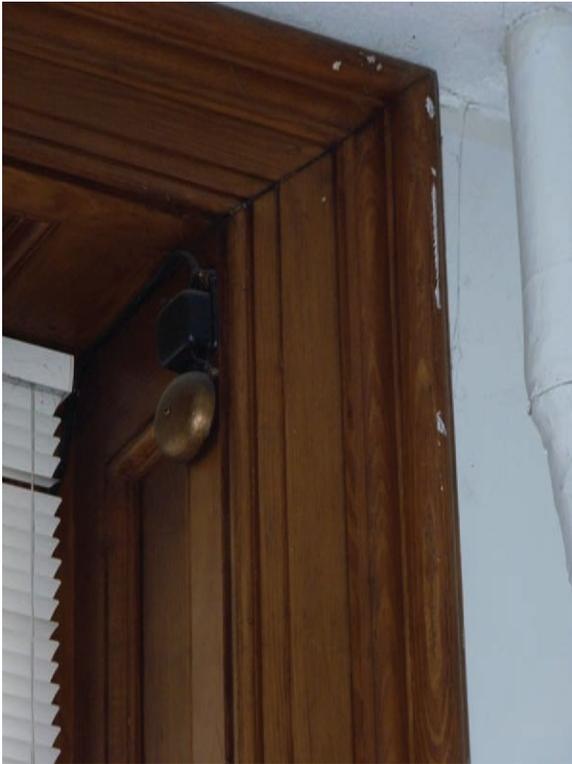
S005 (Interior) - Main Hall



S006 (Interior) - Main Hall



S007 (Interior) - First Floor



S007 (Interior) - Office Bell



S008 (Interior) - First Floor



S009 (Interior) - First Floor Right Half



S009 (Interior) - First Floor Left Half



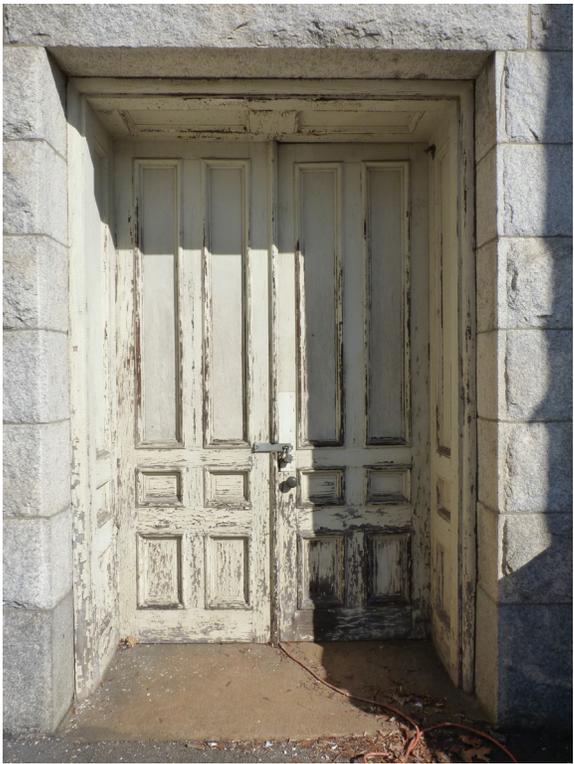
S010 (Exterior) - Exit Stair Tower



S011 (Interior) - First Floor



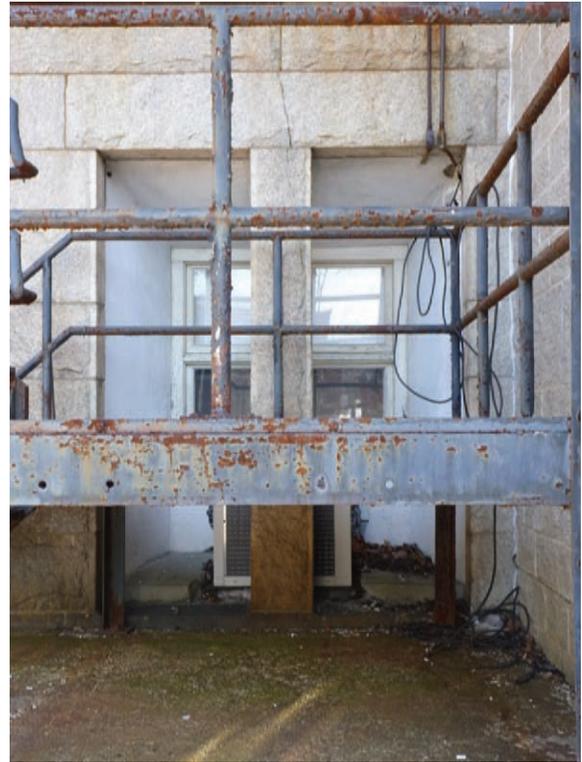
S012 (Interior) - First Floor



SD01 - South Elevation Door to Mechanical Room



S013 (Exterior) - Basement Level



S014 (Exterior) - Basement Level



S015 (Exterior) - Basement Level



S016 (Exterior) - Basement Level



S017 (Exterior) - Basement Level Exit  
SD02 - South Elevation Exit Door

**NORTH ELEVATION**



N001 (Interior) - Balcony Lower Half (1 of 2)



N001 (Interior) - Balcony Upper Half (2 of 2)



N002 (Interior) - Great Hall



N003 (Interior) - Great Hall



N004 (Interior) - Great Hall



N005 (Interior) - Great Hall



N006 (Interior) - Great Hall



N007 (Interior) - Second Floor Lower Level



N008 (Interior) - First Floor



N009 (Interior) - First Floor



N010 (Interior) - First Floor / Entrance Door



N010 & ND01 (Exterior) - North Entrance Entrance Door



N011 (Interior) - First Floor



N012 (Interior) - First Floor



N013 (Interior) - First Floor



N014 & N015 (Exterior) - Basement Level



N016 & N017 (Exterior) - Basement Level



N018 & N019 (Exterior) - Basement Level



N020 & N021 (Exterior) - Basement Level



N022 (Interior) - Basement Level



N022 & N023 (Exterior) - Basement Level



N024 & N025 (Exterior) - Basement Level

WEST ELEVATION



W001 (Interior) - Attic, Replacement and Salvaged Historic Sash (Lower Right)



W002 (Interior) - Third Floor



W003 (Interior) - Third Floor



W004 (Interior) - Third Floor



W005 (Interior) - Second Floor



W006 (Interior) - Second Floor Stairwell



W007 (Interior) - Second Floor



W008 (Interior) - First Floor



W009 (Exterior) - First Floor  
WD01 - West Elevation Entrance Door



W010 (Interior) - First Floor



WD02 - West Elevation Basement Level  
Entrance Door



WD02 - West Elevation Basement Level  
Entrance Door



W011 & W012 (Exterior) - Basement Level Mechanical Room



WD03 - West Elevation Entrance to Machine Room

**HARDWARE**



Hardware 001 - Broken Cotton Sash Chord, Shade Hardware and Screws Fixed to Upper Sash at Great Hall



Hardware 002 - Sash Pole for Great Hall Windows



Hardware 003 - Upper Sash Top Rail - Steel Sash Pole Socket



Hardware 004 - Sash Pull at First Floor Offices



Hardware 005 - Sash Pull and Dead Bolt at First Floor Office



Hardware 006 - Historic Sash Lock at First Floor (Salvaged Window in Storage)



Hardware 007 - Sash Lock First Floor Office

## **Section 3:**

# **Cost Estimate of Window Restoration/Weatherization**

# Northbridge Memorial Town Hall

## TASK 2 - WINDOW RESTORATION/WEATHERIZATION Cost Estimate For Restoration and Repair

Description	Cost (\$)
<b>Direct Costruction Costs</b>	
<b>Base Bid</b>	
1 Staging/Lift, Window Removal + Transportation To Shop	56,000
2 Seal to Weather Openings from Removed Windows	23,000
3 Remove All Window Finishes, Glass and Glazing Compound	85,000
4 Reglaze All Windows and Replace Broken and Missing Glass	26,000
5 Window Structural Repairs	12,000
6 Window Trim Repairs and Consolidation	28,000
7 Window Hardware Repairs	15,000
8 Exterior Door Repairs - East Entrance and Mechanical Room	6,000
9 Prep and Paint/Stain All Wood Windows, Doors and Exterior Trim (Filed Sub-bid) and Remove + Replace Exterior Perimeter Caulking (By Painting Contractor)	60,000
<b>Total Base Bid Direct Construction Cost</b>	<b>311,000</b>
<b>Indirect Costruction Costs</b>	
Design Contingency (10%)	31,100
General Conditions (5%)	17,105
Overhead + Profit (8%)	28,736
Construction Contingency (10%)	38,794
<b>Total Base Bid Indirect Construction Cost</b>	<b>115,736</b>
<b>Total Base Bid Construction Cost</b>	<b>\$426,736</b>
<b>Direct Costruction Costs</b>	
<b>Alternates</b>	
1 Storm Windows	122,000
2 Replacement Replica Windows at South Elevation Basement (4)	40,000
3 Replacement Replica Windows at North Elevation Basement (8)	20,000
<b>Total Alternates Direct Construction Cost</b>	<b>182,000</b>
<b>Indirect Costruction Costs</b>	
Design Contingency (10%)	18,200
General Conditions (5%)	10,010
Overhead + Profit (8%)	16,817
Construction Contingency (10%)	22,703
<b>Total Alternates Indirect Construction Cost</b>	<b>67,729</b>
<b>Total Alternates Construction Cost</b>	<b>\$249,729</b>
<b>CONSTRUCTION COST SUMMARY</b>	
Description	Cost (\$)
<b>Base Bid Construction Cost</b>	<b>426,736</b>
<b>Altrnates Construction Cost</b>	<b>249,729</b>
<b>Total Construction Cost</b>	<b>\$676,465</b>

## Notes

- 1 Design contingency is an allowance for future design modifications/additions, which alter the cost of the repairs as the design progresses. This percentage decreases as the design progresses. 10% has been included for this level of estimate.
- 2 Construction contingency is an allowance for scope/design modifications made by the owner during construction, hidden conditions and also for unforeseen circumstances.
- 3 This estimate excludes the following:
  - Building permit fee. Waived by Town of Northbridge.
  - Owners contingency
  - Design consultant fees.
  - Owners Project Manager
  - Clerk of the Works

## **Section 4:**

# **Window Maintenance Schedule**



**Northbridge Memorial Town Hall**

**Revised: March 8, 2012**

**Window Maintenance Schedule is Highlighted in Red**

<b>Time Frame</b>	<b>Description</b>	<b>Probable Cost *</b>	<b>Notes</b>
<b>Each Event</b>	After severe storms visually inspect & <b>repair broken storms, windows</b> , repair leaks, repair slates and broken exterior elements.	<b>\$10,000 - \$20,000 Repair Reserve</b>	Reserve fund to be replenished after expenses.
Twice Annually	Clean gutters and downspouts.	Town Maintenance	
Annually	Inspect underground drainage pipes	Town Maintenance	
<b>Every 5 Years</b>	Detailed lift inspection of all exterior elements by preservation architect with lift. Included is: <ul style="list-style-type: none"> <li>• Inspect slate and copper roofs</li> <li>• <b>Inspect caulking around windows, at trim and joints</b></li> <li>• Inspect copper valleys &amp; flashing</li> <li>• <b>Inspect painted wood &amp; metal elements</b></li> </ul>	<b>\$12,000</b>	Lift rental - \$4,000 Architectural inspection and report - \$8,000
Every 5 Years	Inspect chimneys & liners with report.	\$6,000	Includes lift
Every 5 Years	Inspect and provide spot repointing and repairs as PBO masonry, masonry joints and granite sills and chimney elements.	\$18,000	
Every 5 Years	Slate roof repairs: slates, snow guards.	\$18,000	
<b>Every 8 Years</b>	<b>Prep, prime, paint exterior wood siding, trim architectural woodwork, windows and metal work.</b>	<b>\$150,000</b>	
Every 10 Years	Copper roof, gutter downspout and flashing repairs	\$30,000	
<b>Every 10 Years</b>	<b>Repair window glazing compound.</b>	<b>\$25,000</b>	

**\* General Notes:**

1. Cost for police details are not included. These may be required while a lift is used.
2. Probable costs are given in 2012 dollars. No escalation, due to inflation, is given.

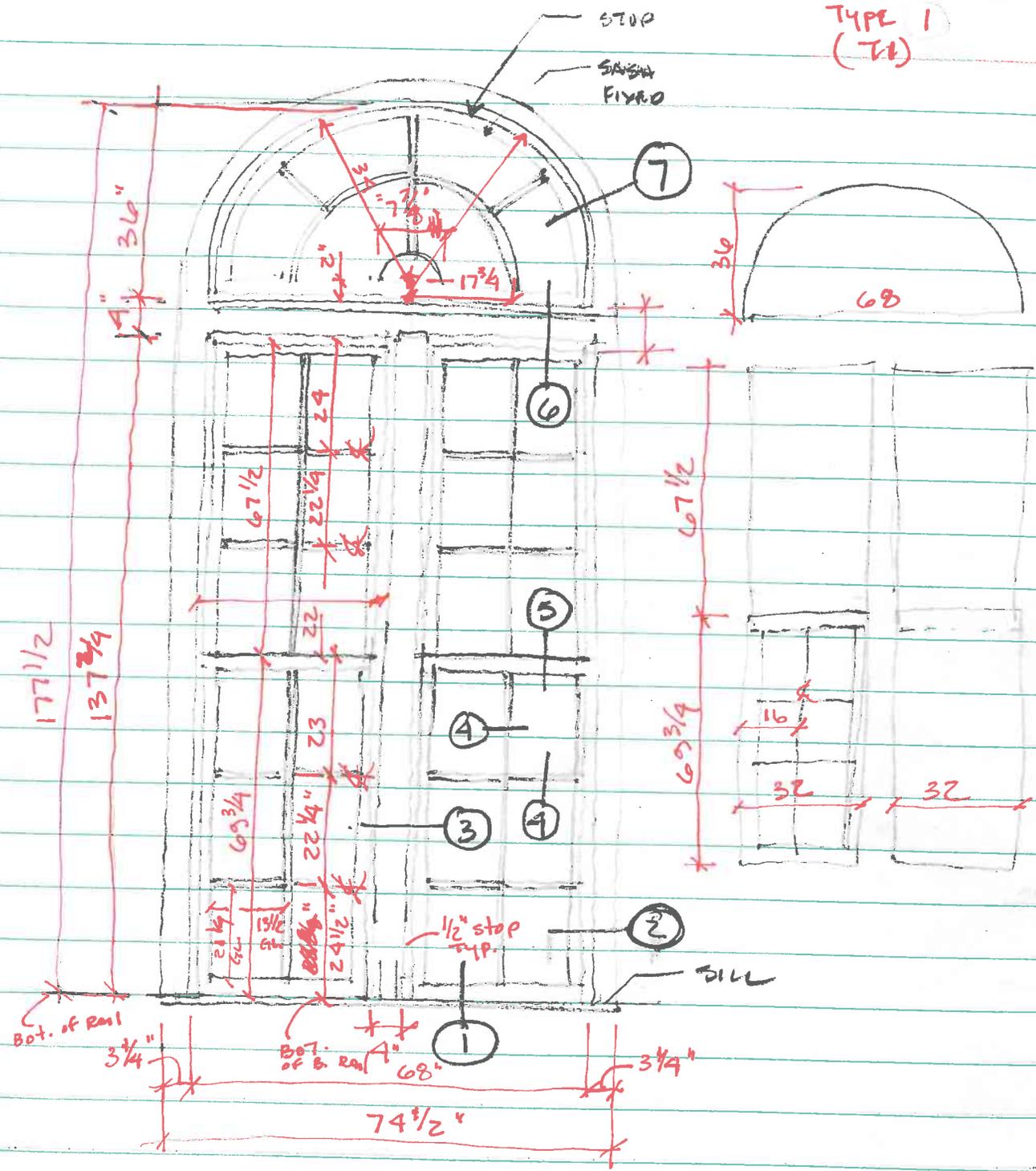
# **Section 5:**

## **Appendices**

Survey Field Notes

PREPARED BY	
DATE	

TYPE 1  
(TK)

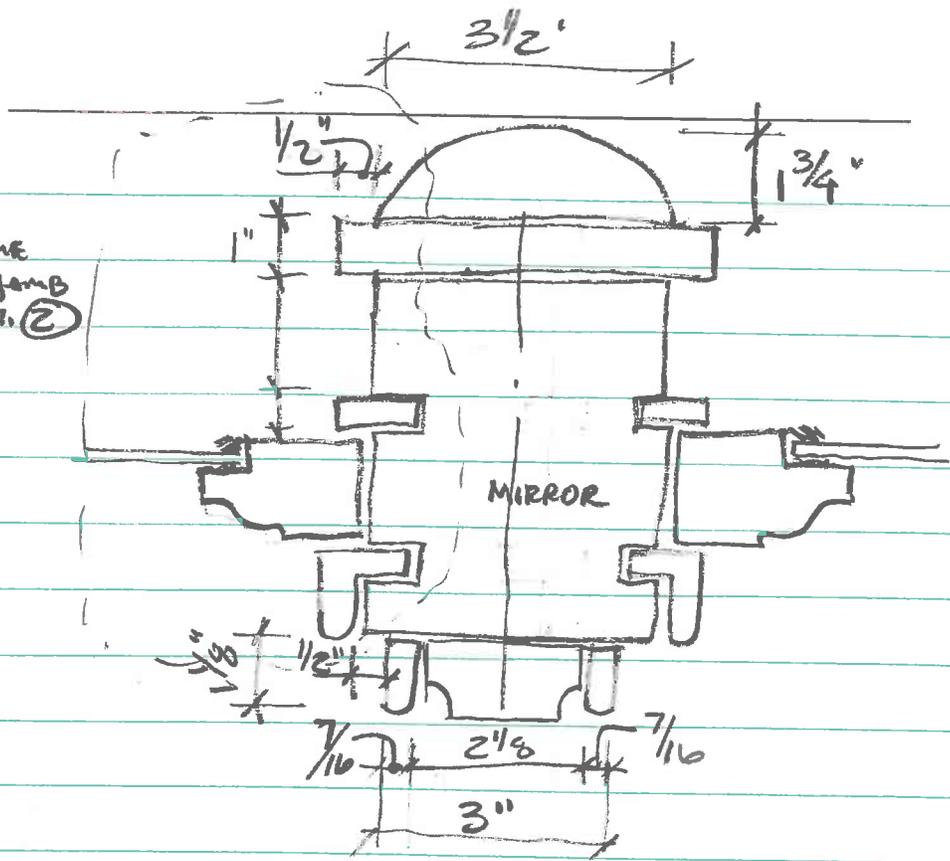


DOUBLE HUNG  
 SASH CHORD, PULLEYS + WEIGHTS  
 AT OUTSIDE JAMB + NOT AT  
 MULLION.

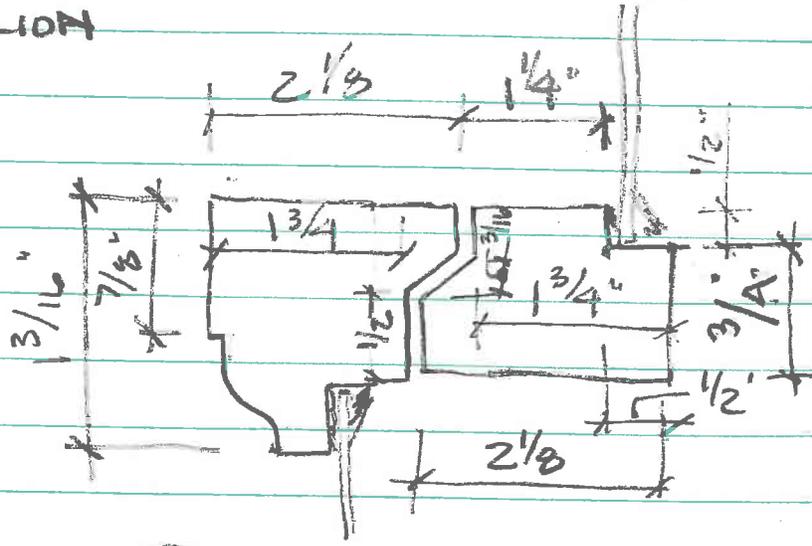
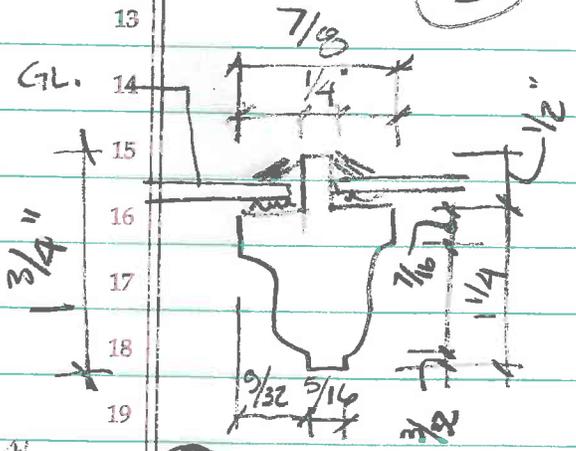


