CONDITIONS ASSESSMENT & PRESERVATION PLAN
of the

JASON RUSSELL HOUSE

Submitted to the Arlington Historical Society
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by:

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METHODOLOGY AND EXECUTIVE SUMMARY

It has been a privilege to study and provide recommendations for the preservation and maintenance of the historic Jason Russell House.

Design Associates was engaged by the Arlington Historical Society in December 2016 to conduct a conditions assessment of the building, establish a prioritized treatment list and prepare construction documents for repair of the most critical work. On December 21 and 22, 2016 and January 12, 2017 our team visited the building for our investigation. We made a top to bottom inspection of the building, documenting conditions inside and out. At the north sill careful removals of finishes and a test pit allowed further investigation of mis-aligned wall features. This was performed with assistance of Westmill Preservation Services.

Over the next several weeks we reviewed our field notes with the goal of describing work by priority. We took our listing to a high degree of detail, identifying over two hundred line items and assigning maintenance priority to them. The conditions narrative in this report assesses all of the building elements and provides suggested treatments for preservation.

Costs were developed in consultation with M. J. Mawn, Inc., a general contractor with specialization in historic buildings. They were based on recent completed work of comparable scope. The immediate work recommended is estimated at $35,000 with a $5,000 contingency on top. Work in the near future is estimated at $52,000. Work with lesser priority is estimated at $168,000. The $260,000 aggregate should ideally be expended by 2024 after which the house should continue on a program on annual maintenance.

An annual maintenance stipend of approximately $6,300 is suggested by the maintenance plan.

These figures represent costs for the first quarter of 2017. A six percent inflationary multiplier should be added every year after 2017.

The Report

Part One of the report contains the conditions and structural integrity assessment, includes a brief a physical description of the building and then a more detailed breakout of the features of the building, condition and recommended treatment. CAD drawings updated to show existing conditions, a building code review and building system's review are included.

Part Two, **Prioritized Treatment**, organizes the house elements by repair priority. A treatment approach based upon the Secretary of the Interior's Standards for the Treatment of Historic Properties is included.

Part Three, **Maintenance Plan**, lists the building features and recommends a procedure for maintenance

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CONDITIONS ASSESSMENT

This section of the report categorizes the existing condition of the architectural resources at the Jason Russell House historic site in Arlington, Massachusetts. The scope of this report excludes the Smith Museum addition from 1978 but does include the heavily reconstructed rooms of the connector between the buildings and the Caretaker's quarters in the addition. The narrative is derived from on site examination, photographs, reports of technical consultants and review of previous reports shared by the Arlington Historical Society.

For this report the Russell House is comprised of four portions:

Main block - the single bay deep, two story high, oldest portion of the house;

Shed – 19th century addition to the main block on the west side;

Addition – 19th century addition where the current caretaker resides and includes the small lean-to on the south side where the bathroom is located;

Connector – 19th century link from the house to the Smith Museum attached to the south edge of the Shed.

Descriptions of materials on the exterior will be differentiated by these portions. Interior descriptions are by room. Rooms are identified by name and number.

In this report the wall of the house parallel to Massachusetts Avenue is called the north wall, Jason Street is considered east.

The narrative below describes features and spaces at the Russell House. The descriptions provide an overview. Itemized information is provided in the tables at the conclusion of this section.

In these descriptions and the attendant conditions charts the following vocabulary is used to describe condition:

Immediate = Immediate replacement or repair required.

Near future = Replacement or repair within one year of publication of this report required.

Short term = Replacement or repair within two to five years of publication of this report required.

Medium term = Replacement or repair within five to seven years of publication of this report.

Long term = Replacement within seven to ten years of publication of this report.

Indefinite = Element is not new, but is in good condition and can remain in good condition through regular maintenance.

Since the treatment approach for the Russell House is recommended to be "Preservation" as described by the Secretary of the Interiors Standards for the Treatment of Historic Properties most work suggested below will consist of repair rather than replacement.

Descriptions begin with an overview, move to the exterior and conclude with the interior.

Jason Russell House

General Description

The House is an el shaped, 2-story building with a 1-1/2-shed off the main block and a 1-story extension off the shed to the south that connects the Russell House to the Smith Museum. The Main block has a gable roof; the addition is also gabled with a similar height ridge to the main block. The shed in fills about half the depth of the addition on the inside corner of the addition and main block intersection. The top of the shed roof engages the gable of the main block. Extending from the south sides of the main block and the shed is a one story gabled structure that connects to the Smith Museum. The Smith Museum is outside the scope of this study. Heavily restored in the 1920's the structure gives the impression of a Colonial building that has been slowly enlarged over the past two hundred seventy years.

The structure has three masonry chimneys protruding through the asphalt-shingle clad roofs. Gutters and downspouts to carry off roof water have been installed at all the eaves, an appropriate feature of a Victorian structure but not one that a first period house would posess. Exterior walls are clad in clapboards. Wood windows are mostly double hung, multi-paned units with a handful of fixed windows at attics and foundations. The stone foundation is visible around the perimeter.

The basement is partially excavated, but most is ledge and limited crawlspace. The first floor has seven rooms, three are in the caretaker's quarters, three in the main block and one large room occupies the shed and half the connector. The other connector rooms are modern finish with no evidence of older features. The second floor has five rooms, two at the caretaker's quarters, two at the main block and an attic space in the shed. The open portion of the attic is squarely over the main block. The addition attic is reachable only through openings in the sheathing of the main block roof where the addition roof is framed over the older roof.

Exterior Conditions

Exterior Condition Summary

For the purpose of this report the exterior is divided into sections that correspond to a phased program of painting around the exterior of the building. By phasing this work the Society will be able to amortize the expense of exterior work over several years.

The first section is the main block south elevation from connector ridge west, south elevation addition, addition shed, west elevation of connector and west elevation of shed. The work in this area is categorized as near future. Work in this area is driven by the need to paint the exterior soon, paint is peeling in this area likely a result of improper paint preparation and exacerbated by roof run-off from overflowing gutters. Painting is one of the best lines of defense for protecting a building envelope and should be done by professional painters who properly prepare surfaces and monitor moisture content prior to painting. Extraneous trim at the second floor store room windows should be removed. As part of painting preparation exterior clapboards along the foundations should be carefully removed and the wood sills examined further. Some deterioration is visible on the interior so checking these locations and making appropriate repairs makes good pragmatic sense. While other work is underway in these locations, the gutters should be replaced with new wood gutters matching others at the house.

The section with the next priority is the west elevation of the addition. Most work in this area is categorized as short term priority. The gable end should be painted with proper paint preparation. As part of painting preparation exterior clapboards along the foundations should be carefully removed and the wood sills examined further. Some deterioration is visible on the interior so checking these locations and making appropriate repairs makes good pragmatic sense. The concrete stoop at the caretaker's entry should have cracks repaired and the concrete should be sealed. While this work is underway a qualified mason should make repairs to the three chimneys at the house.

The north elevation would be next in sequence. With the immediate concern of the sill repair complete the north elevation work that remains is largely of medium term priority. Painting is one of the best lines of defense for protecting a building envelope and should be done by professional painters who properly prepare surfaces and monitor moisture content prior to painting. As part of painting preparation exterior clapboards along the foundations at the addition should be carefully removed and the wood sills examined further. While other work is underway in these locations, the gutters should be replaced with new wood gutters, especially given the deep accumulation of pine needles in the gutter. The wood plank covering at the granite stoop should be replaced at this time.

Finally, concluding the exterior conditions remediation is the main block east elevation, main block south elevation to connector ridge and connector east elevation and entry portico all sides. Once this remedial work is done the preservation of the Russell House exterior will become a matter of routine, regular maintenance. Painting and preparation should be done by professional painters who properly prepare surfaces and monitor moisture content prior to painting. As part of painting preparation exterior clapboards along the foundations at the addition should be carefully removed and the wood sills examined further. Repairs to the sills can be made where required by following the methodology used on the north sill. This would also be the opportune time to reset the granite pavers of the entry stoop on new compacted base.

All windows should be restored, fortunately they are in fairly good condition, but long term deferred maintenance will lead to failure down the road. So, restoration now can be cost effective and reduce future expense. The window chart is arranged by window number, but the condition and year implementation are tied to the section of the house like the items above. Removal of the sash will allow the layers of sealant and paint that have accumulated to be taken off as well. In some locations this accumulation is cracking and actually trapping water against the wood of the windows – definitely not the intent. Treatment of windows painted on the exterior and interior is rather conventional. When windows that are not painted on the interior are out and being restored the wood should be gently sanded to smooth out the raised grain and reduce the darkening of the grain from moisture. A light coat of shellac, tinted to even out color and a final protecting coat of polyurethane as added moisture and UV protection should be added. This will not make the windows pristine, but will reduce the visible wear and give a stable position from which to begin routine maintenance. Installation of wood storms on presently unprotected windows offers an opportunity to add needed ultra violet protection for museum and display rooms and cut down drafts into rooms with single glazed windows. The storms, which would be hinged at the top and tilt out at the base would offer opportunity for helpful ventilation.

Framing at the house is a collection of 18th, 19th and some 20th century materials. If analyzed against today's construction standards the framing would be considered undersized. There is extensive insect damage and a campaign of insect treatment with boric acid applied to exposed wood members and exposure of framing for treatment and repair is listed in the chart attached. Though the framing does not conform to present day building practice it does serve the museum and residential functions of the house. Storage in the house should be limited.

The following is description of each of the exterior building elements.

Roofs

The main gable, addition gable, shed, connector gable, addition shed and east portico roofs are covered in fiberglass asphalt shingles. From inspection at the eaves of the main block and the connector it appears that prior roofing layers were removed before this shingle was installed. While not an historic material the asphalt shingle is a cost effective, durable roofing choice. Historically the roof would have been clad in wood shingles. Shingles and drip flashing are in good condition. The rooflines are remarkably straight for a building of this vintage.

Chimney

The chimney of the main block is square, brick and is centered on the north south ridge line of the house, positioned so that only six inches extends east beyond the ridge. The chimney was reconstructed in 1924, substantially enlarging a 19th century chimney to better mimic a Colonial era stack. The chimney at the addition is also square and rises unbroken to its top without corbelling. The connector chimney, abutting the Smith Museum restroom wing is also square and has limited corbelling just below the cap.

The main block chimney vents the boiler in the basement, the fireplaces in the main block do not appear to be active thought their flues are enclosed within the chimney. The two course corbel and the top course of bricks show signs of displacement and have been repointed several times. Joints are lopsided and bricks are slightly displaced. One brick has visibly spalled perhaps indicating the mortar used was too hard or water is penetrating the top courses and freezing in winter. It could also be a factor of an unlined chimney venting the boiler in the basement. The caretaker's chimney does not appear to have a

function. The connector chimney may be tied to the mechanical systems of the Smith Museum though no direct connection was observed.

Chimneys are in weathered condition. All should be selectively repointed. The top five courses of the main block chimney should be rebuilt. Damaged brick should be replaced.

Gutters and Downspouts

Originally the house had no gutters or downspouts. They have been added over time. There are aluminum and wood gutters at the house. Rainwater leaders at the east side of the connector empty into boots connected to a drywell system indicated on the 2012 site plan. The east side of the main block has two wood boxed leaders presently missing the wood gutter. The south downspout drains on the ground, the north empties into a shattered cast iron elbow connected to an intact cast iron pipe system presumably connected to drainage on site. The east side gutter of the main block was down at the time of this investigation allowing examination of the facia board. This flat board had no paint at the gutter location and regularly spaced holed from the gutter attachment. Age and condition of the facia suggest a 19th century or maybe earlier origin, but also hold no evidence of what the original, colonial era treatment might have been at the house cornice. Older photographs show the house with gutters so again detail of the original cornice is not available.

On the west elevations there are wood and aluminum gutters. Gutters from the addition gable and the shed drain through leaders onto the additional shed and the connector roof respectively. From these lower roofs run-off is discharged through aluminum leaders onto the ground. Run-off from the main block and shed should be redirected to reduce water at the connector gutter.

All gutters are clogged with leaves and pine needles. Cleaning should happen twice a year but appears not to have happened for several years.

Siding

All elevations are clad in clapboards with a uniform 4-inch exposure. The clapboards are painted and are a mix of older and newer boards, with the older boards having thick paint layering visible under the present yellow color. Most boards are in good condition, there is wear at the edges where they were cut at the main block portico roof. Some factory primed, unpainted replacement boards are visible on the south gable end of the main block above the roof line for the connector. Paint adhesion is spotty and most likely is result of localized overflow of gutters and insufficient paint preparation.

Trim is painted wood. Water tables, corner boards, rakes boards and fasciae are flat milled boards. Cornice ogee molding at the gable returns is a built-up section of wood gutter, base block and pitched cap to close the top of the gutter and complete the crown mold effect.

Painting should continue in a phased program that progresses around the building. The east elevation and portions of the south elevation of the main block were most recently completed. So, the cycle should move to the north elevation, then the west elevation of the addition, followed by the west elevation of the shed and connector and the south elevation of the addition before returning to the east elevation and portions of the south elevation.

Fenestration

There are thirty-five windows at the house. More specific window information is cited in the Room by Room description. This is an overview. Dating information below is from Sarah Chase' 2005 Report.

At the main block four on the south elevation, and nine on the east elevation and three on the north elevation all have 18th century boxed frames mortised and tennoned into the window sills or stools, the sash themselves date to 1926.

Windows at the addition have Greek revival casing, the sash may date to 1926 or later. Windows also have Victorian 4-lite exterior wood storm windows.

Shed window sash are the oldest extant windows, Greek revival according to the muntin profiles. The casing is flat, likely dating to 1840 or earlier.

Connector windows east and west sides are dated by Sarah Chase as 1926 or later.

Most sash are in weathered condition with extremely heavy paint build up. Most windows are also painted shut. Some lower sash have been bedded in sealant perhaps to limit drafts.

There are four exterior entry doors and a steel bulkhead.

The six panel door at the east entry portico is new but the casing dates to the construction of the portico in 1814.

Entry to the addition on the north side is through a 1926 paneled door with a wood screen. On the west side is another 1926 wood door and screen combination.

At the connector there is a door built of 1740's planks with old hardware with a transom. At the interior only the transom is visible.

Doors are weathered and should be addressed during the painting cycle.

Trim

Trim is painted wood. Water tables, corner boards, rakes boards and fasciae are flat milled boards. Cornice ogee molding has been removed to accommodate gutters, but evidence remains at the gable end returns that capture the ogee rake molding.

The trim at the portico is intact from the 1814 and consists of modest moldings and flat trim pieces.

Painting of trim should occur in conjunction with the exterior phases painting program.

Foundation

The exposed foundation is rubble stone, chinked and pointed. Exposure varies. The most visible is at the northeast corner of the main block where about a foot of stone is exposed above grade. Exposure diminishes on the west side to where the siding is almost in contact with grade and very little foundation is visible.

MEP

An in-ground electrical line runs to exterior on ground spotlights at the east elevation of the main block and at the base of the flag pole.

A sill cock is located just south of the bulkhead adjacent to the water meter relay.

Landscaping

The east elevation of the main block and connector is bordered by a 2-foot wide planting bed. In winter the beds are clear except for a small shrub on the north side of the entry portico. This all appears to have little adverse impact on the building.

On the north side the southern most pine tree of the memorial grove is leaning toward the addition. Its branches overhang the roof of the addition. This tree is actively detrimental to the house and is a concern given its proximity. Similarly, the tree on the property line at the northwest corner also is near the house corner, shades the corner which can slow drying when the house gets wet. Overhanging branches and the trees themselves can threaten the building. Removal of the trees is the most direct means of eliminating the detrimental effects.

On the west side the ground is clear though preventive weeding of volunteer plants should continue.

Exterior Conditions, Windows and Framing Charts

The pages that follow are an item by item listing of exterior features conditions and treatment recommendations. This listing is by feature type so that the Society can see at a glance the features that require specific skill sets to repair. For example, all the chimneys are grouped together. The windows have their own chart section.

Charts are organized by feature, where the item is given a name and associated with a location, ID#, a unique character so the Society can track individual items, a description, an area or quantity which is useful in estimating costs, condition which is keyed to the repair recommendation which spells out treatments and finally year to implement which is the first year of the range of years for repair to take place dictated by condition.

Exterior

EXTERIOR							
Feature	**ID #**	**Description**	**Dimensions in SF or LF or Quantity**	**Condition**	**Repair Recommendation**	**Year to Implement**	**Cost**
Chimney - main block	C100	brick and mortar	60	short term	Selective repointing, Rebuild top five courses renew mortar wash	2020	5000
Chimney - connector	C101	brick and mortar	30	short term	Selective repointing, renew mortar wash	2020	1500
Chimney - addition	C102	brick and mortar	40	short term	Selective repointing, Wash to remove algae renew mortar wash	2020	1500
Door Mechanical Space (Room 001)	D001	Steel bulkhead door Painted	1	long term	Scrape and remove rust, prime and paint.	2024	250
Door Entry Hall (Room 100)	D111	6 Panel Door Modern Replica Painted	21	immediate	Adjust hinges so door hangs properly Plane bottom edge of door as required to open and close smoothly	2017	1000
Stoop - main entry D111	D111	granite	6	long term	Reset on new crushed stone bedding and compacted gravel base pitch to drain steps treads to northeast	2024	2500
Door - Entry (Room 109)	D112	2 Panel door, 9 Lite Door Painted 1926 15-lite, 1 panel wood	21	Medium term	Paint when exterior is painted Reglaze lites	2022	250
Stoop - Addition north entry D 112	D112	granite with wood platforms fitted over stone	12	short term	Replace wood platform over granite with new rot resistant wood, painted on pvc spacers	2020	1500

Exterior

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Stoop - addition west entry D113	D113	concrete steps and risers	6	short term	Patch cracks, seal	2020	250
Door Caretaker's Utility/Laundry (Room 108)	D113	Six panel door (assumed modern) Painted	21	short term	Paint when exterior is painted	2020	250
Door - Hall (Room 104)	D114	Blanked on interior 5-lite transom Exterior shows 1740s planks Old wrought iron thumb latch Wrought iron strap hinges	21	long term	Paint when exterior is painted	2024	150
Stoop - connector entry D114	D114	Granite millstone	6	long term	Door D112 not an active door, millstone is decorative	2024	0
Roof - main block gable	R100	fiberglass asphalt architectural shingles	945	indefinite		perform regular maintenance	0
Roof - portico	R100A	fiberglass asphalt architectural shingles	50	indefinite		perform regular maintenance	0
Roof - addition	R101	fiberglass asphalt architectural shingles	575	indefinite		perform regular maintenance	0

Exterior

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Roof - addition shed	R101A	fiberglass asphalt architectural shingles	30	**indefinite**		perform regular maintenance	0
Roof - shed	R102	fiberglass asphalt architectural shingles	250	**indefinite**		perform regular maintenance	0
Roof - connector	R103	fiberglass asphalt architectural shingles	375	**indefinite**		perform regular maintenance	0
Gutter - addition shed		Aluminum	10	**long term**	Replace with wood gutter	2024	800
Gutter downspout - connector - east side		Aluminum, empties into boot to drywell	8	**indefinite**		perform regular maintenance	0
Gutter downspout - main block gable - West side		Aluminum, empties onto connector gable	10	**medium term**	Re-pitch aluminum gutter Relocate downspout between windows W108 and W109 new round metal downspout, elbow away from foundation 18-inches paint	2022	500
Gutter downspout - connector - west side		Aluminum, empties to ground	8	**indefinite**		perform regular maintenance	0
Gutter Downspout - Addition - north side		Aluminum, empties to ground	12	**indefinite**		perform regular maintenance	0
Gutter - downspout - addition shed		Aluminum, empties to ground	8	**indefinite**		perform regular maintenance	0

