

Hartley Lord House - 26 Summer Street, Kennebunk, Maine  
Transcription of Handwritten Specifications - 1884  
Brickstore Museum - Collection #93 - Box 1 Folder #4

Specification of materials to be furnished & labor to be performed in the erection & completion of a wooden dwelling house for Hartley Lord, Esq. to be created in Kennebunk, Me, according to plans made or to be made by Geo. F. Meachan, Archt. 93 Water St. Boston, Mass

**General  
Conditions**

All the work shown on the drawings or described in these specifications & all other work & materials necessary for the entire completion of parts so shown or described shall be performed in a thorough workmanlike manner as a part of the contract, & with materials best adapted to the purpose when they are not particularly described. All work or materials not according to the drawing or specifications may be rejected at any time & shall be replaced or a fair allowance made by the contractor as the owner or architect may decide. All work shown on the plans, and not figured, is to be copied according to scale, but figures are to be followed in all cases though differing from the scale. The work is to be begun at once and prosecuted as fast as the weather and proper workmanship will permit & the contractors are to give their personal attention to the work and without underletting to persons not acceptable to the owner or architect. All work & materials liable to injury by the Elements or otherwise shall be carefully covered whether

Provided by the Contractor or not. The work is to be done under the direction of the owner or architect.

### **Excavation**

The loam is to be removed from the area of the house & for a distance of twenty five [sic.] on all sides measuring from the Extreme dimensions of the house; also from the paths and driveway and piled compactly at convenient distances for putting back & out of the way. Excavating is to be done as required for the cellar, cellar walls & trenches, bulkhead, inside and outside piers, chimneys, step foundations, trenches for drains, cesspools, & c. Cesspools for conductors 2 ft diam<sup>tr</sup> a 4ft<sup>t</sup> deep in the clear are to be put where shown, & stoned. Driveway & paths are to be excavated where directed, & all stones and all stones dug out are to be put in them, and the balance of the materials & work will be provided & done by the owner. The drain trenches are to be refilled & rammed solid. The outside piers & foundations are to extend to a depth of at least 4ft 6in & deeper if required to reach a hard bottom. Inside piers & chimneys to start on hard ground and not less than twelve inches below the cellar bottom: also the drain trench under the outside walls.

**[marginal note: owner]**

The cellar bottom is to be levelled off & made hard for concreting, so as to finish 8ft6" in the clear. The wall drain is to pitch towards the lowest corner of the house, & extend outside as shown. The materials excavated are to be graded around the building, and when the owner fills up the balance as required, the loam is to be put back and evenly graded. Dig the cellar 6 inches larger than the walls so that they can be built up independently of the dirt. Do other Excavating from time to time as may be necessary for completing the work.

### **Stonework**

The walls are to be constructed of large sound ledgestone not less than 1ft8" thick with good faces on the exposed parts. The bottom courses are to be of selected stone, layed smooth face down and 2 inches apart to form an evenly pitched drain, which shall discharge the water into a drain pipe at the corner. Above these courses the Entire wall is to be laid solid in cement mortar made of 1 cask of fresh Newark cement to 2 casks of best Rockland lime, & proper allowance of coarse sharp sand. All joints are to be struck and the walls levelled off to receive the sills. The stone

**[marginal note: owner]**

walls are to be carried up to receive the sills where not Exposed outside to view. The foundations for steps, carriage porch, piers &c. are to be laid in a similar manner. All the stonework is to be started on hard bottom & where Exposed to the frost in no case less than 4ft 4in<sup>s</sup> deep. Lay the cesspool dry & arch over.

### **Underpinning**

The underpinning under the kitchen on the southerly side is to be of split granite with hammered builds & reveals and joints, and the beds straightened. This is to be not less than 2ft 10 inches high, not less than 8" thick nor more than 12". Window sills to be fine hammered on top & rough faces. The remainder of the underpinning Exposed to view is to be nice split-face stone, squared of various sizes as required & levelled to receive the sills &c. Set the granite in cement mortar, fill in & point the joints with cement & pin up solid with small stones & cement.

The ashlar underpinning to be laid in cement mortar, the joints filled and ruled off.

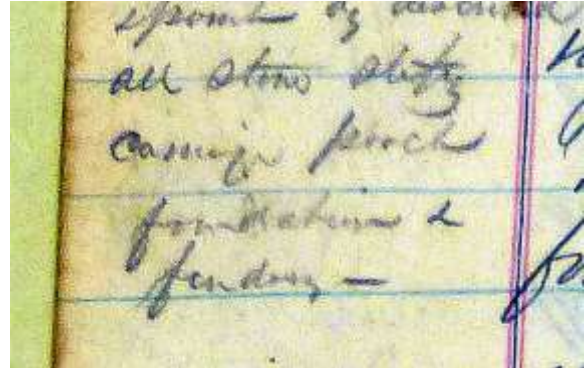
**[marginal note: owner]**

**Steps & c.**

Provide, deliver & set a flight of fine hammered Granite steps, 10 cut work, for the front entrance, all these are to be free from rust & other imperfections made according to details to be given, & set without injury and pointed with cement.

Provide, deliver & set granite foundation stones for the carriage porch, also steps for the side opposite & for the carriage porch [the bottom steps only as marked] also fenders. Do what jobbing may be required at the building.