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SAME  
AS JAMB  
DET. ②



③ MILLION

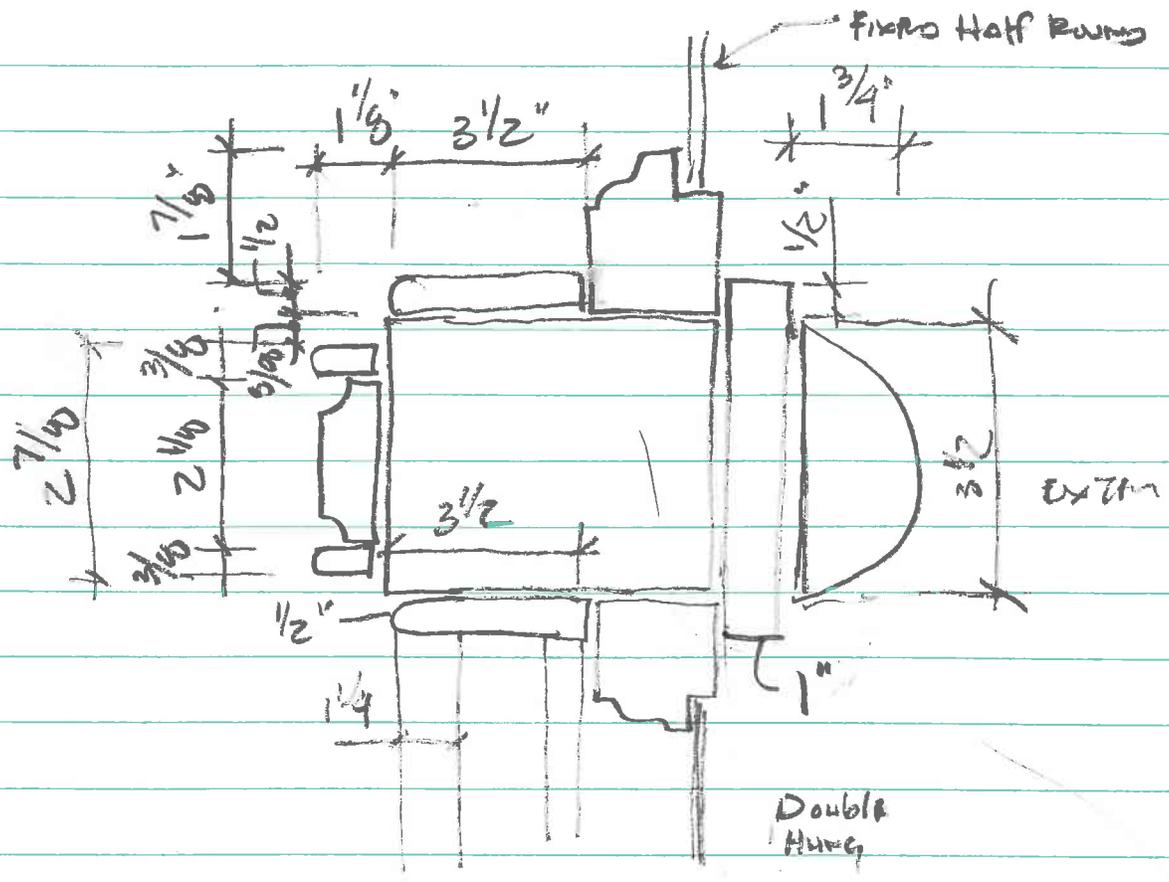


④ MANTIN

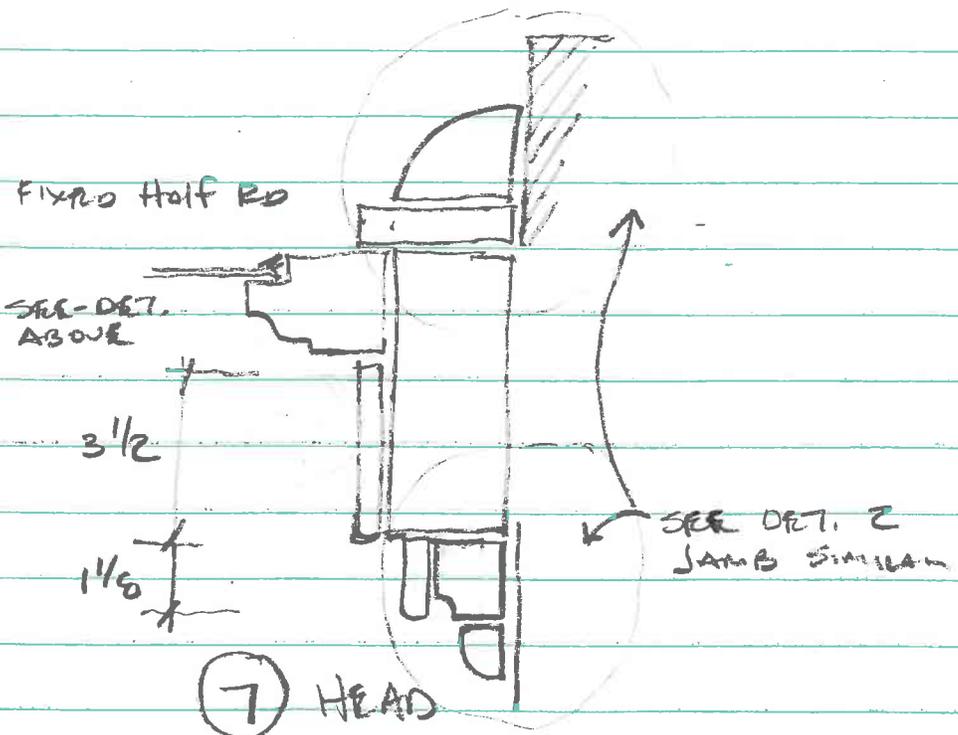
⑤ MEETING RAILS

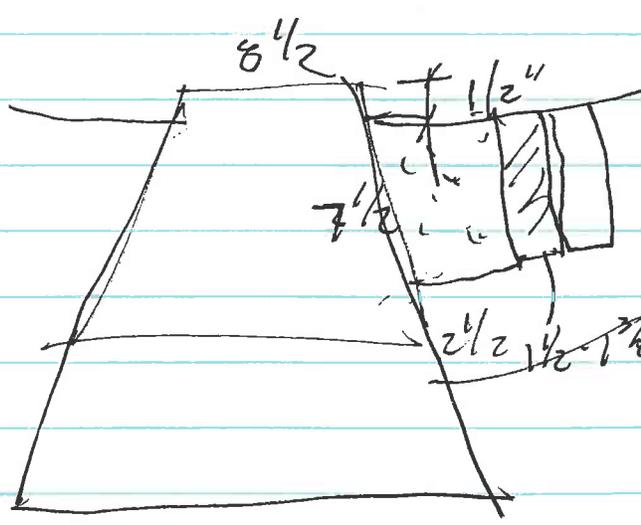
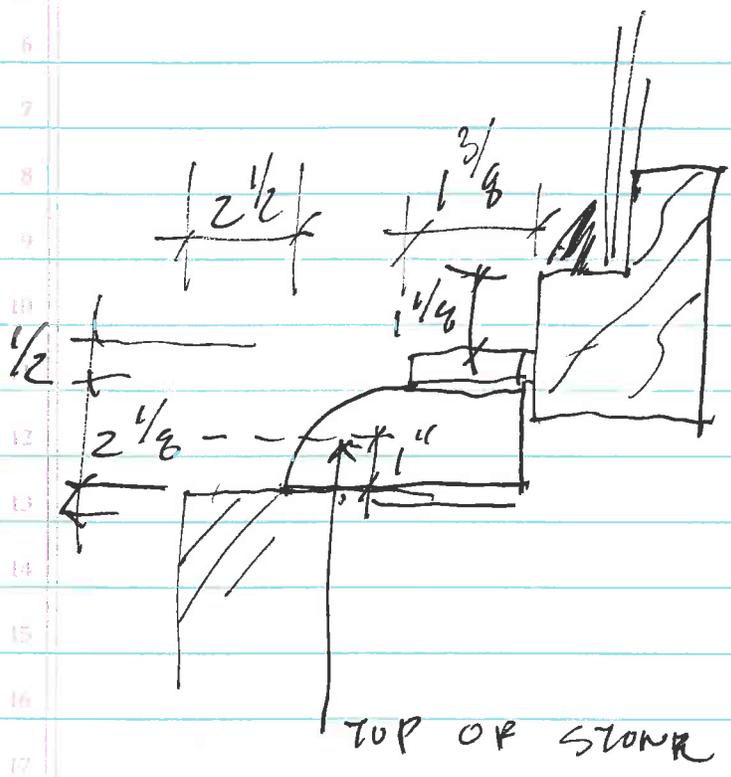
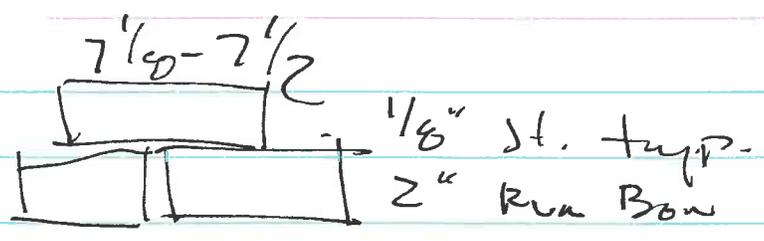
1 7/16  
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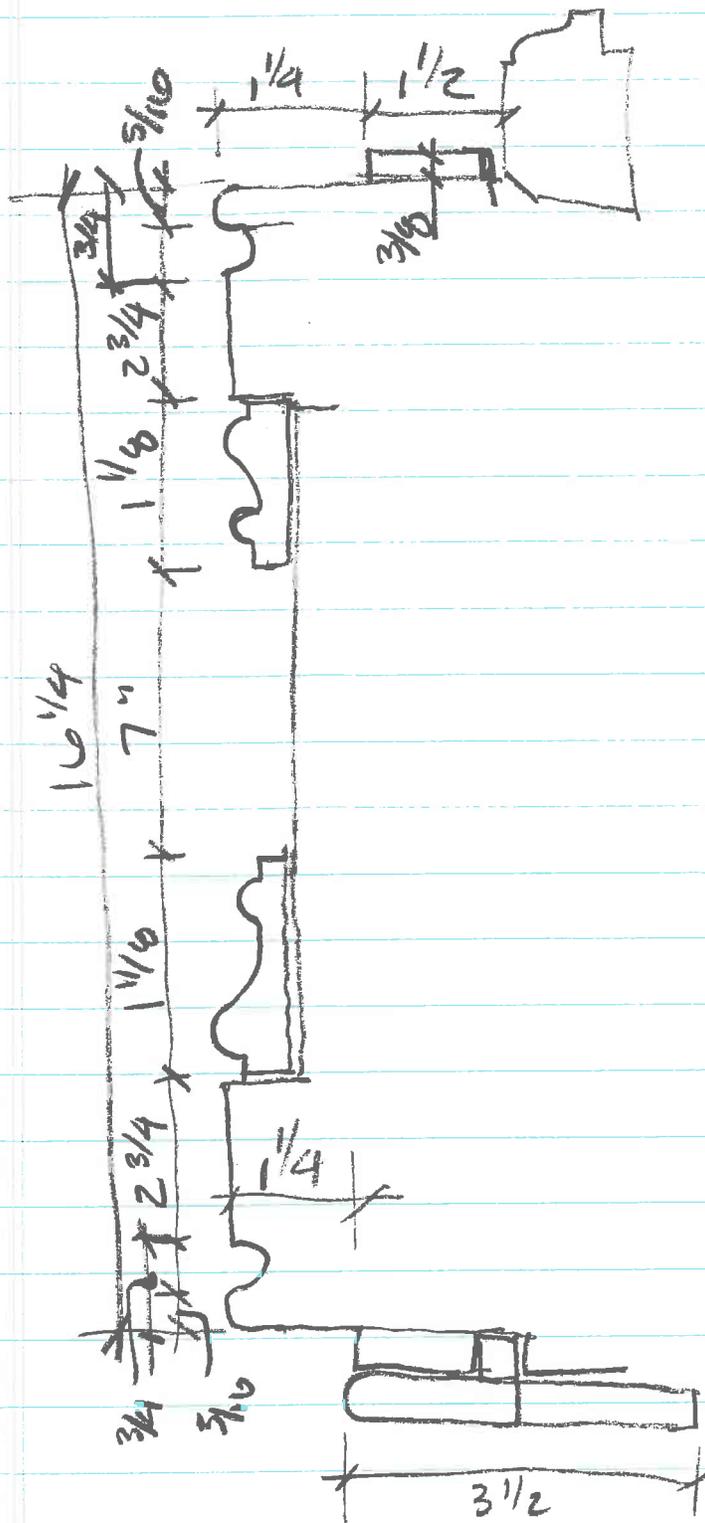


⑥ TRANSOM

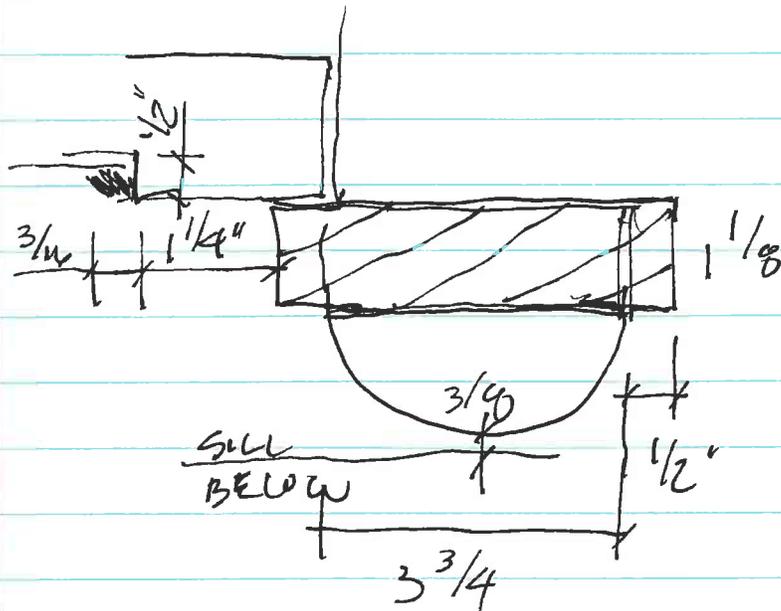




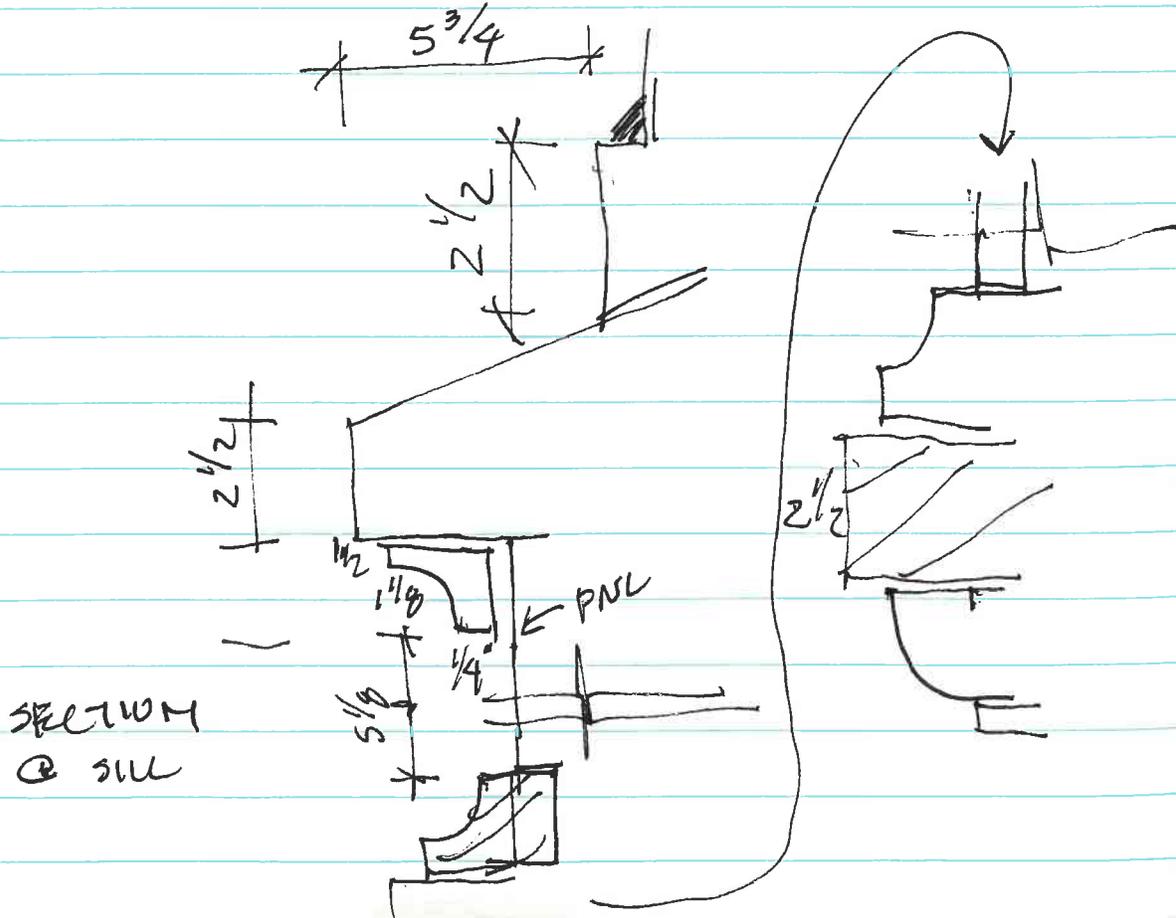




⑥ TYPE 2

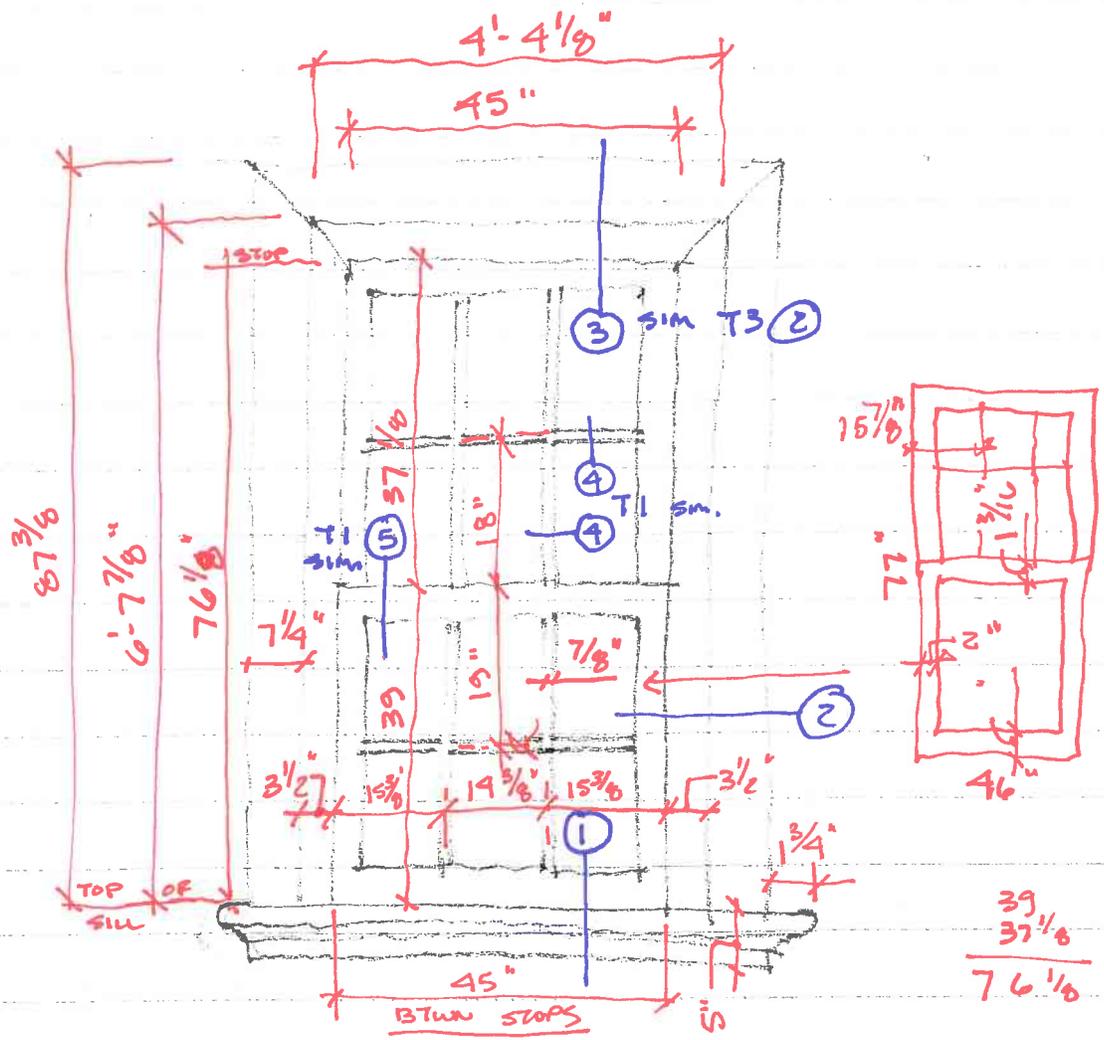


A1 BALCONY @ EAST



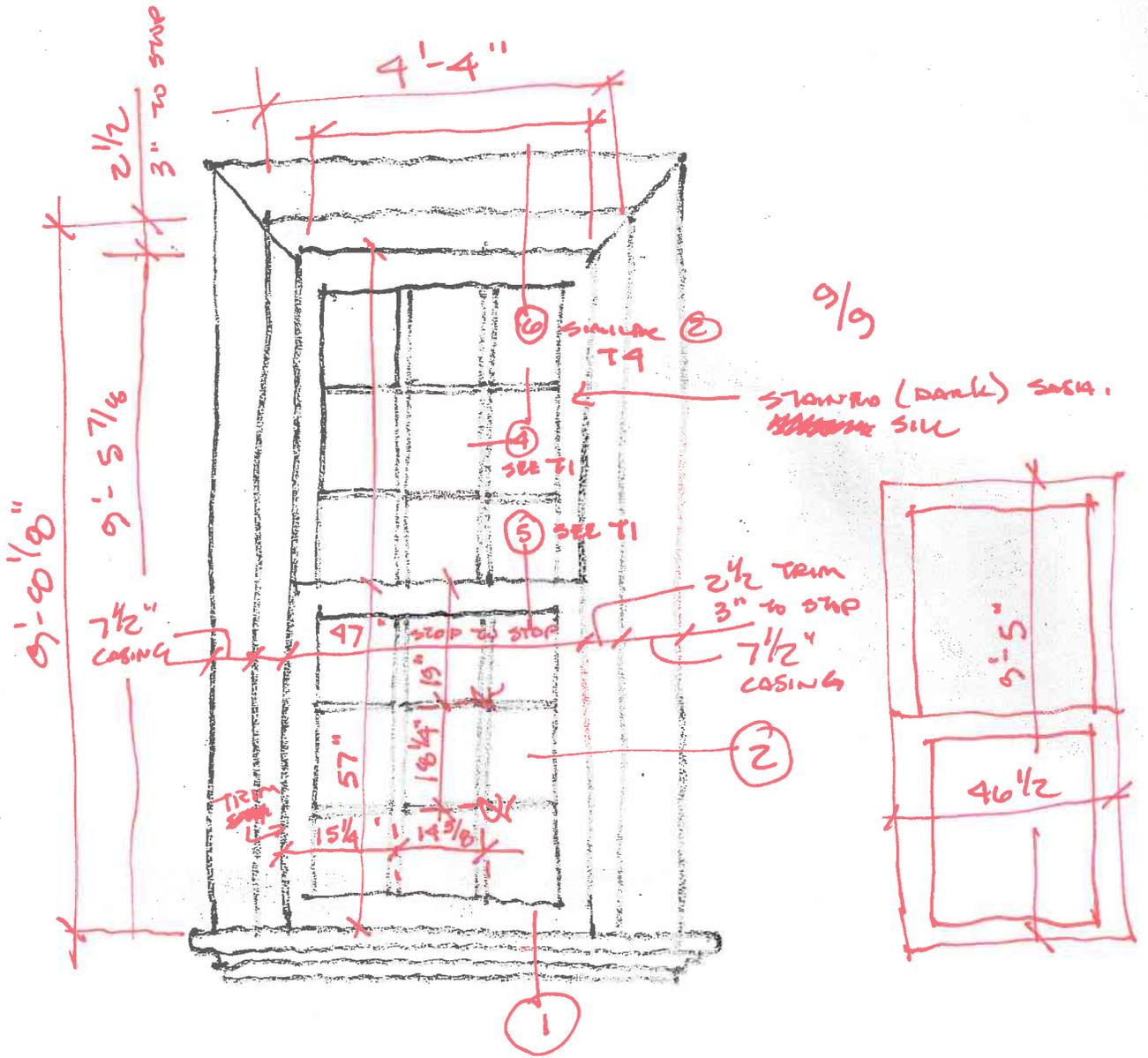
SECTION  
@ SILL

TYPE 3  
T3





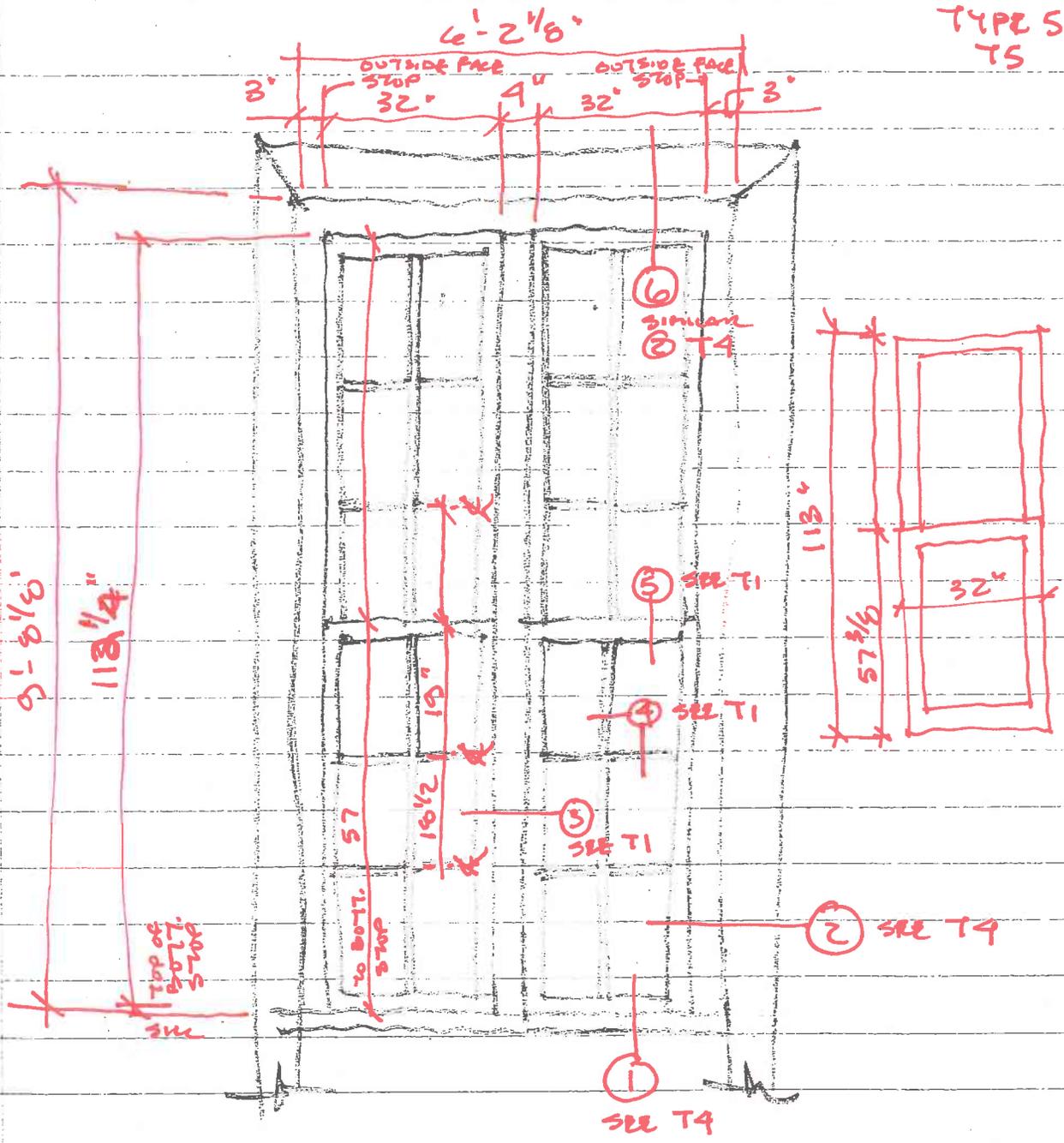
TYPE 4  
T4



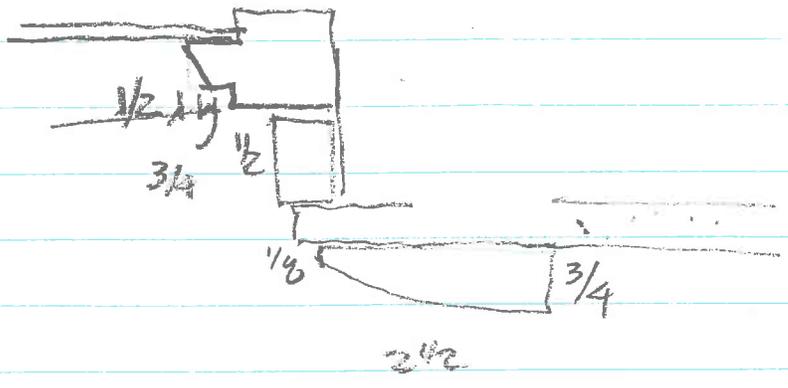
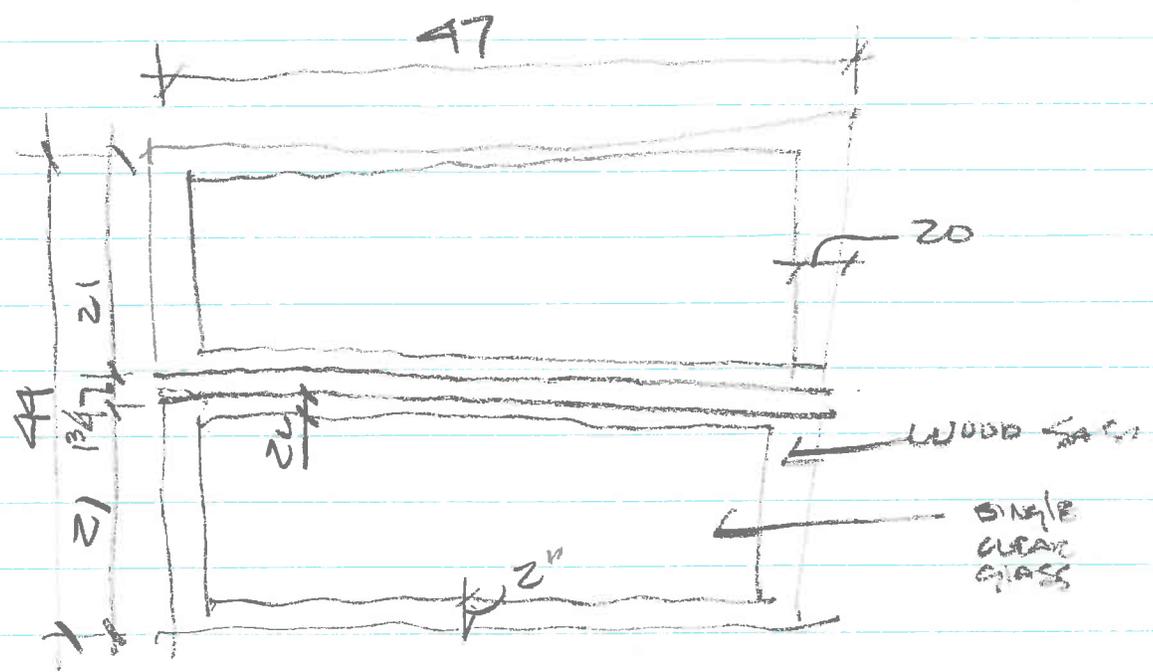
INTERIOR ELEVATION  
(NO PANEL ③)



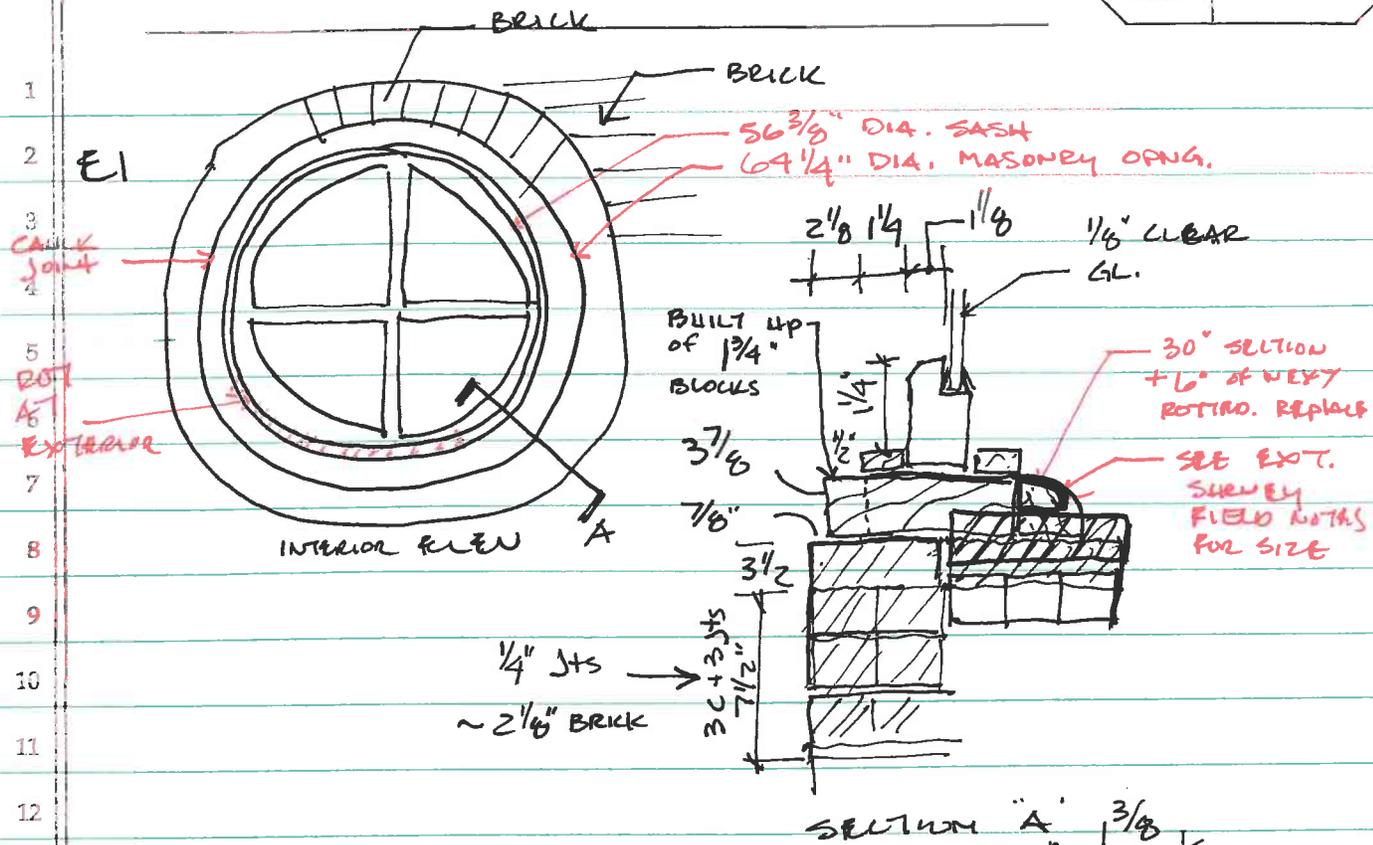
TYPE 5  
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TYPE