Exterior

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Siding - Main block north elevation and addition north elevation		Painted wood clapboards with 4-inch exposure	500	medium term	Properly prepare and paint under proper weather and temperature conditions, test moisture in wood	2022	3000
Siding - Main block east elevation, main block south elevation to connector ridge and connector east elevation, entry portico all		Painted wood clapboards with 4-inch exposure	1075	long term	Repaint at failed paint	2024	6500
Siding - Main block south elevation from connector ridge west, south elevation addition, addition shed, west elevation of connector, west elevation		Painted wood clapboards with 4-inch exposure	400	near future	Properly prepare and paint under proper weather and temperature conditions, test moisture in wood before painting	2018	2400
Siding - Addition west elevation		Painted wood clapboards with 4-inch exposure	330	short term	Properly prepare and paint under proper weather and temperature conditions, test moisture in wood	2020	2040
Trim - Main block east elevation, main block south elevation to connector ridge and connector east elevation, entry portico all		Painted wood corner boards, frieze boards, pediment face and trim, rake boards, door and window casings	375	long term	Repaint at failed paint	2024	2040
Trim- Main block north elevation and addition north elevation		Painted wood corner boards, frieze boards, rake boards, door and window	300	medium term	Properly prepare and paint under proper weather and temperature conditions, test moisture in wood	2022	1800
Trim - Main block south elevation from connector ridge west, south elevation addition, addition shed, west elevation of connector, west elevation		Painted wood corner boards, frieze boards, rake boards, door and window casings	315	near future	Properly prepare and paint under proper weather and temperature conditions, test moisture in wood before painting	2018	1890

Exterior

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Trim - Addition west elevation		Painted wood corner boards, frieze boards, rake boards, door and window casings	70	short term	Properly prepare and paint under proper weather and temperature conditions, test moisture in wood before painting	2020	420
Gutter - main block gable - West side		Wood	16	near future	Replace gutter with new Fir gutter lined with copper or sheet lead	2018	1280
Gutter - connector - east side		Wood	21	long term	Replace gutter with new Fir gutter lined with copper or sheet lead	2024	1680
Gutter- connector - west side		Wood	21	near future	Replace gutter with new Fir gutter lined with copper or sheet lead	2018	1680
Gutter downspout north - main block gable - East side		Wood box, empties into boot	18	immediate	Reuse wood box, Install new drywell for run-off	2017	4300
Gutter downspout north - main block gable - East side		Wood box, empties to ground	18	immediate	Reuse wood box, remove shattered boot and replace, clean out drainpipe to discharge	2017	900
Gutter - main block gable - East side		Wood, copper lined	38	immediate	Replace gutter with new Option 1: fiberglass reproduction Option 2: fir gutter lined with copper or sheet lead	2017	6300
Gutter - Addition - north side		Wood, copper lined	20	medium term	Replace gutter with new Option 1: fiberglass reproduction Option 2: fir gutter lined with copper or sheet lead Prune nearest pine tree OR remove	2022	1600

Exterior

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
MEP		Spotlights at the east elevation of the main block and at the base of the flag pole. Sill cock adjacent to the water meter relay.		**Indefinite**		perform regular maintenance	0
Landscape		Overhanging trees on north elevation		**short term**	Trim back or eliminate pine tree leaning over addition Trim back or eliminate trees at northwest corner of addition (may not be on AHS property)	2020	4500

Windows

WINDOWS							
Feature	**ID #**	**Description**	**Dimensions in SF or LF or Quantity**	**Condition**	**Repair Recommendation**	**Year to Implement**	**Cost**
Window - Basement	W001	3-lite fixed window - east wall	1.75	medium term	Remove, reglaze, repair wood, paint	2022	250
Window - Basement	W002	3-lite fixed window - north wall	1.75	short term	Remove, reglaze, repair wood, paint	2020	250
Window - Basement	W003	3-lite fixed window - north wall	1.75	short term	Remove, reglaze, repair wood, paint	2020	250
Window - Basement	W004	3-lite fixed window - west wall	1.75	long term		2024	250
Window Parlor (Room 101)	W100	6/9 single hung window - east wall 1926 painted	12	long term	Remove, reglaze, repair wood, paint Add wood storm	2024	2500
Window Parlor (Room 101)	W101	6/9 Single hung window - east wall 1926 painted	12	long term	Remove, reglaze, repair wood, paint Add wood storm	2024	2500
Window Parlor (Room 101)	W102	6/9 single hung window, painted - north wall	15	medium term	Remove, reglaze, repair wood, paint; Replace broken pane -upper left pane upper sash Add wood storm	2022	2500
Window Caretaker' Kitchen/Living (Room 106)	W103	6/6 Double Hung, Painted - north wall Wood Storm	15	medium term	Remove, reglaze, repair wood, paint Storm - same treatment	2022	1000
Window Caretaker' Kitchen/Living (Room 106)	W104	6/6 Double Hung, Painted - north wall Wood Storm	15	medium term	Remove, reglaze, repair wood, paint Storm - same treatment	2022	1000
Windows - Caretaker's Utility/Laundry (Room 108)	W105	6/6 Double Hung, Painted	12	short term	Remove, reglaze, repair wood, paint Storm - same treatment	2020	1000
Window Caretaker's Bath (Room 107)	W106	6/6 Double Hung, Painted, south wall 4-lite wood Storm	12	near future	Remove, reglaze, repair wood, paint Storm - same treatment	2018	1000

Windows

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Window Assembly Room (Room 103)	W107	6/6 Double Hung, 1840 Painted, counterbalanced	12	**near future**	Replace sash cord, Remove, reglaze, repair wood, paint Add wood storm	2018	2250
Window Assembly Room (Room 103)	W108	6/6 double hung 1840 painted, counterbalanced	12	**near future**	Note: condition is assumed, interior face of window concealed behind painting Remove, reglaze, repair wood, paint	2018	2250
Window Assembly Room (Room 103)	W109	6/6 Double Hung, 1840 Painted, counterbalanced	12	**near future**	Replace sash cord, Remove, reglaze, repair wood, paint Add wood storm	2018	2250
Window Assembly Room (Room 103)	W110	6/6 Double Hung, 1926 Painted, not counterbalanced	12	**near future**	Remove, reglaze, repair wood, paint Add wood storm	2018	2250
Window - Storage Room (Room 105)	W111	6/3 Single Hung, No Date Painted Blanked from interior	6	**near future**	Remove, reglaze, repair wood, paint Add wood storm	2018	750
Window Assembly Room (Room 103)	W112	6/6 Double Hung, 1926 Painted, not counterbalanced	12	**medium term**	Remove, reglaze, repair wood, paint Add wood storm	2022	2250
Window - Kitchen (Room 102)	W113	6/9 Single hung window - south wall 1926 unpainted interior	15	**long term**	Remove, reglaze, repair wood, paint Add wood storm	2024	2500
Window - Kitchen (Room 102)	W114	6/9 Single hung window - east wall 1926 unpainted interior	12	**long term**	Remove, reglaze, repair wood, paint Add wood storm	2024	2500

Windows

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Window - Kitchen (Room 102)	W115	6/9 single hung window - east wall 1926 unpainted interior	12	long term	Remove, reglaze, repair wood, paint Add wood storm	2024	2500
Window - Parlor Chamber (Room 201)	W200	6/9 single hung window - east wall 1926 painted	12	long term	Remove, reglaze, repair wood, paint Epoxy repair lite in lower right of lower sash. Add wood storm	2024	2500
Window - Parlor Chamber (Room 201)	W201	6/9 Single hung window - east wall 1926 painted	12	long term	Remove, reglaze, repair wood, paint Epoxy repair lite in lower right of lower sash Add wood storm	2024	2500
Window - Parlor Chamber (Room 201)	W202	6/9 single hung window, painted 1926 North wall	15	medium term	Remove, reglaze, repair wood, paint; Epoxy repair middle lite, upper sash Add wood storm	2022	2500
Window - Caretaker's Large Bedroom (Room 205)	W203	4/4 painted double hung - north wall ca. 1870	8	medium term	Remove, reglaze, repair wood, paint Storm - same treatment	2022	1100
Window - Caretaker's Large Bedroom (Room 205)	W204	6/6 Double Hung, Painted, north wall 4-lite wood Storm	12	medium term	Remove, reglaze, repair wood, paint Storm - same treatment	2022	1800
Window - Caretaker's Large Bedroom (Room 205)	W205	6/6 Double Hung, Painted, north wall 4-lite wood Storm	12	medium term	Remove, reglaze, repair wood, paint Storm - same treatment	2022	1800
Window - Caretaker's Small Bedroom (Room 206)	W206	6/6 Double Hung, Painted, south wall 4-lite wood Storm	12	Near future	Remove, reglaze, repair wood, paint Storm - same treatment	2018	1800

Windows

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Window - Store Room (Room 203)	W207	6/6 Double Hung, 1840 Painted, counterbalanced aluminum exterior storm window	9	**near future**	Remove, reglaze, repair wood, paint Add wood storm	2018	2250
Window - Store Room (Room 203)	W208	6/6 Double Hung, 1840 Painted, counterbalanced aluminum exterior storm window	9	**near future**	Remove, reglaze, repair wood Add wood storm	2018	2250
Window - Store Room (Room 203)	W209	4-lite, Fixed Sash Painted 1840	4	**long term**	Remove, reglaze, repair wood, paint Add wood storm	2024	1250
Window - Kitchen Chamber (Room 202)	W210	6/9 single hung window - east wall 1926 Unpainted - interior	12	**long term**	Remove, reglaze, repair wood Epoxy upper right lite of upper sash Add wood storm	2024	2500
Window - Kitchen Chamber (Room 202)	W211	6/9 single hung window - east wall 1926 Unpainted - interior	12	**long term**	Remove, reglaze, repair wood Add wood storm	2024	2500
Window - Kitchen Chamber (Room 202)	W212	6/9 single hung window - east wall 1926 Unpainted - interior	12	**long term**	Remove, reglaze, repair wood Add wood storm	2024	2500
Window - Stair Hall (Room 213)	W213	6/9 Single hung window - east wall 1926 Unpainted interior	12	**long term**	Remove, reglaze, repair wood, paint Add wood storm	2024	2500

Windows

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Windows - Attic (Room 300)	W300	4/4 painted double hung - north wall	8	**Medium term**	Remove, reglaze, repair wood, paint exterior Add wood storm	2022	1500
Windows - Attic (Room 300)	W301	4/4 painted double hung - south wall	8	**long term**	Remove, reglaze, repair wood, paint exterior Add wood storm	2024	1500

Framing

FRAMING							
Feature	**ID #**	**Description**	**Dimensions in SF or LF or Quantity**	**Condition**	**Repair Recommendation**	**Year to Implement**	**Cost**
framing - main block first floor	0 101 1(	Each room: 10.5x7.5 east-west center beams 3x4.5 joists at 18-inches on center Numerous repairs, mid-posts, splices, etc.	Sill: 140 Other Framing: 600	**immediate**	General: treat for insects Repair north sill framing per structural drawings Shore south sill framing at foundations per structural recommendations (not immediate, Deteriorated) When painting remove 3 courses of clapboards and sheathing to examine sill framing, make repairs per structural drawings for north sill	2017	22000
framing - connector first floor	3 104 1(	Sawn lumber and logs	Sill: 70 Other Framing: 280	**near future**	General: treat for insects Remove 3 courses clapboards and sheathing to examine sill framing, make repairs per structural drawings for north sill of main block	2018	3500
framing - shed first floor	103	4x6 at 18-inches on center	Sill: 30 Other Framing: 120	**near future**	General: treat for insects Remove 3 courses clapboards and sheathing to examine sill framing, make repairs per structural drawings for north sill of main block	2018	4500
framing - addition first floor	106 107 108 109	2x10 at 18-inches on center	Sill: 60 Other Framing: 300	**short term**	General: treat for insects Remove 3 courses clapboards and sheathing to examine, make repairs per structural drawings for north sill of main block Treat corner post end per structural recommendations	2020	5500
framing - main block second floor	0 201 2(	Where exposed 4x6 joists at 17-inches on center 9 x 8.5 Summer beams		**medium term**	General - at next painting Treat for Insects Remove clapboards and repair with Dutchmen north side framing at second floor with methods similar to sill repair	2022	850

Framing

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
framing - addition second floor	4 205 2(	Framing concealed by finishes.		long term		2024	850
framing - shed second floor	203	Framing concealed by finishes above and below assumed similar to roof framing 3" x 5" joists 24-inches on center		long term	LIMIT STORAGE IN THIS AREA to no more than 20 Pounds per square foot. Enclosed by finishes above and below	2024	500
framing - main block attic	300	Exposed at Kitchen Chamber, concealed by plaster at Parlor Chamber. North-south running summer beams and 3x5 joists about 24-inches on		Short term	General: treat for Insects; Repair broken floor board with wood scab and screw on attic side Remainder is in FAIR condition	2020	500
framing - addition attic	301	Concealed below blown in insulation		long term		2024	1500
framing - main block roof	R100	4x5 and 4x5.5 rafters 24-inch spacing Rafters pegged at ridge line East slope rafters sistered		Immediate	General: treat for Insects - long term Sister broken rafter - Immediate	2017	1000
framing - addition roof	R101	3.5x4.5 rafters at 24-inch spacing Ridge board		long term	General: treat for Insects;	2024	1000

Interior Room by Room

This section of the Conditions Assessment builds on the 2005 preservation and conditions survey by Gary Wolf Architects, Inc., Sarah Chase, and Ocmulgee Engineering, Inc. Dates and description are derived from Sarah Chase. Each space is described in terms of walls, ceiling, flooring, woodwork, fenestration, framing,

This narrative is a companion to the conditions charts and drawings. See the chart for specific technical descriptions of conditions and treatments. See the plans for coordinating room numbers and feature numbers.

Basement

Basement and Crawlspace Condition Summary

The framing throughout shows signs of damaging insects and all wood should be treated with boric acid which would either be painted on or sprayed on depending on access and conditions. For example the whitewashed surfaces of boards and framing beneath the kitchen should be painted with boric acid to ensure penetration. Foundation walls some places are not fully supporting the sills of the exterior walls. The bearing lines for the walls a fully over the foundations so this is not a critical concern, but preventive filling in of loose stone areas and filling gaps below some sills with non-shrink grout will improve support of the framing. Water lines throughout should be insulated in case boiler failure or power outage leads to freezing.

MECHANICAL SPACE 001 & MAIN BLOCK, ADDITION, SHED AND CONNECTOR CRAWLSPACES

The full height mechanical space is dug out below the north side of the main block. The floor is dirt, partly compacted. The mechanical equipment rests on a thin concrete slab. All remaining space in the basement consists of crawlspace and exposed ledge. Crawlspaces extend under the addition, the shed and under the connector to the Smith Museum.

Walls

All wall materials in the basement are unfinished. They consist of the interior face of the rubble stone foundation. Exposed foundations are full height most of the north wall and just eighteen inches high under the remainder of the main block, the addition, the shed and the connector. Much of the mortar is missing from the interior faces and daylight is visible through gaps in the stone along the south and west walls.

The south border wall between the connector and the Smith Museum is formed of concrete masonry units.

Ceiling

There is no ceiling in the basement, just the exposed floor framing and the underside of the floor sheathing above.

Flooring
Only the area around the base of the stairs and the mechanical space has flooring. A thin coating of concrete is probably the coating referred to in the minutes as being applied in 1971. The remaining flooring is dirt and debris accumulated over the years from maintenance and repair work.

Woodwork
There is no trim.

Fenestration
In the east wall there is one 3-lite window at a brick lined light well; in the north wall there are two 3-lite wood windows at light wells, along the west wall there is one 3-lite wood window. The window well covered at the exterior. No light comes through the window.
Basement access from the exterior is through a metal bulkhead.

Framing
The floor framing visible in the basement is a combination of new and old elements. Older framing consists of logs, hewn and sawn timbers. Older framing is supplemented in some cases with newer sawn and engineered lumber. Under the Main Block floor framing runs north south between carrying beams laid east to west at the midpoints of each room above and at the chimney mass. Under the shed framing is oriented east to west. The addition framing is also north-south spanning the width of the addition. The connector floor framing is east west in layout with a large north south beam roughly down the center.

Various brick piers, stone cairns, stacked bricks, tree stumps, and in some cases sawn door jambs support the framing.

The condition of the floor framing is stable, but all exposed wood shows signs of past and some present insect damage. All exposed wood should be treated for insects.

MEP
Electrical service for both buildings enters the complex at the basement. Plumbing for the exterior hose bibs and the restroom/kitchen on the first floor run through the basement. Please see the MEP report and the maintenance chart for further description of systems and condition.

Basement and Crawlspace Condition Chart

The pages that follow are an item by item listing of features conditions and treatment recommendations for the Basement and Crawlspace. This listing is by feature type so that the Society can see at a glance the features that require specific skill sets to repair.

Charts are organized by feature, where the item is given a name and associated with a location, ID#, a unique character so the Society can track individual items, a description, an area or quantity which is

useful in estimating costs, condition which is keyed to the repair recommendation which spells out treatments and finally year to implement which is the first year of the range of years for repair to take place dictated by condition.

Basement _ Crawlspace

BASEMENT AND CRAWLSPACE							
Feature	**ID #**	**Description**	**Dimensions in SF or LF or Quantity**	**Condition**	**Repair Recommendation**	**Year to Implement**	**Cost**
Floor Mechanical Space (Room 001) & Crawlspaces	)1 002 0(	At the base of stairs and along north wall thin concrete slab over dirt and ledge Remainder dirt, exposed ledge and odd debris	440	**long term**	Patch cracks and seal concrete	2024	500
Walls Mechanical Space (Room 001) and Main Block	001	Rubble stone foundation North: Full height mortared stone West: Removed for addition South: 18-inches visible, width is less than wood sill East:Full depth at corner and bulkhead, reduces to 18-inches visible south of	1000	**immediate**	General: Repair gaps - fit with stones and mortar North: immediate - see structural; South: Deteriorated - see structural	2017	5500
Walls Addition Crawlspace	002	Rubble stone foundation 18-inches visible	250	**short term**	General: Repair gaps - fit with stones and mortar Fix when painting	2020	3500
Walls Shed Crawlspace	003	Rubble stone foundation 18-inches visible	45	**near future**	General: Repair gaps - fit with stones and mortar Fix when painting	2018	2500
Walls Connector Crawlspace	004	Rubble stone foundation 18-inches visible	90	**near future**	General: Repair gaps - fit with stones and mortar Fix when painting	2018	3000
Ceiling Mechanical Space (Room 001) and Crawlspaces	)1 002 0(	See framing description		**indefinite**		perform regular maintenance	0

Basement _ Crawlspace

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Stair 001 to basement	S001	Wood, open riser stairs with wood rail and no balusters on west side 1961		long term		2024	250
Stair 002 to bulkhead	S002	Wood, open riser stairs with wood rail and no balusters on west side		long term		2024	250
Stair 100 - main stair	S100	Pine, 1740, bullet holes for 1775, oil stain/varnish, very worn on treads, some Plexiglas panels on risers		medium term	Based on interpretation either: add runners to protect wood; test and refinish - paste wax or varnish or oil stain or combination based on test of extant finish	2022	3500
Stair 101 - caretakers stair	S101	Painted wood stair, no clear date		long term		2024	1250
MEP - Mechanical Space (Room 001)	001	Gas fired boiler vented into chimney Small pipe fire suppression sprinklers Uninsulated water pipe distribution Power distribution from addition		Short term	Insulate water lines	2020	2500

Interior First Floor Main Block Condition Summary

These two rooms, main entry and the closets are the main museum rooms of the Russell House. Along with the rooms directly above these spaces showcase both the original building elements, artefacts from the 1775 battle and the interventionist restoration of 1926 which stripped many features that had accrued over the century and a half between construction and restoration. Broadly, the features in these spaces are worn but largely intact. Interpretive decisions will need to be made with respect to remediating the worn conditions of the floors. Three options are suggested in the treatment section of the chart for the bare floors, and should be coordinated with the interpretive mission of the museum. The strong recommendation is to test the finish and restore the floor finish at the bare wood floors. At the parlor painted surfaces the paint chronology should be referenced when repainting. If an analysis has not been performed it should be done.

ENTRY HALL – ROOM 100

This small, 64 square foot room is twice as large as originally build thanks to an 1814 pedimented doorway addition. The second floor stair starts in the entry hall.

Walls
North, south and east walls are plaster, no cornice above a wood wainscot. Plaster dates to 1926 or later with white paint. The west wall is paneled in feather edge bevel vertical planks, 16-1/2" wide, ca 1740.

Ceiling
The ceiling is painted plaster and could have a calcimine layer that is causing paint failure in large strips. Water staining seems to have been arrested when the roof was replaced.

Flooring
The flooring consists of 13.5-inch pine boards with wrought and cut nails from 1740 with 1926 infill. It is worn with dark, varnished edges.