[marginal note: Owner to provide steps delivered at the lot. Masons to set & point as descr'bd all stone abut'g (indecipherable) carriage porch foundation & fenders)

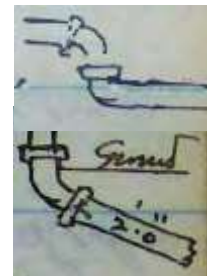


**Drains.**

Lay these with the best glazed stoneware pipe of required dimensions & lengths together with all required bends, Ys, branches & Ts, well & uniformly pitched, the joints cemented all around & cleaned out on the inside. Make

the dirt hard beneath them to avoid settlement. Connect the drain with the iron soil pipe outside of the walls beginning with a quarter bend.

Provide and put in a 3 inch cast iron elbows and 2ft pieces for the conductors to connect them with the drain pipes. Make all connections as required.



[marginal note: Masons]

## **Concreting**

Cover the entire cellar bottom with not less than 2" of concrete made of fresh Newark or other approved cement & coarse gravel, one part of cement to three parts gravel, thoroughly mix in small quantities, well rammed & smoothed level & even with trowel in the best manner. This is to be done before any woodwork is set in the cellar.

**[marginal note: Masons]**

## **White**

### **Washing.**

The cellar walls, piers & other parts are to be covered with two heavy coats of lime wash evenly put on.

**[marginal note: Masons]**

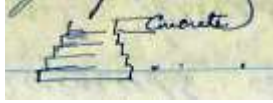
## **Brickwork.**

All this to be laid in the most workmanlike manner as hereafter described or as shown on the plans. One foot of all the inside piers above the concrete, also of chimneys & walls, also the chimney tops beginning two feet below the roof the whole of the outside piers, the foundations above the stonework for supporting the steps, & other inside and outside work, are to be of the best merchantable hardburned bricks; the remainder of the brickwork, except the pressed bricks, are to be the best light-hard, but no chimney or soft bricks are to be used. The wash boiler

**[marginal note: Masons, also to include in masons work (two indecipherable words crossed out) Tiling & cost for furnishing Tiles -]**

setting & hearth, the brickwork behind the range to a height of 4ft 6ins above the floor and the inside of some of the fireplaces are to be the best quality of selected cherry red pressed red bricks, also the chimney tops above the roof. Some of the fireplaces are to be laid with buff colored bricks as shown on the scale drawings for the fireplaces. Turn the hearth trimmers & level up for tile hearths; provide and set cast iron doors & frames for the ash pits, also thimbles & covers where required, including one for an ironing stove in the wash room, & 6 inch one for the furnace. All the pressed brickwork to be laid in half & half cement mortar colored deep red like the bricks, outside brickwork & the inside hard brickwork to be laid in half and half cement and lime mortar, & the balance in best lime mortar. Use clean, coarse, sharp sand. The chimneys are to be plastered before the studding is set, on the outside to the roof boards, & on the inside throughout the flues. Provide all iron bars for the grates and other openings, and best style of doors, frames & ash grate for the wash boiler, & 6" x 12" ash grates for fireplaces. Cover the tops of chimneys with 1 1/4" soapstone slabs with flue holes cut through. All projections on the chimneys and the bases are to be flashed with wide pieces of sheet lead let in to joints at least 1 1/4" deep & well lapped so

as to be perfectly water tight. The piers & chimneys to have projecting foundations started on hard



ground. Furnish all materials and labor for setting furnace, including a slate or soapstone cover of cold air duct extending at least 2ft from furnace for protection against fire. Keep all brickwork clear of woodwork 3/4 in. Lay the outside of furnace, range and dining room flues 6 inches thick to the top of the second floor. The kitchen flues are to be arched over to the dining room chimney, gradually, before reaching the second floor. Point around cellar window & other frames necessary, set boiler stone, build cellar interior walls, provide & put two courses of light hard bricks laid in cement on all the sills and between the studs of all partitions and fill up all holes for rat proofing. The thimble covers to be of Russia iron with brass thumb handles. Do all jobbing & other work required to entirely complete the work.

Clean out all flues, & remove refuse materials from the building. Color the mortar for chimney tops, red, & provide & put in an 8x12 vent reg<sup>r</sup> with casing for the kitchen near the ceiling.

### **Lathing & Plastering**

Lath horizontally between all studs & braces &c. from the sills to the roof boarding; also on the underside of the rafters of the one story L  
[marginal note: (Carpenter) Carpenter estimate to give the price per ~~M~~ [thousand] Mason (note continues on page 9)]



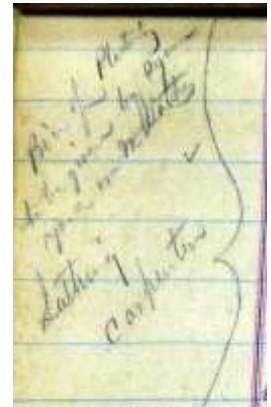
[marginal note: Price of plastering to be given by square yards in (indecipherable) - Lathing Carpenters]

with good spruce laths well nailed, & back plaster with a heavy coat of hair mortar. All small holes to be carefully filled. Plaster Bay w. rafters. All the walls, ceilings & partitions throughout the building in two stories, also the attic chamber, closet & hall, and the cellar ceiling, one to be lathed with best spruce laths nailed with Fields' threepenny nails at every bearing, the joints on the ceiling broken every six laths, & on the walls every eight. Lay the lath every eight.