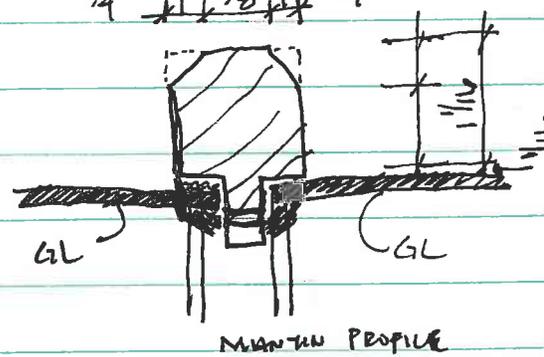






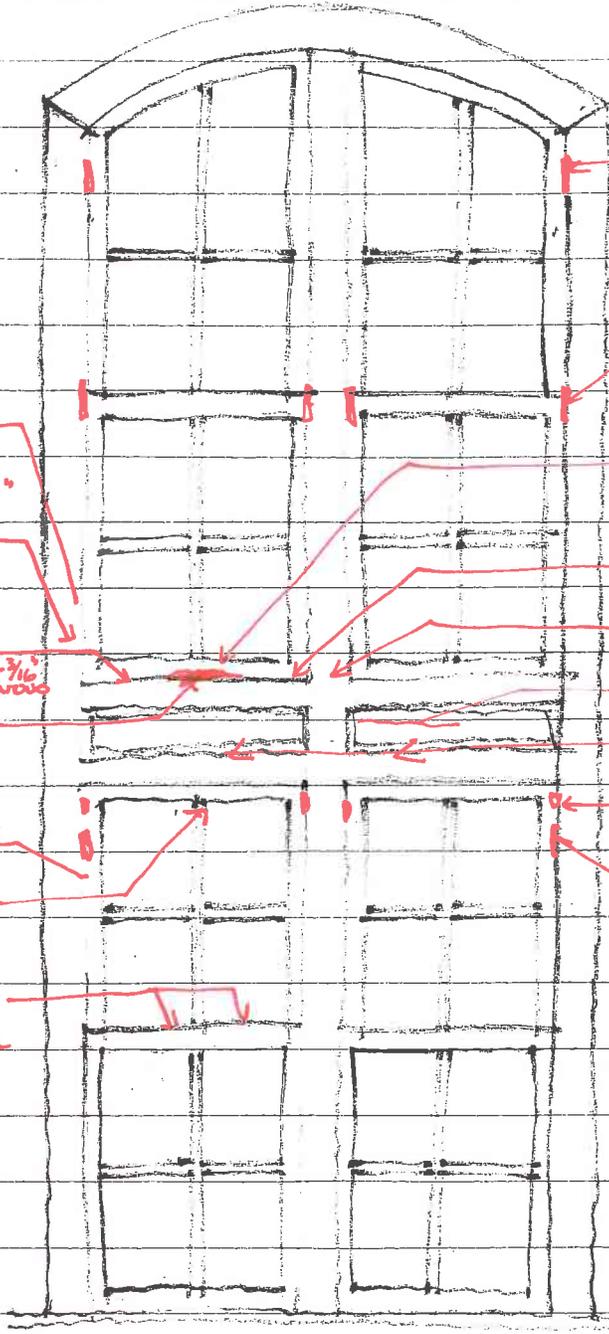
NOTES:

1. REGLAZE - FAILED PUTTY
2. CAULK JT BTWN BRICK JAMB + WINDOW FRAME
3. PAINT EXT + INTERIOR, FAILED PAINT, SCRAPE.
4. FILL NAIL HOLES, SEAL JTS BTWN BUILT UP WD PIECES AT EXTERIOR
5. LEAD PAINT ASSUMED.
6. NOT ORIGINAL WINDOW.
7. REPLACEMENT <sup>FIXED</sup> SASH - FIR  
ORIGINAL SASH + FRAME -
8. CURRENT INT. + EXT. PAINT COLOR - CREAM  
PREVIOUS SASH COLOR - STONE (FROM ORIGINAL SASH)  
... FRAME COLOR - STONE (LIGHT BROWN) SAMPLE FROM FRAME



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RESET LOWER 24" of QTR. RD BRICK MOLD AND REPLACE LOWER 6"

EPOXY CONSOL. LOWER 6" OF JAMB BTWN STOPS

CHECKED EXT. SILL + SURFACE ROT 12" x 6" x 1/8-3/16 REMOVE TO SOUND WOOD ROTING BOTTOM RAIL 6" x 1/4" x 1/2"

MISSING SCREW AT STOP

TOP OF MULLION SEPARATING FROM TOP RAIL

CHECKED INT. TOP OF UPPER SASH WITH RAIL

PULLEY W/ BROKEN COTTON SASH CHORD BOTH SIDES.

SHOOF HARDWARE

CHECKED INTERIOR TOP OF BOTTOM RAIL EPOXY CONSOLIDANT

PROTRUDING WOOD DOWEL AT MULLION + TRUSS JOINT

EPT. REFURGE LOWER 6" OF HALF RD MULLION

CRACK @ PANEL

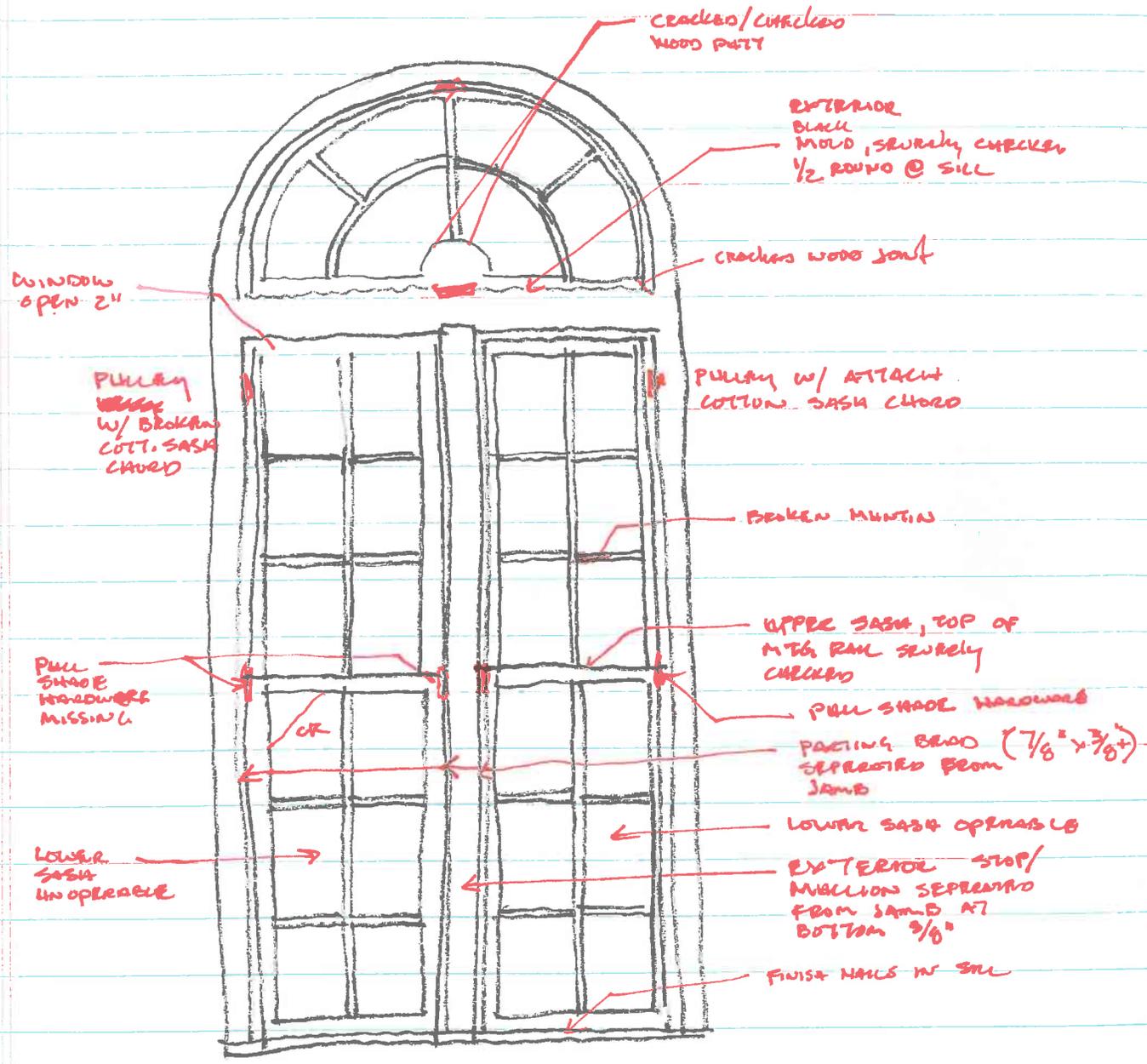
WATER DAMAGE FINISH

SHOOF HARDWARE

PULLEY W/ BROKEN COTTON SASH CHORD BOTH SIDES

INTERIOR ELEVATION

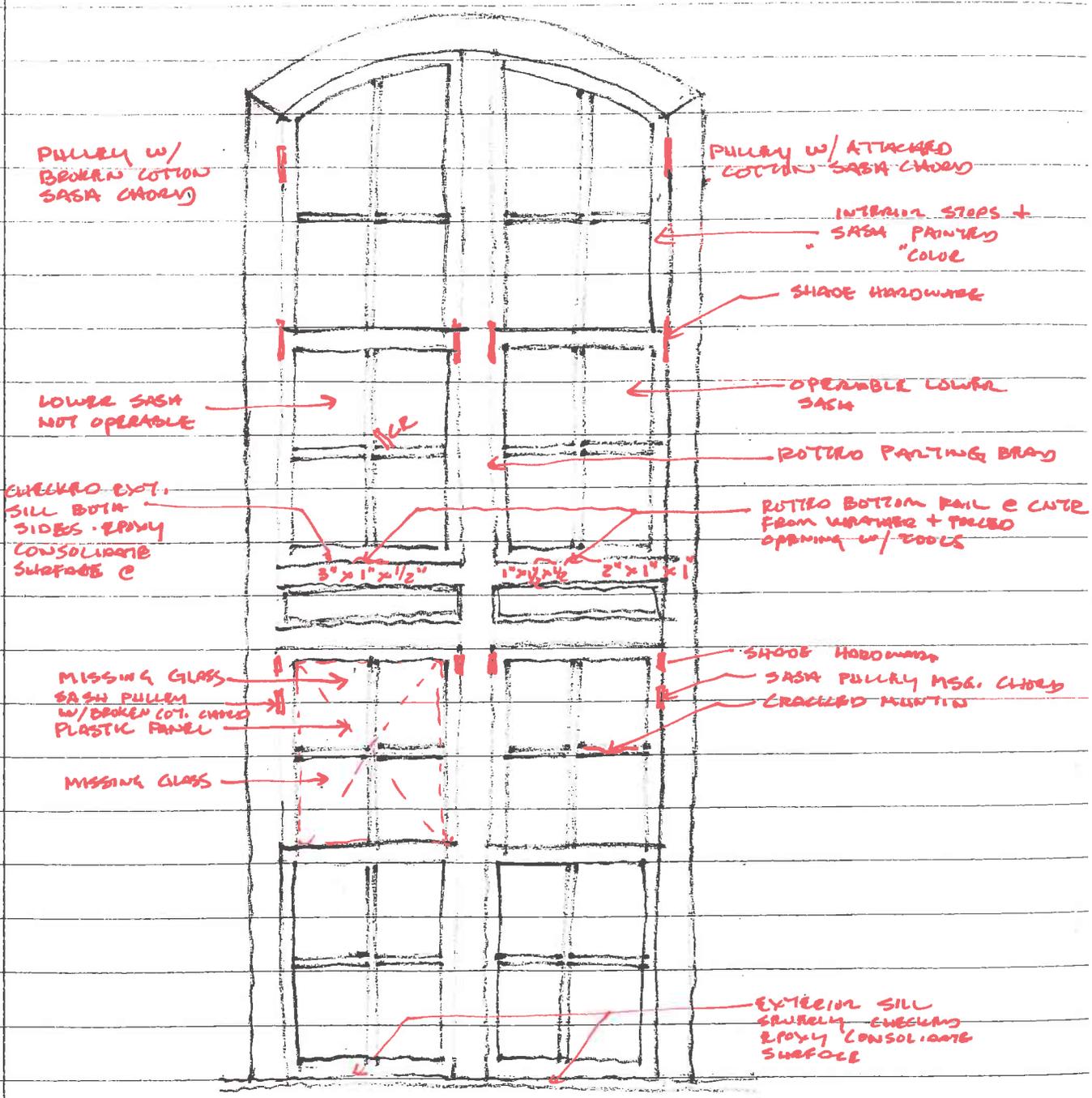
EA



INTERIOR ELEVATION

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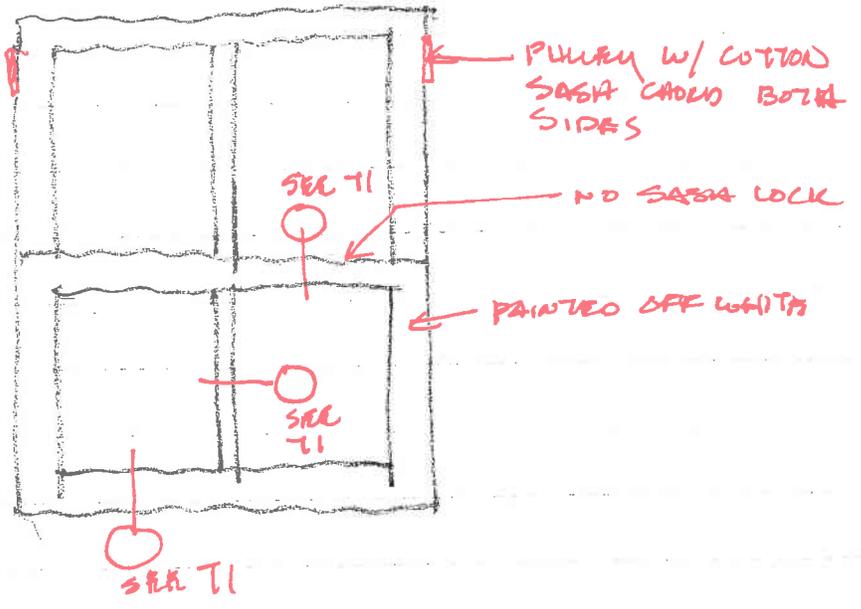


INTERIOR ELEVATION

6

PREPARED BY	
DATE	TL

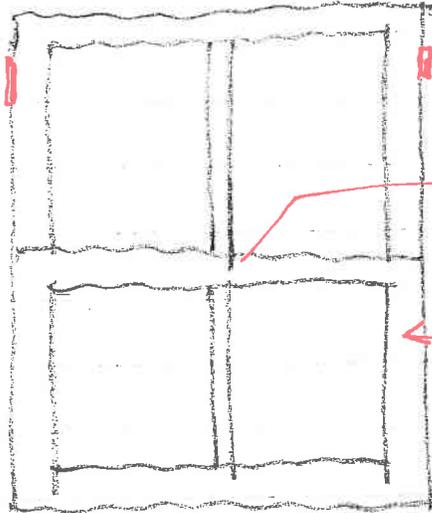
ES



6

PROPERTY	
STATE	TL

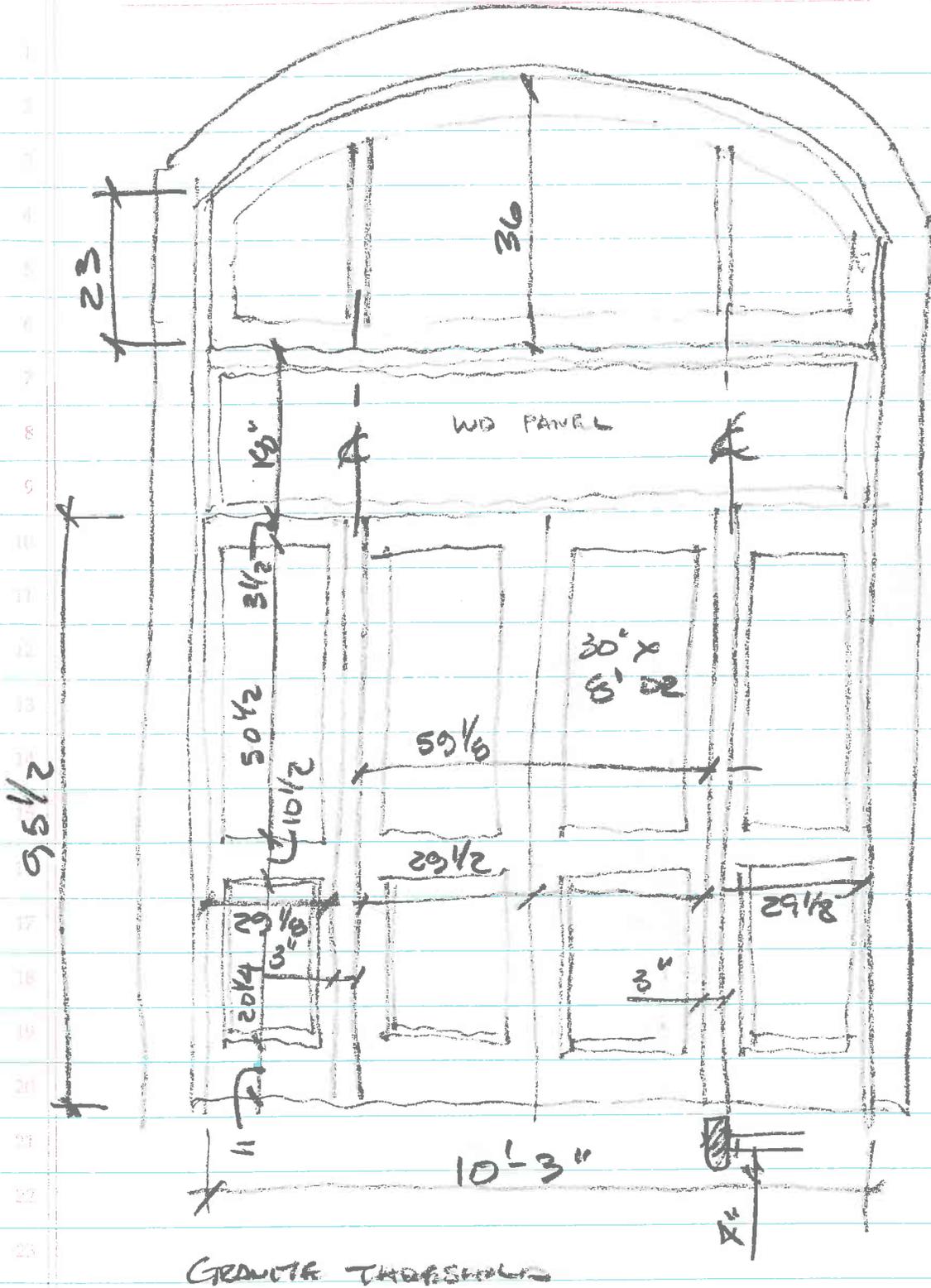
EG



← PALLET

← NO SASH LOCKS

← PAINTED OFF WHITE

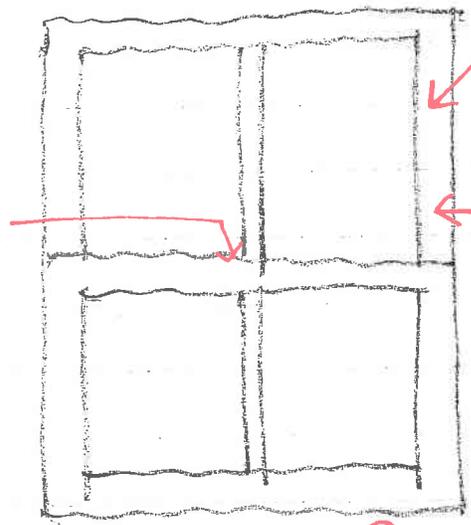


6

PROJECT NO.	
DATE	TL

EN

SARAS  
LOCK



POLY AND WOOD  
FRAMES SYSTEM

PAINTED

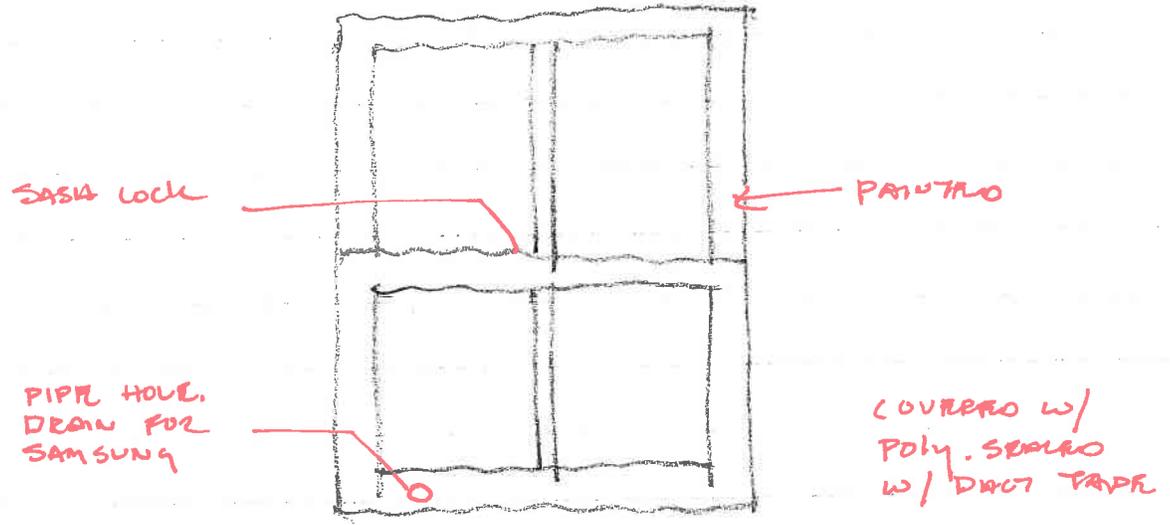
CONCRETE & SILL

INTERIOR ELEVATION

6

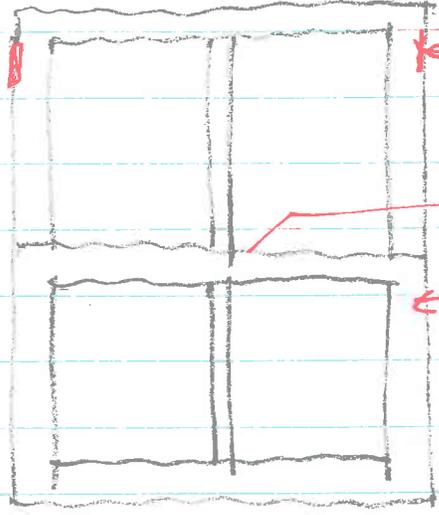
PREPARED BY	
DATE	TL

ER



62

PROPERTY	
DATE	TL



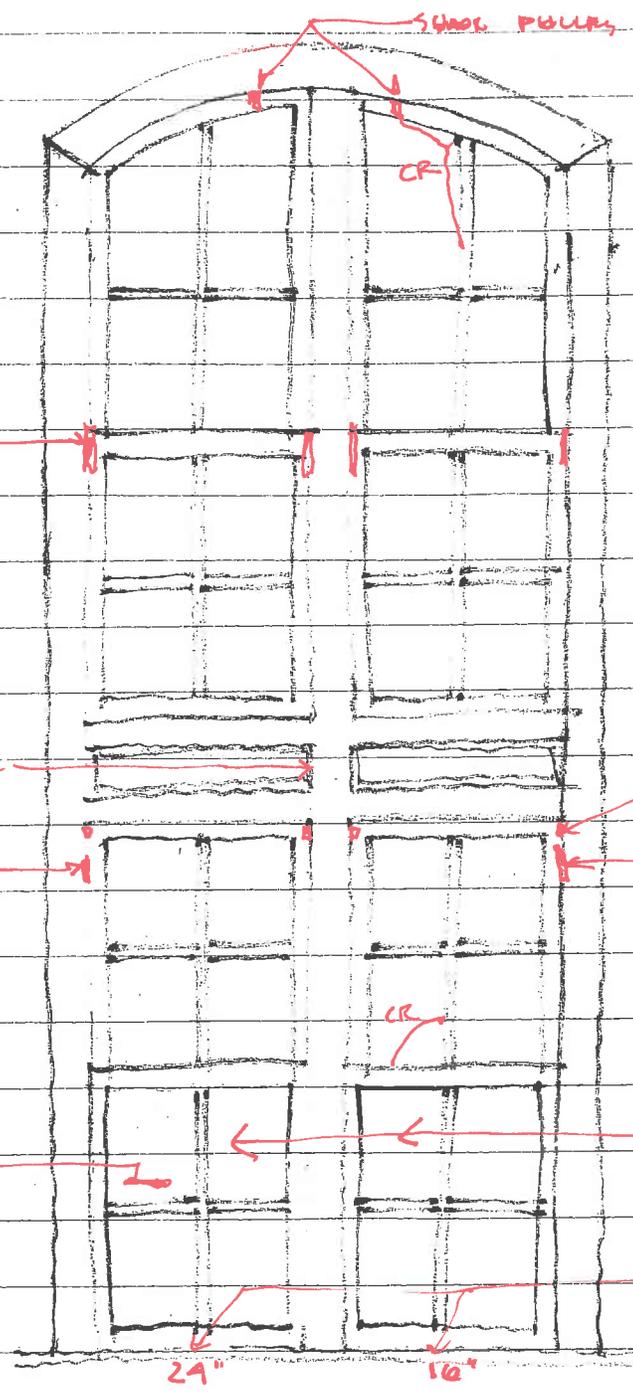
← PULLEYS w/  
COTTON SASH  
CHORDS

← NO SASH LOCK

← PAINTED OFF WHITE

NI

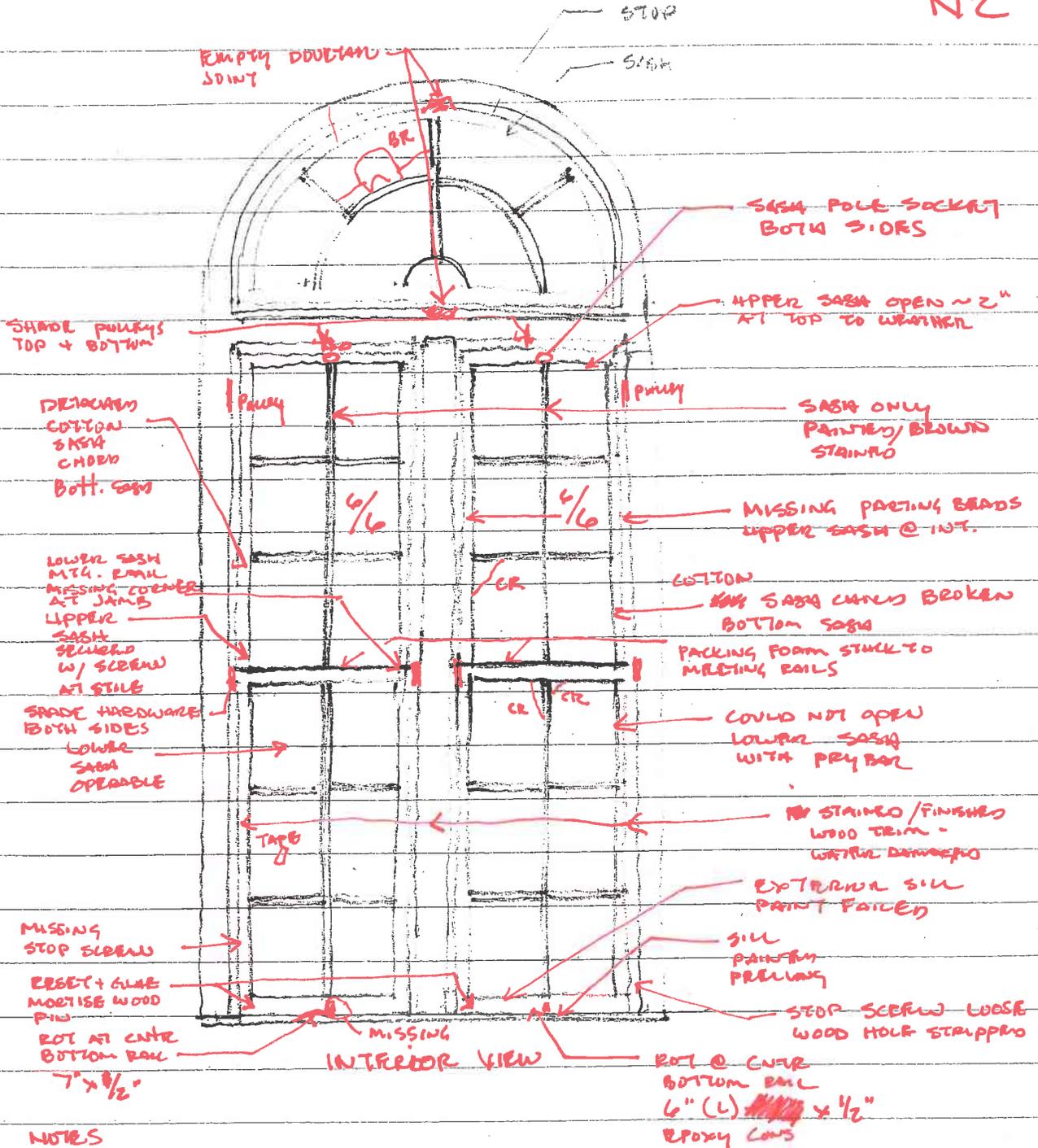
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INTERIOR ELEVATION