Fenestration
Two, four over four windows set into the north and south walls of the entry hall let light into the space. The windows date to 1926 but are made to look historic. The exterior door is described in the exterior fenestration section. The door into the kitchen is an unfinished four panel door made in 1926 but intended to appear historic. The four panel door into the Parlor is original wood plank door with iron thumb latch hardware.

Woodwork
The baseboard on the east, north and south walls is pine from the 1770s with a surbase. The 30-inch high wainscot of 13.25-inch planks is hung on the east, north and south walls. There is a Federal molding on the chair rail cap that implies the wainscot is from the 1814 addition. Feather edge bevel vertical planks are mounted on the stair wall. Planks are 16.5-inches wide and date to the 1740's.

Stairs
Pine, dating at least to the 1770's based on the bullet holes. The treads, risers and railing are all pine.

Framing
Unpainted and unfinished corner posts and the bottom edge of the top plate are visible in the northeast and northwest corners of the room. There is layered evidence of past painting on the posts, but most had worn or been scraped off.

MEP
Electricity is provided to the room. Illumination is from an incandescent light in a reproduction lantern suspended from the stair framing. Light controls are pushbutton switches. There is no heating, cooling or plumbing. There is a ceiling mounted smoke detector.

PARLOR – ROOM 101
This roughly 17' x 15' room contrasts with the rustic kitchen. Walls are papered and all woodwork is painted. Framing is cased or concealed by plaster. The room is adjacent to the Entry Hall and the Caretaker's Stairway. The fireplace wall is paneled and painted.

Walls
The north east and west walls are papered plaster, plaster from 1926 and the paper from 1926 and 1951. The south wall is fully paneled around the fireplace. Six to the left of the fireplace, a closet to the right and one over the fireplace. There is bolection molding around the opening. The paneling appears to be from 1740. The hearth is black slate.

Ceiling
Ceiling is plastered and painted white and dates to 1926.

Flooring
The floor is laid with wide wood planks that have been painted. Planks vary from 10 to 16 inches in width. Planks dip along the north wall where sill replacement is required.

Fenestration
There are two six over nine windows on the east wall and one six over nine on the north wall. The door into the entry hall is described in that entry. The door to the entry of the caretaker's rooms is a four panel door which Sarah Chase identifies as original, though does not clarify if it is 1740 or not. That door is painted on the Parlor side and stained on the other.

Woodwork
The original 6-1/4-inch painted pine base runs along the north, east and west walls.

Framing
The summer beam, corner posts and perimeter girts are all cased in painted pine (assumed) boards.

Fireplace
The fireplace is roughly centered on the south wall. There is a slate hearth and brick fire back.

MEP
Electricity is provided to the room. There is a ceiling mounted smoke detector and wall mounted motion sensors. There is no lighting, heating, cooling or plumbing.

KITCHEN – ROOM 102

This roughly 17' x 15' room contrasts with the more finished Parlor. Walls clad in planks, floors are exposed planks and the ceiling has exposed framing and shows the underside of the second floor floorboards. The room is dominated by a reconstructed kitchen fireplace. A former basement stair has been partly preserved to show the underside of the stairs to the second floor and the historic bullet holes through stair risers from the 1775 fight at the house. The ceiling and its decorative treatment are historic to the construction of the house.

Walls

Clad in horizontal, unpainted, pine planks of 13.5 – inch to 15.5-inch width. Planks may have been salvaged from other early Arlington homes for installation during the Russell House restoration of 1926.

Ceiling

Exposed joists, floorboards and beams. Oak or chestnut wood, original to house. Summer beams has chamfer that is molded but the molding does not end at a typical stop like a lambs' tongue. Ceiling is decorated in much faded whitewash with hand painted 1-inch black dots. A common treatment for the time.

Flooring

The floor is laid with wide wood unpainted pine planks in random widths of 4 to 8 inches. These boards may have been brought in from other early 18th century Arlington structures.

Fenestration

There are two six over nine windows on the east wall and one six over nine on the south wall. The door into the entry hall is described in that entry. The door to the assembly room is a 4 panel door dating to 1926 mimicking historic construction of pegged mortise and tenon but not hand planed and pegs are dowels, not whittled. The door is painted on the assembly room side and unpainted on the kitchen side. The door to the former cellar stairway is a four panel 1926 or later door.

Framing

The oak corner posts in the northeast and northwest corners appear original with pegged joinery to the top plate. The posts at the southeast and southwest have joinery to the plate that seems unusual for the 1740's.

Fireplace

The fireplace has a large lintel over the opening that may be from the 1926 reconstruction. Small closet doors appear to be salvaged material from other early 18th century Arlington structures. The small cast iron doors at the fireplace may be from the 1814 house renovations and reused in the reconstruction of the fireplace in 1926. The 8" clay tiles at the hearth may have been brought in from other early 18th century Arlington structures, some may date to 1926.

MEP

Electricity is provided to the room. Illumination is from a single incandescent overhead light in a porcelain socket. Light controls are pushbutton switches. There is no heating, cooling or plumbing.

Interior First Floor Main Block Condition Chart

The pages that follow are an item by item listing of features conditions and treatment recommendations for the Interior First Floor Main Block. This listing is by feature type so that the Society can see at a glance the features that require specific skill sets to repair.

Charts are organized by feature, where the item is given a name and associated with a location, ID#, a unique character so the Society can track individual items, a description, an area or quantity which is useful in estimating costs, condition which is keyed to the repair recommendation which spells out treatments and finally year to implement which is the first year of the range of years for repair to take place dictated by condition.

First Floor Main Block

FIRST FLOOR MAIN BLOCK							
Feature	**ID #**	**Description**	**Dimensions in SF or LF or Quantity**	**Condition**	**Repair Recommendation**	**Year to Implement**	**Cost**
Floor Entry Hall (Room 100)	100	13-1/2" pine, wrought + cut nails ca 1740/1926, worn, dark varnished	65	**medium term**	Based on interpretation: add runners to protect wood; or test and varnish	2022	1500
Walls (north, south and east) Entry Hall (Room	100	Plaster, no cornice, 1926 or later white paint	100	**long term**	Gently wash off dirt	2024	250
Wall (west) Entry Hall (Room 100)	100	Feather edge bevel vertical planks, 16-1/2" wide, ca	50	**long term**	Gently wash off dirt	2024	250
Woodwork Entry Hall (Room 100)	100	Baseboard: on E, N, S 7" Pine with surbase ca 1770's, oil stain Wainscot: on E, N, S walls 30" high (1 plank 13-1/4") and Federal molding on chair rail 1814	50	**Indefinite**		perform regular maintenance	0
Ceiling Entry Hall (Room 100)	100	Painted plaster, could have calcimine layer	50	**medium term**	Remove flaking paint, test for calcimine, if present, strip and then repaint, otherwise repaint	2022	1850
Framing Entry Hall (Room 100)	100	Framing is concealed		**indefinite**		perform regular maintenance	0
MEP - Entry Hall (Room 100)	100	Electricity is provided to the room. Illumination is from incandescent overhead lights. Light controls are pushbutton switches. There is no heating,	65	**long term**	Replace lamps with energy efficient fixtures	2024	150

First Floor Main Block

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Floor Parlor (Room 101)	101	Random pine planks 10-16" width, wrought iron nails, and painted	265	long term	Set nail heads that have worked out of planks	2024	500
Walls (north, east and west) Parlor (Room 101)	101	The north east and west walls are papered plaster, plaster from 1926 and the paper from 1926 and	270	long term	Secure any loose paper	2024	750
Wall (South) Parlor (Room 101)	101	The south wall is fully paneled around the fireplace. Six to the left of the fireplace, a closet to the right and one over the fireplace. There is bolection molding around the opening. The paneling appears to be from 1740.	90	Indefinite		perform regular maintenance	0
Woodwork Parlor (Room 101)	101	6.25-inch painted pine base	75	long term		2024	250
Ceiling Parlor (Room 101)	101	Plastered and painted, circa 1926	265	Indefinite		perform regular maintenance	0
Framing Parlor (Room 101)	101	The summer beam, corner posts and perimeter girts are all cased in painted pine (assumed) boards.	75	Indefinite		perform regular maintenance	0
Fireplace - Parlor (Room 101)	101	The fireplace is roughly centered on the south wall. There is a slate hearth and brick fire back.	35	Indefinite		perform regular maintenance	0

First Floor Main Block

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
MEP Parlor (Room 101)	101	Electricity is provided to the room. Illumination is from incandescent overhead lights. Light controls are pushbutton switches. There is no	365	**long term**	Replace lamps with energy efficient fixtures	2024	150
Floor - Kitchen (Room 102)	102	The floor is laid with wide wood unpainted pine planks in random widths of 4 to 8 inches. These boards may have been brought in from other early 18th century	235	**medium term**	Based on interpretation: add runners to protect wood; or test and varnish	2022	300
Walls - Kitchen (Room 102)	102	Clad in horizontal, unpainted, pine planks of 13.5 – inch to 15.5-inch width. Planks may have been salvaged from other early Arlington homes for installation during the Russell House restoration	400	**Indefinite**		perform regular maintenance	0
Ceiling - Kitchen (Room 102)	102	Exposed joists, floorboards and beams. Oak or chestnut wood, original to house. Summer beams has chamfer that is molded but the molding does not end at a typical stop like a lambs tongue. Ceiling is decorated in much faded whitewash with hand painted 1-inch black dots. A common	235	**Indefinite**		perform regular maintenance	0

First Floor Main Block

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Framing - Kitchen (Room 102)	102	The oak corner posts in the northeast and northwest corners appear original with pegged joinery to the top plate. The posts at the southeast and southwest have joinery to the plate that	32	**Indefinite**		perform regular maintenance	0
Fireplace - Kitchen (Room 102)	102	The fireplace has a large lintel over the opening that may be from the 1926 reconstruction. Small closet doors appear to be salvaged material from other early 18th century Arlington structures. The small cast iron doors at the fireplace may be from the 1814 house renovations and reused in the reconstruction of the fireplace in 1926. The8" clay tiles at the hearth may have been brought in from other early 18th century Arlington structures,	64	**Indefinite**		perform regular maintenance	0
MEP - Kitchen (Room 102)	102	Electricity is provided to the room. Illumination is from incandescent overhead lights. Light controls are pushbutton switches. There is no	235	**long term**	Replace lamps with energy efficient fixtures	2024	150

First Floor Main Block

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Door Entry Hall (Room 100)	D100	Four panel wood panel door 1740 Unfinished	21	immediate	Adjust hinges for proper closing	2017	500
Door Caretaker' Kitchen/Living (Room 106)	D101	4 Panel door into stair 101 Victorian	18	Indefinite		perform regular maintenance	0
Door Parlor (Room 101)	D101A	2 Panel door into fireplace closet 1740 - assumed Painted	15	Indefinite		perform regular maintenance	0
Door Parlor (Room 101)	D102	Four panel door into Stair 101 1926	24	indefinite		perform regular maintenance	0
Door - Kitchen (Room 102)	D107	4 panel door dating to 1926 mimicking historic construction of pegged mortise and tenon but not hand planed and pegs are dowels, not whittled. painted on the assembly room side and unpainted on the kitchen side.	18	immediate	Repair damaged hinge side stile. Remove hinges, plug anchorage points, drill new and rehang to eliminate sag.	2017	650
Door - Kitchen (Room 102)	D109	Four panel, unpainted, north wall 1926	18	Indefinite		perform regular maintenance	0

First Floor Main Block

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Door Entry Hall (Room 100)	D110	4 panel Modern replica Clear finish	20	medium term	Tighten latching mechanism	2022	250
Door Entry Hall (Room 100)	D111	6 Panel Door Modern Replica Painted	21	immediate	Adjust hinges so door hangs properly Plane bottom edge of door as required to open and close smoothly	2017	650
Stoop - main entry D111	D111	granite		medium term	Reset on new crushed stone bedding and compacted gravel base pitch to drain steps treads to northeast	2022	2500

Interior First Floor Shed & Connector Condition Summary

The assembly room historic features are in good condition and should wear well with continued regular maintenance. Wear of the floor finish will require refinishing. The hall and store rooms are completely modernized so preservation is not a strategy, but practical maintenance is important. The carpets could be replaced in coordination with carpet replacement at the caretaker's quarters to take advantage of economies of scale.

ASSEMBLY ROOM – ROOM 103

The Assembly Room occupies the Shed and half the Connector to the Smith museum. The transition between the two building parts is marked by a cased beam spanning the ceiling from the southwest corner of the main block to the west wall of the shed.

Walls

Plastered throughout.

Ceiling

Plaster in the Shed is from 1926, in the connector, earlier, perhaps 1840.

Flooring

The floor is laid with 3.25-inch stained wood with a straight grain, assumed to date to 1926.

Fenestration

There are four six over six windows on the west wall and one six over six on the east wall. One of the sash on the west wall is hidden behind a framed painting. The door into the kitchen is described in that entry. The door on the south wall into the hall of the connector is a modern 1978 hollow core door. A second, much older door on the south wall is made of 2 13.5-inch vertical planks with wrought nails and thumb latch and empty hinge cuts on the west edge no longer functions as a door, its reverse is concealed behind the north wall of the storage room to the south. The door opening onto stair S001 down to the basement is a four panel Victorian with 1840 hinges.

Woodwork

The baseboard in the connector is 12" pine, painted Greek revival, circa 1840 in connector and 6-1/2" pine flat plus quarter round molding, painted dated to 1926 in the shed. The chair rail throughout is pine molding with a Greek Revival profile and is painted.

Framing

The ceiling beam between the two room parts and the plates at the perimeter of the connector part of the room are cased and painted. The beam has a visible sag at the center, likely attributable to shrinkage of the wood over time and the comparatively long unsupported span. However, loading from above is minimal on this member.

Fireplace

The mantelpiece is pine perhaps dating to 1927. The two small cupboard doors appear to be hand planed and might date to 1740. They are hinged with wrought iron butterfly hinges. The hearth is 2 slabs of slate 26.5 x 18 inches which may be from 1926. The bricks in the firebox floor appear older than 1926.

MEP
Electricity is provided to the room. Illumination is from incandescent overhead lights; some are recessed with gimbal mounted lamps for display illumination. There are limited electrical receptacles for displays. There is a vertical cast-iron radiator on the west wall adjacent to the post carrying the beam. The mercury switch thermostat is on the wall opposite.

HALL – ROOM 104
The hall is roughly 70 square feet and connects the Shed to the Smith Museum. The space is fully finished with modern materials but sits on a rubble foundation.

Walls
Painted wall board. No historic materials visible. Likely dates to 1978 Smith Museum construction.

Ceiling
Painted wall board. No historic materials visible. Likely dates to 1978 Smith Museum construction.

Flooring
Wall to wall carpeting covers the floor.

Fenestration
A door visible on the exterior is blanked on the interior up to a 5-lite transom which lets light into the hall. The exterior shows 1740s planks, old wrought iron thumb latch, and wrought iron strap hinges that match attic door hardware. The door into the assembly room is described in that section. A metal door in the south wall with a wired glass view panel that serves as fire separation from the Smith museum. The door into the store room is described in that section.

Woodwork
Baseboard and door and window trim are clear finished 3.5-inch flat stock modern wood.

Framing
Framing is concealed behind finishes.

MEP
Electricity is provided to the room. Illumination is from a ceiling mounted fluorescent surface mounted fixture. There are electrical receptacles at 18-inches above the floor. A single, ceiling diffuser distributes heating and is tied to the Smith museum system. There is a single smoke detector and a wall mounted fire extinguisher.

STORAGE – ROOM 105
The storage room is roughly 85 square feet. The space is fully finished with modern materials but sits on a rubble foundation. The chimney venting the smith museum mechanical equipment is wrapped in wall board. The room is used as storage and as a coat room for the Smith Museum.

Walls
Painted wall board. No historic materials visible. Likely dates to 1978 Smith Museum construction.

Ceiling
Painted wall board. No historic materials visible. Likely dates to 1978 Smith Museum construction.

Flooring
Wall to wall carpeting covers the floor.

Fenestration
The slab door likely dates to the 1978 Smith Museum. The closet door from the assembly room and the window on the west wall are both blanked on the interior and are not visible.

Woodwork
Baseboard and door and window trim are clear finished 3.5-inch flat stock modern wood.

Framing
Framing is concealed behind finishes.

MEP
Electricity is provided to the room. Illumination is from a ceiling mounted fluorescent surface mounted fixture. A single, ceiling diffuser distributes heating and is tied to the Smith museum system. There is a single smoke detector.

Interior First Floor Shed & Connector Condition Chart

The pages that follow are an item by item listing of features conditions and treatment recommendations for the Interior First Floor Shed & Connector. This listing is by feature type so that the Society can see at a glance the features that require specific skill sets to repair.

Charts are organized by feature, where the item is given a name and associated with a location, ID#, a unique character so the Society can track individual items, a description, an area or quantity which is useful in estimating costs, condition which is keyed to the repair recommendation which spells out treatments and finally year to implement which is the first year of the range of years for repair to take place dictated by condition.

First Floor Shed _ Connector

FIRST FLOOR SHED & CONNECTOR							
Feature	**ID #**	**Description**	**Dimensions in SF or LF or Quantity**	**Condition**	**Repair Recommendation**	**Year to Implement**	**Cost**
framing - shed first floor	103	Sawn lumber	Sill: 30 Other Framing: 120	**near future**	General: treat for insects Remove 3 courses clapboards and sheathing to examine sill framing, make repairs per structural drawings for north sill of main block	2018	3500
Floor Assembly Room (Room 103)	103	3-1/4" straight grain hardwood floor with oil stain from 1926, lightly	350	**medium term**	Renew finish, add runners to protect wood	2022	2500
Walls Assembly Room (Room 103)	103	Painted plaster minor cracking	490	**Indefinite**		perform regular maintenance	0
Ceiling Assembly Room (Room 103)	103	Painted plaster minor cracking, gap along east at connector boxed top	350	**long term**	Paint	2024	1000
Woodwork Assembly Room (Room 103)	103	Baseboard: 12" pine, painted Greek revival, circa 1840 in connector Baseboard: 6-1/2" pine flat plus quarter round molding, painted 1926 in shed Chair rail: Pine molding with Greek Revival profile,	62	**Indefinite**		perform regular maintenance	0

First Floor Shed _ Connector

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Fireplace - Assembly Room (Room 103)	103	The fireplace has a large lintel over the opening that may be from the 1926 reconstruction. Small closet doors appear to be salvaged material from other early 18th century Arlington structures. The small cast iron doors at the fireplace may be from the 1814 house renovations and reused in the reconstruction of the fireplace in 1926. The 8" clay tiles at the hearth may have been brought in from other early 18th century Arlington structures,	64	**Indefinite**		perform regular maintenance	0
MEP - Assembly Room (Room 103)	103	Electricity is provided to the room. Illumination is from incandescent overhead lights, some are recessed with gimbal mounted lamps for display illumination. There are limited electrical receptacles for displays. There is a vertical cast-iron radiator on the west wall adjacent to the post carrying the beam. The mercury switch	365	**short term**	Install energy efficient lamps in lights Properly dispose of mercury switch thermostat, replace with programmable one Confirm function of smoke detector	2020	750

First Floor Shed _ Connector

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Floor - Hall (Room 104)	104	Carpet	65	long term	Replace at next change in tenant	2024	2500
Walls - Hall (Room 104)	104	Painted wallboard	174	Indefinite		perform regular maintenance	0
Ceiling - Hall (Room 104)	104	Painted wallboard	65	Indefinite		perform regular maintenance	0
Woodwork - Hall (Room 104)	104	Simple flat casing at the windows and doorways. Clear finished 3.5-inch flat stock modern wood	33	Indefinite		perform regular maintenance	0
MEP - Hall (Room 104)	104	Electricity is provided to the room. Illumination is from a ceiling mounted fluorescent surface mounted fixture. There are electrical receptacles at 18-inches above the floor. A single, ceiling diffuser distributes heating and is tied to the Smith museum system. There is a single smoke detector and a wall	65	medium term	Install energy efficient lamps in lights Upgrade systems at next change in tenant	2022	3500
Floor - Storage (Room 105)	105	Carpet	85	Indefinite	Replace at next change in tenant	perform regular maintenance	0

First Floor Shed _ Connector

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Walls - Storage (Room 105)	105	Painted wallboard	362	**Indefinite**		perform regular maintenance	0
Ceiling - Storage (Room 105)	105	Painted wallboard	85	**Indefinite**		perform regular maintenance	0
Woodwork - Storage (Room 105)	105	Simple flat casing at the windows and doorways. Clear finished 3.5-inch flat stock modern wood	68	**Indefinite**		perform regular maintenance	0
MEP - Storage (Room 105)	105	Electricity is provided to the room. Illumination is from a ceiling mounted fluorescent surface mounted fixture. There are electrical receptacles at 18-inches above the floor. A single, ceiling diffuser distributes heating and is tied to the Smith museum system. There is a single smoke detector and a wall	85	**medium term**	Install energy efficient lamps in lights Upgrade systems at next change in tenant	2022	1500
Door - Assembly Room (Room 103)	D106	4 panel Victorian 1840 hinges	18	**Indefinite**		perform regular maintenance	0
Door - Assembly Room (Room 103)	D108	Modern slab door Hollow Core Unpainted Modern Hardware	18	**short term**	Replace knob with accessible hardware	2020	450

Interior Addition First Floor Condition Summary

The most important feature of the addition first floor is the fire alarm and burglar alarm panels. These two items must be tested regularly once full functioning has been confirmed. The caretaker and staff and designated board members should be fully familiar with the operation of these systems. The society should be familiar with the Massachusetts lead paint law as it applies to rental properties since there is likely lead paint in the quarters. When there is a tenant change it would be appropriate to renew finishes, replace the flooring in the kitchen, remove and replace or do not replace the wall paper in the kitchen/living room and install energy efficient appliances and lamps.