**Inserted into text: Lay the laths 5/16 of an inch apart.**

Cover these with best long washed hair, Rockland lime & coarse sharp sand well mixed at least 6 days before use & when bone dry skimcoat with lime & fine sand putty, evenly, & without joinings and chip cracks. Hand float the first coat when partly dry & screen the windows to prevent too rapid drying & to keep out the weather. The cellar ceiling to be smoothed on one coat without skimming. All corners & surfaces to be straightened with long straight-edge, & the beads cleaned off. All grounds are to be 7/8" thick and the plastering in all cases run to the floors. Do all jobbing required, & patching at the completion of the carpenters' work, and clean out rubbish & sweep the house. \*Provide stoves, coal & attendance for drying the plaster if the season requires it. ~~Lay the laths 5/16 of an inch apart.~~

[\*marginal note with asterisk: owner]



The contractor will allow in his estimate 50 dollars for centre pieces to be expended by the owner. The contractor to put them up -

[marginal note: Owner]

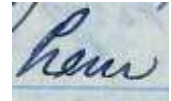
#### Gutters.

Provide and put up in the best manner best galvanized iron gutters of the required sizes, with galvanized iron stay bars 3' ogee lead goose necks down to conductors.

#### Slating & Trimming & Copperwork

Cover all the crickets behind the chimneys &c, & behind the round & square towers with wide pieces of 16 oz copper locked, cleated & soldered & made with hem [?] under the slates. Cover the lutheran[sic.] window tops and stools where required with M. F. roofing tin, turned up generously under the slate and woodwork; also all flat roofs as marked, the balcony, scuttle frame & cover. Lock, cleat & solder these with heavy iron to sweat through all the joints and drop a good sized tin button on all the corners of the sheets. Turn up the tin not less than 6" against the vertical work & solder. Form gutters in flat roofs where required & solder in the lead eaves pipes and the sleeves where the conductors are carried down

[marginal note: slater]



through the roofs. Eaves strips of uniform width to be used. The roofs not tinned are to be covered with the best quality of Monson slate, the principal size to be 16" x 10", not less than 52 to a foot, and with unfading red slates for under the eaves and first courses above the gutters and for the last course next the ridges & flat roofs. The round tower roof will be smaller slates, and be trimmed narrower & narrower as they go up. All the slates are to be laid on some standard brand of tarred paper, well lapped & entirely covering the roof boarding.

All the trips, valleys, ridges, the under eaves and the first four courses above the gutters are to be thoroughly bedded in oil chimney cement. The head cover of the L to be 3 inches & other flat places and 2 inches for the steep roofs. Put 10 oz zinc, 14 inches wide, in all the valleys, and 9 inches wide on all hips & ridges moulded to fit the hip poles. Secure these and the slates with the best galvanized iron nails. Do all jobbing & keep the house water tight for one year after completion.

**Conductors  
& c.**

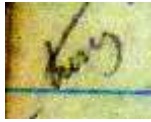
Provide & put up ogee lead eaves pipes 2½"  
clear drains & enter into 3 inch XX tin

conductors provided with caps & strong stay irons & entered into the cast iron drain pipes. Some of these are to go through the roofs and floors and are to be provided with sleeves & flanges for making tight around them. The large eaves for copper gutters are to be furnished with them, 3½"XX tin conductors are to be put for these also as described.

#### **Furnace .**

The contractor will furnish a twenty-four inch Highland Co's or other approved pattern, of equal size, with double jacket covering, the best large sheet tin pipes with the beaded & soldered joints, elbows, boxes, ceiling sleeves, tin sheet linings in partitions, Tuttle & Bailey's, or other approved enameled registers, wire nettings for the same & for cold air box, soapstones, galvanized heavy iron smoke pipe with regulating damper, a coal shovel & large poker complete for use. This is to be set up in the best manner, the pipes and registers to be of the dimensions marked on the plans. The furnace to be of cast iron, of the Peerless pattern with flanges & other improvements.

[marginal note to the left of the foregoing paragraph: "Owner to furnish furnace and to fix -



t??g - carpenter to do all woodwork fillings - Mason to do mason work"]

#### **Tiling.**

The contractor will set, or cause to be set, in the best manner, in Portland, English, cement

tile hearths and facings as may be provided by the owner. Also put in brick foundation between the vestibule floor timbers, on boards to be laid by the carpenter, cover with cement and lay tiles to be provided by the owner. Do all jobbing and clean out refuse.

[marginal note: Masons to do all except from (fin)ishing Tiling.]

Cornices? [section left blank - marginal notation in light script followed by "Owner"]

#### **Timber**


**Framing &c.** All timber is to be sound, straight-grained, square edged spruce, of the required dimensions framed according to the plans & directions to be given, in a workmanlike manner, raised, pinned, spiked & bolted together. Floor joists to be spiked to the studs & girts & together, in the inside, and have 1"x 2½" X bridging double nailed at each end. Use 3 x 4 caps for all except partitions around stairs, which are to be carried up through the stories without them to prevent shrinkage. Use leger boards for timbers in these. Support the roof timbers

[marginal note to the left of the foregoing paragraph: "Frame delivered at the Lot by the owner - fitted and adjusted [? - script unclear] by Kennebec Framing Co."]

with studs standing over partitions below. Frame the hearth trimmers into the sills & pin to keep the sills straight - Fur up the flat roofs for tinning, at least ½" to 1ft. not shown on elevations - The frame is to be level & plumb. All studs, girts, posts & plates to be planed to a uniform thickness. Holes for staging brackets to be bored through the studs.