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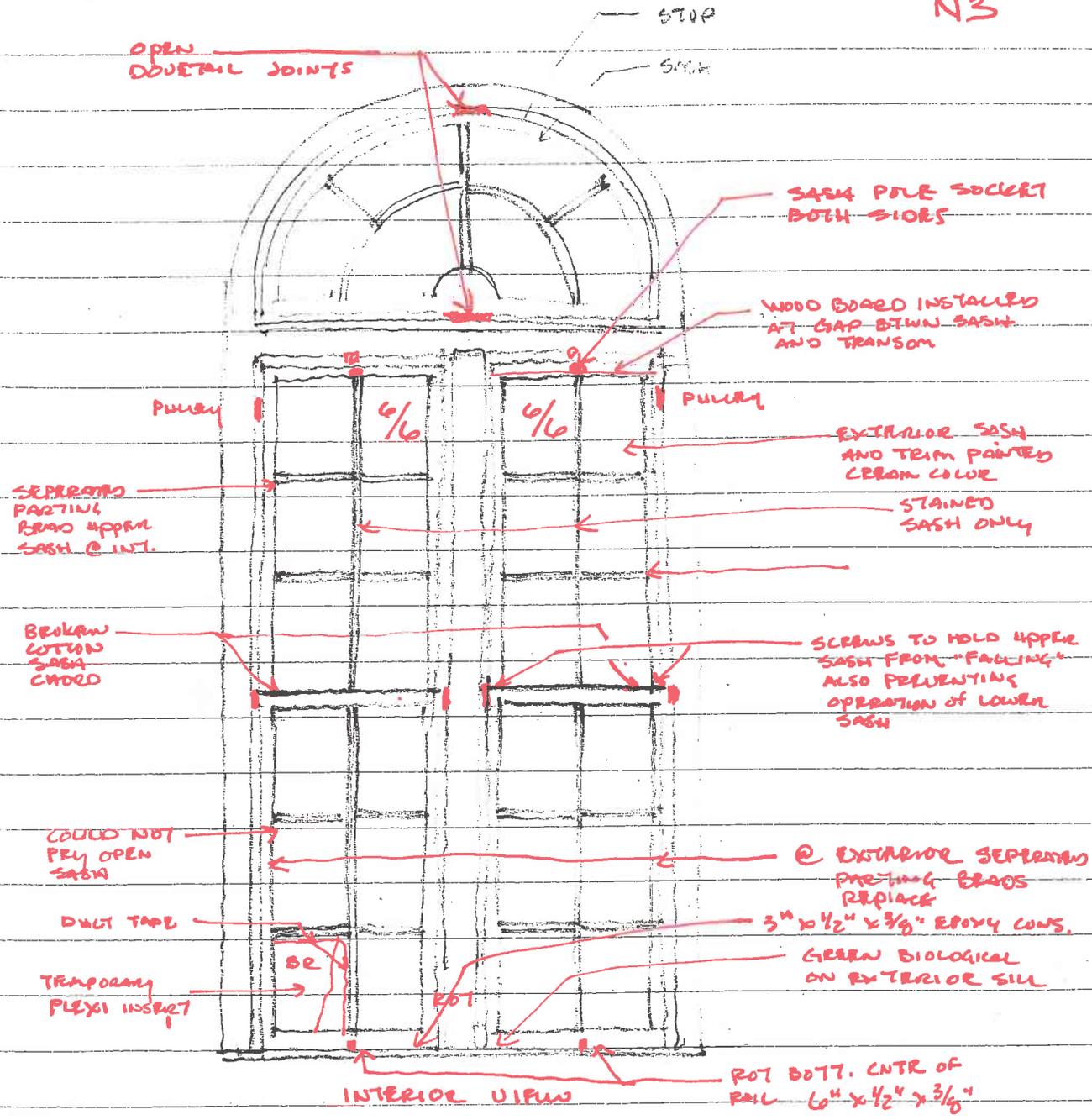


NOTES

1. REGLAZE. PUTTY CRACKED, MISSING, FAILED
2. PREP + PAINT AND STAIN INTERIOR
3. EXT. SILL, BOTTOM OF TRIM AT GRANITE SILL: WOOD SOUND, PREP AND PAINT
4. ? NO SASH LOCKS
5. SHADES BEYOND REPAIR CHORDS + VINYL SHADES - NOT OPERABLE

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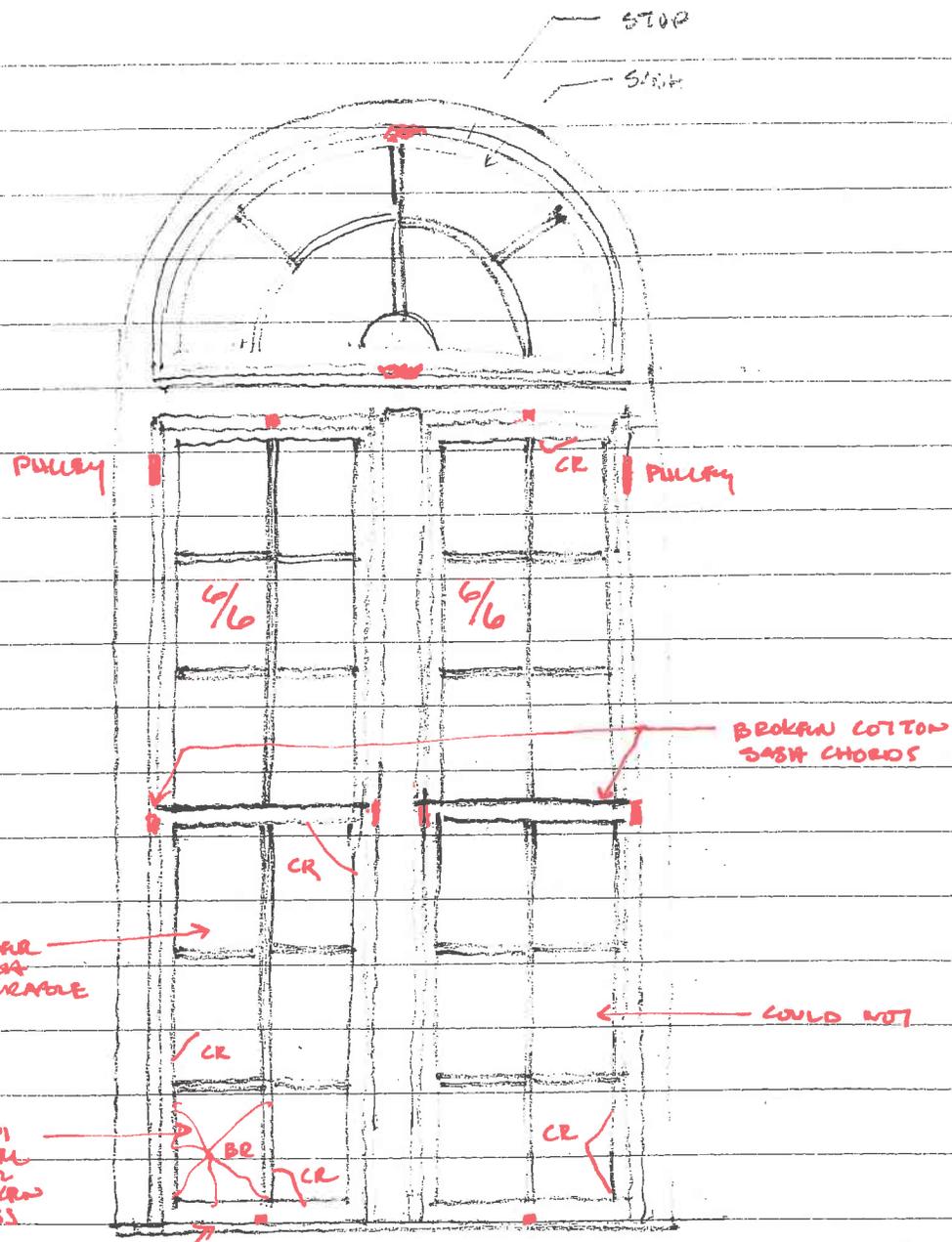


NOTES

FROM N2 : 1+2, 5  
3. NO SASH LOCKS

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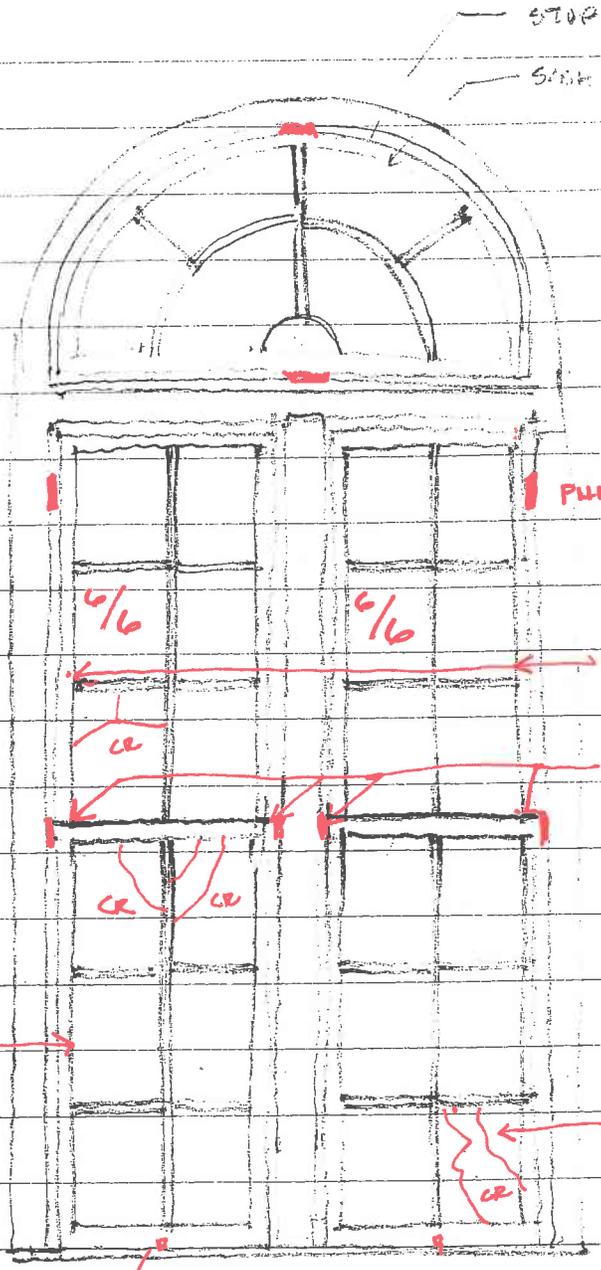


INT. SILL,  
AND BOTTOM  
OF TRIM WHERE  
IT MEETS GRANITE  
SILL. WOOD SOUND  
PEEP AND PAINT

NOTES:  
FROM HZ  
1, 2, 4, 5

N5

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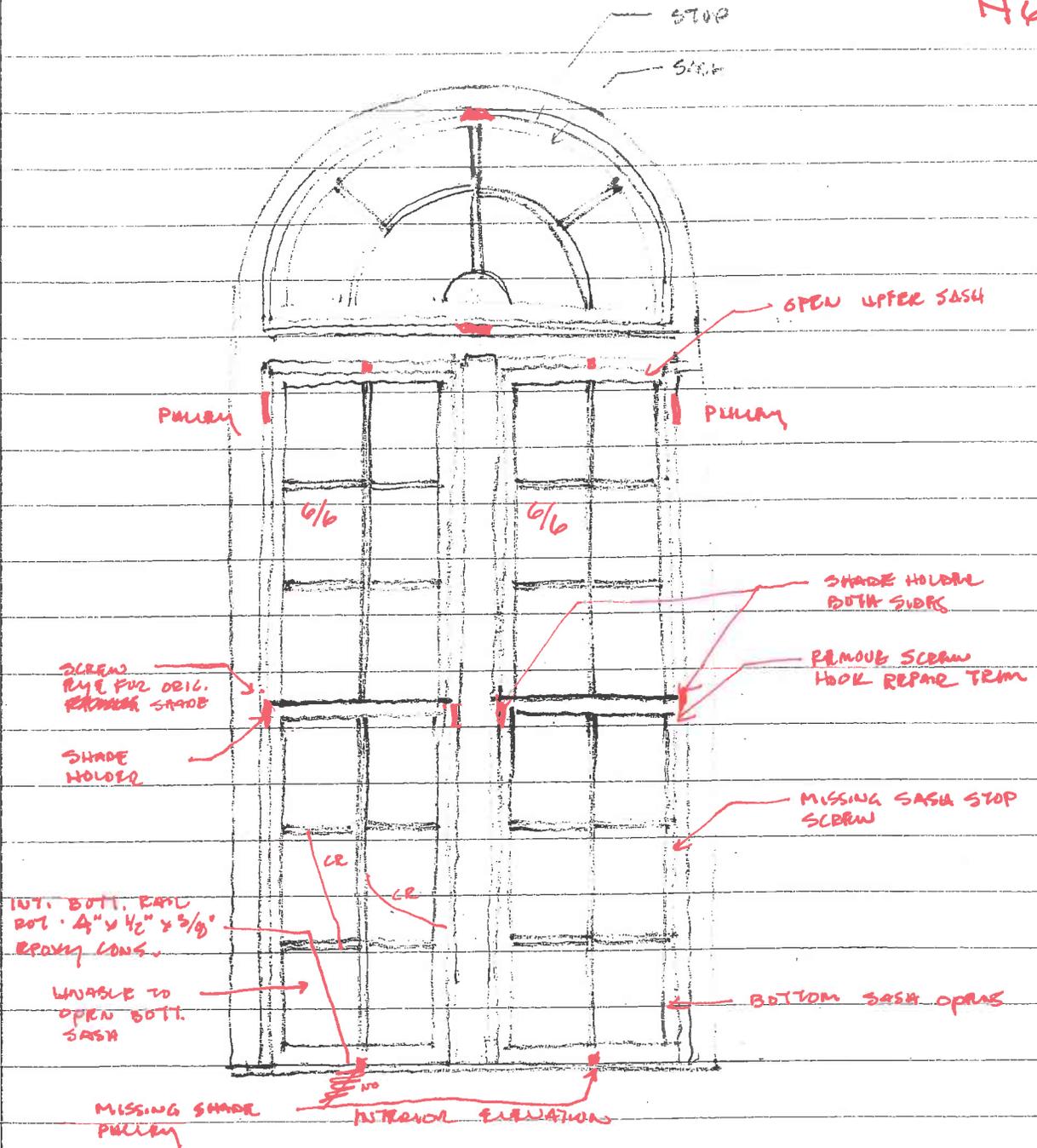
INT. BOTTL. PAN  
ROT @ CORN  
EPOXY LONS.  
6" x ~~1 1/2~~ 1/2" x 3/4"

INTERIOR ELEVATION

NOTES:  
FROM N2: 1, 2, 4, 5

76

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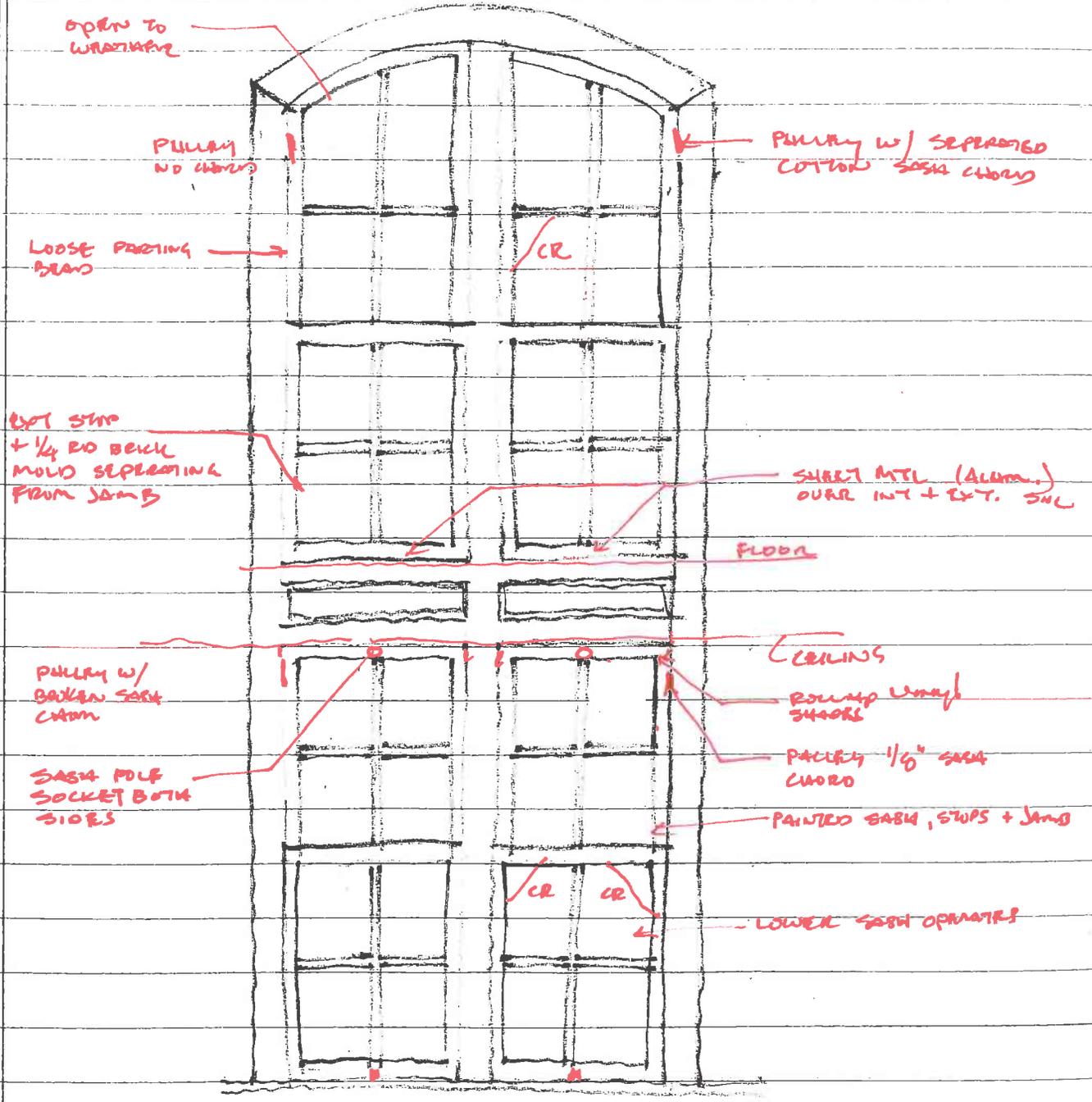
NOTES:  
FROM H2: 1,2,4,5

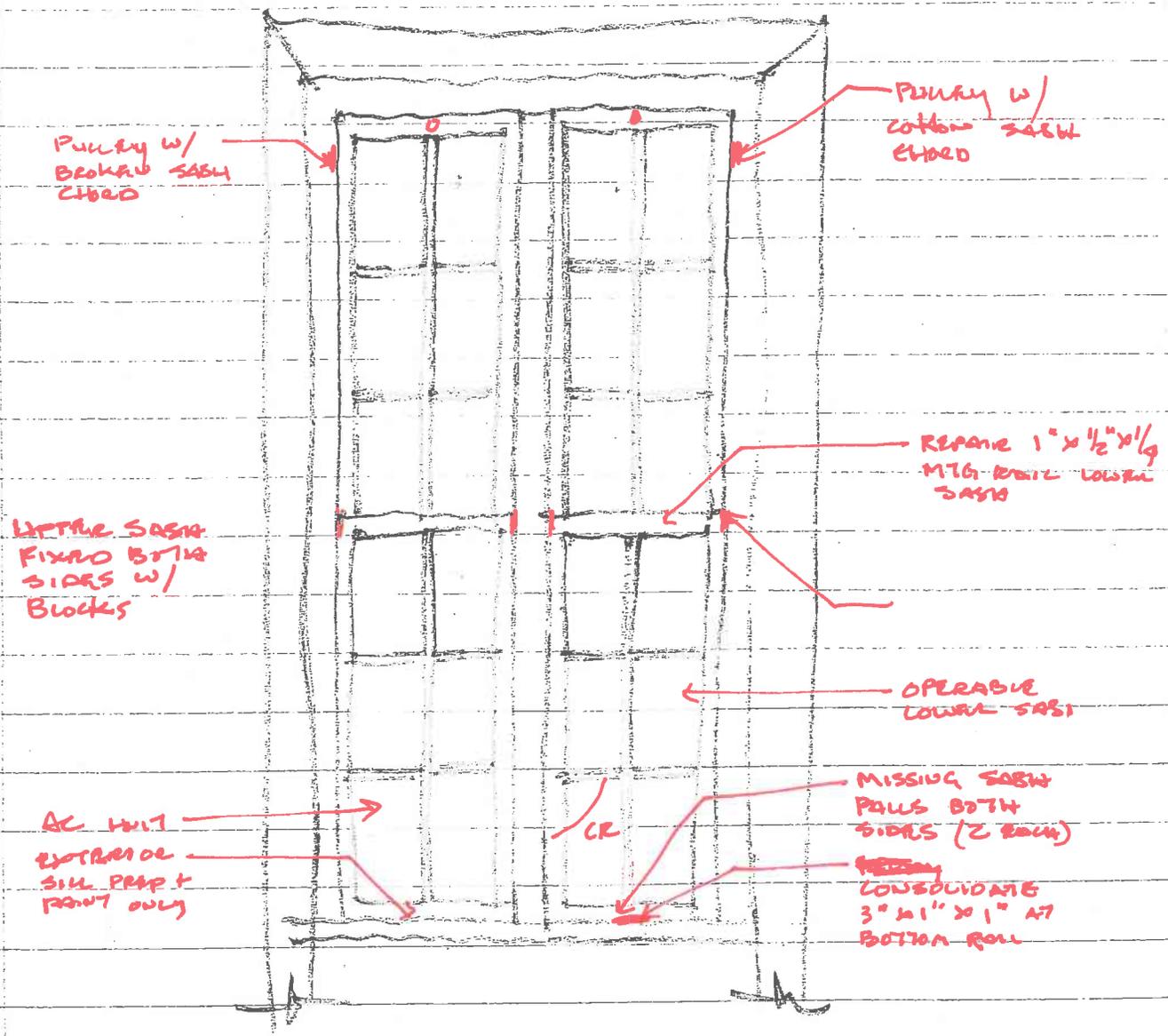
4

PREPARED BY	
DATE	

N7

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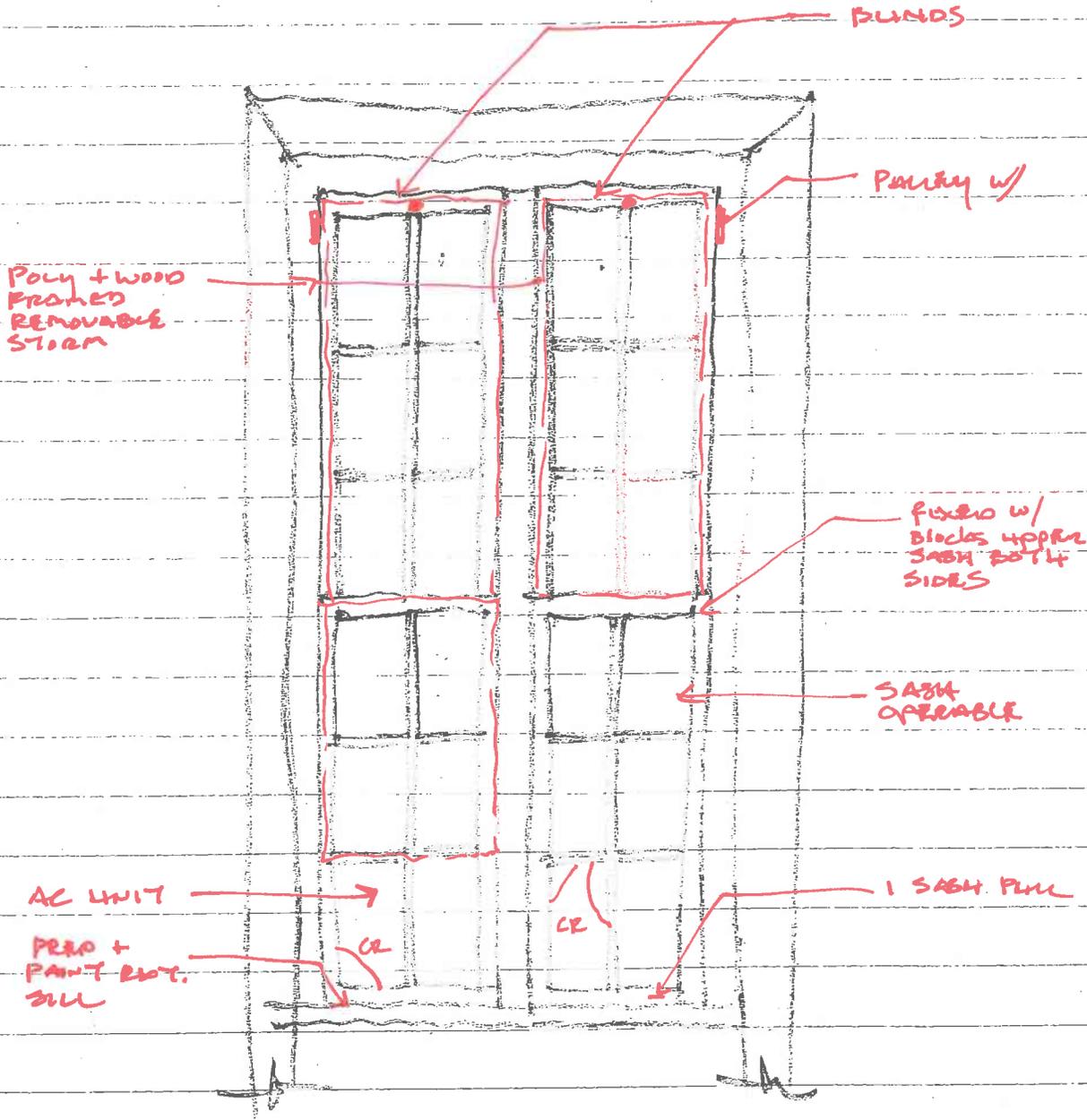