CARETAKER'S KITCHEN/LIVING – ROOM 106
This roughly 15' x 11' room is a modern insertion into the historic addition to the main block. None of the features or finishes appear historic, though they may be considered old. The caretakers space is occupied by a tenant to the Arlington Historical Society.

Walls
Walls are plaster or plaster board. Finish is paint or and remnants of wall paper.

Ceiling
Ceiling is plaster or plaster board. Ceiling is painted.

Flooring
The floor covered in sheet goods. It appears to be a vinyl product.

Fenestration
There are two six over six windows in the north wall. A four panel door opens into the stairway up to the second floor. As four panel door, that appears to be Victorian gives access to the stairway down to the basement. The doors into the bathroom and utility room are also paneled and appear to be modern.

Woodwork
Simple flat casing at the windows and doorways. A painted bead board wainscot with a pronounced chair rail at about 36-inches wraps the room. Base and upper cabinets with an enamel coated metal countertop and integral sink stands against the west wall. Another cabinet unit with laminate countertops is on the opposite wall between the doors.

Framing
No historic framing is visible in this room.

MEP
Electricity is provided to the room. Illumination is from incandescent overhead lights. Electric receptacles are distributed around the room at various heights. Heat is provided by an upright steam radiator. The sink is plumbed with hot and cold running water. The fire alarm panel for the museum is located adjacent to the door. A single length of fire suppression sprinkler parallels the east wall at ceiling height. There is one smoke detector on the ceiling and two fire extinguishers are in the space.

CARETAKER'S BATH – ROOM 107
Roughly 35 square feet and built under the shed roof addition to the addition. A full bath with toilet, vanity and tub. The space is fully modern in appearance with no indicators of historic framing or finishes.

Walls
Walls are plaster or plaster board above a tile wainscot about 42-inches high and full height in the tub/shower.

Ceiling
Ceiling is plaster or plaster board. Ceiling is painted.

Flooring
The floor covered in sheet goods. It appears to be a vinyl product mimicking tile.

Fenestration
There is a single six over six window in the south wall. The sole door into the space is described in the kitchen.

Woodwork
Simple flat casing at the windows and doorways.

Framing
No historic framing is visible in this room.

MEP
Electricity is provided to the room. Illumination is from overhead lights and a vanity light. Electric receptacles are limited and do not appear to be ground fault interrupt devices. Heat is provided by an upright steam radiator under the window. The sink and tub are plumbed with hot and cold running water. The toilet appears relatively new.

CARETAKER'S UTILITY/LAUNDRY – ROOM 108
Roughly 50 square feet and squeezed into a narrow space carved from the west end of the addition. The space serves as mudroom, laundry and accessory storage for the Caretaker.

Walls
Walls are plaster or plaster board and painted.

Ceiling
Ceiling is plaster or plaster board. Ceiling is painted.

Flooring
The floor covered in sheet goods. It appears to be a vinyl product.

Fenestration
There is a single six over six window in the west wall. The sole door into the space is described in the kitchen. A six panel exterior door with a screen/storm door lets out into the west side yard.

Woodwork
Simple flat casing at the windows and doorways. Wainscoting on the west and north walls appears to be a continuation of the kitchen/living wall treatment.

Framing
No historic framing is visible in this room.

MEP
Electricity is provided to the room. Illumination is from overhead lights. Electric receptacles are limited and do not appear to be ground fault interrupt devices. Heat is provided by an upright steam radiator under the window. Exposed vent piping kitchen sink and washing machine appears to tie into a PVC pipe which presumably ties into the vent stack at the bathroom.

ENTRY – ROOM 109
North side entry to the house where the addition abuts the main block. A twelve square foot vestibule at the base of stair S101 with doors leading into the Parlor and the Caretaker's Kitchen/Living room. This room serves as the second exit path from the second floor of the main block museum rooms and should always be kept clear of storage.

Walls
Walls are painted plaster.

Ceiling
Ceiling is painted plaster.

Flooring
Flooring is made of painted wood planks.

Fenestration
The entry door is a nine-lite modern door with two panels below the lock rail. The door into the parlor is described in that room. An opening into the Caretaker's Kitchen/Living once held a door but acts like a cased opening.

Woodwork
Simple flat casing at the doorways. A simple flat base with cap molding follows the staircase.

Framing
No historic framing is visible in this room.

MEP
Electricity is provided to the room. Illumination is from overhead lights. Heat is provided by a wall mounted steam radiator at the east side of the stairway. There is a single smoke detector at the top of the stairs along with a fire alarm pull station.

Interior Addition First Floor Condition Chart

The pages that follow are an item by item listing of features conditions and treatment recommendations for the addition first floor. This listing is by feature type so that the Society can see at a glance the features that require specific skill sets to repair.

Charts are organized by feature, where the item is given a name and associated with a location, ID#, a unique character so the Society can track individual items, a description, an area or quantity which is useful in estimating costs, condition which is keyed to the repair recommendation which spells out treatments and finally year to implement which is the first year of the range of years for repair to take place dictated by condition.

First Floor Addition

FIRST FLOOR ADDITION							
Feature	**ID #**	**Description**	**Dimensions in SF or LF or Quantity**	**Condition**	**Repair Recommendation**	**Year to Implement**	**Cost**
Floor - Caretakers kitchen/living (Room 106)	106	Sheet goods	185	medium term	Replace at next change in tenant	2022	1850
Walls - Caretakers kitchen/living (Room 106)	106	Painted wallboard or plaster	362	medium term	Patch holes, paint at next tenant change	2022	1500
Ceiling - Caretakers kitchen/living (Room 106)	106	Painted wallboard or plaster	185	medium term	Patch holes, paint at next tenant change	2022	750
Woodwork - Caretakers kitchen/living (Room 106)	106	Simple flat casing at the windows and doorways. A painted bead board wainscot with a pronounced chair rail at about 36-inches wraps the	68	medium term	Test for lead paint, address if present, if not, sand and paint.	2022	2500
MEP - Caretakers kitchen/living (Room 106)	106	Electricity is provided to the room. Illumination is from incandescent overhead lights. Electric receptacles are distributed around the room at various heights. Heat is provided by a upright steam radiator. The sink is plumbed with hot and	183	medium term	Install energy efficient lamps in lights Upgrade systems at next change in tenant	2022	2500

First Floor Addition

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
FP - Caretakers kitchen/living (Room 106)	106	The fire alarm panel for the museum is located adjacent to the door. A single length of fire suppression sprinkler parallels the east wall at ceiling height. There is one smoke detector on the ceiling and two fire extinguishers are in the	183	**near future**	Confirm alarm connection to detection devices Confirm alarm for sprinkler operation, Confirm alarm communication with alarm company Confirm sprinkler operation Replace fire extinguishers with new, dated and fully charged	2018	5000
Floor Caretaker's Bath (Room 107)	107	The floor covered in sheet goods. It appears to be a vinyl product mimicking	35	**indefinite**		perform regular maintenance	0
Walls Caretaker's Bath (Room 107)	107	Walls are plaster or plaster board above a tile wainscot about 42-inches high and full height in the	135	**indefinite**		perform regular maintenance	0
Ceiling Caretaker's Bath (Room 107)	107	Painted plaster/plasterboard	35	**indefinite**		perform regular maintenance	0
Woodwork Caretaker's Bath (Room 107)	107	Flat trim at windows and doors	35	**long term**	Test for lead paint, address if present, if not, sand and paint.	2024	1800

First Floor Addition

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
MEP - Caretaker's Bath (Room 107)	107	Electricity is provided to the room. Illumination is from overhead lights and a vanity light. Electric receptacles are limited and do not appear to be ground fault interrupt devices. Heat is provided by an upright steam radiator under the window. The sink and tub are plumbed with hot and	35	near future	Confirm GFI on electrical receptacle Install energy efficient lamps in lights Correct failed hanger for lavatory so properly mounted to wall	2018	1250
Floor Caretakers utility/laundry (Room 108)	108	Sheet goods. It appears to be a vinyl product.	50	indefinite		perform regular maintenance	0
Walls - Caretakers utility/laundry (Room 108)	108	Painted plaster or plaster board	210	long term		2024	600
Ceiling - Caretakers utility/laundry (Room 108)	108	Painted plaster or plaster board	50	indefinite		perform regular maintenance	0
Woodwork - Caretakers utility/laundry (Room 108)	108	Simple flat casing at the windows and doorways. Wainscoting on the west and north walls appears to be a continuation of the kitchen/living wall	35	medium term	test for lead paint, address if present, if not, sand and paint.	2022	1750

First Floor Addition

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
MEP - Caretaker's Utility/Laundry (Room 108)	108	Electricity is provided to the room. Illumination is from overhead lights. Electric receptacles are limited and do not appear to be ground fault interrupt devices. Heat is provided by an upright steam radiator under the window. Exposed vent piping kitchen sink and washing machine appears to tie into a PVC pipe which presumably ties into	35	Medium term	Confirm GFI on electrical receptacle Install energy efficient lamps in lights Confirm waste pipe venting is properly pitched for good function	2022	1000
Floor - Entry (Room 109)	109	Painted wood boards	11	long term		2024	250
Walls - Entry (Room 109)	109	Painted plaster	100	indefinite		perform regular maintenance	0
Ceiling - Entry (Room 109)	109	Painted plaster	36	indefinite		perform regular maintenance	0
Woodwork - Entry (Room 109)	109	Simple flat casing at the doorways. Flat base with simple cap molding, Painted	35	medium term	test for lead paint, address if present, if not, sand and paint.	2022	1000

First Floor Addition

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
MEP - Entry (Room 109)	109	Electricity is provided to the room. Illumination is from overhead lights. Heat is provided by a wall mounted steam radiator at the east side of the stairway. Single smoke detector.	35	Medium term	Install energy efficient lamps in lights Confirm function of pull station Confirm function of smoke detector	2022	750
Door Caretaker' Kitchen/Living (Room 106)	D103	Four panel door Victorian Painted	18	indefinite		perform regular maintenance	0
Door Caretaker' Kitchen/Living (Room 106)	D104	6 panel door Modern Painted	18	indefinite		perform regular maintenance	0
Door Caretaker' Kitchen/Living (Room 106)	D105	6 panel door Modern Painted	18	indefinite		perform regular maintenance	0
Door Caretaker' Kitchen/Living (Room 106)	D101	4 Panel door into stair 101 Victorian	18	indefinite		perform regular maintenance	0
Stoop - Addition north entry D 112	D112	granite with wood platforms fitted over stone		short term	Replace wood platform over granite with new rot resistant wood, painted on pvc spacers	2020	500
Door Caretaker's Utility/Laundry (Room 108)	D113	Six panel door (assumed modern) Painted	21	Medium term	Paint when exterior is painted	2022	350
Stoop - addition west entry D113	D113	concrete steps and risers		medium term	Patch cracks, seal	2022	250

Interior -Second Floor

Interior Second Floor Main Block Condition Summary

These two rooms, stair and the closets are the museum rooms of the Russell House second floor. Along with the rooms directly below these spaces showcase both the original building elements, artefacts from the 1775 battle and the interventionist restoration of 1926 which stripped many features that had accrued over the century and a half between construction and restoration. Broadly, the features in these spaces are worn but intact. Interpretive decisions will need to be made with respect to remediating the worn conditions of the floors. Three options are suggested in the treatment section of the chart for the bare floors, and should be coordinated with the interpretive mission of the museum. The strong recommendation is to test the finish and restore the floor finish at the bare wood floors. At the parlor chamber painted surfaces the paint chronology should be referenced when repainting. If an analysis has not been performed it should be done. The stained condition of the whitewash at the kitchen chamber also warrants discussion. Unlike the wear on the floorboards from foot traffic, the staining is the result of roof leaks and indicates past maintenance failure and not just the passage of time. A light coating of whitewash will tone down the staining without making the space too bright or pristine. Appropriate coating thickness should be reached through experimenting on a less visible section of the ceiling.

STAIR HALL – ROOM 200

This is the top landing of the front stair and landing to the attic stairs. It also is the communicating hall between the parlor chamber and the kitchen chamber. Much of the materials date to the original construction, though the 1926 restoration also introduced some of the features at the walls and fenestration.

Walls
Horizontal planks on the east wall are randomly sized from 10-15.5-inches in width. Installed in 1926, they may have been salvaged from 18th century Arlington properties. The west wall is a continuation of the planks described on the first floor. North and south walls are clad in vertical planks installed in 1740 with random size up to 20-inches. Signs of Victorian lath and plaster are evident on these planks.

Ceiling
The ceiling is exposed joists and attic flooring from 1740. There are scribe marks in the plate for joists. The plate is lower than the floor framing and the rafters extend beyond the wall line into the cornice.

Flooring
The floor is laid with pine planks from 1740 that are 8 to 13.5-inches wide with wrought iron flooring nails.

Fenestration
One 6 over 9 single hung window is centered on the east wall. The window dates to 1926 but are made to look historic. The attic door is pine planks with original 1740 hardware. The door to the parlor chamber is a four panel, 1740 door. The door into the kitchen parlor is a 1926 replica door that matches the door opposite.

Stairs
Pine, dating to 1740. The treads and risers are all pine.

Framing
Ceiling framing is mentioned in the ceiling description. The shouldered corner posts are oak. Oddly the north is boxed and the west is not. They are original construction.

MEP
Electricity is provided to the room. Illumination is from an incandescent overhead light in a porcelain socket. Light controls are pushbutton switches. There is no heating, cooling or plumbing.

PARLOR CHAMBER – ROOM 201
This roughly 17' x 15' room of about 260 square feet is the stylistic companion to the Parlor below. Walls are plastered and all woodwork is painted. Framing is cased or concealed by plaster. The room is adjacent to the Stair Hall and the Caretaker's Stairway. The fireplace wall is paneled and painted.

Walls
The north east and west walls are plastered, plaster from 1926. The south wall is fully paneled around the fireplace with painted pine panels. The paneling appears original.

Ceiling
Painted plaster ceiling concealing attic floor framing except at the cased and painted summer beam.

Flooring
The floor is laid with wide wood planks that have been painted. Planks vary from 10 to 16 inches in width. Planks dip along the north wall where sill replacement is required.

Fenestration
There are two six over nine windows on the east wall and one six over nine on the north wall. Sash are painted on the interior. Door to stair hall painted on chamber side, original four panel configuration. Door to closet in fireplace wall is a 2 panel, original, painted pine door. The door to the top of the caretaker's stair is from 1926, painted and is meant to mimic the original doors.

Woodwork
A painted pine 6" board with a 1-1/2-inch flat board surbase which might date to 1926 wraps the room on the east, north and west sides.

Framing
The summer beam, corner posts and perimeter girts are all cased in painted pine (assumed) boards and are probably original.

Fireplace
The fireplace is roughly centered on the south wall. There is a slate hearth and brick fire back.

MEP
Electricity is provided to the room. Illumination is from a single incandescent overhead light. Illumination in the closet comes from the light in the display case. Light controls are pushbutton switches. There is a ceiling mounted smoke detector. There is no heating, cooling or plumbing.

KITCHEN CHAMBER – ROOM 202
This roughly 17' x 15' room contrasts with the more finished Parlor Chamber. Walls are clad in planks, floors are exposed planks and the ceiling has exposed framing and shows the underside of the attic floorboards.

Walls
Clad in horizontal, unpainted, pine planks of 8 – inch to 21-inch width. Planks on the east, south and west walls are installed horizontally. Planks on the north wall surrounding the fireplace are similar in size but mounted vertically. All appear to be original.

Ceiling
Exposed joists, floorboards and beams. Original with saw kerfs on some members.

Flooring
The floor is laid with wide wood unpainted pine planks in random widths of 14 to 15 inches and appear to be original.

Fenestration
There are two six over nine windows on the east wall and one six over nine on the south wall. The door into the stair hall is described in that entry. The door to the shed attic store room is a four panel door that's age is indeterminate. The door is painted on the attic side and unpainted on the kitchen chamber side. The door to the fireplace closet is a single 22" wide plank, unpainted on both sides and perhaps original.

Framing
The oak corner posts in the northeast and northwest corners appear original with pegged joinery to the top plate. The posts at the southeast and southwest have joinery to the plate that seems unusual for the 1740's.

Fireplace
The fireplace has a large lintel over the opening that may be from the 1926 reconstruction. Small closet doors appear to be salvaged material from other early 18th century Arlington structures. The small cast iron doors at the fireplace may be from the 1814 house renovations and reused in the reconstruction of the fireplace in 1926. The 8" clay tiles at the hearth may have been brought in from other early 18th century Arlington structures, some may date to 1926.

MEP
Electricity is provided to the room. Illumination is from a single overhead incandescent bulb in a porcelain socket. Light controls are pushbutton switches. There is an overhead smoke detector. There is no heating, cooling or plumbing.

Interior Second Floor Main Block Condition Chart

The pages that follow are an item by item listing of features conditions and treatment recommendations for the Interior First Floor Main Block. This listing is by feature type so that the Society can see at a glance the features that require specific skill sets to repair.

Charts are organized by feature, where the item is given a name and associated with a location, ID#, a unique character so the Society can track individual items, a description, an area or quantity which is useful in estimating costs, condition which is keyed to the repair recommendation which spells out treatments and finally year to implement which is the first year of the range of years for repair to take place dictated by condition.