### **Boarding.**

All the roofs, walls and underfloors are to be covered with narrow seasoned spruce, from the top of plates on the walls, without holes or other defects, & well nailed with ninepennies, fitted for slating & tinning

with 1 3/8 round beads nailed to board  for all hips; for the scuttle, chimneys, & c. All the tinned roof boards to be matched; also the floor in the unfinished part of the attic.

**[marginal note: Carpenter]**

### **Partitions & Furrings.**

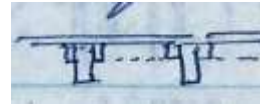
All the studding to be planed to a uniform width, to be 2" x 4" spruce placed twelve inches on centres, except in attic, where they may be 16ins. bridged with plank, nailed at each end with three ninepennies. All the inside principal partitions are to be wind braced from the floors to the outside walls, at an angle, with pieces of studding firmly nailed. These are to run towards the different sides of the house in the two principal stories. Set the studs over each other, straight & plumb; those for the stairs as previously described,

**[marginal note: Carpenter]**

& around the chimneys 3-4" from the flues without in any way being connected to them. All openings to be double studded the whole height of story, & across the openings & when wider than a single doors use 4" x 8" seasoned stock for the heads. Truss all these openings where the floor timbers rest upon them. Provide and put on soft pine grooved corner




beads and 7/8" inch thick planed spruce or pine grounds for plastering to run the floors. Set sliding door partitions with 2" x 3" with boards between them to make a tight pocket & close with board at the end to stop the door. Fit these with hard wood stripes for Richards' Sliding door rollers at the top. Prepare all outside walls from the sills to the roof boarding with strips 7/8" x 1 1/4" nailed on each side of studs, posts, rafters & floor joists for



horizontal lathing for back plastering. & other places needing them. Use 2" x 6" furrings for ceilings well nailed to the rafters & hung from them with strips, and place them 2 ft. on centres. Use plank & board furring in other places as may be required. Fur all ceilings for plastering with sound, seasoned, mill planed spruce 7/8" x 2 3/4" placed twelve inches on centres in the two principal stories and 16" in the others. If the floor timbers are planed to a width, no furring will be required for the ceiling.

Fix grounds around openings for hot air pipes in cellar and for plumbing pipes throughout the house. Make all corners solid, put on blocks for base

next openings, & do other [?]  as may be required for a nice job.

Patch all under floors before the upper are laid, cut in the boards for plumber's pipes to run on those exposed to view to be headed and screwed up, & do other jobbing for sub-contractors. Put strips on the sides of floor joints for vestibule tiling & sink floor for one course of brickwork. Run

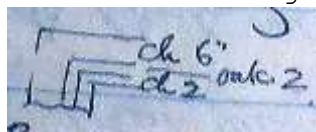
studding through floor timbers upon caps.

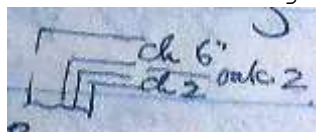


### Upper Floors.

All these are to be of the best quality of kiln dried stock of the various kinds required, the hardwood matched & blind nailed & the small pieces in the dining room glued.

The centre of dining room floor to be of oak with margin of cherry and oak in pattern; also the floor of the principal hall from the front vestibule to side entrance including the side vestibule; the



margin to be  The floors in the kitchen, wash room, Pantry & back stair hall to be Birch, the china cl oak. All the other floors to be first quality spruce. All these are to be warranted not to shrink. All these floors are to be jointed, strained tight, smoothed, & the hardwood

**[Marginal note: Not included in Carpentry estimate]**



traversed & sandpapered for varnishing. The joints are to be well broken in the hall & dining room in every course.

The piazza, porch & veranda floor to be best Southern hard pine with 1/8" open joints, with plank nosings, nailed with twelvepennies, properly smoothed and the joists beneath covered with strips of tarred paper before they are laid.

Put margins around hearths & registers 1/8" below the hearths and around openings in the piazza floor over windows. Fill these openings with stout slats.

### **Window frames &c.**

The frames are to be made with southern hard pine pulley stiles & parting beads, stop beads of cherry except where hardwood finish is & there they will match the finish; all the other parts to be best soft pine plank & boards. Cut pockets in stiles & provide 2" & 2½" turned face steel axle pulleys  
**[marginal note: 1 1/3 Gross]**

Use 2 3/8" rebated plank sills, extending across the opening between studs so as to fit tight the stiles



grooved into them. Block up under window sills. The cellar frames to be rebated both edges for sash & screens. Make inside board frame for W.Cl. 2<sup>nd</sup> floor. Put inside casings to straighten the stiles. Sashes to be of the best kiln dried stock, soft pine, 2" thick for plate glass, & 1¾" for others, moulded  
**[marginal note: Carpenter]**

rebated & lipped for 3/8" parting beads, 1 3/4 [sic.] thick middle rails, 3 1/4" bottom rails. Glue & pin the tenons & make the sashes thick & wide enough to fill them so as to admit of fitting. Plane the pulley stiles before putting in the sashes if they are not straight & even. The stop beads are to be



rebated and the stiles grooved for them these are to be secured with flat headed brass screws. The sashes are to be double hung with best linen cord of large size, cast iron weights of accurate balance, and trimmed with bronze spring self locking fasts of approved pattern, gold colored. Cellar sashes to be hung with 3" x 2" butts, 2" japanned plate buttons and stout wire hooks & staples for keeping them open. Use thick white lead in all the joints. The lutherans[sic.] will be made according to details, and set on twined stools where required, the twining brought up and nailed to back of sills & turned on the roof, the tin primed before the frames are set.