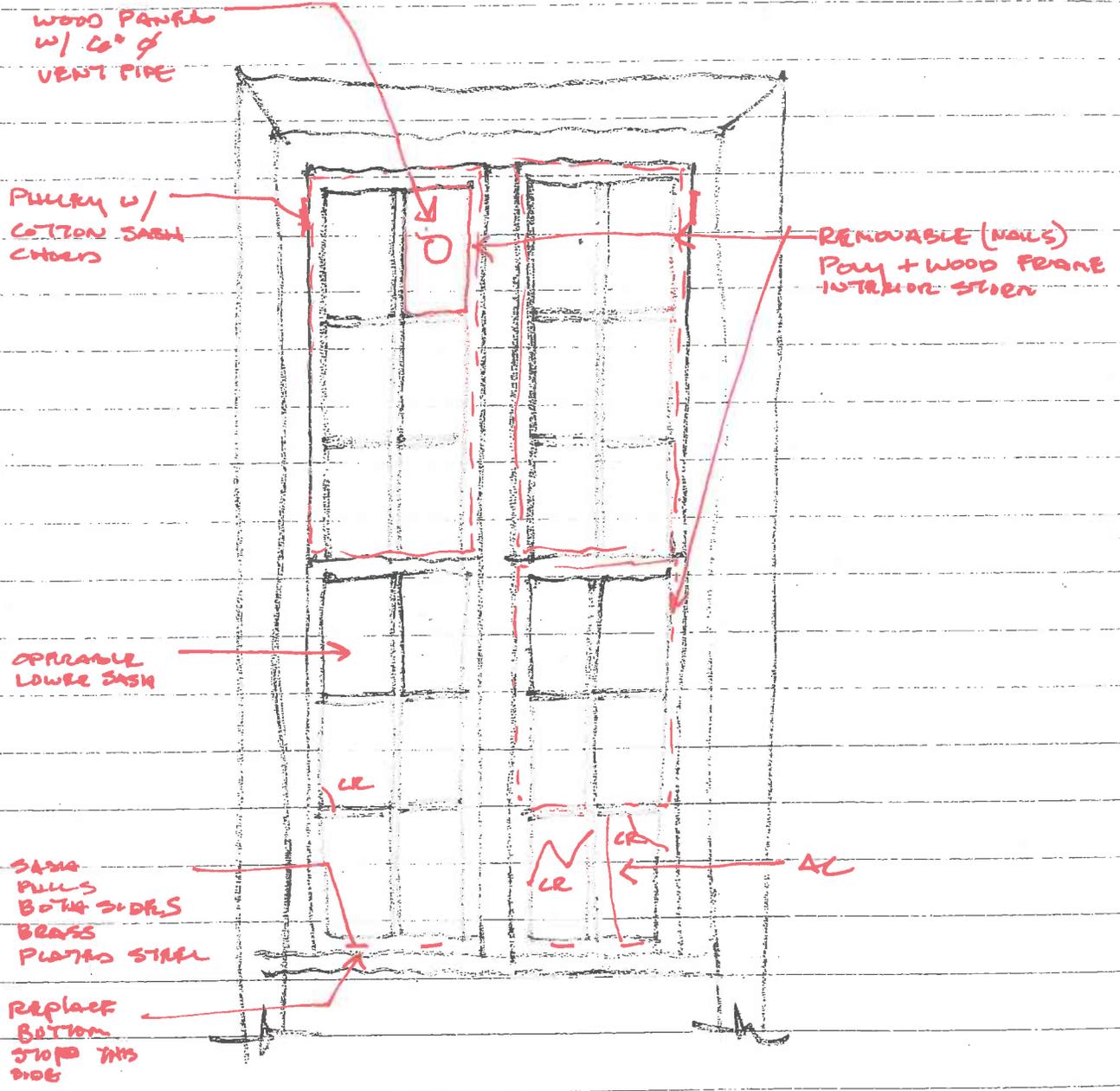
AC UNIT  
EXTENDED  
SIDE PROP +  
PAINT ONLY

MISSING SASH  
PULS BOTH  
SIDES (2 EACH)

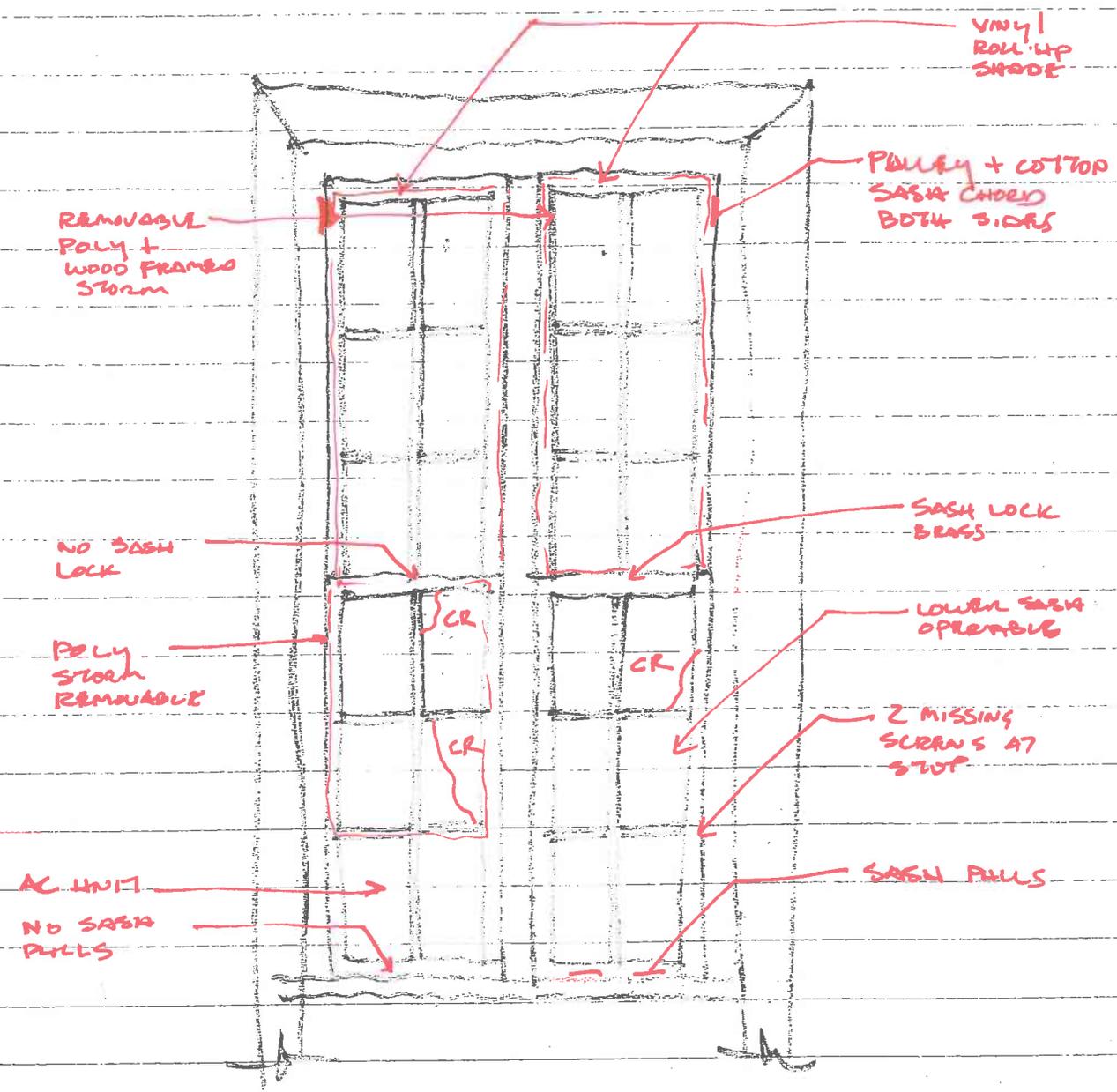
REPAIR  
CONSOLIDATE  
3" x 1" x 1" AT  
BOTTOM RAIL



111



N12



N/3

POLYETH LENS  
STORM AND WOOD  
FRAME. REMOVED

ROLL UP SHADE

PULLY W/  
BUTTER COTTON  
SASH CORDS

STACKED (3")  
CARDBOARD  
DRAFT STOP

CLEAR FINISH  
SHP, JAMB, JAMB  
TRIM + CASING

STAINED SASH  
+ SILL

LOWER SASH  
OPERABLE

AC  
NO SASH PULLS

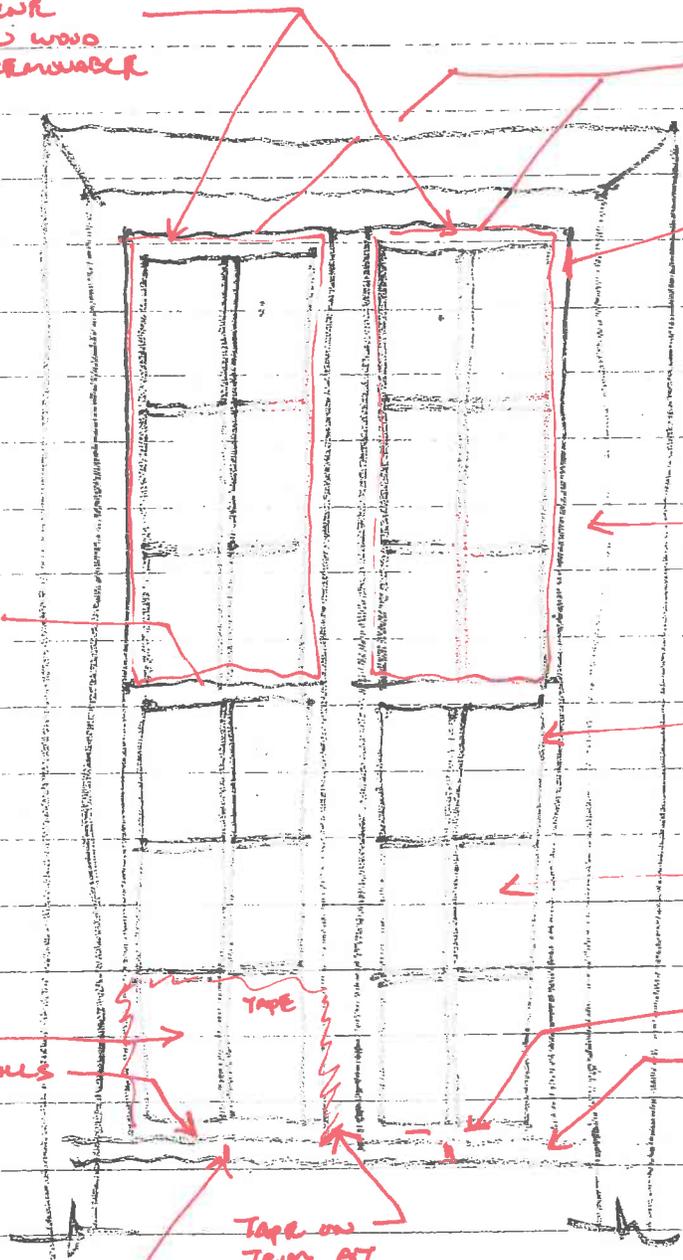
TAPE

SASH PULLS

PREP + PAINT  
SILL ONLY

SHADE PULLY  
BOTH SIDES

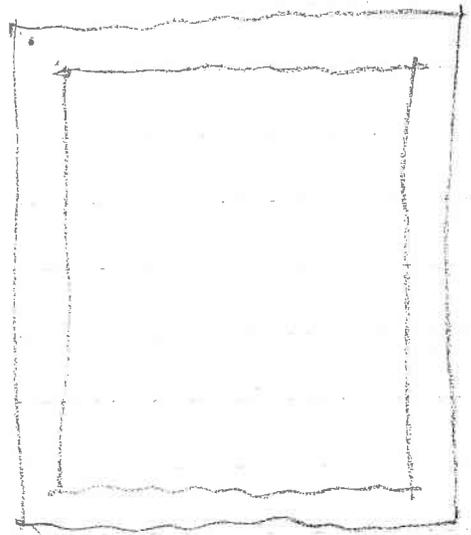
TAPE ON  
TRIM AT  
AC UNIT



11

PREPARED BY	
DATE	T7

N14



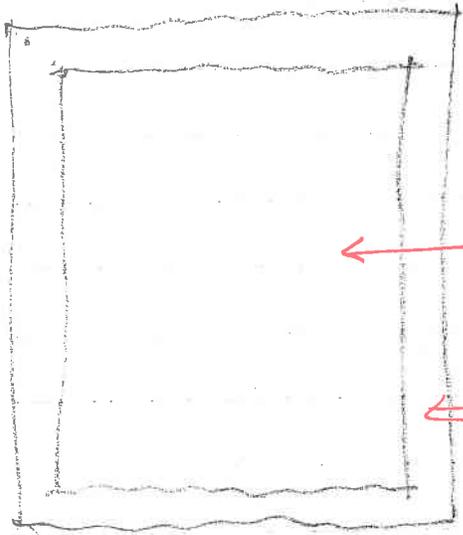
BLOCKED ON INSIDE  
PLYWOOD PANEL + DUCT

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11

PROPERTY NO.	
DATE	T7

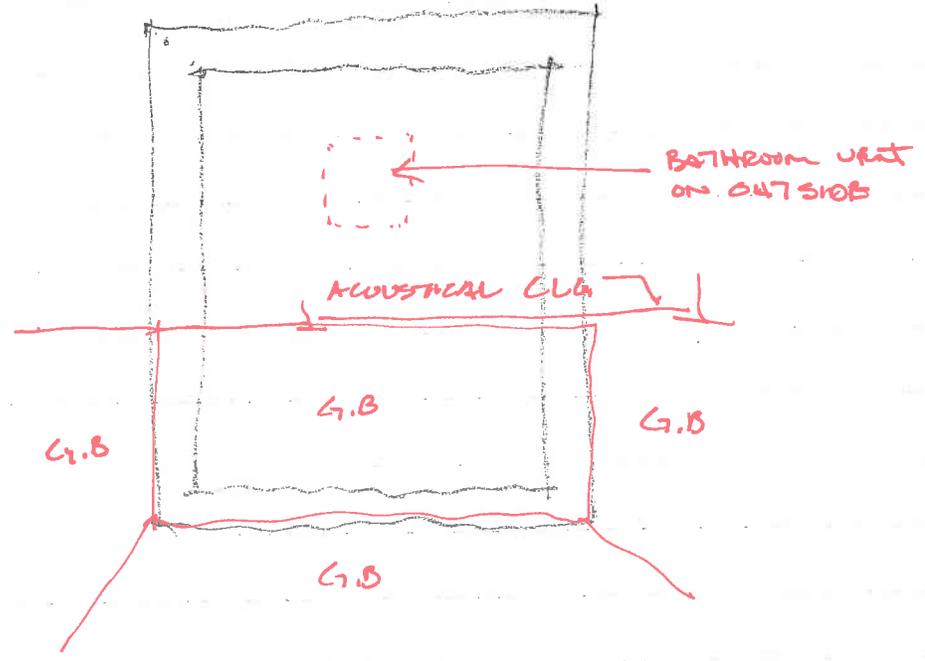
N15



← FROSTED GLASS  
FIXED

← OPENING  
BLOCKED  
W/ POLY +  
DUCT TAPE

INTERIOR VIEW  
IT ROOM



INT. ELEVATION

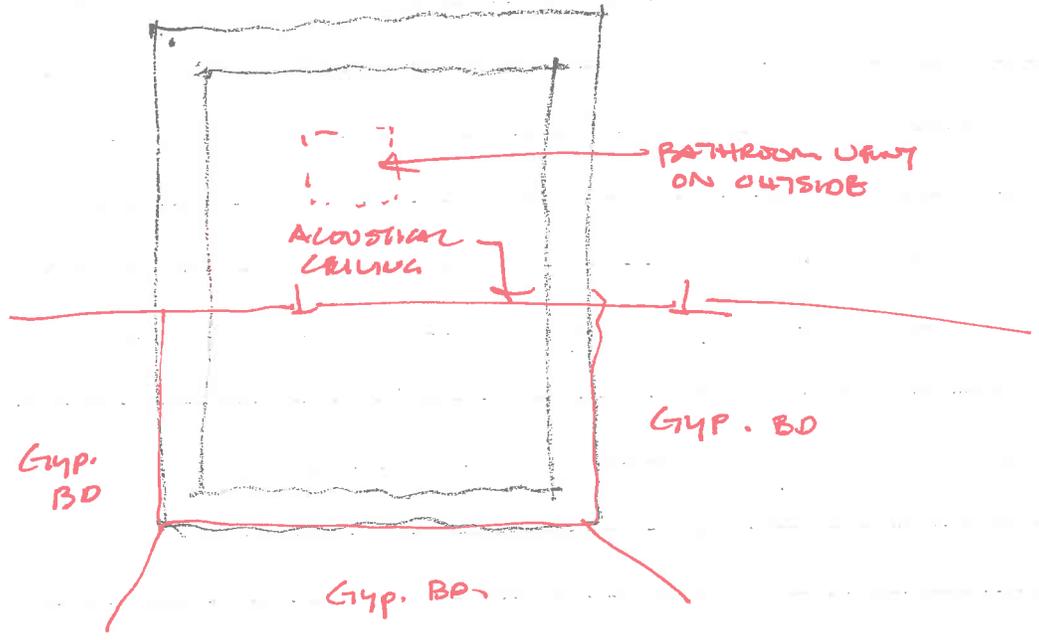
Block no w/ G.B. BOARD

WOMEN'S ROOM

11

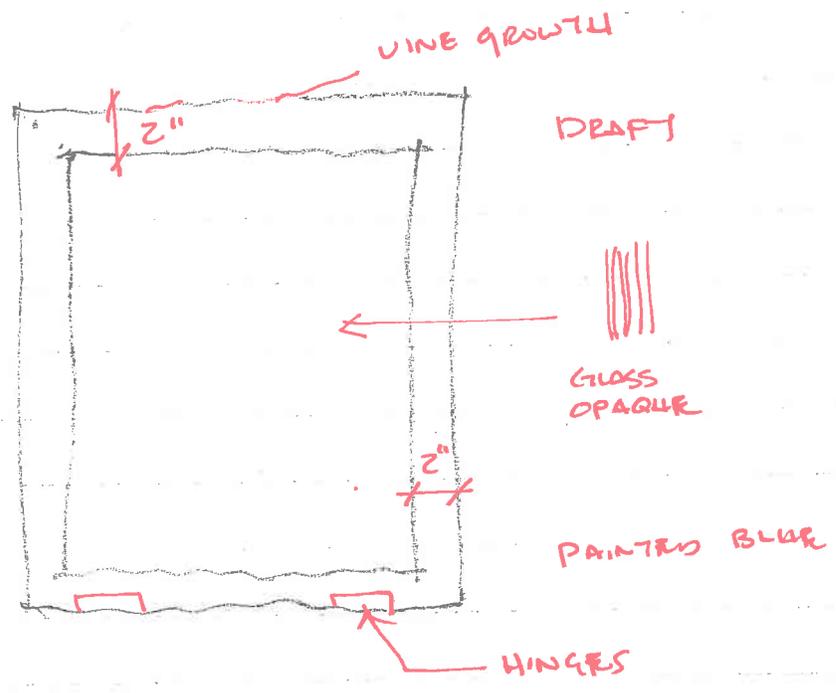
PREPARED BY	
DATE	T7

NH7



INTERIOR VIEW  
NEWS ROOM

N18



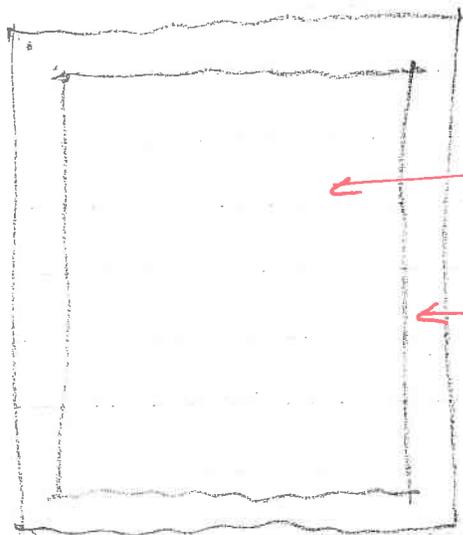
INTERIOR VIEW

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PROPERTY NO.	
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N19



DRY  
LOUVER  
ON OUTSIDE

SHEET METAL  
CLOSURE ON  
OUTSIDE. FRAME/  
SASH NOT  
VISIBLE.

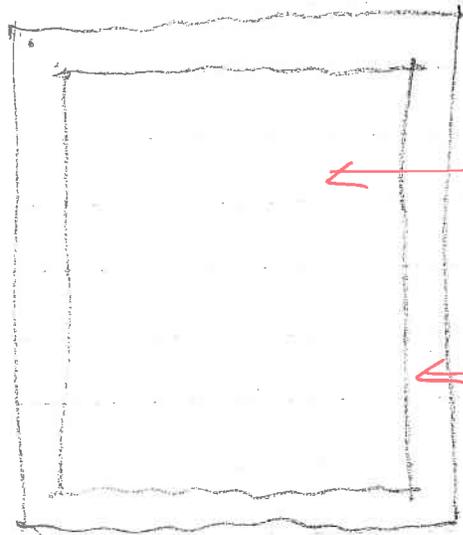
NOT VISIBLE  
FROM INSIDE

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NO.	T7

NZO



← OUTSIDE  
LOUVER W/  
SHEET METAL  
CLOSER

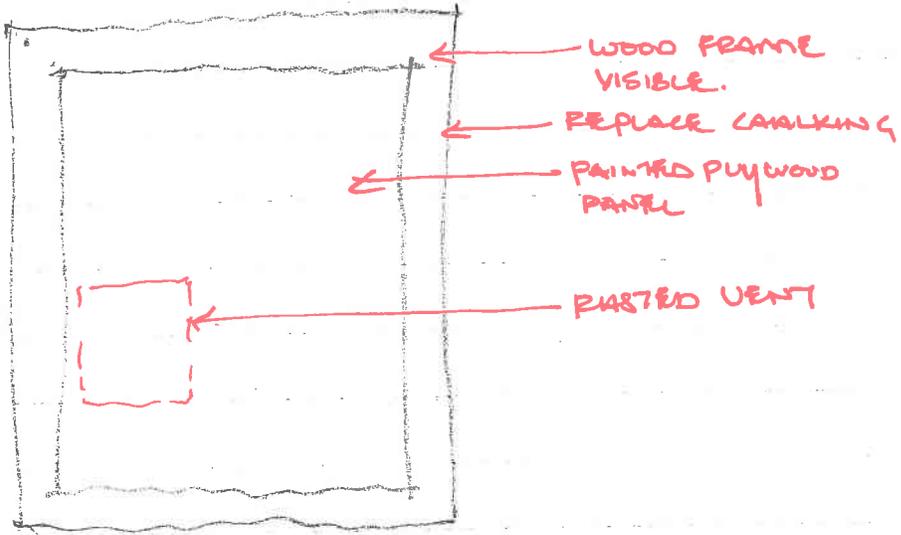
← FRAME NOT  
VISIBLE FROM  
OUTSIDE

NOT VISIBLE FROM  
INSIDE

11

MEASUREMENT	
DATE	T7

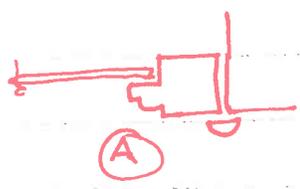
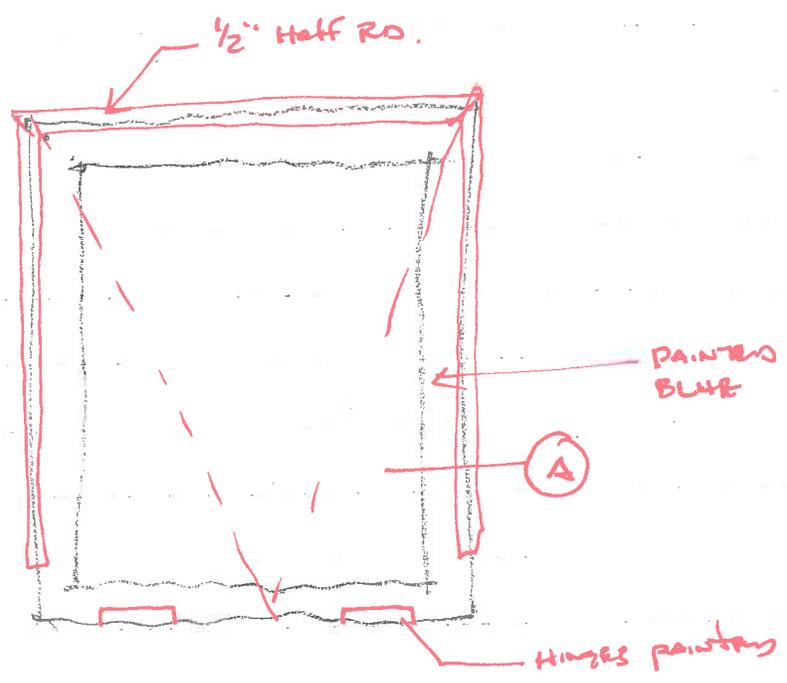
N21



NOT VISIBLE  
FROM INSIDE

11

N22

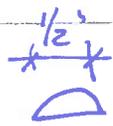


INTERIOR VIEW

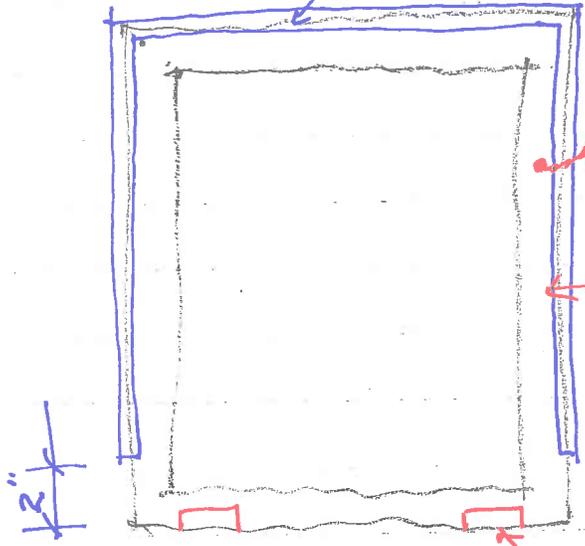
11

PREPARED BY	
DATE	T7

N23



1/2' Half Round



CHAIN + 'L' SHAPED HARDWARE

NOT ORIGINAL WOOD. PAINTED OFF WHITE

BOTTOM HINGES

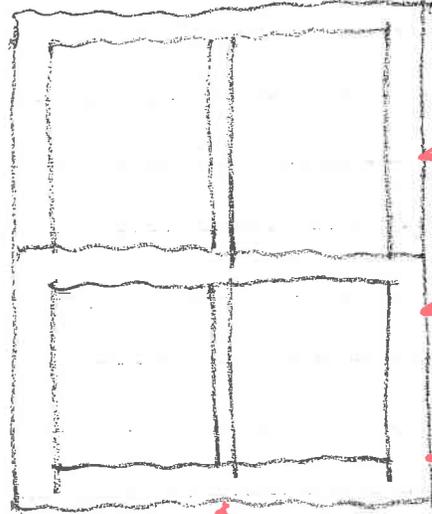
CUSTOMLY FIXED?  
~~PREVIOUSLY~~ HOPPER  
INWARDS OPENING