Second Floor Main Block

SECOND FLOOR MAIN BLOCK							
Feature	**ID #**	**Description**	**Dimensions in SF or LF or Quantity**	**Condition**	**Repair Recommendation**	**Year to Implement**	**Cost**
Floor - Stair Hall (Room 200)	200	pine planks 8 to 13.5-inches wide with wrought iron flooring nails 1740	26	**Medium term**	Based on interpretation: add runners to protect wood; or test and varnish	2022	1500
Walls - Stair Hall (Room 200)	200	Horizontal planks on the east wall are randomly sized from 10-15.5-inches in width. 1926 West wall is a continuation of the planks described on the first floor. North and south walls vertical planks with random size up to 20-inches. 1740	185	**indefinite**		perform regular maintenance	0
Ceiling - Star Hall (Room 200)	200	Exposed joists and attic flooring from 1740. The plate is lower than the floor framing and the rafters extend beyond the wall line into the cornice.	26	**indefinite**		perform regular maintenance	0
Stairs - Stair Hall (Room 200)	200	Pine treads and risers 1740	26	**medium term**	Based on interpretation: add runners to protect wood; or test and varnish	2022	1500

Second Floor Main Block

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Framing - Stair Hall (Room 200)	200	Shouldered corner posts, oak. North is boxed West not boxed. Original construction.	18	**indefinite**		perform regular maintenance	0
MEP - Stair Hall (Room 200)	200	Electricity is provided to the room. Illumination is from incandescent overhead lights. Light controls are pushbutton switches. There is no heating,	26	**short term**	Install energy efficient lamps in lights Confirm function of smoke detector.	2020	150
Walls - Parlor Chamber (Room 201)	201	Painted plaster on N,E and W walls 1926 Painted raised pine panels on S wall 1740	389	**short term**	After downspouts re-installed, wash east wall north corner with mold killing cleanser, let dry thoroughly and repeat treatment until discoloration ends	2020	1500
Ceiling - Parlor Chamber (Room 201)	201	Painted plaster 1926	262	**indefinite**		perform regular maintenance	0
Flooring - Parlor Chamber (Room 201)	201	Wide wood planks that have been painted. Planks vary from 10 to 16 inches in width. 1740	262	**medium term**	based on interpretation: add runners to protect wood; repaint based on paint analysis	2022	1000
Woodwork - Parlor Chamber (Room 201)	201	6-inch painted pine base 1.5-inch painted surbase 1926 - perhaps	75	**long term**	Repaint based on paint analysis	2024	2500

Second Floor Main Block

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Framing Chamber Parlor (Room 201)	201	The summer beam, corner posts and perimeter girts are all cased in painted pine (assumed) boards.	75	long term	Repaint based on paint analysis	2024	2000
Fireplace - Chamber Parlor (Room 201)	201	The fireplace is roughly centered on the south wall. There is a slate hearth and brick fire back.	35	indefinite		perform regular maintenance	0
MEP - Chamber Parlor (Room 201)	201	Electricity is provided space. Lighting in chamber is from an overhead incandescent bulb in a porcelain fixture. Closet lighting is in the display case. Ceiling smoke detector.	365	short term	Install energy efficient lamps in lights Confirm function of smoke detector.	2020	150
Floor - Kitchen Chamber (Room 202)	202	Wide wood unpainted pine planks in random widths of 14 to 15 inches. Original	235	medium term	Based on interpretation: add runners to protect wood; or test and varnish	2022	1500

Second Floor Main Block

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Walls - Kitchen Chamber (Room 202)	202	Clad in horizontal, unpainted, pine planks of 8 – inch to 21-inch width. Planks on the east, south and west walls are installed horizontally. Planks on the north wall surrounding the fireplace mounted vertically. Original	400	**indefinite**		perform regular maintenance	0
Ceiling - Kitchen Chamber (Room 202)	202	Exposed joists, floorboards and beams. Ceiling is decorated in much faded whitewash. Original	235	**long term**	Based on interpretation: Leave whitewash stained Gently clean stains from whitewash Apply new coat of whitewash	2024	1500
Framing - Kitchen Chamber (Room 202)	202	Shouldered corner posts, oak or chestnut. Original construction. Original joinery to beams and girts.	32	**indefinite**		perform regular maintenance	0
Fireplace - Kitchen Chamber (Room 202)	202	Hearth and fireplace floor old waterstruck 3.75 x 7.5-inch brick.	64	**long term**	reset loose brick, clean brick	2024	500

Second Floor Main Block

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
MEP - Kitchen Chamber (Room 202)	202	Electricity is provided to space. Lighting in chamber is from an overhead incandescent bulb in a porcelain fixture. Ceiling smoke detector. There is no heating,	235	short term	Install energy efficient lamps in lights Confirm function of smoke detector.	2020	150
Door - Parlor Chamber (Room 201)	D200	Four panel - south wall 1740 Unpainted	21	indefinite		perform regular maintenance	0
Door - Parlor Chamber (Room 201)	D201	Two Panel - south wall 1740 Painted	15	indefinite		perform regular maintenance	0
Door - Parlor Chamber (Room 201)	D202	Four panel - west wall Painted 1926	18	immediate	Adjust hinges so door hangs properly Plane bottom edge of door as required to open and close smoothly	2017	750
Door - Kitchen Chamber (Room 202)	D209	Four panel - south wall 1926 replica door Pine plank	18	indefinite		perform regular maintenance	0
Door - Kitchen Chamber (Room 202)	D210	Four panel, painted on opposite side - west wall 1926 replica door Pine boards H-hinges Iron thumb latch	18	indefinite		perform regular maintenance	0
Door - Kitchen Chamber (Room 202)	D211	Single 22-inch plank, unpainted, north wall 1740 Wrought iron H - hinges Wood knob	12	indefinite		perform regular maintenance	0

Interior Shed Attic Condition Summary

The attic space of the shed is completely finished though the floor treatment is concealed beneath plywood. Storage of museum artefacts in this space should be limited to 20 pounds of weight per square foot based on the assumed framing of the floor. Repair of the plaster ceiling should occur in the near future.

STORE ROOM – ROOM 203

This roughly 200 square foot attic space is finished and presently used for storage of Historical Society artifacts. The ceiling slopes following the shed roof slope. Plywood conceals any floor boards. Plaster conceals framing. The west wall knee wall is 3'-10" high.

Walls

Plastered and painted in 1926 or later.

Ceiling

Plastered and painted in 1926 or later. Section of plaster has fallen and needs to be replaced.

Flooring

The floor is covered in plywood which was a substrate for previous carpet presumably replaced when the roof leak occurred. Subflooring was not visible.

Fenestration

There are two six over six windows on the west wall and one four lite fixed sash on the south wall. The sash are original to the 1840 construction of the shed, are painted and have a lamb's tongue muntin profile. The door to the caretaker's stair is a four panel Victorian, circa 1870 with a ceramic knob set and two barrel hinges. It is painted. The door into the kitchen chamber is described in that section.

Woodwork

The base is a 6-1/2", painted, plain flat board, original to 1840.

MEP

Electricity is provided to the room and distributed to the lighting with surface mounted conduit. Illumination is from ceiling mounted fluorescent fixtures that is missing its protective lens. Light controls are conventional switches. Receptacles are located in the baseboard. There was no observed smoke detector. Heating is provided by a standing cast iron steam radiator. A freestanding air conditioning unit presumably provides cooling and dehumidification.

Interior Shed Attic Condition Chart

The pages that follow are an item by item listing of features conditions and treatment recommendations for the Shed Attic. This listing is by feature type so that the Society can see at a glance the features that require specific skill sets to repair.

Charts are organized by feature, where the item is given a name and associated with a location, ID#, a unique character so the Society can track individual items, a description, an area or quantity which is useful in estimating costs, condition which is keyed to the repair recommendation which spells out treatments and finally year to implement which is the first year of the range of years for repair to take place dictated by condition.

Shed Attic

SHED ATTIC							
Feature	**ID #**	**Description**	**Dimensions in SF or LF or Quantity**	**Condition**	**Repair Recommendation**	**Year to Implement**	**Cost**
framing - shed second floor	203	Framing concealed by finishes above and below assumed similar to roof framing 3" x 5" joists 24-inches on center	0	**indefinite**	LIMIT STORAGE IN THIS AREA to no more than 20 Pounds per square foot. Enclosed by finishes above and below	2024	0
Floor - Store Room (Room 203)	203	Plywood overlaid on subfloor (assumed)	211	**indefinite**		perform regular maintenance	0
Walls - Store Room)Room 203)	203	Plastered and painted, circa 1926	400	**indefinite**		perform regular maintenance	0
Ceiling - Store Room (Room 203)	203	Plastered and painted, circa 1926	211	**Near future**	Replace missing plaster at hole in ceiling	2018	1500
Woodwork - Store Room (Room 203)	203	6.5-inch painted pine baseboard 1840	64	**indefinite**		perform regular maintenance	0

Shed Attic

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
MEP - Store Room (Room 203)	203	Electricity is provided to the room and distributed to the lighting with surface mounted conduit. Illumination is from ceiling mounted fluorescent fixtures that is missing its protective lens. Light controls are conventional switches. Receptacles are located in the baseboard. There was no observed smoke detector. Heating is provided by a standing cast iron steam radiator. A freestanding air conditioning unit presumably provides cooling and	211	short term	Confirm fire alarm system covers this room Confirm operation of radiator	2020	250

Interior Addition Second Floor Condition Summary

The most important feature of the addition second floor is the second exit path from the main block museum spaces to the stairs. This path must always be kept clear of storage and the doors from the main block and shed attic should not be locked when tours are being given. When there is a tenant change it would be appropriate to renew finishes, replace the carpeting, wall paper and install energy efficient appliances and lamps.

CARETAKER'S STAIR HALL – ROOM 204

Adjacent and one step up from the caretaker's stair upper landing, this stair hall configuration dates to at least 1926.

Walls

Plastered and painted in 1926 or later.

Ceiling

Plastered and painted in 1926 or later.

Flooring

The flooring is wood plank, regular sized and painted at the stair landing and unpainted at the entryways to the bedrooms.

Fenestration

The closet door is a four panel Victorian door that is painted and has a wood knob. The other doors are described in the rooms they let into.

Woodwork

Door trim is simple, painted, flat stock wood.

MEP

Electricity is provided to the room. Illumination is from a ceiling mounted incandescent bulb. Light controls are conventional switches. There was no observed smoke detector. Heating is provided by a standing cast iron steam radiator at the base of the stairs.

CARETAKER'S LARGE BEDROOM – ROOM 205

This room is named for its current use. A 150 square foot space with an adjacent alcove and small closet. The configuration dates to at least 1926.

Walls

Assumed plaster with wallpaper. Wallpaper date unknown.

Ceiling

Plastered and painted. Peeling paint could be indicator of calcimine paint.

Flooring
Wall to wall carpeting covers the floor. Likely covering wood planks.

Fenestration
There are two six over six windows on the north wall that are painted. Each window has a wood, four lite exterior storm. There is a four over four window in the closet. The door into the room is a four panel Victorian door that is painted and has a ceramic knob. The closet door is not installed.

Woodwork
Door trim is simple, painted, flat stock wood. There is a painted picture rail right at the ceiling line and an 8-inch high baseboard with a molded cap.

MEP
Electricity is provided to the room. Illumination is from a ceiling mounted incandescent bulb with a pull chain control. Receptacles are located in the baseboard. Cable for television comes into the room on the west wall. There is a single ceiling mounted smoke detector. Heating is provided by a standing cast iron steam radiator on the north wall.

CARETAKER'S SMALL BEDROOM – ROOM 206
This room is named for its current use. Essentially a large alcove off the south side of the large bedroom, this space is finished in a similar manner to the larger room. Its configuration dates to at least 1926.

Walls
Assumed plaster with wallpaper. Wallpaper date unknown. Peeling paper could indicate a leak, but no current evidence of water.

Ceiling
Plastered and painted.

Flooring
Wall to wall carpeting covers the floor. Likely covering wood planks.

Fenestration
There is one six over six window on the south wall that is painted. The window has a wood, four lite exterior storm. The door into the room from the stair hall is a four panel Victorian door that is painted and has a ceramic knob.

Woodwork
Door trim is simple, painted, flat stock wood. There is a painted picture rail right at the ceiling line and a flat, 8-inch high baseboard.

MEP
Electricity is provided to the room. Illumination is from a ceiling mounted incandescent bulb with a pull chain control. Receptacles are located in the baseboard. There is a single ceiling mounted smoke detector. Heating is provided by the radiator in the adjacent bedroom.

Interior Addition Second Floor Condition Chart

The pages that follow are an item by item listing of features conditions and treatment recommendations for the addition second floor. This listing is by feature type so that the Society can see at a glance the features that require specific skill sets to repair.

Charts are organized by feature, where the item is given a name and associated with a location, ID#, a unique character so the Society can track individual items, a description, an area or quantity which is useful in estimating costs, condition which is keyed to the repair recommendation which spells out treatments and finally year to implement which is the first year of the range of years for repair to take place dictated by condition.

Second Floor Addition

SECOND FLOOR ADDITION							
Feature	**ID #**	**Description**	**Dimensions in SF or LF or Quantity**	**Condition**	**Repair Recommendation**	**Year to Implement**	**Cost**
Floor - Caretaker's Stair Hall (Room 204)	204	Wood plank ca. 1870 Painted at stair landing Stained at room entry	31	**medium term**	Test for lead paint, address if present, if not, sand and paint.	2022	1500
Walls - Caretaker's Stair Hall (Room 204)	204	Painted plaster	114	**indefinite**		perform regular maintenance	0
Ceiling - Caretaker's Stair Hall (Room 204)	204	Painted plaster	31	**indefinite**		perform regular maintenance	0
Woodwork - Caretaker's Stair Hall (Room 204)	204	Painted flat stock wood ca. 1870	60	**long term**	Test for lead paint, address if present, if not, sand and paint.	2024	2200
MEP - Caretaker's Stair Hall (Room 204)	204	Electricity is provided to the room. Illumination is from a ceiling mounted incandescent bulb. Light controls are conventional switches. There was no observed smoke detector. Heating is provided by a standing cast iron steam radiator at the base of the	31	**Short term**	Confirm fire alarm system covers this room	2020	150
Floor - Caretaker's Large Bedroom (Room 205)	205	Wall to wall carpet Presumed to cover wood plank floor	148	**long term**	Replace at next change in tenant	2024	750
Walls - Caretaker's Large Bedroom (Room 205)	205	Wallpaper over plaster	300	**indefinite**		perform regular maintenance	0

Second Floor Addition

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
Ceiling - Caretaker's Large Bedroom (Room 205)	205	Painted plaster Potential calcimine paint	148	near future	Test for calcimine paint Repaint	2018	1000
Woodwork - Caretaker's Large Bedroom (Room 205)	205	Flat stock painted door and window trim 8-inch Base board with molded cap Picture rail along ceiling	55	medium term	Test for lead paint, address if present, if not, sand and paint.	2022	1500
MEP - Caretaker's Large Bedroom (Room 205)	205	Ceiling mounted incandescent bulb with pull chain Baseboard receptacles Ceiling smoke detector Cable TV in west wall Steam radiator on north	148	short term	Install energy efficient lamps in lights Confirm function of smoke detector Confirm proper operation of radiator	2020	150
Floor - Caretaker's Small Bedroom (Room 206)	206	Wall to wall carpet Presumed to cover wood plank floor	67	long term	Replace at next change in tenant	2024	250
Walls - Caretaker's Small Bedroom (Room 206)	206	Wallpaper over plaster	185	indefinite	Remove or replace at next change in tenant	perform regular maintenance	0
Ceiling - Caretaker's Small Bedroom (Room 206)	206	Painted plaster	67	long term		2024	250
Woodwork - Caretaker's Small Bedroom (Room 206)	206	Painted flat stock trim Painted picture rail at ceiling line Painted, flat board base - no cap	36	indefinite	Test for lead paint, address if present, if not, sand and paint.	perform regular maintenance	0

Second Floor Addition

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
MEP - Caretaker's Small bedroom (Room 206)	206	Illumination is from a ceiling mounted incandescent bulb with a pull chain control. Receptacles are located in the baseboard. There is a single ceiling mounted smoke detector. Heating is provided by the radiator in the adjacent	67	**long term**	Install energy efficient lamps in lights Confirm function of smoke detector	2024	150
Door - Caretaker's Large Bedroom (Room 205)	D203	Four panel, painted, south wall Victorian, ca. 1870 Ceramic knob, barrel	12	**indefinite**		perform regular maintenance	0
Door - Caretaker's Small Bedroom (Room 206)	D204	Four panel, painted, east wall Victorian, ca. 1870	12	**indefinite**		perform regular maintenance	0
Door - Store Room (203)	D206	Four panel, painted, north wall Victorian, ca. 1870 Ceramic knob, barrel hinges	18	**indefinite**	unlock when tours of main block underway	perform regular maintenance	0
Door - Caretaker's Stair Hall (Room 204)	D207	Four panel, painted, south wall Victorian, ca. 1870 Wood pull knob, barrel hinges	12	**indefinite**		perform regular maintenance	0
Door - Caretaker's Stair Hall (Room 204)	D207	Four panel, painted, north wall Victorian, ca. 1870 Wood pull knob	18	**indefinite**		perform regular maintenance	0

Interior -Attic

Interior Attic Condition Summary

The attic of the main block is floored and historically used space, there are a few remaining stored items at present but the space has largely been cleared. A floor board above the kitchen chamber must be repaired and a protective layer of canvas should be tacked into place above the kitchen chamber to limit dust and debris from the attic falling through the floor boards and into the kitchen chamber. The addition attic is not useable but may be viewed from the main block attic where sheathing of the main block roof has been removed to provide access to the addition attic. The attic of the connector was not observed and does not connect to the main block. The attic of the shed is conditioned space and described in the second floor section.

ATTIC – ROOM 300

Ceiling
The ceiling is roof sheathing and rafters. Sheathing is a combination of wood planks with plywood patches.

Flooring
The floor is laid with pine and oak planks which are original and unfinished.

Fenestration
Two four over four windows on the north wall and south wall, centered under the ridge. A short, two plank wide door with 18th century iron hinges closes off the attic from the stair hall. The door is unpainted pine plank.

Stairs
Pine, dating to 1740. The treads and risers are all pine. The stairs rise from the stair hall and divide to north and south at the chimney mass.

Framing
The roof rafters are exposed throughout the attic. At the main block the rafters are pegged together at the ridge. In the addition the rafters meet at a ridge board. Rafters on the east side of the main block have been sistered with modern 2x6's. Rafters have mortise holes in them but there are no members tied into them.

MEP
Electricity is provided to the room. Illumination is from incandescent overhead lights in porcelain sockets. Light controls are pull chains. There is armored cable conduction wiring throughout the space. There is no heating, cooling or plumbing.

Interior Attic Condition Chart

The pages that follow are an item by item listing of features conditions and treatment recommendations for the attic. This listing is by feature type so that the Society can see at a glance the features that require specific skill sets to repair.

Attic

ATTIC							
Feature	**ID #**	**Description**	**Dimensions in SF or LF or Quantity**	**Condition**	**Repair Recommendation**	**Year to Implement**	**Cost**
framing - main block attic	300	Exposed at Kitchen Chamber, concealed by plaster at Parlor Chamber. North-south running summer beams and 3x5 joists about 24-inches on	0	**Short term**	General: treat for Insects; Repair broken floor board with wood scab and screw on attic side Remainder is in FAIR condition	2020	500
Floor - Attic (Room 300)	300	The floor is laid with pine and oak planks which are original and unfinished.	580	**near future**	Scab over broken floorboard above Kitchen Chamber Apply canvas tacked to boards over floor above Kitchen Chamber to catch dust from roof. Remove AHS stored goods from attic	2018	1200
Ceiling - Attic (Room 300)	300	Roof sheathing Original, some plywood Rafters Original, modern reinforcing at some	650	**Long term**	See roof framing main block for repair requirement	2024	
Stairs - Attic (Room 300)	300	Pine, dating to 1740. The treads and risers are all pine. Rise from the stair hall and divide to north and south at the chimney	80	**indefinite**		perform regular maintenance	0

Attic

Feature	ID #	Description	Dimensions in SF or LF or Quantity	Condition	Repair Recommendation	Year to Implement	Cost
MEP - Attic (Room 300)	300	Illumination is from incandescent overhead lights in porcelain sockets. Light controls are pull chains. There is armored cable conduction wiring throughout the space. There is no heating, cooling or plumbing.	580	**short term**	Install energy efficient lamps in fixtures Remount dangling power conduit	2020	150
Door - Attic	D300	Pine planks 1740 Original wrought iron hardware	12	**Indefinite**		perform regular maintenance	0

UPDATED CAD WITH EXISTING CONDITIONS

The following pages are printouts of the updated CAD drawings for the Russell House. The CAD files and an electronic version of this report were The drawings, based on original drawings prepared by Donham and Sweeney Architects in 2005 have been refined to show additional information. The drawing set now includes structural plans.

Formatted to print at 11x17, these pages are reductions to fit within this report. Please use the graphic scale for reference and recognize that reductions often result in minor distortions of length and width.

The plans here have color coding. The colors follow the urgency key for the conditions chart. Urgency definitions are repeated below from the conditions assessment section of this report.

Immediate = Immediate replacement or repair required.

Near future = Replacement or repair within one year of publication of this report required.

Short term = Replacement or repair within two to five years of publication of this report required.