## Blinds

All the windows, except the small cellar, the Lutherans & small windows in the upper section of tower are to be provided with 1 3/8" outside blinds, with heavy rails, pinned, made in four folds where required to swing, with rolling slats in the lower panels, & hung with stout braced hinges, and wire spring fasts with

[marginal note: Carpenter]

long & strong staples firmly fixed. Blinds to be rebated & beaded and where fourfold hung with backflaps.

### **Screens**

All the windows, except in the unfinished parts of the attic are to have fine painted wire mosquito screens for lower halves of windows with 7/8" stout beaded frames of black walnut and spring slides or brass bolts as the owner may decide for holding them in position and guides. These are to be put on the outside on the edges of the casings. Those for the cellar to cover the whole window.

**[marginal note: Carpenter]**

### **Outside finish.**

All this is to be made of the best thoroughly seasoned soft pine & well wrought according to details to be given, and put together with paint. The friezes, plancers[sic.]&c. are to be glued up the required widths. The entire walls are to be covered with "Beaver" brand, or some approved standard tarred paper, before the finish is put on, well lapped & turned round the corners. The walls of the first story are to be covered with tongued & rebated sheathing as shown, and the second story with narrow, tongued, plain sheathing of uniform & parallel widths not exceeding 4" before working, & the whole evenly smoothed & primed when put on. The ceilings of porch, piazza &c. to be sheathed with narrow beaded &

**[marginal note: very particular about being well seasoned. Carpenter]**

tongued sheathing, uniform widths, other finish to be made as shown or directed, and the whole put up in the most thorough manner, flashed with wide strips of sheet lead and 10 oz zinc, well nailed & the nails all set for puttying. The round tower to be sheathed vertically with plain stock & evenly smoothed. Sandpaper all plane marks. Put in cedar posts for bulkhead doors. Also swill box for barrels at rear door, the bottom to be covered with galvanized iron.

## Stairs

The stairs are all to be provided with seasoned plank, stringers not more than twelve inches on centres & platforms where required. The back flights to have open & the front flight - close stringers, and to have moulded nosings. The rear flights to have ash posts 4 3-4" for the bottom 3<sup>3</sup>/<sub>4</sub>" for gallery, chamfered, & moulded, turned top & bottom finish, 1 3/8" turned balusters, square at the ends, 2 3/8" x 4" moulded rails. The front flight to have cherry posts, panelled, moulded, with bases, moulded caps & drops, 2<sup>3</sup>/<sub>4</sub>" X 4<sup>3</sup>/<sub>4</sub>" rails, turned 2 3/8" square end balusters with finished panels between, 4<sup>3</sup>/<sub>4</sub>" gallery posts, 6" bottom posts with carved finish, moulded & panelled stringers, all according to details to be given. The cellar flight to have 3" turned posts and 2<sup>3</sup>/<sub>4</sub>[sic.] rails without balusters, in ash. All the above to have ash or pine risers and treads and platform finish. All stock to be of the first quality, kiln dried, finished and put up in a workmanlike manner.

**[marginal note: Carpenter; Exception Front Flight]**

Put in an open flight of planed plank (spruce) steps for the bulkhead.

### **Inside finish**

All this to be of best kiln dried stock, the hardwood selected, wrought into such patterns as are represented on the detail plans, put up in a workmanlike manner with steel wire nails, set in, and all carefully smoothed. Furrings are to be put in so as to have solid nailings. **[marginal note: Carpenter - vestibule and front Hall not included in carpentry estimate]**

The closets are to be fitted with cupboards, drawers, shelves on rebated strips, beaded strips with stout double bronzed hooks placed 10 inches on centres, a closet for D.R. table leaves, place for barrel, wardrobes with drawers, doors, inside shelves strips and hooks, & trimmed with Yale locks, sliding bolts, double hooks, bronze hardware complete. Fit the bottom of clothes cl in hall with boot holder made of ½" stock in sections

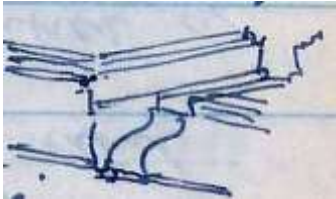


9" x 9" x 12" deep & two in height. Sheath high behind the kitchen sink & prepare as directed for plumbers pipes. The kitchen and laundry are to be finished with 5/8" matched & beaded, vertical ash sheathing 3ft6" high upon the plastering, in parallel widths finished with 3" moulded capping. Sheath behind the wash tubs.

Finish the hall, lavatory and W.C. under the front stairs in ash. All finish in China Cl. to be soft pine for varnishing. Glazed sliding doors to be put in as shown. A case of 6 drawers with recessed centre door for China

closet sink. Put cherry shelf opposite the slide. Provide brass track & steel axle mortise rollers for sliding doors.