INTERIOR VIEW

6

INSPECTED BY	
DATE	7/6

N24



NOT OBSERVABLE FROM INTERIOR

BRICK MOLD PERBENT

REPLACE PERIMETER CAULKING

WINDOW RECESSED FROM EXTERIOR

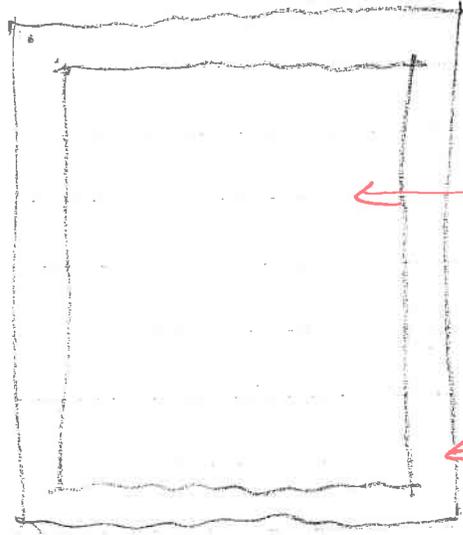
VENT FROM BELOW IN FRONT OF SASH AT OUTSIDE

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PROPERTY	
DATE	T7

N25



NOT OBSERVABLE  
FROM INTERIOR

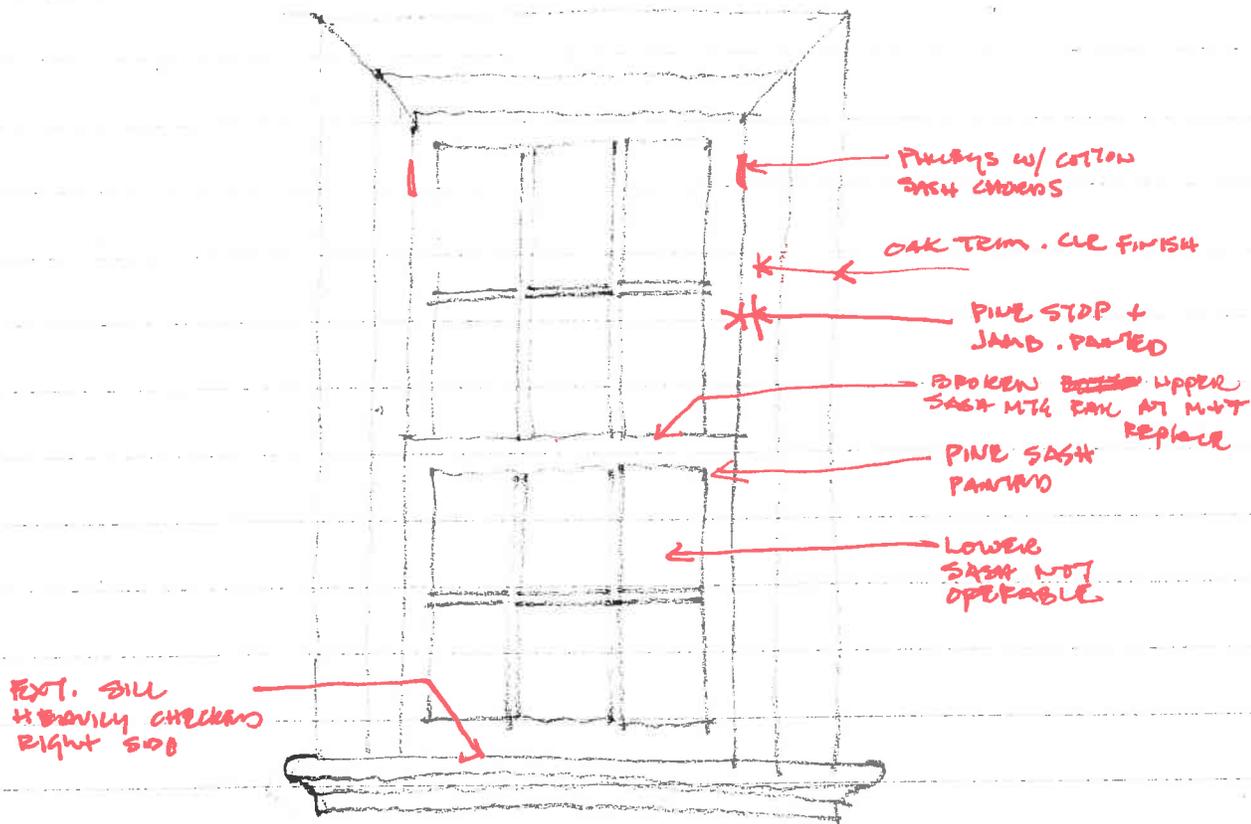
← OBTAINED  
GLASS

← PAINT PANEL

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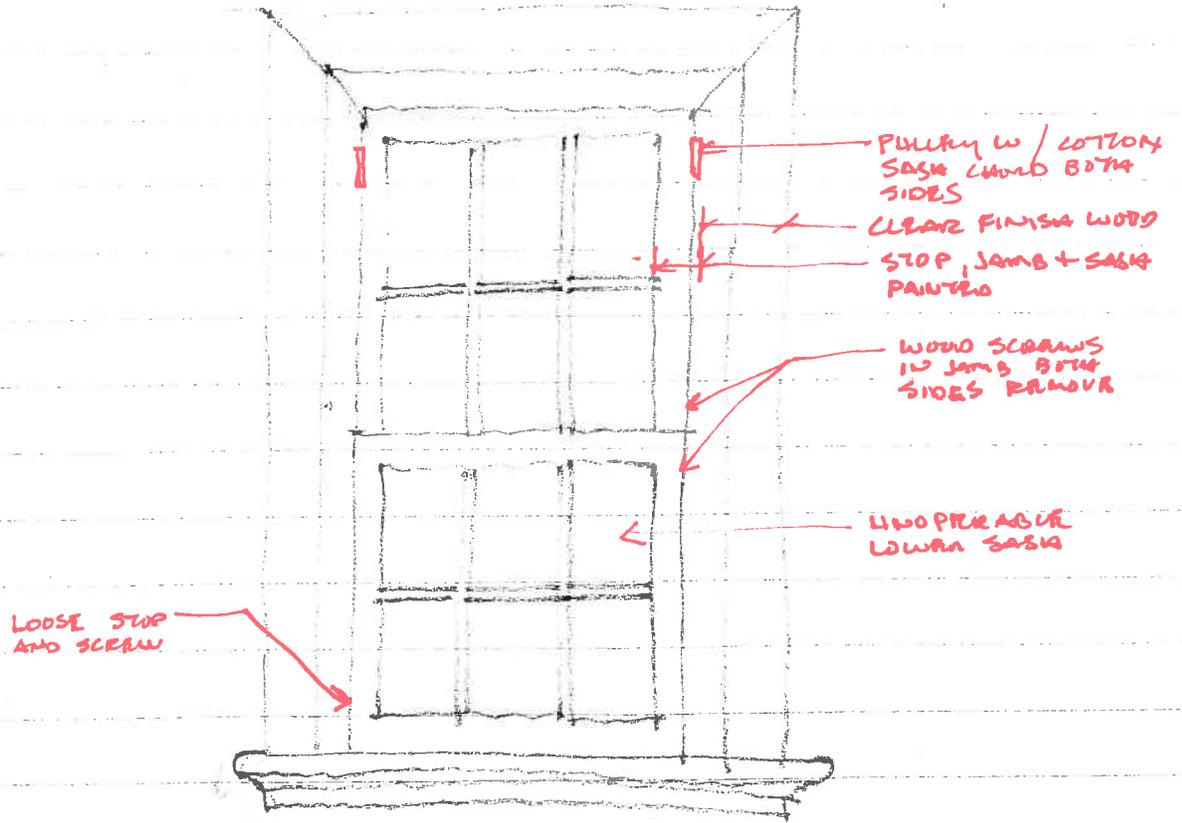


WZ



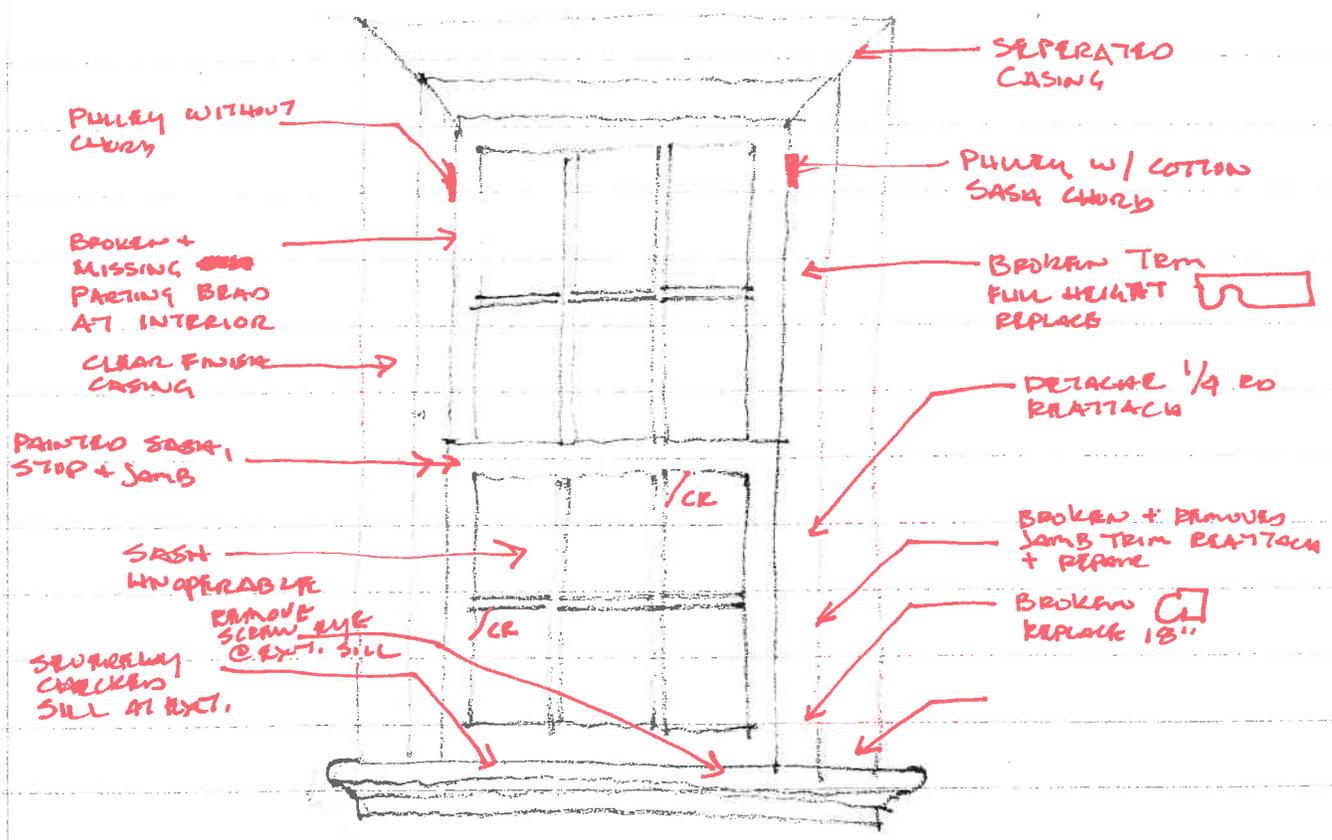
INTERIOR ELEVATION

W3



INTERIOR ELEVATION

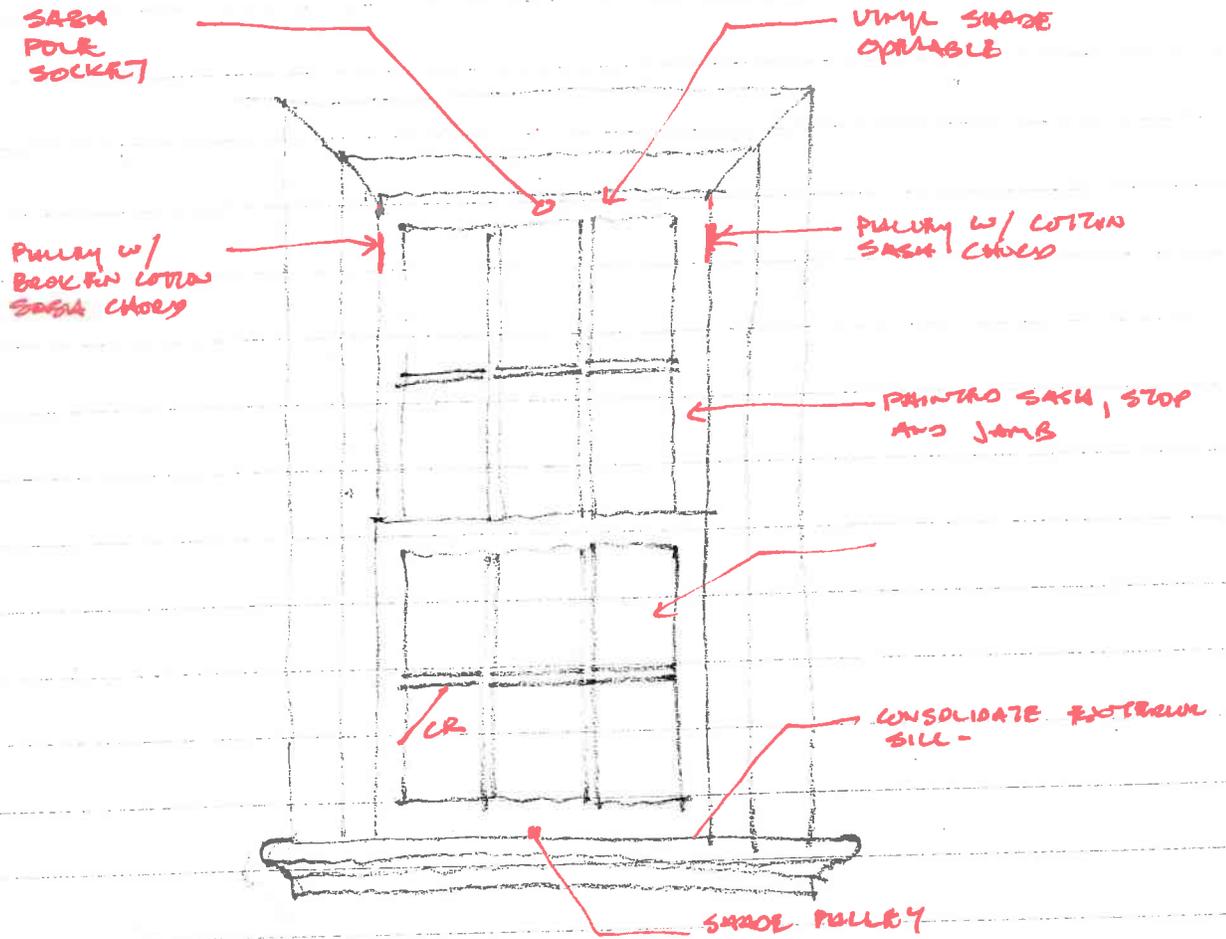
W4



INTERIOR ELEVATION

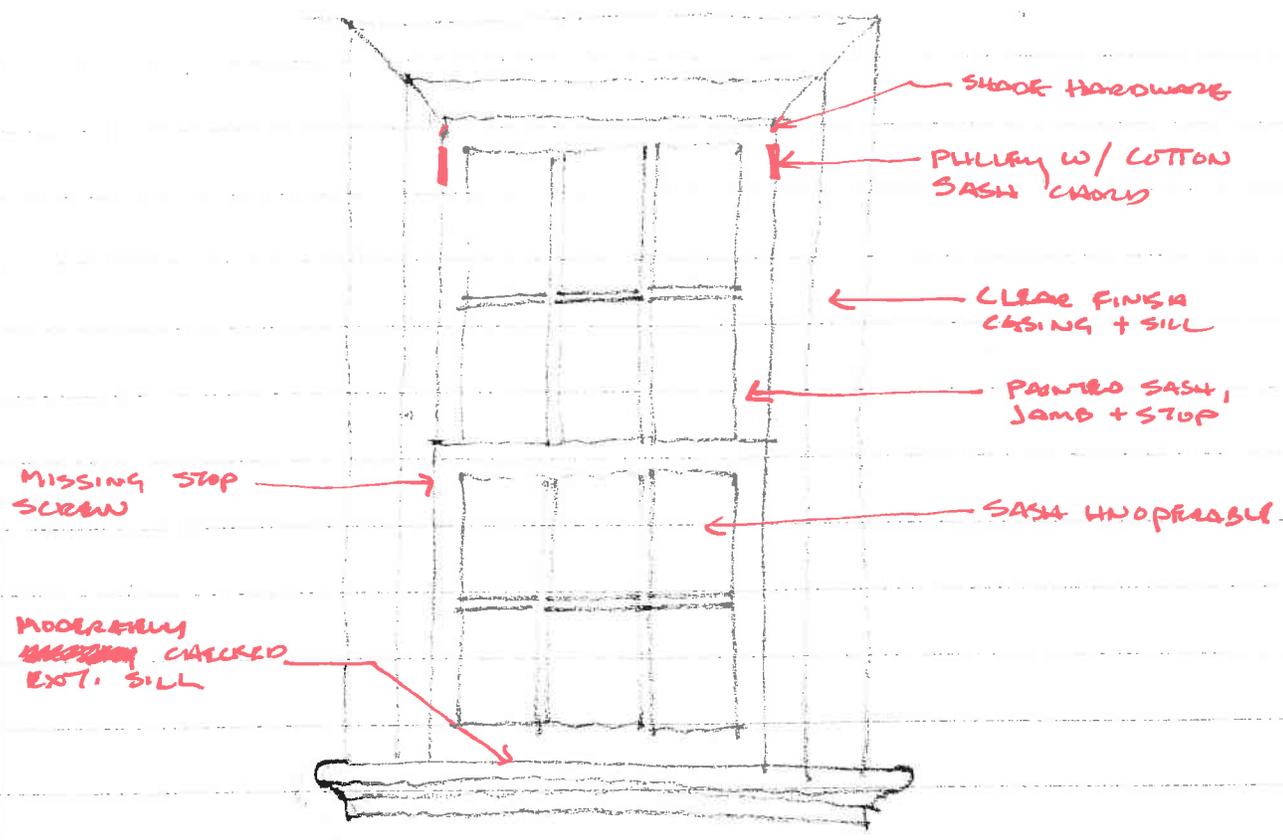


W5



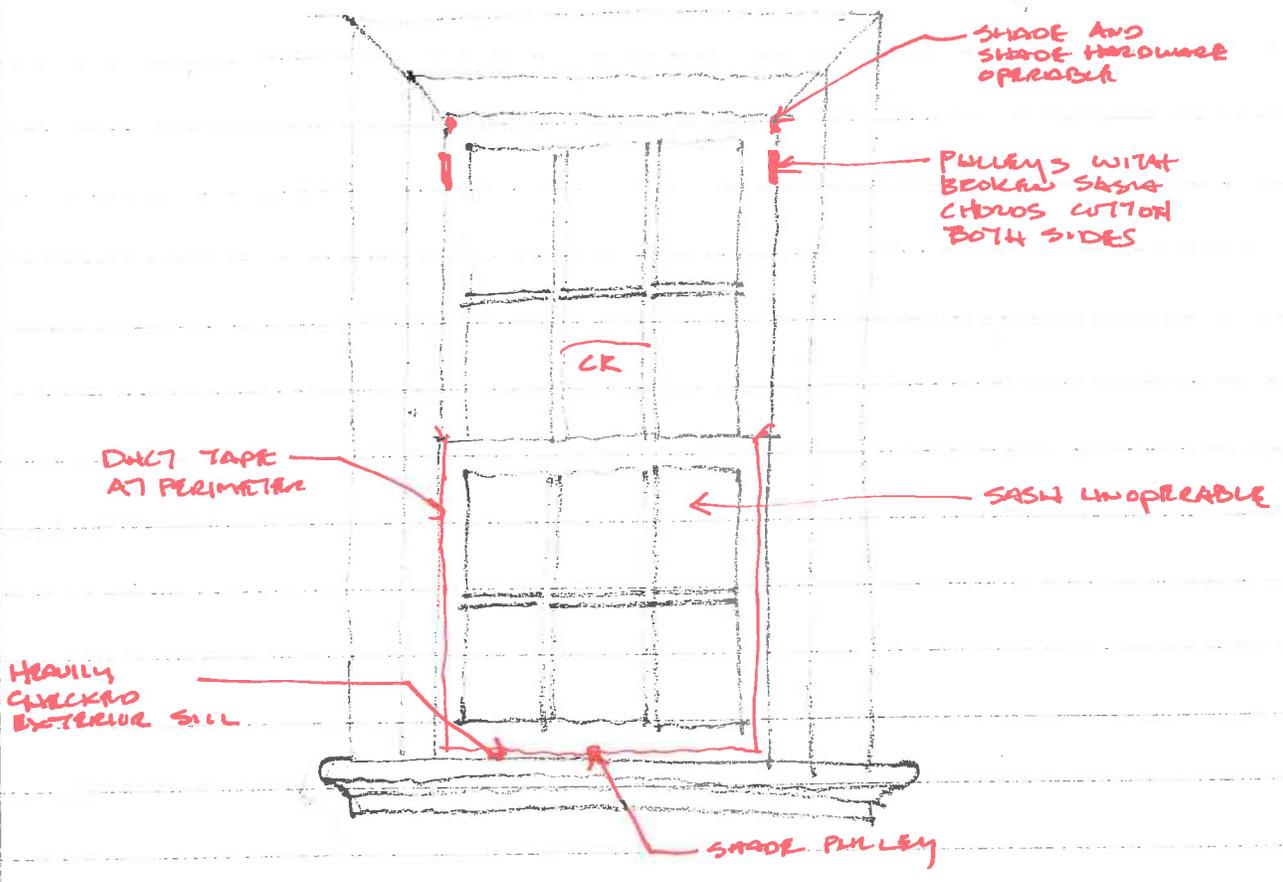
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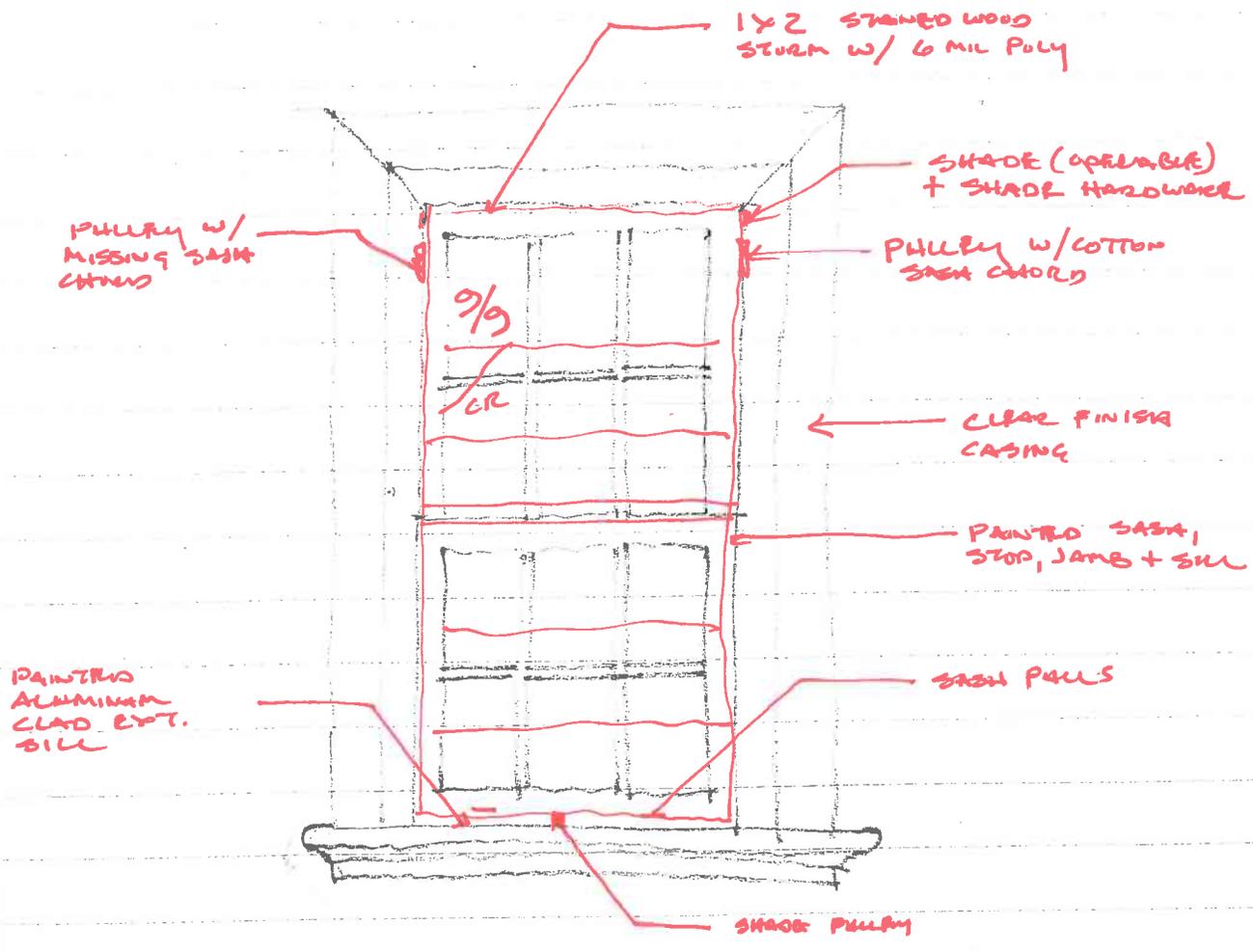