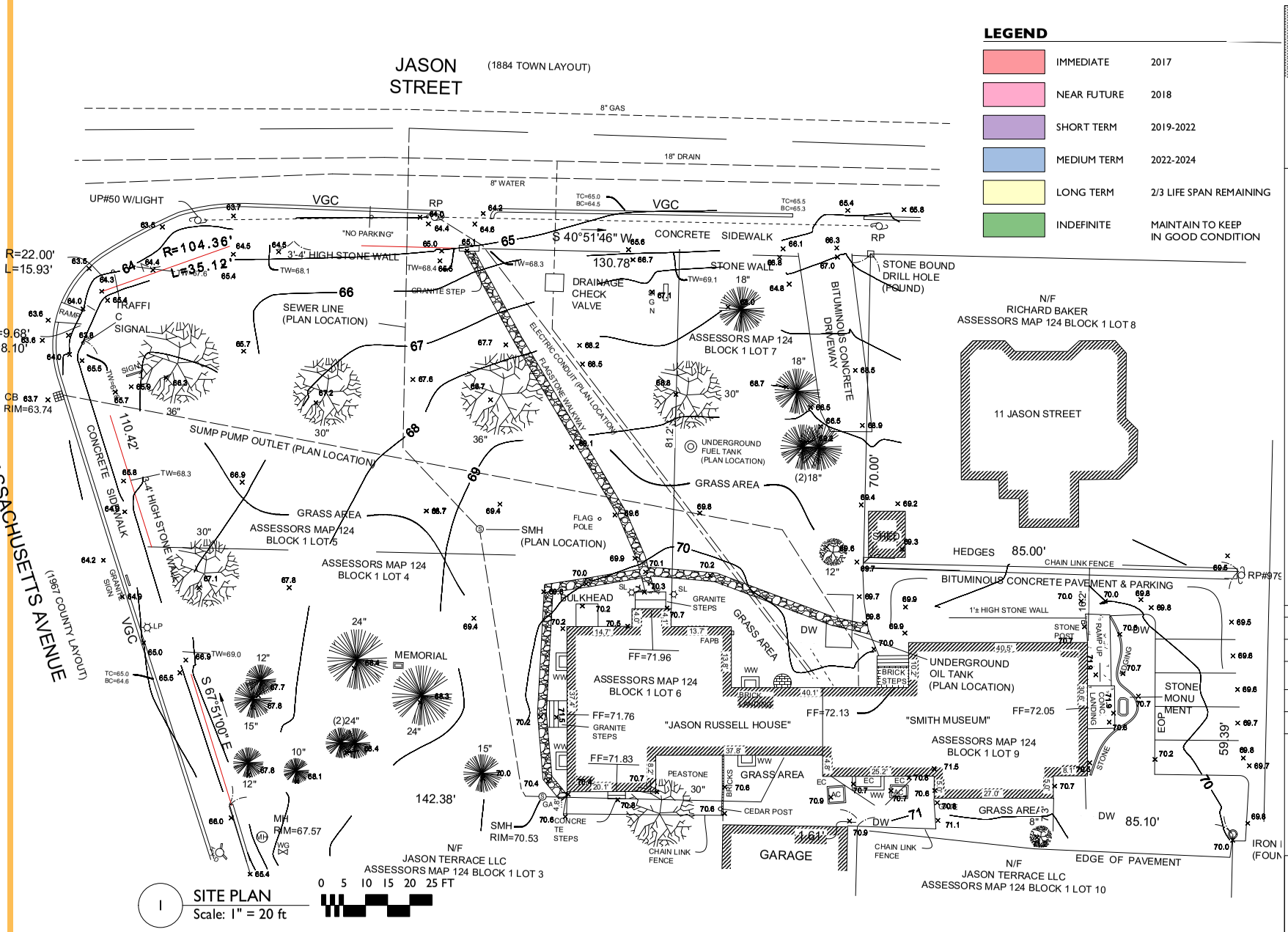
Medium term = Replacement or repair within five to seven years of publication of this report.

Long term = Element is not new, but is in acceptable condition and can be maintained rather than repaired. Replacement or repair should be anticipated at end of 2/3 of typical service life.

Indefinite = Element is not new, but is in good condition and can remain in good condition through regular maintenance.

The drawings included are:

SP-1	SITE PLAN
S1.1	FIRST FLOOR FRAMING PLAN
S1.2	SECOND FLOOR FRAMING PLAN
S1.3	ATTIC FRAMING PLAN
S1.4	ROOF FRAMING PLAN
A1.0	BASEMENT PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	ATTIC PLAN
A1.4	ROOF PLAN
A2.0	EAST (JASON STREET) ELEVATION
A2.1	NORTH (MASSACHUSETTS AVENUE) ELEVATION
A2.2	WEST ELEVATION
A2.3	SOUTH ELEVATION



1 SITE PLAN
Scale: 1" = 20 ft

LEGEND

	IMMEDIATE	2017
	NEAR FUTURE	2018
	SHORT TERM	2019-2022
	MEDIUM TERM	2022-2024
	LONG TERM	2/3 LIFE SPAN REMAINING
	INDEFINITE	MAINTAIN TO KEEP IN GOOD CONDITION

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Conditions Report
&
Preservation Plan of:

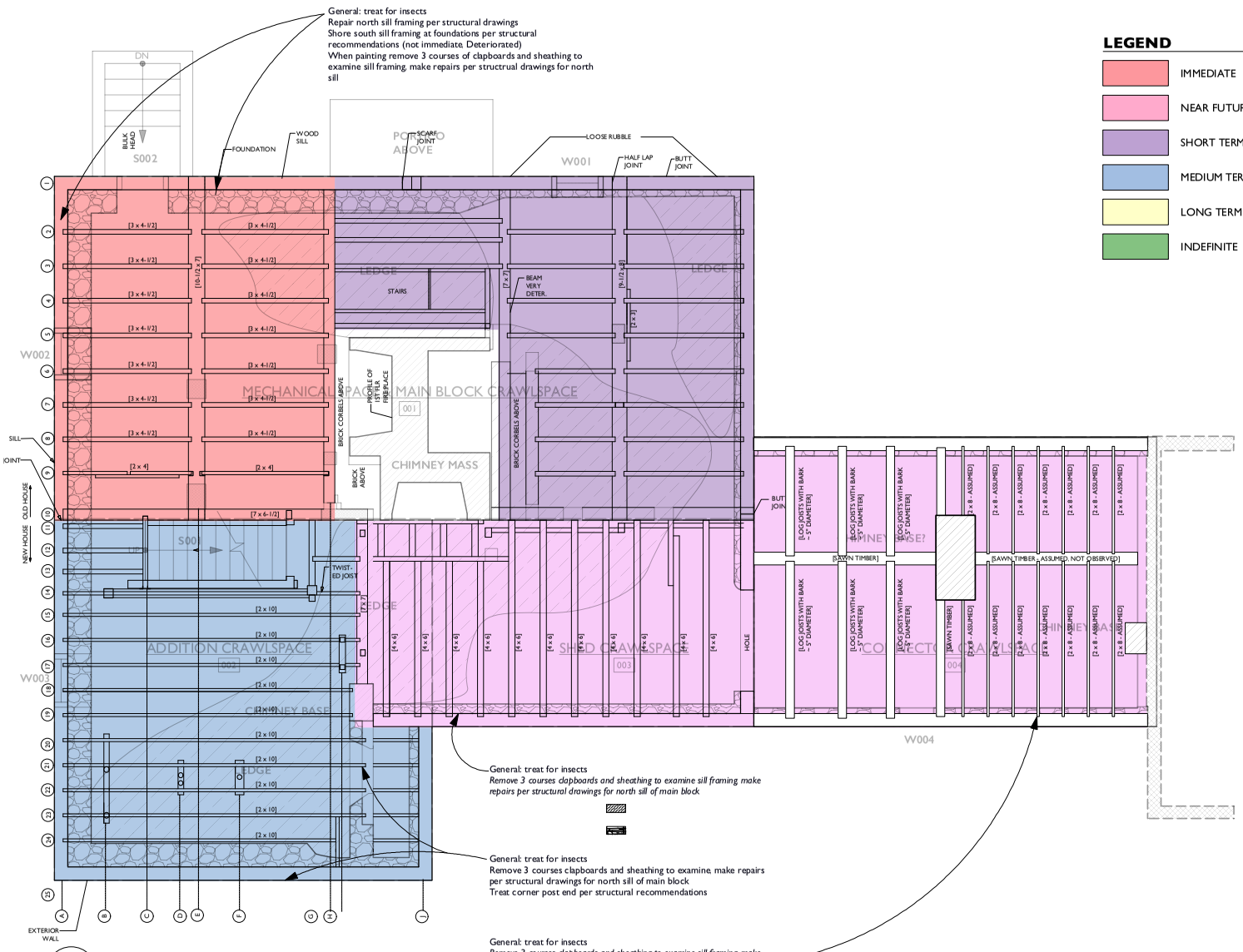
THE JASON RUSSELL HOUSE

for:
The
Arlington Historical Society
7 Jason Street
Arlington, Ma
02476

DATE:	SUBMISSION:
xx.xx.16	AS-BUILT DRAWINGS

AS BUILT PLANS

SP1.0



1 FIRST FLOOR FRAMING PLAN
Scale: 3/16" = 1'-0"

LEGEND

	IMMEDIATE	2017
	NEAR FUTURE	2018
	SHORT TERM	2019-2022
	MEDIUM TERM	2022-2024
	LONG TERM	2/3 LIFE SPAN REMAINING
	INDEFINITE	MAINTAIN TO KEEP IN GOOD CONDITION

0 2 3 4 5 6 FT

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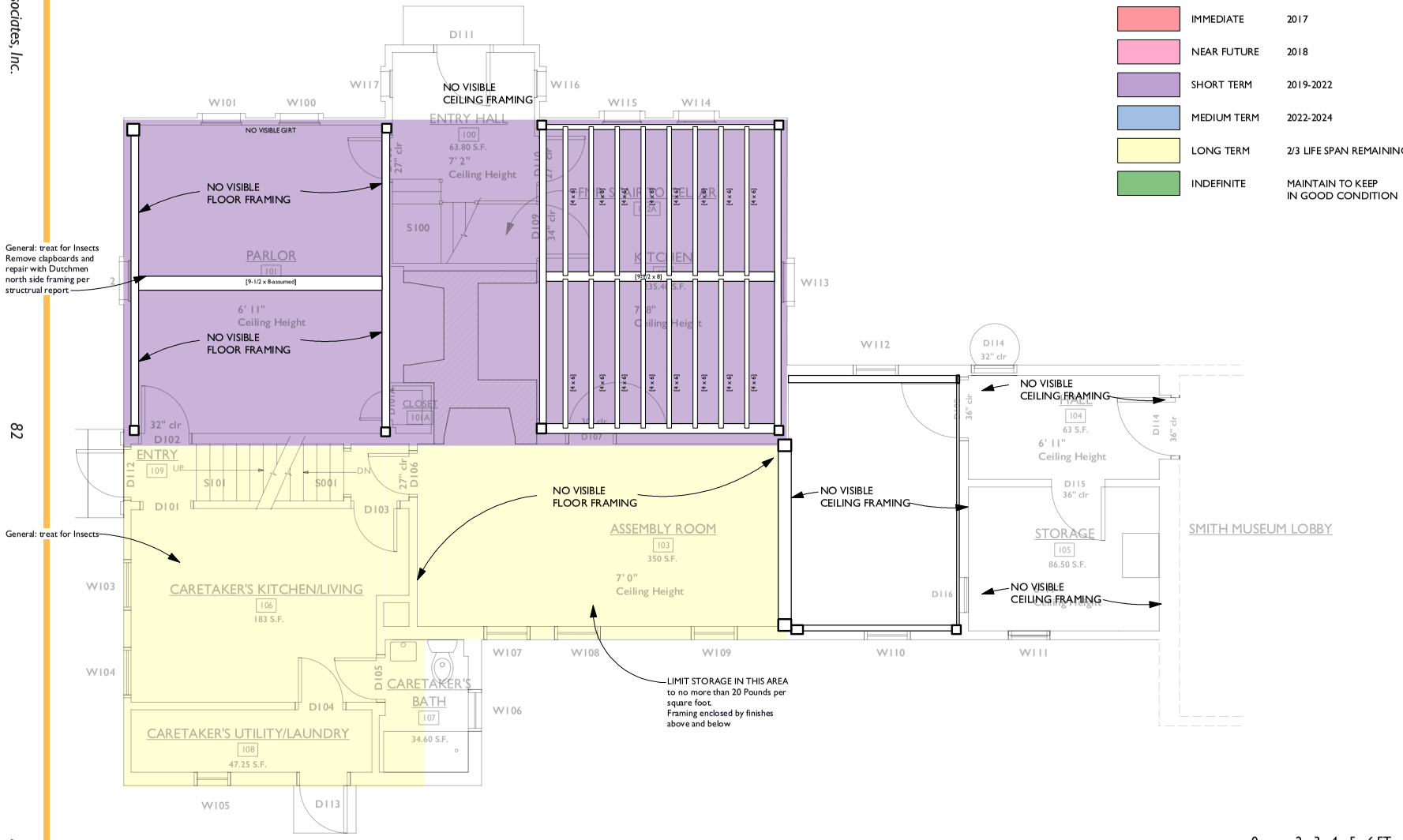
PLAN NORTH

AS BUILT PLANS

S1.1



1 SECOND FLOOR FRAMING PLAN
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

PLAN NORTH

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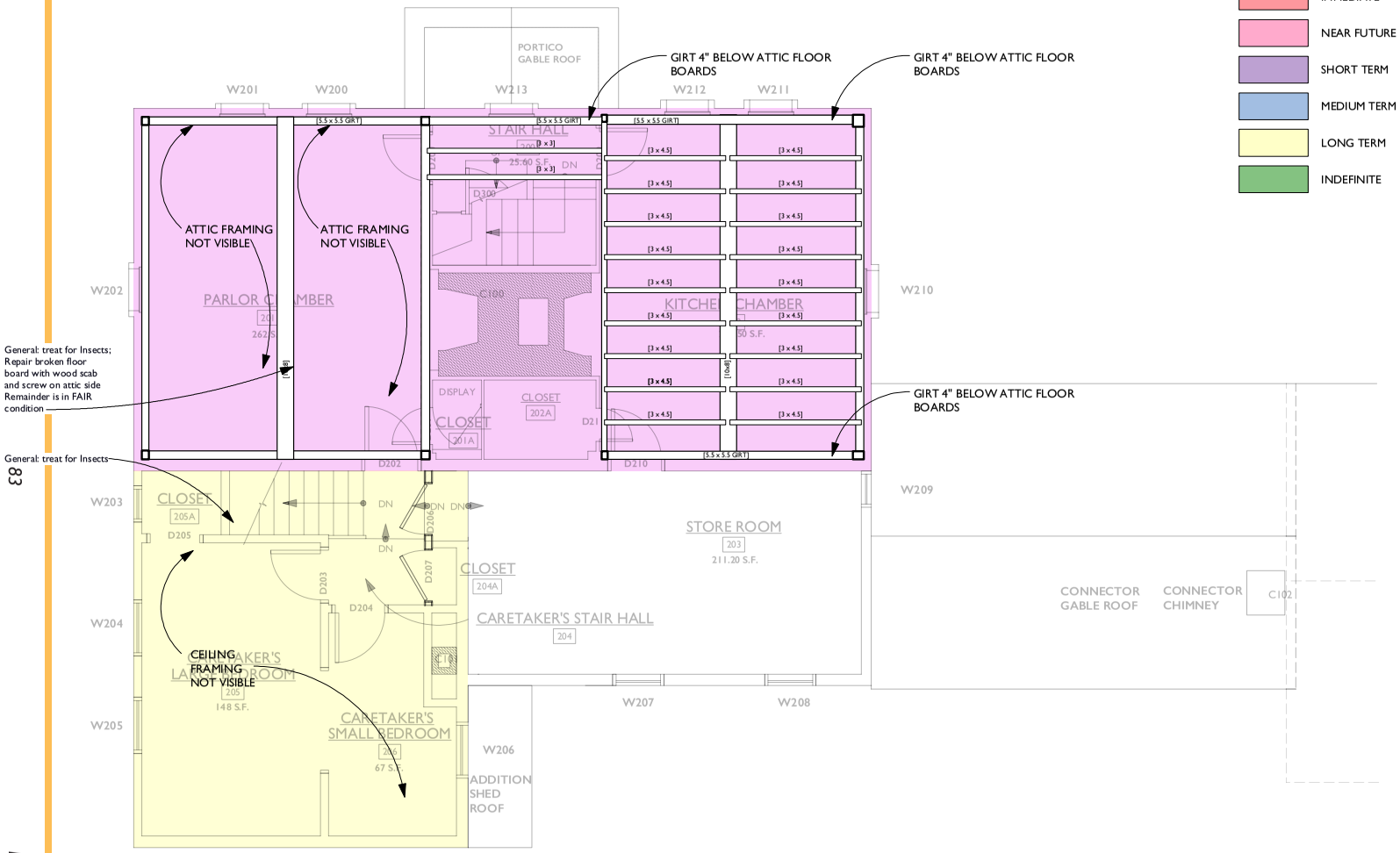
xx.xx.16	AS-BUILT DRAWINGS

AS BUILT PLANS

S1.2



1 ATTIC FRAMING PLAN
Scale: 3/16" = 1'-0"

LEGEND

	IMMEDIATE	2017
	NEAR FUTURE	2018
	SHORT TERM	2019-2022
	MEDIUM TERM	2022-2024
	LONG TERM	2/3 LIFE SPAN REMAINING
	INDEFINITE	MAINTAIN TO KEEP IN GOOD CONDITION

0 2 3 4 5 6 FT

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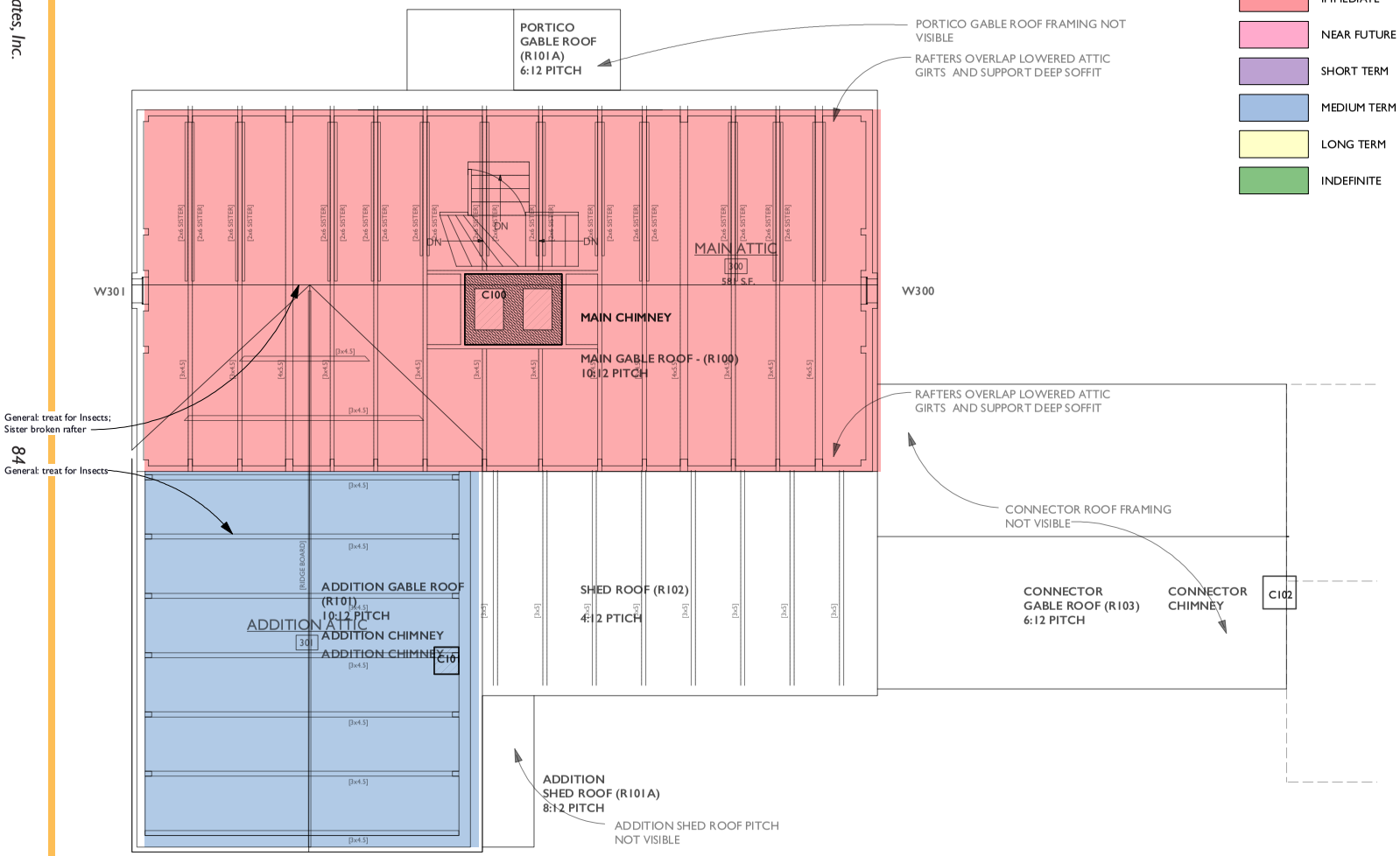
02476