Put cupboard doors under these & hang & trim with brass hardware; also other parts in this closet. The vestibule & the entire front hall will have a moulded panelled dado, 3ft-6 high, and an elliptical wooden arch over the entire stair opening, moulded, with key, also a moulding  $7/8''$  x  $5''$  in the angle of the ceiling & a  $1\frac{1}{2}''$  picture moulding, all of cherry. Finish the Parlor in cherry to be stained; the sitting room in Butternut; the office in Gum wood; the Dining room in oak with dado 4ft6" high, with three ribs and half rib across the ceiling with brackets under each end. Ribs to be  $4''$  x  $6''$ , with scotia on each corner,  $2''$  moulding on sides of ribs and  $3''$  on the corner of ceiling and  $1\frac{1}{2}''$  picture moulding all in oak.



**[Marginal note in handwriting: Dining Room not included in Carpentry estimate]**

Finish W. room, Kitchen & closets connected in Ash. The Bath room in Ash, or Cherry & the remaining rooms except as otherwise marked, in soft pine or whitewood. The bowl stands to have 6 moulded drawers, panelled door, base & c, & trimmed with brass hardware. The water closets to have cherry seats, double, without risers, with sheathing behind as high as covers open, capped, & open under the seats. Seats to be easily removed & have panelled cover. Bath tub & bath room to be sheathed vertically with narrow parallel beaded stock with cap and base and moulding. Fit up for barrels with

door and top cover hinged and trimmed with brass hardware. The sink and wash tubs to have plank frames set back 3" from tubs and enclosed with plain panelled doors extending across the whole front with 2" jamb to hang to, trimmed with brass hardware, & 2 drawers under one end of sink. Medicine closet to have 1 1/8" panelled doors, shelves &c; also the wardrobes & corner closet, all in the closet between the front rooms. All to be trimmed as above described & all to have Yale & Towne Cos locks. The architraves in 1<sup>st</sup> story main house, moulded, with plinths and corner blocks, turned; in the L & 2<sup>nd</sup> story & attic 5" wide, plinths & blocks. Make pine plank cistern for attic & small ones for closets where required, with hinged covers, & sheathed in 1<sup>st</sup> and 2<sup>nd</sup> stories. All the rooms, closets &c. to have base boards, & mouldings. Provide casings for pipes where they are enclosed, so as to be easily taken down, and lay strips over all floor pipes secured with screws before the floors are laid and lay up to them, securing the ends firmly. Fit up closet in 2<sup>nd</sup> story hall with double doors, six dress



drawers 6" high with low fronts & above these 4 wide shelves the whole depth of closet. Make paper boxes for W. C. seats.

Spike 2" x 4" on top the concrete and set 2" x 4" studs 2ft on centres extending to ceiling, sheath with matched spruce the whole height & put in box for shovelling out the coal, & above this a battened door for each, hung to swing inward.

Make a planed pine, seasoned stock, cold air extending from outside of veranda finish to the furnace 12" x 36" in the clear, having a slide near the wall & one on the side near the furnace & a frame with wire netting on the face of the veranda finish. Do all cutting, fitting & filling for sub-contractors. Clothes closet shelf steps



to be rebated & 4 in strips beaded, put 4" below them, or at height directed for clothes hooks.

Provide & put rubber faced strikers of wood like finish for all doors needing them.

Put architraves around all arched openings.

#### **Mantles.**

These are to be of wood, provided by the owner, but fitted & set by the contractor, who will furnish brass plates for securing them.

The contractor will allow in estimate \$400 for the mantles and shelves exclusive of his work.



[marginal note: Owner - Carpenter - ? & fit]



## Doors.

All of these are to have rebated pine plank frames veneered for hard wood finish with  $\frac{3}{4}$ " polished brass thresholds, first story, for the principal rooms, and  $\frac{7}{8}$ " cherry for other doors except in kitchen & its closets where they will be Birch, outside doors rebated oak plank thresholds. The doors of rooms having hardwood finish are to be veneered on pine, to match. The outside of front doors are to be veneered with mahogany, the inside & also the vestibule doors with cherry, the side vestibule doors with oak all on pine cores. The double doors to be  $2\frac{1}{4}$ " thick, with raised mouldings, the panels to be glazed where shown, also headlights for doors as shown to match. Single veneered doors 2" thick; other doors  $1\frac{3}{4}$ " finished for varnishing, except the closet doors ~~which~~ will be  $1\frac{1}{2}$ " thick in the second & attic stories. The sliding doors to have Richards' rollers at the top. All double doors to have solid moulded centre beads. Put a frame & door at the bottom of bulkhead steps and frame, and stout sheathed doors over the bulkhead well secured to the stonework.