INTERIOR ELEVATION

W7

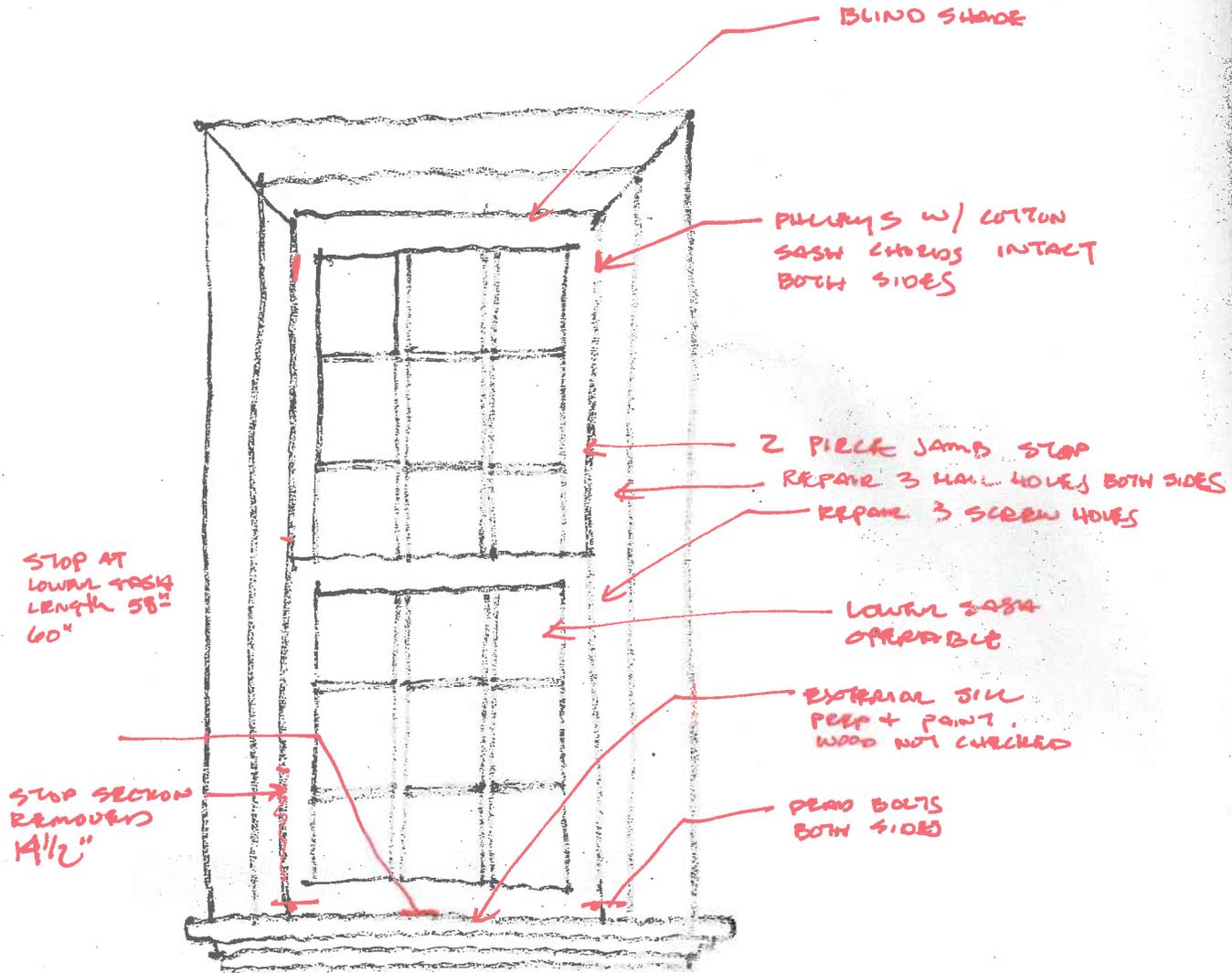


INTERIOR ELEVATION

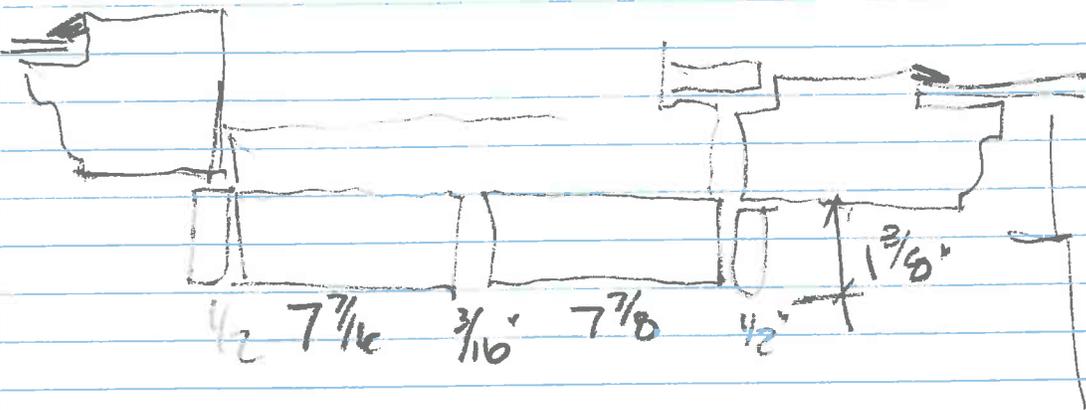
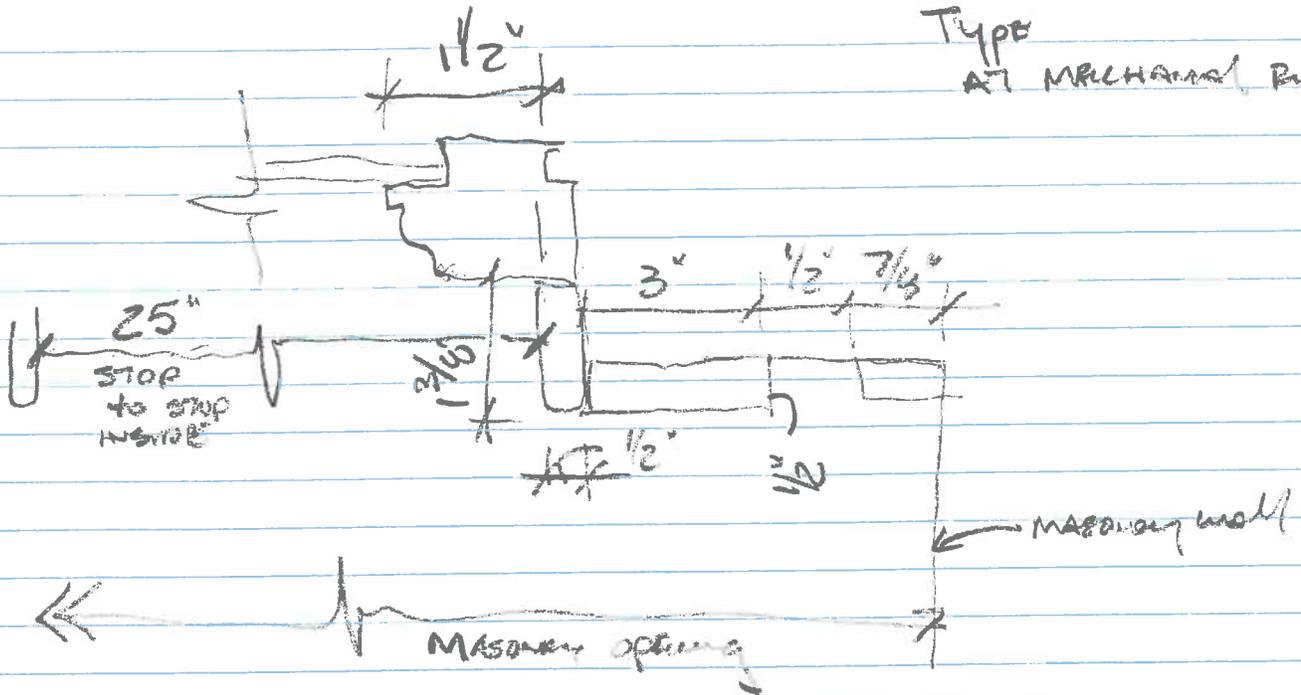


INTERIOR ELEVATION

W10

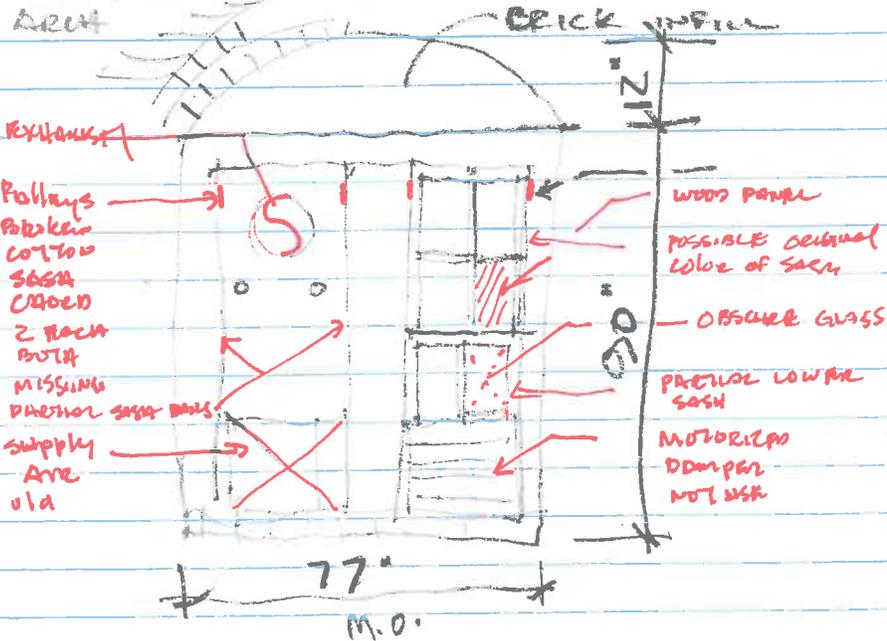


TYPE  
AT MECHANICAL RM

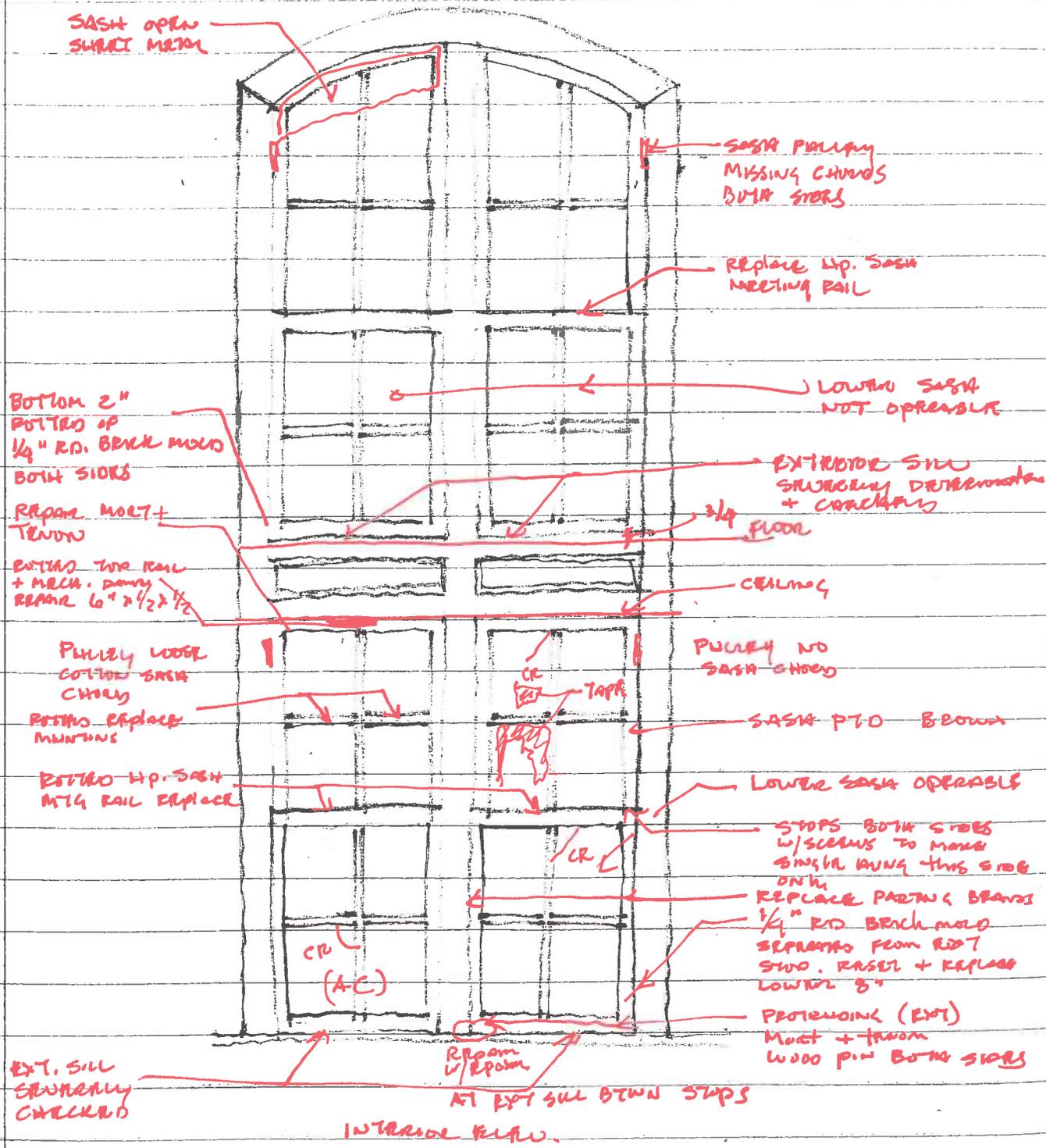


BRICK  
ARCH

BRICK INFILL



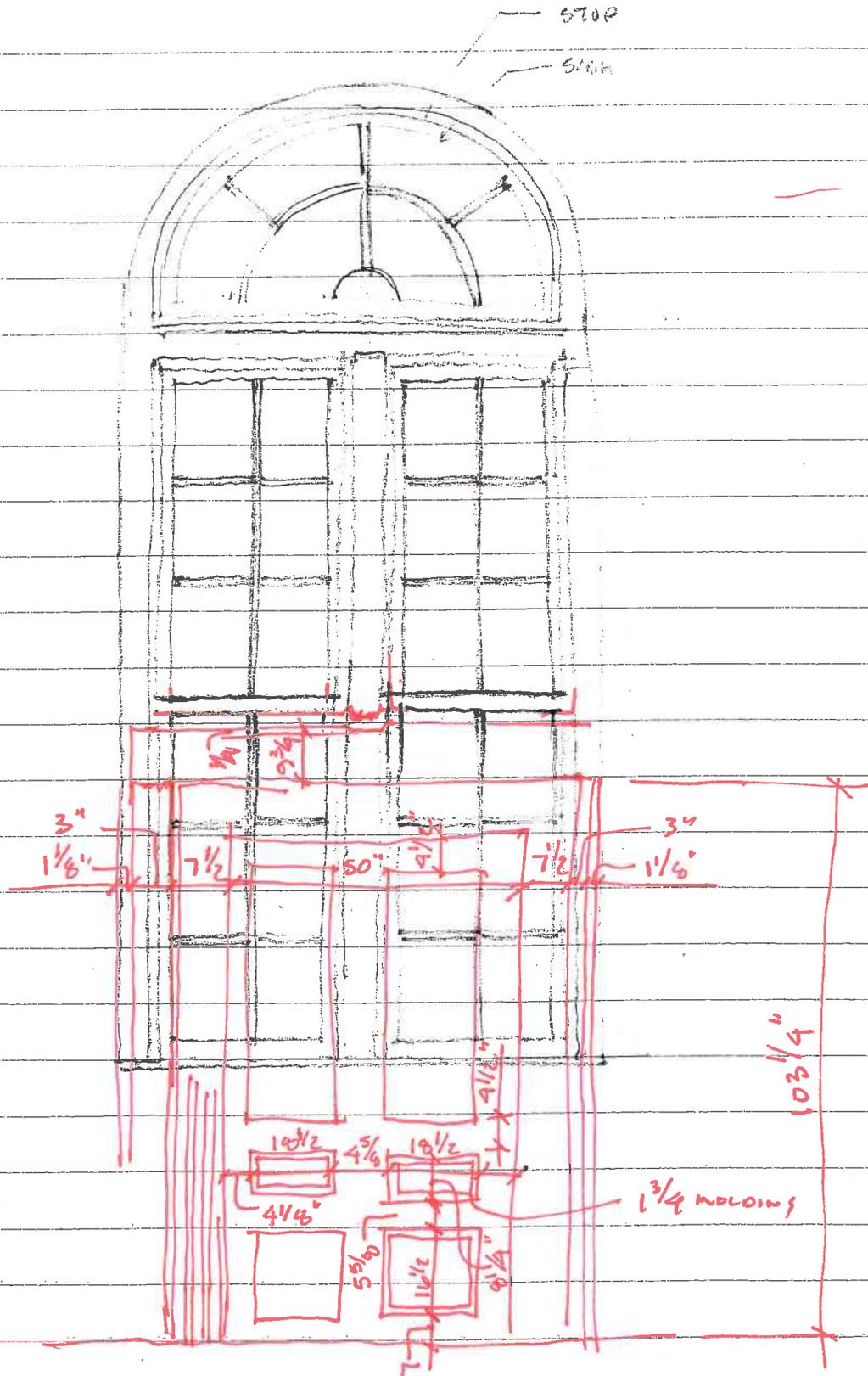
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INTERIOR VIEW.

52

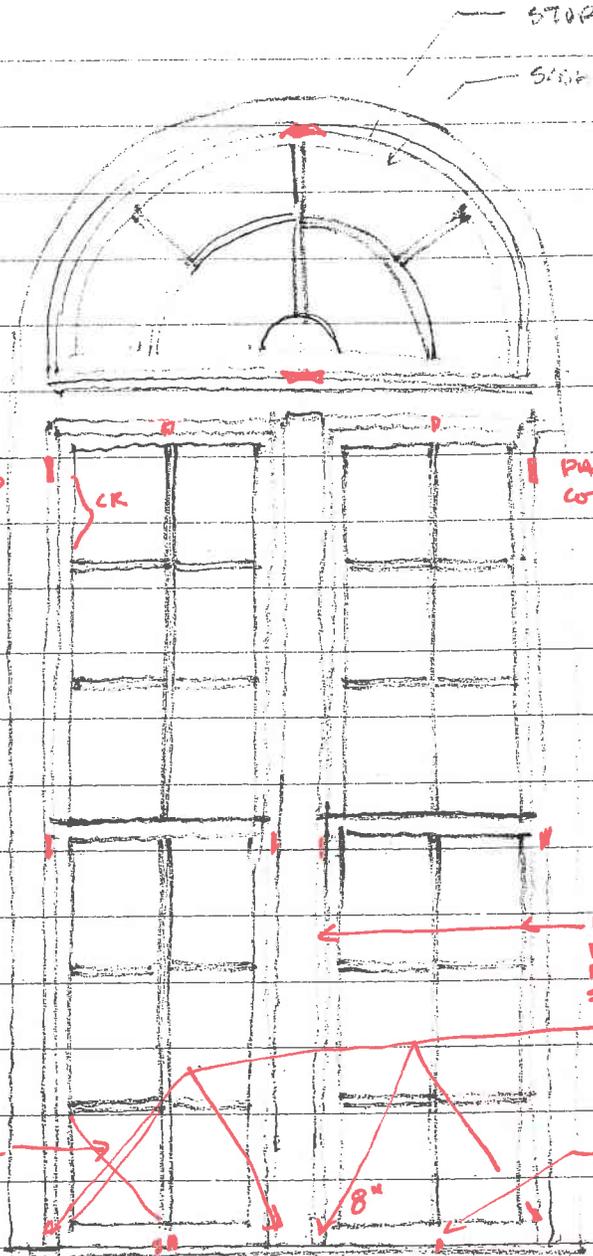
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INT. EXD.  
52" x 96" WOOD DOOR

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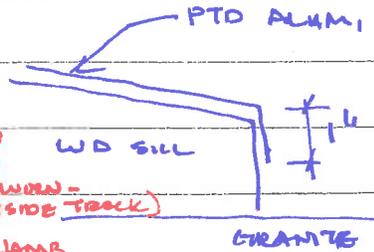


PULLY BROKEN COTT. SASH CORD

PULLY BROKEN COTT. SASH CORD

CR

REPLACE PARTING BEADS (WORN - SASH OUTSIDE TRACK)



EXT. JAMB  
BURN STOP (EXT)  
+ PARTING BEAD  
REMOVE ROTTEN WOOD  
EPOXY CWS. LOWER 6" EXCEPT AS NOTED

PLASTIC PANEL W/ CLEAR SEALANT

SEVERELY CHECKING BOTTOM RAIL

ROT @ BOTTM. RAIL  
3 1/2" x 3 1/2" x 1/2"

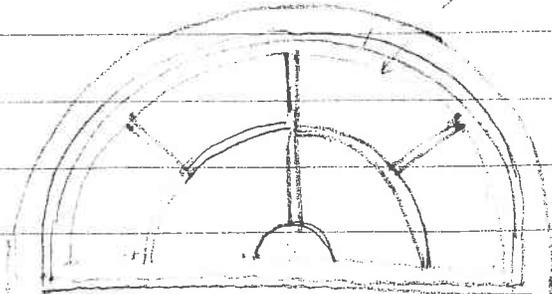
INTERIOR ELEVATION

PREPARED BY	
DATE	

~~59.5~~  
 59.5  
 INTERIOR

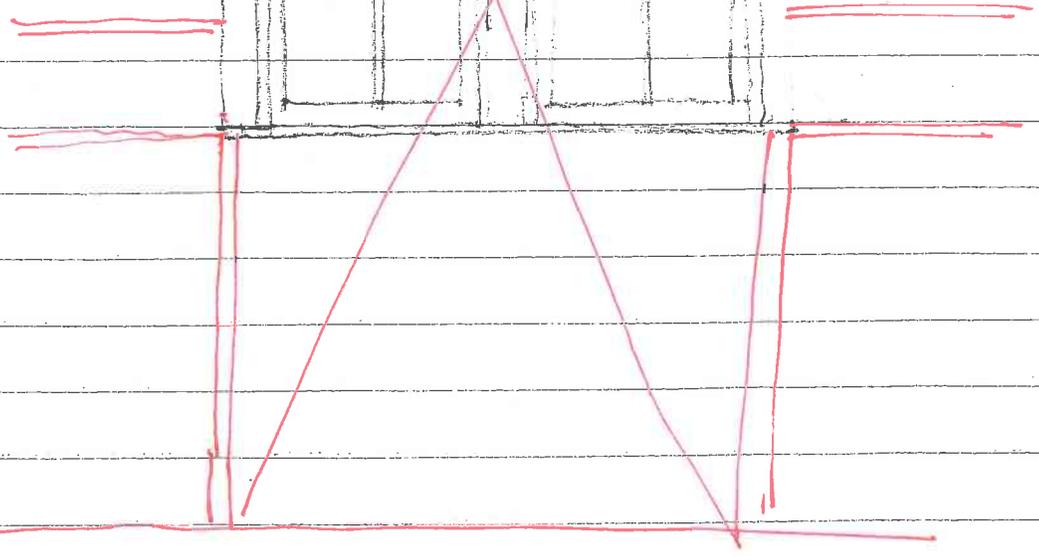
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STOP  
 STOP

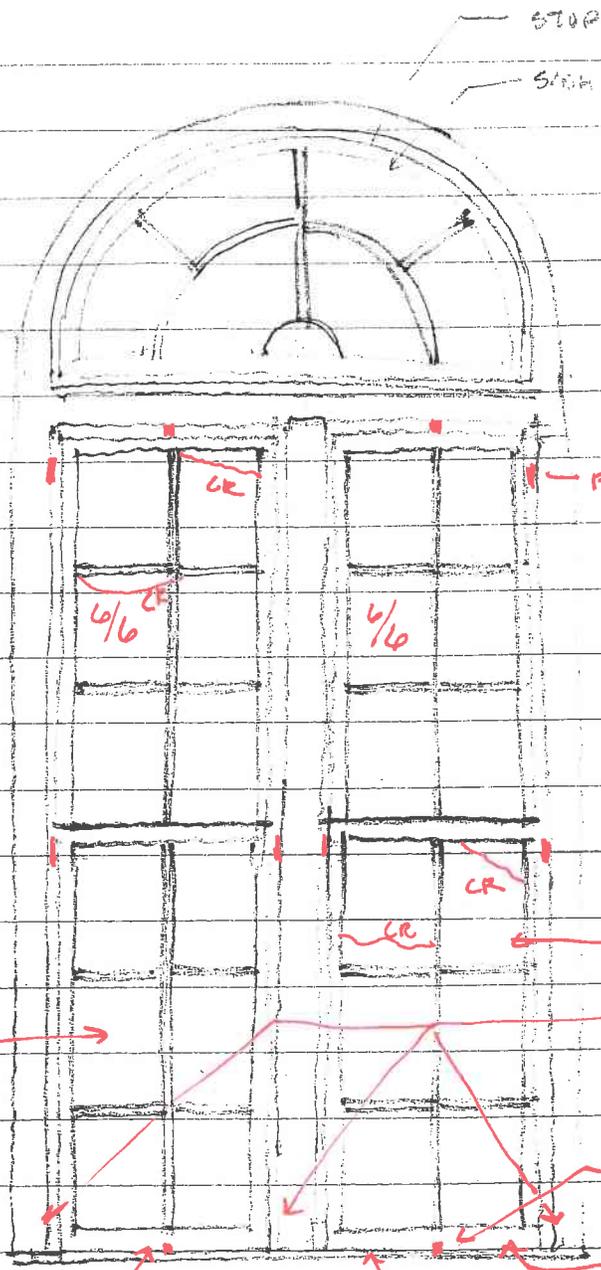


SOFFIT

OPENING



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PULLEY w/ CRAW

STOP

SASH

PULLEY NO SASH CHOCE

CR

4/6

4/6

CR

CR

SASH "OPERABLE"

SASH OPERABLE

EXTERIOR: 1/2 RD. VERT. TRIM @ MULLION ROT. 2 AREAS - 4" x 3/8" x 3 3 pieces

EPDMY CONS. INT. BOT PAIL 16" x 1/2" x 1/4"

ROT/WORN BOT. RAIL

EPDMY CONSOL. 8" x 1/2" (W) x 5/8" (D)

+ 2 AREAS 3" x 1/4" x 1/4" AT ROT. BOT. RAIL

INTERIOR FLAMMATION

REPLACE INT. SILL STOP 32" x 1 1/8" x 1/2"

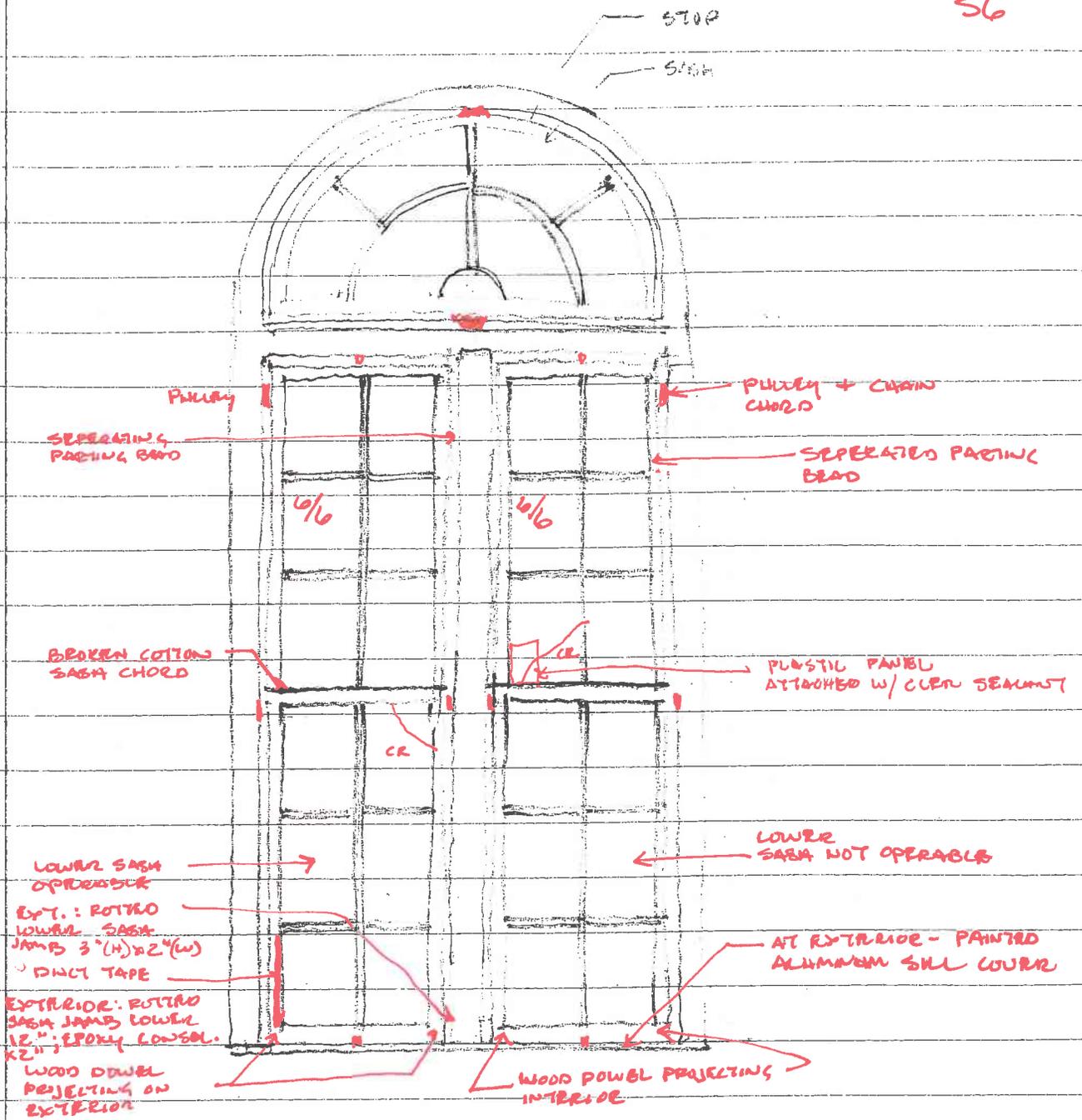
SEPARATELY CHECKED INT. SILL

NOTE:

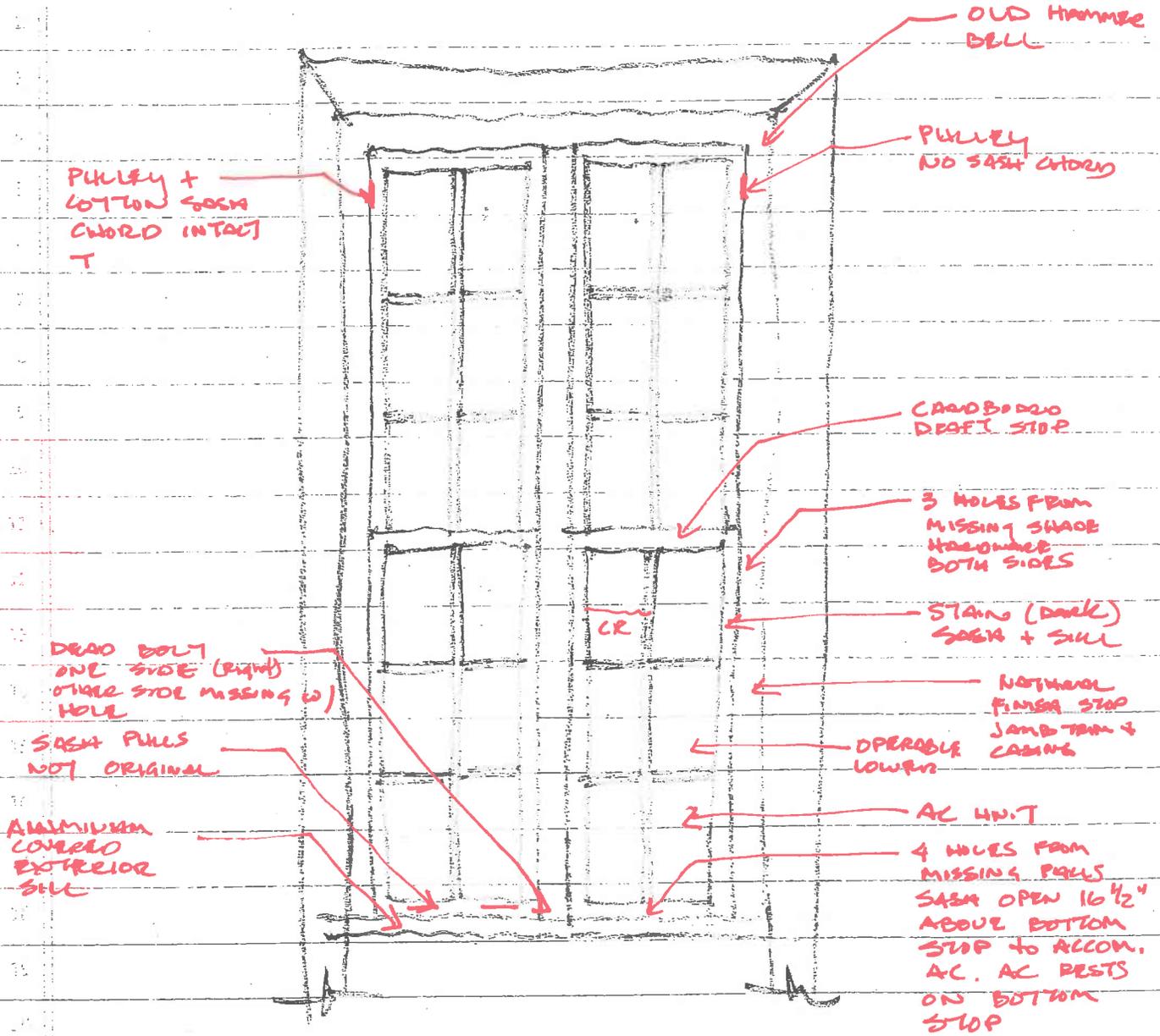
1. PAINTED ALUMINUM EXT. SILL COVER, SEALANT FAILDS, SEALANT FAILDS BTWN EXT. WOOD SILL + GRANITE SILL/COURSE

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INTERIOR ELEVATION



PULLEY + COTTON SASH CHORD INTACT

OLD HAMMER BELL

PULLEY NO SASH CHORD

CARBORUNDO DEPT STOP

3 HOLES FROM MISSING SHADE HOUSING BOTH SIDES

STAIN (DARK) SASH + SILL

DEAD BOLT ONE SIDE (RIGHT) OTHER SIDE MISSING W/ HOLE

SASH PULS NOT ORIGINAL

ALUMINUM COVERED EXTERIOR SILL

NATURAL FINISH STOP JAMB TRIM + CASING

OPERABLE LOWER

AC UNIT

4 HOLES FROM MISSING PULS SASH OPEN 16 1/2" ABOVE BOTTOM STOP TO ACCOM. AC. AC RESTS ON BOTTOM STOP

CR

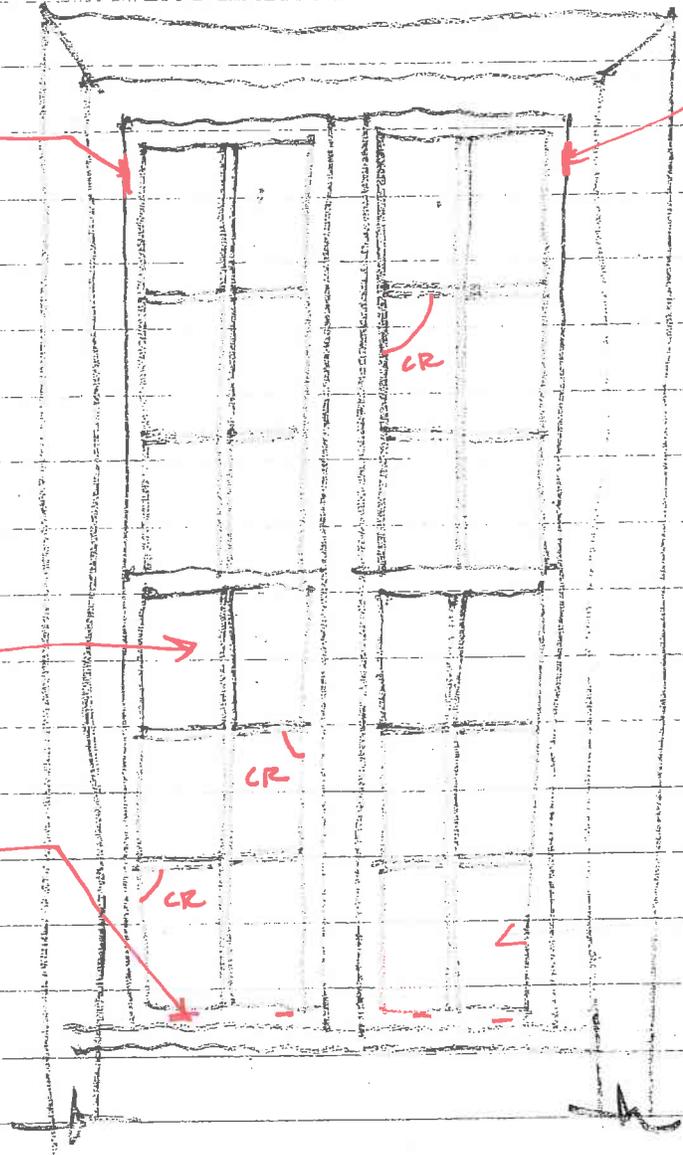
PULLY w/  
COTTON SASH  
CORD

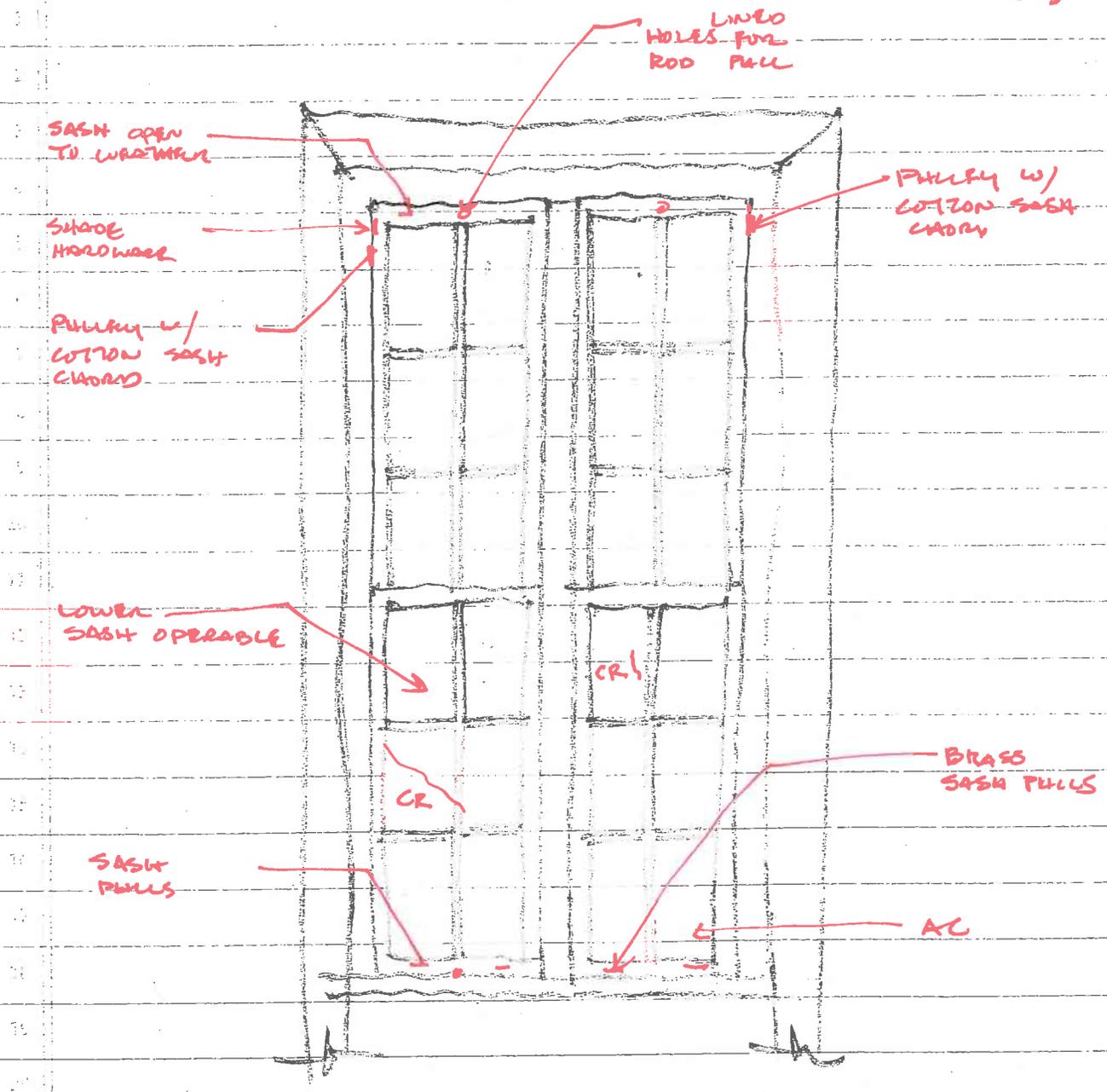
PULLY w/  
BROKEN COTTON  
SASH CORD

LOWER  
SASH  
OPERABLE

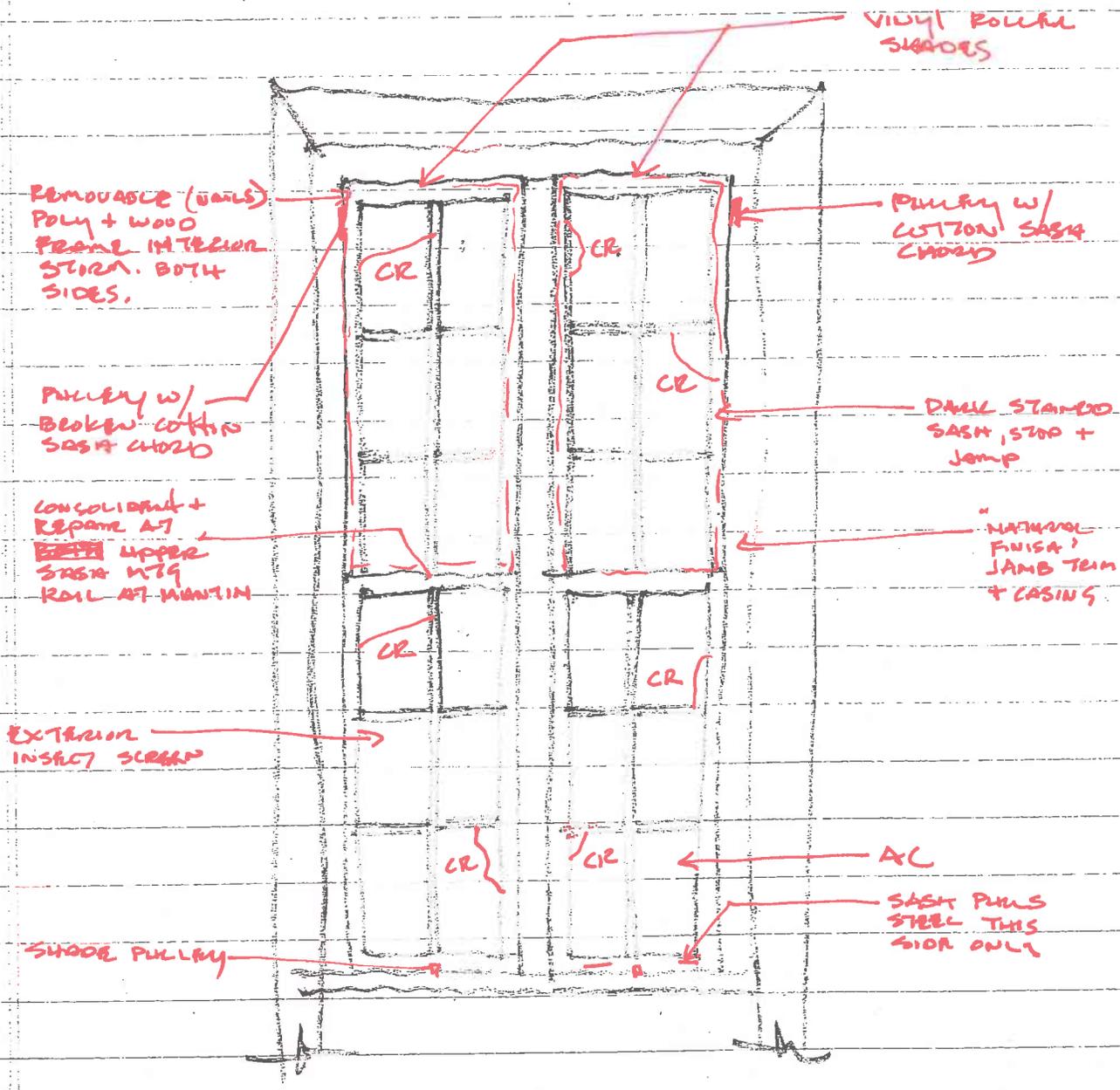
2 SASH  
PULLS PER  
SASH - BRASS  
BOTH SIDERS

AC LOWER  
SASH



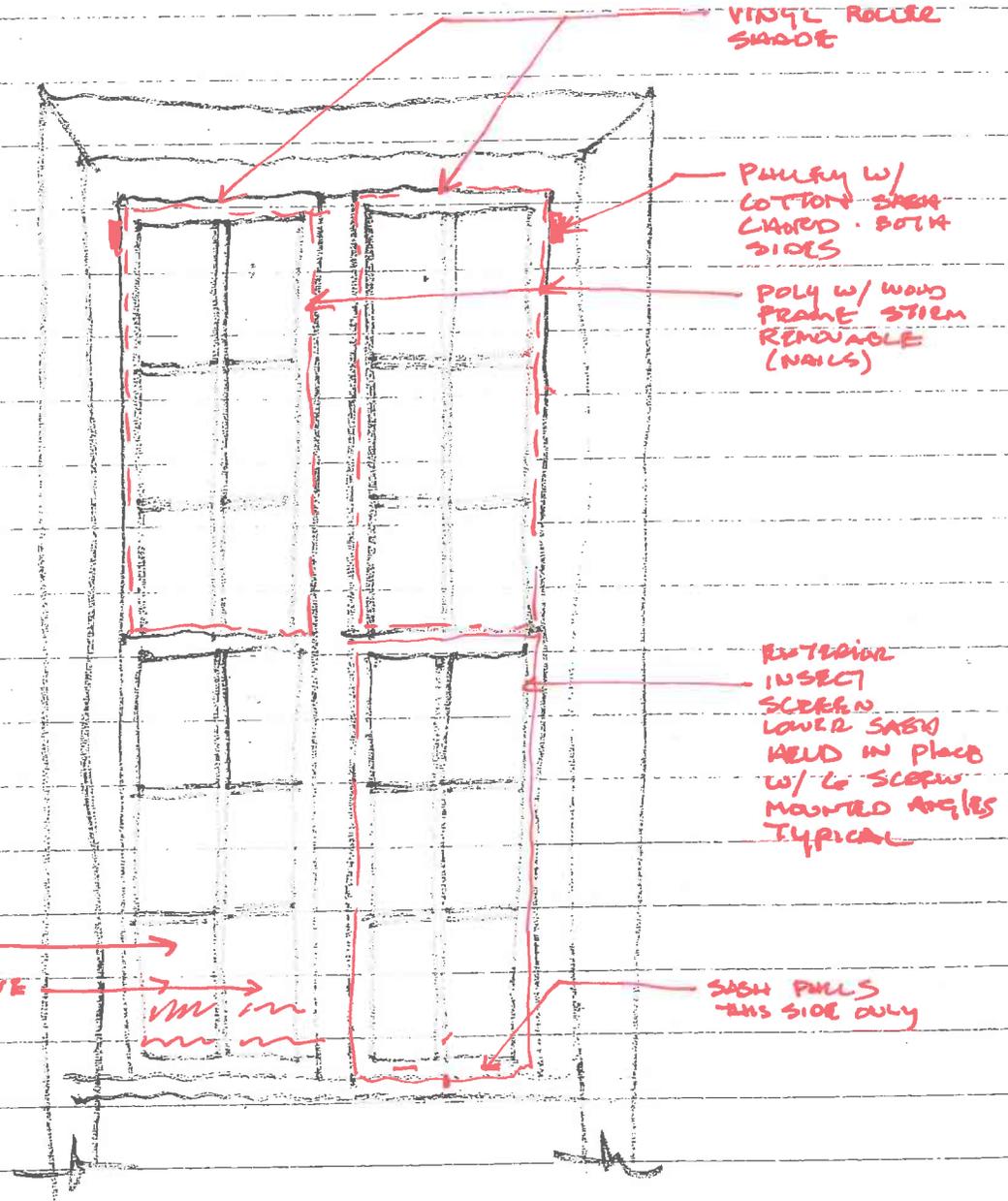


511



INTERIOR ELEVATION

S12

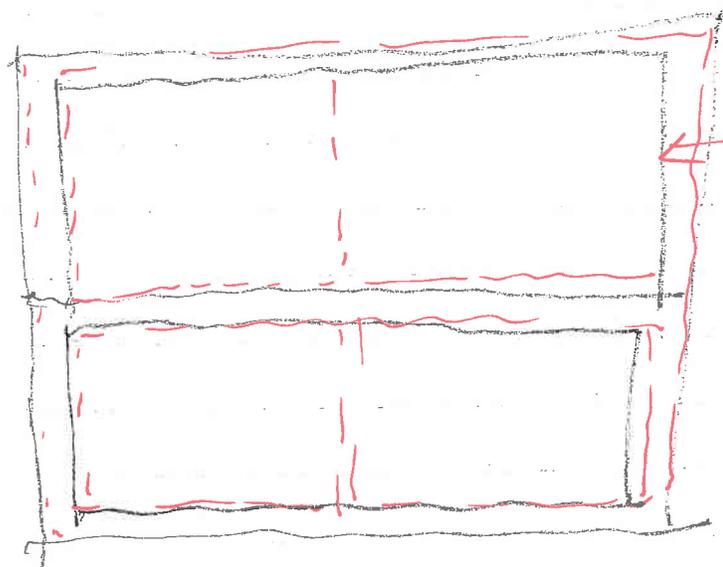


INTERIOR ELEVATION

9

DESCRIPTION	
DATE	T8

S13

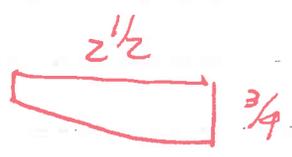


INSECT +  
MESH  
SCREEN

NO AC UNIT

WALL PANELING  
TO SET FRAME

INTERIOR ELEVATION

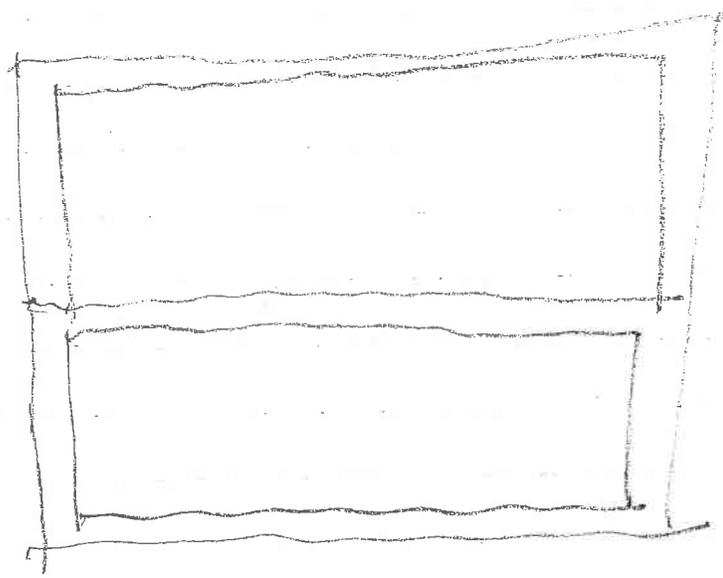


CASING  
PAINTED

9

BOARDED BY	
DATE	T8

S19



DRY WELL  
ALL AROUND

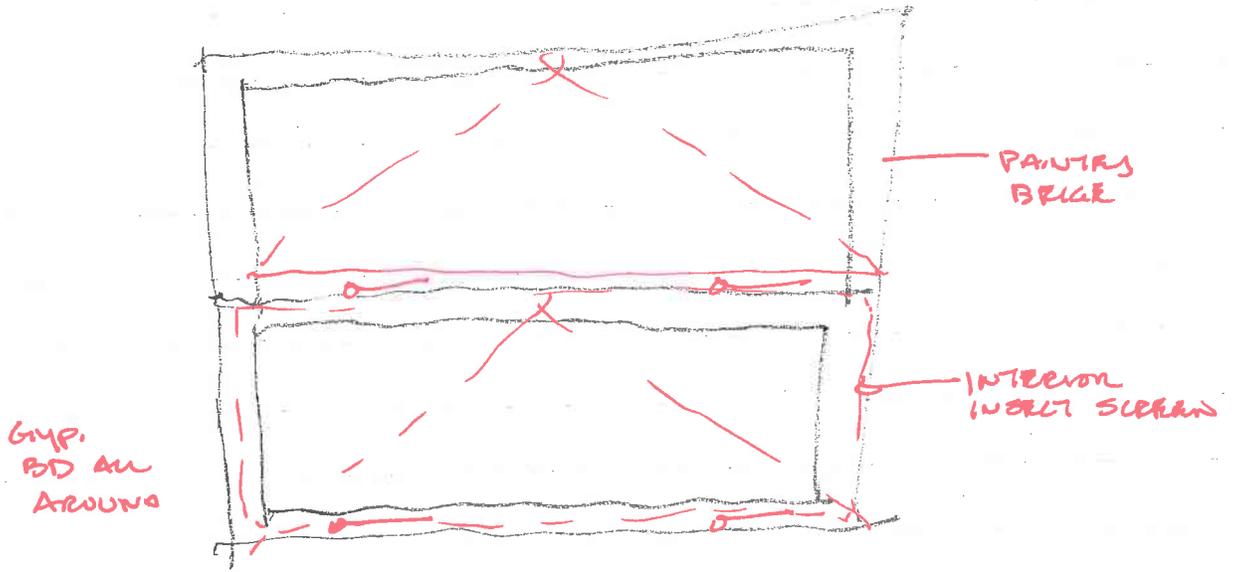
AC UNIT BELOW

INTERIOR ELEVATION

SAME CASING  
+ SCREEN AS  
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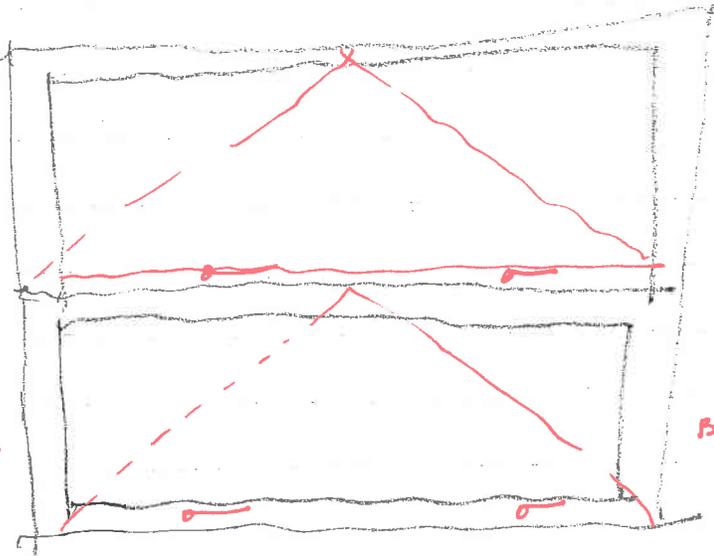
S15



INTERIOR ELEVATION

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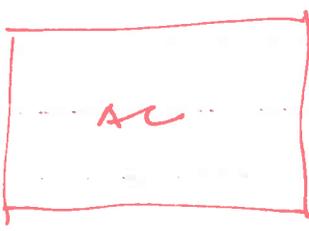


Dry wall  
all around

INTERIOR PAINTED

INTERIOR SCREEN  
AT BOTTOM

BOTTOM OPERABLE



SAME TRIM AS  
S12



**McGinley Kalsow & Associates, Inc.**

*Architects & Preservation Planners*