DATE:	SUBMISSION:
xx.xx.16	AS-BUILT DRAWINGS

PLAN NORTH

AS BUILT PLANS

S1.3



1 ROOF FRAMING PLAN
Scale: 3/16" = 1'-0"

LEGEND

IMMEDIATE	2017	
NEAR FUTURE	2018	
SHORT TERM	2019-2022	
MEDIUM TERM	2022-2024	
LONG TERM	2/3 LIFE SPAN REMAINING	
INDEFINITE	MAINTAIN TO KEEP IN GOOD CONDITION	

0 2 3 4 5 6 FT

PLAN NORTH

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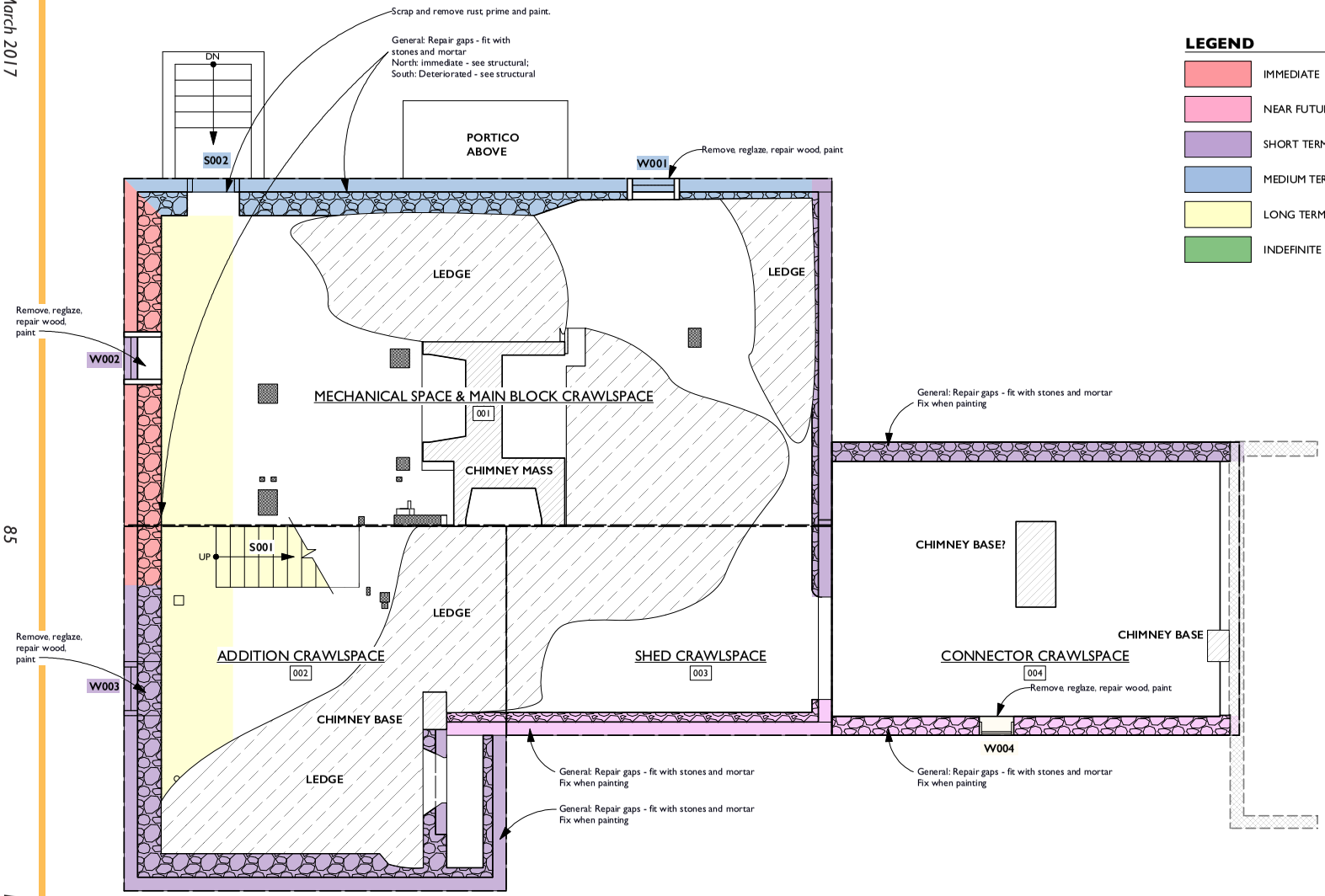
THE JASON RUSSELL HOUSE

for:
The
Arlington Historical Society
7 Jason Street
Arlington, Ma
02476

DATE:	SUBMISSION:
xx.xx.16	AS-BUILT DRAWINGS

AS BUILT PLANS

S1.4



1 BASEMENT PLAN
Scale: 3/16" = 1'-0"

LEGEND

IMMEDIATE	2017	
NEAR FUTURE	2018	
SHORT TERM	2019-2022	
MEDIUM TERM	2022-2024	
LONG TERM	2/3 LIFE SPAN REMAINING	
INDEFINITE	MAINTAIN TO KEEP IN GOOD CONDITION	

0 2 3 4 5 6 FT

PLAN NORTH

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Conditions Report
&
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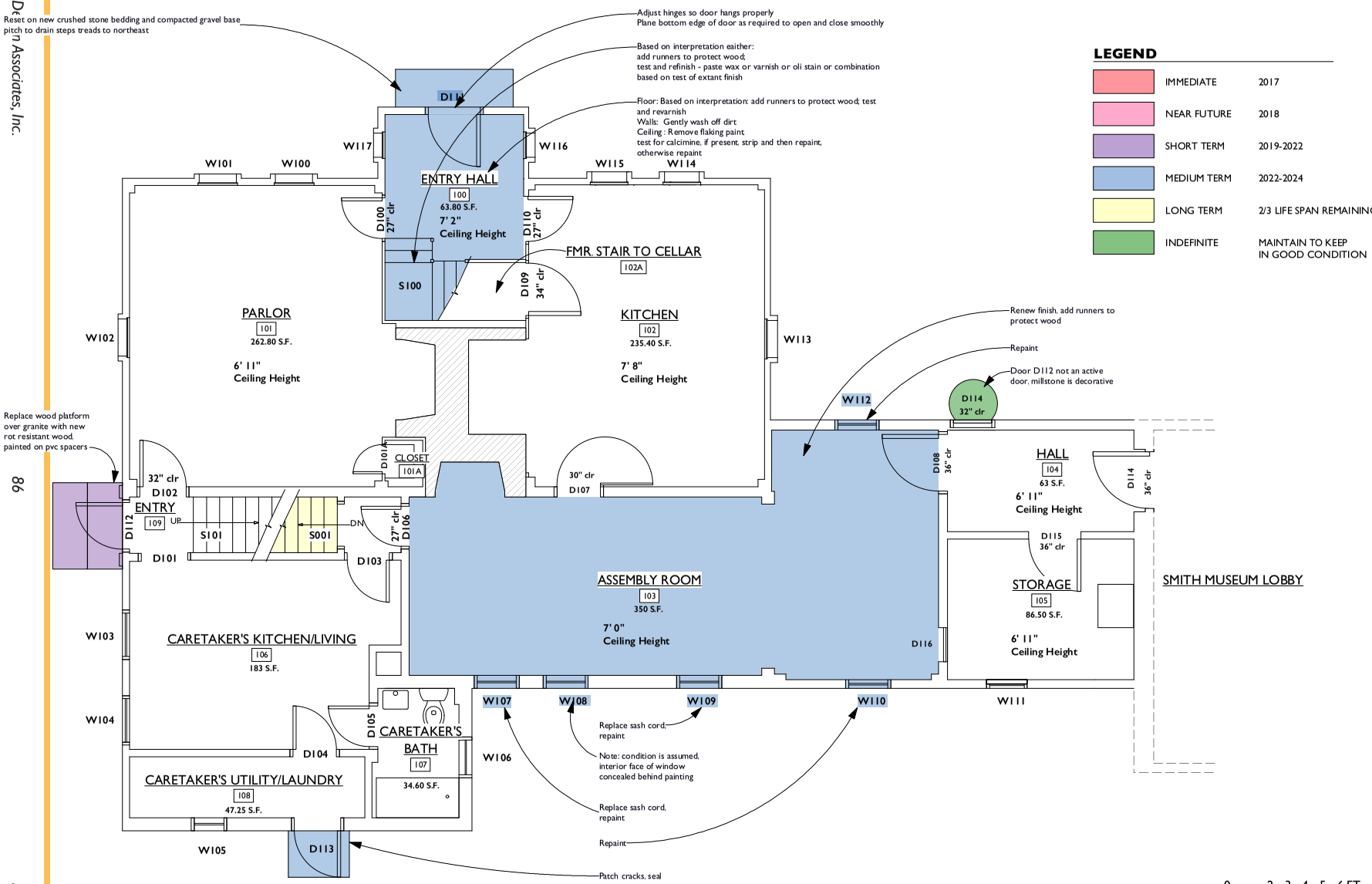
A1.0



1 FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

LEGEND

	IMMEDIATE	2017
	NEAR FUTURE	2018
	SHORT TERM	2019-2022
	MEDIUM TERM	2022-2024
	LONG TERM	2/3 LIFE SPAN REMAINING
	INDEFINITE	MAINTAIN TO KEEP IN GOOD CONDITION

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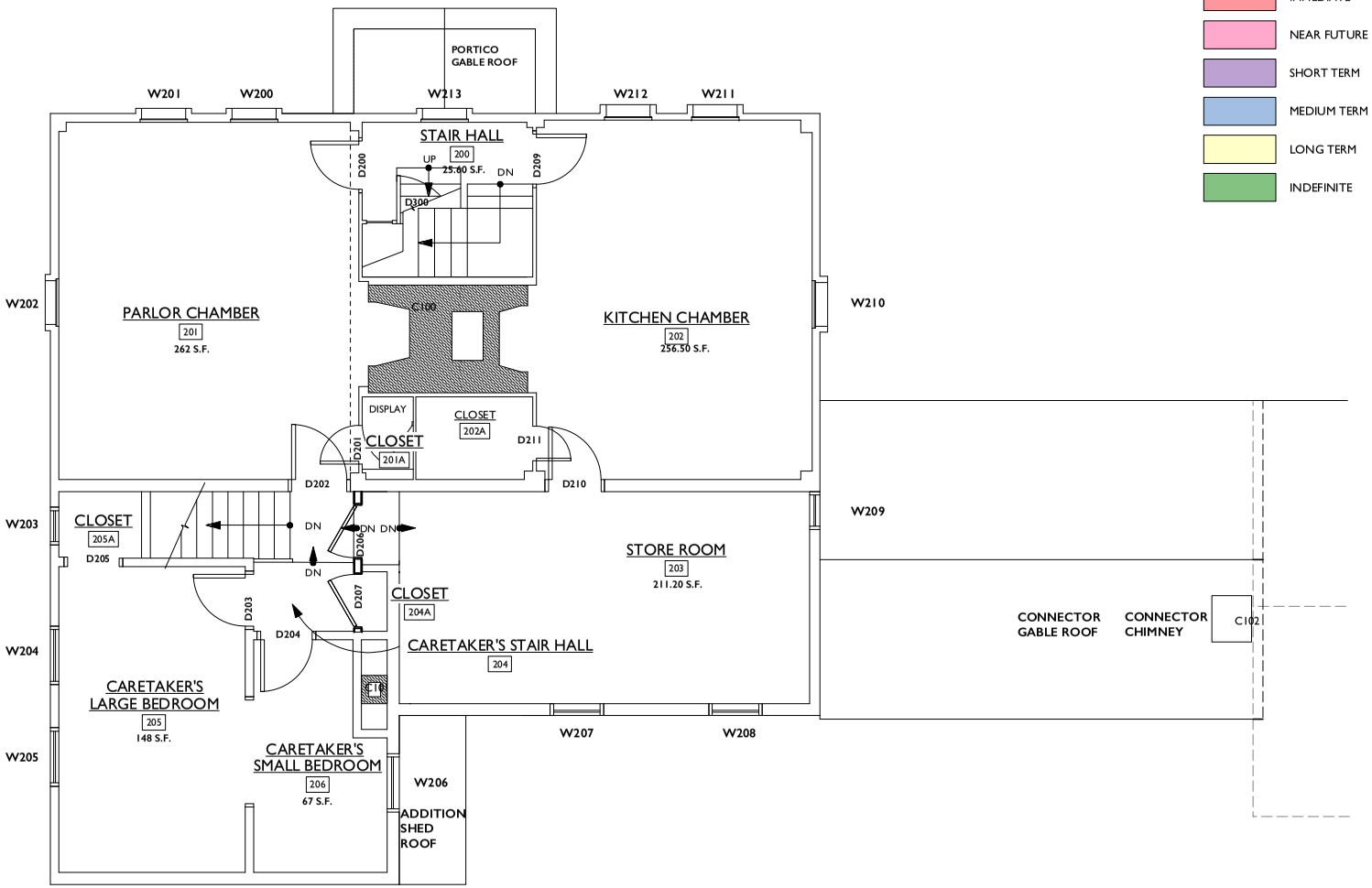
A1.1



1 SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

LEGEND

	IMMEDIATE	2017
	NEAR FUTURE	2018
	SHORT TERM	2019-2022
	MEDIUM TERM	2022-2024
	LONG TERM	2/3 LIFE SPAN REMAINING
	INDEFINITE	MAINTAIN TO KEEP IN GOOD CONDITION

0 2 3 4 5 6 FT

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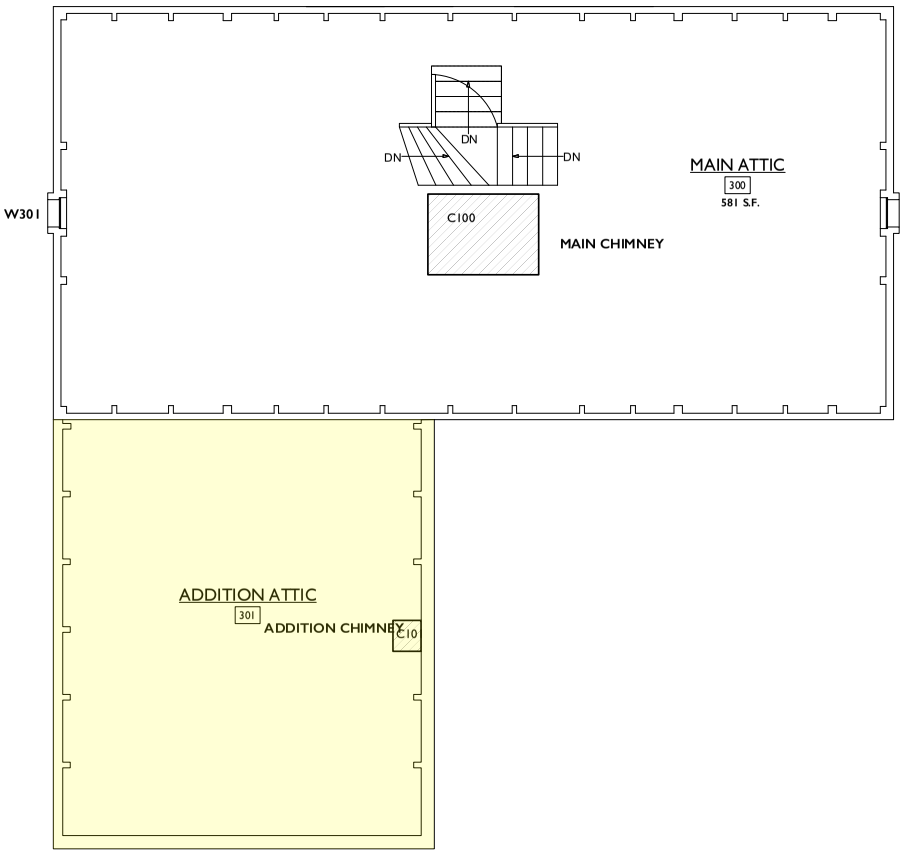
AS BUILT PLANS

A1.2



1 ATTIC PLAN
Scale: 3/16" = 1'-0"

LEGEND

	IMMEDIATE	2017
	NEAR FUTURE	2018
	SHORT TERM	2019-2022
	MEDIUM TERM	2022-2024
	LONG TERM	2/3 LIFE SPAN REMAINING
	INDEFINITE	MAINTAIN TO KEEP IN GOOD CONDITION

0 2 3 4 5 6 FT

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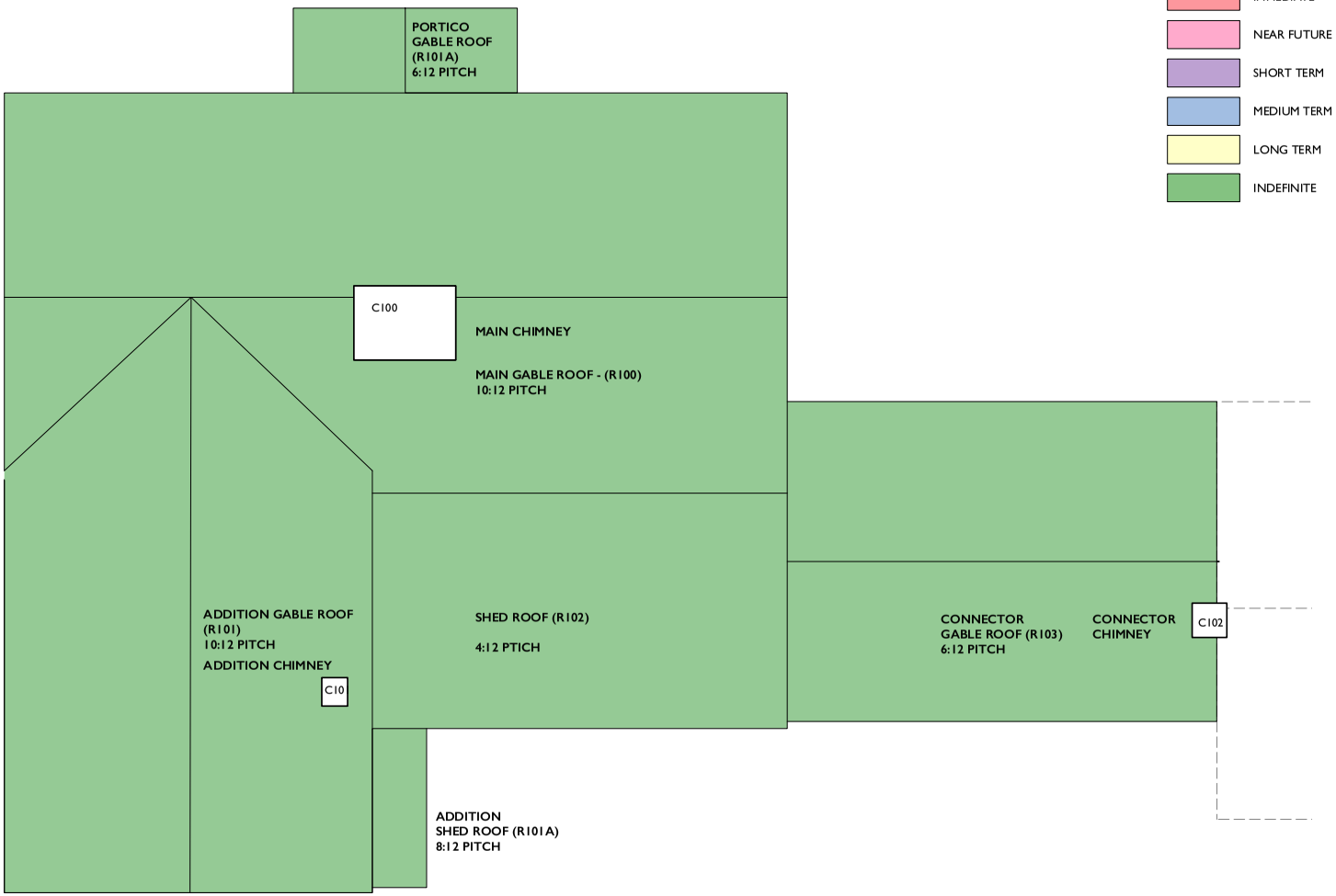
A1.3