**[marginal note: All veneered doors and brass thresholds not included in the Carpentry estimate.]**

## Hardware for Doors.

All doors to have Yale & Towne Man<sup>fg</sup>Cos locks, with brass faces. The dining room sash door to have bronze lever handles & bronze trimmed top and bottom sliding bolts of convenient length. The sliding doors bronze flush handles & edge pulls, with spring to shoot them out. The front & side doors outside are to have night locks with antifriction bolts

**[marginal note: All hardware for veneered doors as above not included in the Carpentry estimate.]**

interchangeable keys bronze lever handles & bronze trimmed sliding bolts having T handle. The front vestibule door lock similar to front without night-latch & other trimmings the same. All the outside doors to have large escutcheons, others drop; & the interior doors of the halls & principal rooms & closets in 1<sup>st</sup> story to have gold colored buffed bronze knobs with milled edges, & plain tipped butts to match; the kitchen, W.R. & closets & the attic rooms to have black glass knobs with bronze mountings and japanned steeple tipped butts; all the second story to have ornamental bronze knobs & plain electro bronze tipped butts. \*Bell pulls for all outside doors to be provided by the carpenter to match the other trimmings. The front, side & front vestibule and dining room sash door are to have three butts on a side and others two. The wash room door to have brass mortise ~~sliding~~ spring bolts, the bulkhead cover, & door at the bottom besides lock & knob are to have two square iron sliding bolts each of large size. Other hardware necessary to complete the work is to be furnished by the contractor. All screws to match the hardware.

**[\*marginal note: Bell Pully not included in Carpentry Estimate]**

#### **Gas Pipes.**

Run these throughout the house where marked, of suitable sizes to give ample supply of gas, with the best quality of iron pipe perfectly tight. The riser

to be extended within 3 ft. of the inlet pipe, & all outlets made the proper length with threads cut for fixtures; leave the caps on after testing until the fixtures are required. Secure all pipes to board furrings or studs with clamps or hooks, run them near the ends of timbers & don't cut slots in the tops.

[marginal note: Carpenter to do wood filling]

**Speaking  
tube**

There will be a tube from the 2<sup>nd</sup> floor to the Kitchen with porcelain mouthpiece, or other approved kind, with whistle in Kitchen.

[marginal note: owner furnish - Carpenter assist]

**Bell**

All outside doors to have bells, with signals in the kitchen. The dining room a foot bell, the bath room a crank & bell, the S. West Chamber two, one to the K, the other to Attic Ch<sup>2</sup>, the sitting room, parlor & chamber above one each.

[marginal note: owner furnish - Carpenter assist]

## Plumbing.

Provide and put in place in the best manner all the materials necessary for carrying hot or cold water, or both, to the wash room, kitchen, china closet, water closet, bowls, boiler, 3 wash trays, furnace, to outside for hose & to attic tank. All pipes exposed to view in the kitchen & wash room are to be same internal size as the lead, the thickness of iron pipes & provided with heavy finished fittings, all put up in a workmanlike manner with cast brass clamps & screws. Line a plank tank in attic (to be furnished by the carpenter) with 14 oz. planished copper, with 6" best planished ball cock, valve with pull for shutting off the whole supply with pull in bath room, with overflow to kitchen or other place as required, with expansion pipe from the circulation, W.C. valves &c. Put a 16" x 24" heavy planished copper butler's sink with flat bottom & round corners, finish with rosette overflow, nickel plated 1¼ in plug, safety chain & holder, two counter cocks with nozzle for filter on the cold water, 1" lead pipe overflow, 5/8" hot & cold water pipes, 1½" waste pipe running to 5" round lead trap with 3" brass trap screw, & ventilated with 1¼" lead pipe running to the 3" iron ventilating main. Connect trap to 2" iron pipe in cellar running to 5" soil pipe. Put in two of Meyer's Brighton closets, porcelain with 1¼" double supply, a 2½" valve with chain,

pull, & proper sized lead pipe leading down to branch at the bowl, 1¼" lead vent pipe from the closet to the 3" iron vent<sup>g</sup> main, set the closets on a slab or polished Italian marble & connect with 4" tarred iron pipe connected with Y branch to 5" horizontal tarred soil pipe hung with irons in cellar, & run through the stone wall with a quarter bend to connect with the drain.

Put in a Hellyer short hopper with tank & chain pull, ventilated & finished complete as above described for servants [sic.] use.

Put 15" ground wedgewood [sic.] imitation marble bowls, with 3/8" Boston made best nickel plated compression cocks, ½" hot & cold water supplies running from ¾" main. 1¼" waste to 5" round lead traps with 3" trap screws, 1" overflow, brass couplings, moulded dark Tennessee marble slabs & borders 10" wide, nickel plated 1" plugs, chains & holders. Ventilate trap with 1¼" pipe to 3" main.

Put in a stamped 16 oz. planished copper bath tub with rosette & 1¼" overflow, 5/8" hot & cold water pipes from ¾" mains, 5/8 [sic.] nickel plated compression flanged faucets with threads, 1½" waste running to 6" round trap with 4" trap screw, ventilated with 1¼" pipe to 3" main.

Put in a No 1 Hicks, or other approved, heavy 50 gall copper bath boiler with Lockwood stand high enough for portable range, ¾" brass (iron thickness) pipes for connecting with range, a sediment

cock, brass couplings for hot, cold & circulating pipes.

Put 30 oz copper wash boiler in wash room with  $\frac{1}{2}$ " supply & plug cock, copper steam pipe with copper thimble for chimney, and  $1\frac{1}{4}$ " dished soap stone top with 6" borders connected to tubs. Boiler to be 25 galls capacity.

Put in three full sized  $1\frac{1}{4}$ " soapstone tubs, with 6" backs, soap dishes,  $1\frac{1}{2}$ " plugs, safety chains & holders,  $1\frac{1}{2}$ " lead wastes running to 6" round trap with 4" trap screw,  $1\frac{1}{4}$ " vent pipe to 3" iron pipe, hot & cold water  $\frac{5}{8}$ " pipes with  $\frac{5}{8}$ " composition compression faucets, stop & waste cocks, dripped, for shutting off water in a convenient place in kitchen. Connect trap with 2" iron waste to 5" soil pipe.

Put in  $\frac{3}{4}$ " stop & waste at cellar wall  $\frac{3}{4}$ " lead pipe from this to the attic tank & to two sill cocks with valves, plated handles, stop & waste for shutting off. Put hose cocks on the front & south side as directed. Connect the house pipes with the supply from the stable.

Put in 3" tarred cast iron ventilating pipe with Y branches &c for all lead pipes, started near the lowest trap and run to the kitchen flue in attic and entered.

Put in 4" vertical, & 5" horizontal, tarred soil pipes with Y branches &c. for all inlets. Flang [sic.] these pipes securely, make joints with molten lead tamped, puttied and painted. Connect all lead and iron pipes with brass sleeves.

Put in a 1¼" soapstone sink, with drip board six inch back, 5" brass strainer, 1½" waste running to 5" round trap with 4" trap screw, 1¼" vent pipe to 3" iron, 1¾" lead to 2" iron running to soil pipe.

The water closet seats are all to be ventilated with 2" galv<sup>zed</sup> pipes started under the seat with flattened copper openings & extended to kitchen flue above the fire.

Run the ¾" circulating pipe to the bath room, put on expansion pipe. Run the soil pipe through the roof, cap with gal iron Globe Ventilator, & at the bottom put in a running trap 5" with clean out & a 4" capped fresh air inlet from outdoors. Run all the pipes near the partitions. Cut as little as possible the floor & other timbers, bore holes for the pipes to get the pitch & run on boards to be laid by the carpenter as may be directed. Protect the pipes in all positions exposed to frost with thick hair felting neatly bound on.

The general weights of pipes to be as follows:

¾	4 lbs per foot	5/8	2½ lbs per ft
½	2 lbs " "	1¼	waste 2¾ lbs
1½"	waste 3 lbs " "	1¾	waste 3 ½ lbs.
1"	overflow 2 lbs " "		

Provide porcelain W.C. drips for each.

The plumber will provide all other materials & labor required to complete the work in a workmanlike

manner according to the general intent & meaning of the plans & specifications including all Italian marble slab with 6" borders in the pantry.

**Stained  
Glass.**

The contractor is to set the glass, & put in the iron rods for holding it, but the leaded glass will be provided by the owner. It is intended to have stained glass in large stairway corridor & in the tops of the dining room windows & headlight over the dining room sideboard & in the front doors.

[marginal note: Owner]

**Painting.**

All the wood & metal work outside is to have three heavy coats of three colors as may be selected by the owner, made of the best materials, the colors to be ground in oil & of approved manufacture. The priming to be done from day to day as the work progresses. All hard pine exposed to the weather is to be twice oiled with pure raw linseed.

The interior hardwood is to be filled or oiled as may be directed, and then covered with a coat of white shellac and two coats of Berry Bros light hard oil finish, full strength, and when hard buffed down with powdered pumice

[marginal note: Painter]



and water & finished with oil rubbing. Finish the hard wood floors with Butchers' Boston wax finish instead of Berry Bros finish. Stain the oak in the Dining room, if directed, with Ammonia & acid, before finishing.

The woodwork of chambers is intended to be oiled and finished like the hardwood but the painter will, perhaps, be required to shellac & paint in particolors some of the rooms.

Sashes are to be stained & finished like hard wood inside & primed & drawn two coats of drop black on the outside, bottom of rails to be painted, also the top & bottom edges of all outside & inside doors to prevent swelling.

Blinds to have three coats of shade to be given. The screen frames to be finished with hard oil finish, two heavy Coats. Cover the lead work of stained glass with best liquid gold bronze.

### **Glazing**

Provide all the glass (except the stained) bed, brad & back putty in the best manner.

The outside doors, sashes & headlights ~~& the small corner lights in the outside sashes are to be in different~~ colors of light shades of cathedral glass; also the outside side & vestibule doors.

**[marginal note: Carpenter to furnish sash & setting glass, Owner furnish the glass]**

The glass in the ~~dining room, parlor~~, sitting room, front hall, vestibule lights and office windows are to be 1<sup>st</sup> quality polished plate Belgian glass; also front & vestibule headlights & the windows in the two front rooms second story.

The basement sashes to be filled, as well as the attic windows, with single thick German & all others remaining with 1<sup>st</sup> quality double thick German.

**Wall  
painting**

All the plaster walls in the china closet, pantry, wash room, kitchen, W.C. & lavatory & front vestibule in the 1<sup>st</sup> story; also the side stair hall in same story & in all the stories above; also the bath room and W.C. walls in the second story are to have four heavy coats of pure white lead & linseed oil tinted as directed. No sizing to be used. Finish with stippling.

[marginal note: Painter]

**Finally**

The general design as well as the details of the work being exhibited on the drawings herein referred to, & these drawings being understood to constitute a part of these specifications, persons who propose to bid are referred to them for any information that may not have been herein communicated & everything necessary to the proper & complete execution of these plans must be done & furnished in a manner corresponding to the remainder of the work. Every part of the building is to be executed under the direction & to the satisfaction of the Architect and owner. All subcontractors are to be approved by the owner.