LEGEND

IMMEDIATE	2017	
NEAR FUTURE	2018	
SHORT TERM	2019-2022	
MEDIUM TERM	2022-2024	
LONG TERM	2/3 LIFE SPAN REMAINING	
INDEFINITE	MAINTAIN TO KEEP IN GOOD CONDITION	

1 ROOF PLAN
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

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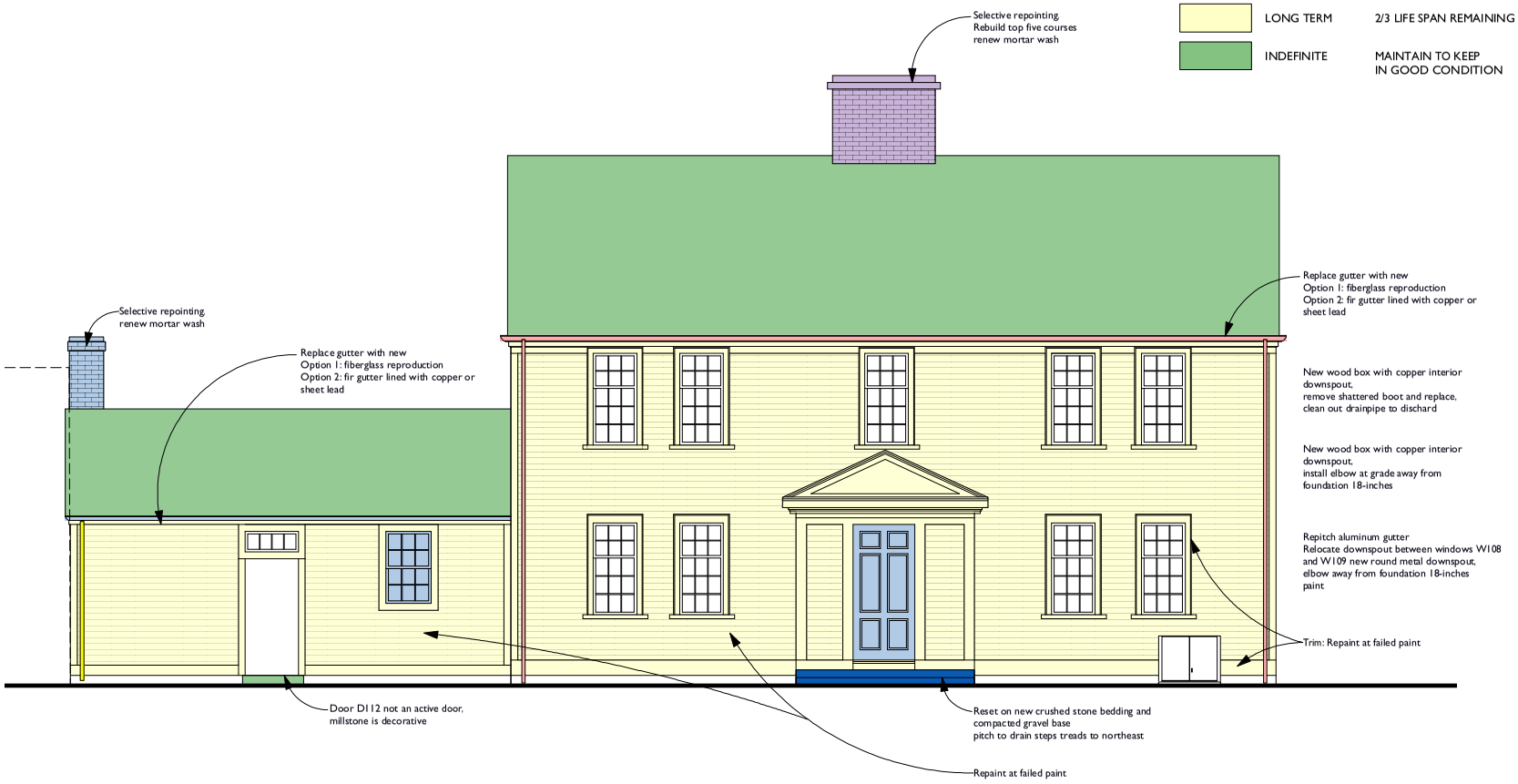
A1.4



1 EAST (JASON STREET) ELEVATION
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

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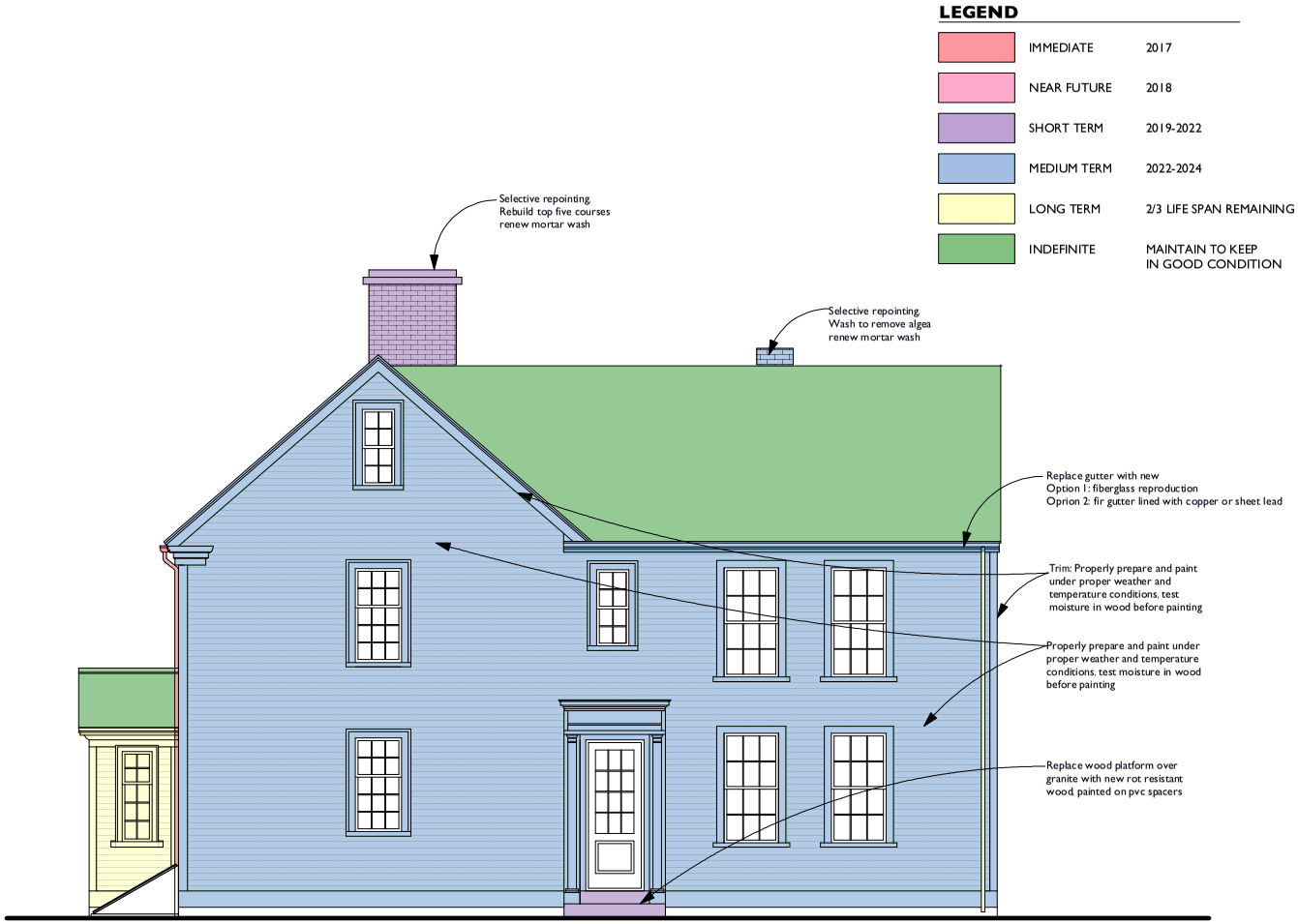
PLAN NORTH

AS BUILT PLANS
A2.0



1 NORTH (MASSACHUSETTS AVENUE) ELEVATION
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

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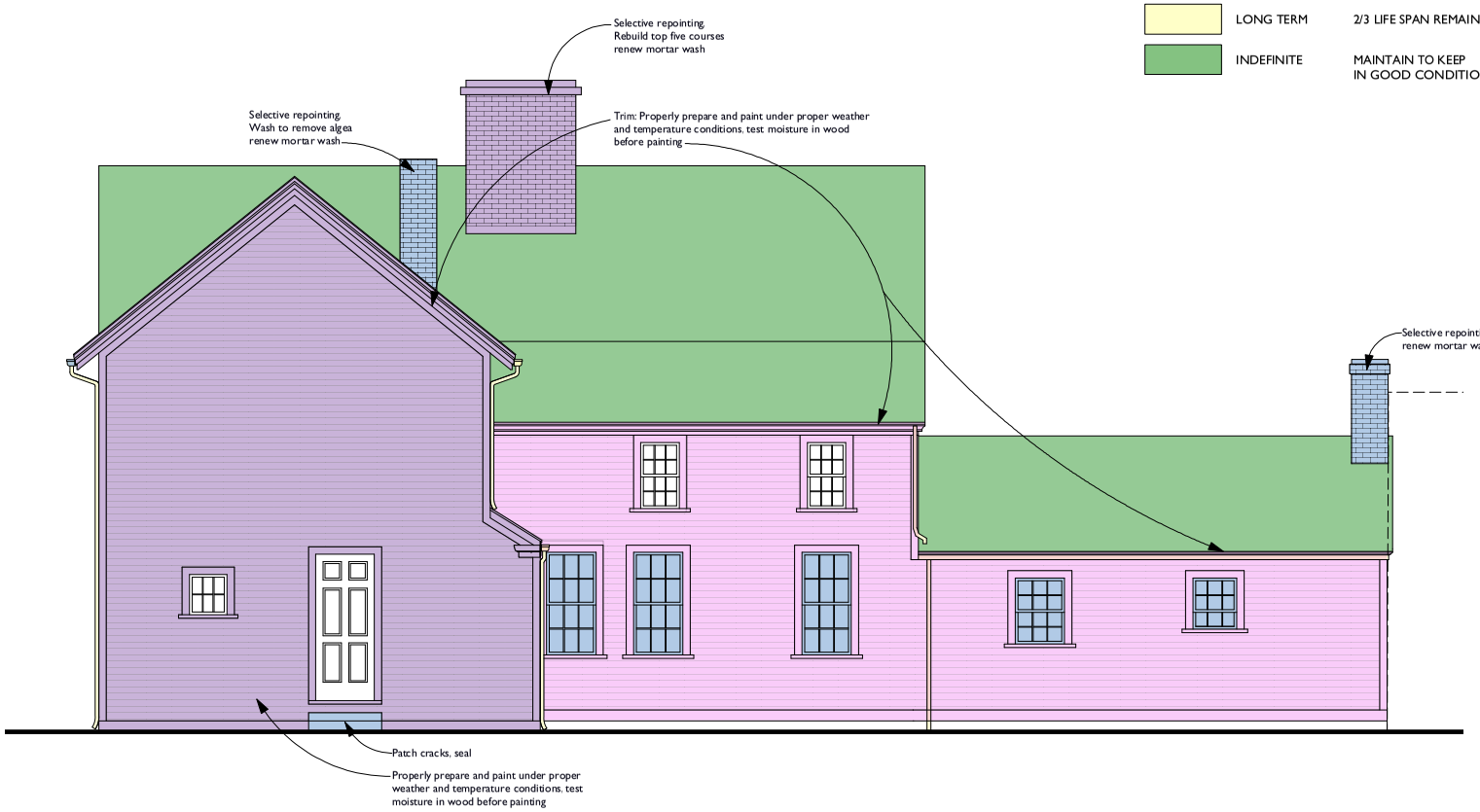
A2.1



LEGEND

IMMEDIATE	2017	
NEAR FUTURE	2018	
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MEDIUM TERM	2022-2024	
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1 WEST ELEVATION
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

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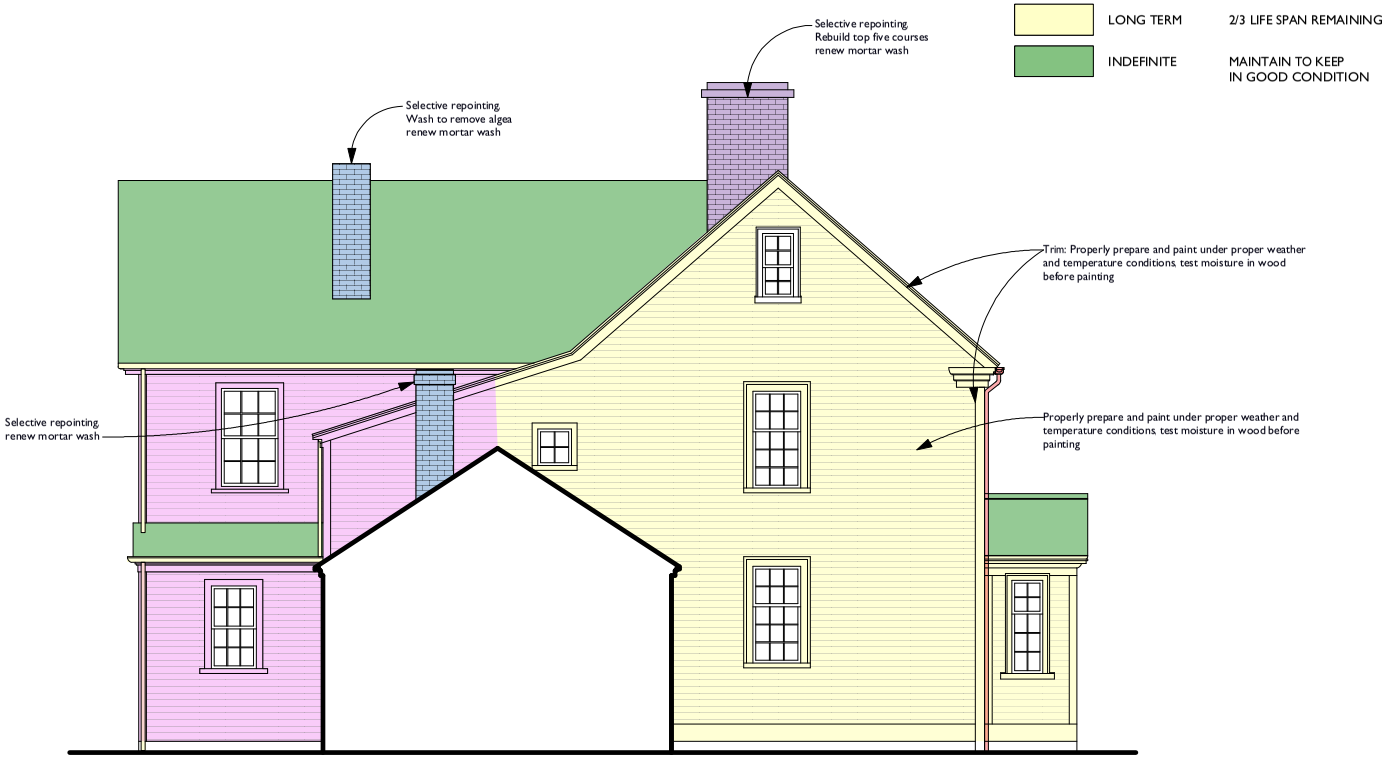
A2.2



1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

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A2.3

SYSTEMS REVIEW

Mechanical Systems

Ross Trethewey, President of TE2 Engineering met with Patrick Guthrie of Design Associates to review the mechanical, electrical, plumbing and fire protection systems at the Jason Russell House. In summary, the systems at the Russell House are eclectic at best and from many vintages. Prior reports recommend identifying redundant wiring and removing it and the TE2 report concurs. The fire detection system should be fully tested as an immediate priority. Other items can be addressed as time, finances and planning allows.

The TE2 report includes added detail and is included in its entirety.

Structural Systems

Erik Farrington, PE, of Simpson Gumphertz and Heger met with Patrick Guthrie of Design Associates to investigate the north wall conditions and comment on the overall structural condition of the house with suggestions for where to focus further investigations as time, finances and planning allows. Erik's work follows a preliminary report by Matthew Bronski, PE, also with SGH from early 2016 investigating the condition of the north sill. Matthew and Erik both had access to the 2005 report by Ocmulgee Associates. In summary the Russell House north wall at the main block requires immediate repair to the sill. The extensive insect evidence recommends a progressive treatment of boric acid to exposed framing. Other framing should be exposed as the house is progressively painted and repairs made following the precedent of work on the north side sill repair.

The SGH report includes added detail and is included in its entirety after the TE2 report.

TE2 ENGINEERING, LLC.
372 University Ave. Westwood, MA 02090
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www.te2engineering.com

January 24, 2017

Patrick Guthrie, AIA
Design Associates, Inc.
1035 Cambridge Street
Cambridge, MA 02554

Re: Jason Russell House MEP/FP Existing Conditions Summary Report

To Patrick:

This letter and attached report serve to provide an introduction to the MEP/FP systems for the historical museum. The goal is to provide a general outline of the systems to be checked or potentially upgraded/added to for the museum. Please see the attached report for more information, and let us know if you have any questions.

Sincerely,

Ross Trethewey, MSME
TE2 Engineering, LLC.

System Overview:

The Jason Russell House ("Main Block") has a variety of mechanical, electrical, plumbing and fire protection/fire alarm systems that have been installed over the buildings long history. The challenge with all historical buildings is how to preserve the architecture and history, while maintaining good life safety, health and comfort. The building is of course classified as "Historical" which means that the building is exempt from many of the standard building codes, but also highly influenced by the local authority having jurisdiction (AHJ). This can add confusion and further complexity.

TE2 Engineering conducted a walk through on January 12, 2017 of the Main Block and shed addition to gain an understanding of the systems installed throughout the building. There are many existing systems that should be checked, and potentially new systems that should be implemented.

Recommended Upgrades/Items to check

The bullet list below provides an outline of some of the major items to check, or upgrade for the Main Block. They are listed in no relative order.

- Fire Alarm Panel
    - The current fire alarm panel should be tested. It was noted during the walkthrough that it is very likely that the fire alarm panel does not "dial" out to the fire alarm monitoring service (American Alarm Service) or local fire department.
    - The building does not have a back up generator, so this system should be tested both under utility power and after loss of utility power (battery back up test).
- Smoke/Heat/Carbon Monoxide Detectors
    - During the walkthrough it was noted a variety of different types of smoke and heat detectors. These detectors should be tested for operation, and be sure that they are wired back to the fire alarm panel. We recommend the use of smoke detectors in all areas.
    - In addition, carbon monoxide detectors should be located throughout the building (at least one on each floor, including basement). It may be prudent to replace some of the existing detectors with "combination" detectors.
    - Verify all wiring is run in approved cable/conduit and all fire alarm wires are "home-runned" without splices between the devices and the alarm panel.

- Sprinkler System
    - A “wet” fire protection system is installed in the basement of the Main Block currently, including one sprinkler head in the kitchen area on the first floor.
    - The sprinkler system flow switch in the basement should be tested for operation and for proper alert signal to the fire alarm panel. The system should also have tamper switches installed on the valves.
- Egress Signage / Fire Notification
    - The Main Block does not include adequate egress signage, strobes or speakers.
    - These three items might be considered the most important as they notify all occupants within (and around) the building of an issue as soon as the issue is detected.
    - The second means of egress on the second level appears to be capable of being locked, and no means exists on the attic level. Both of these items ideally should be rectified.
    - It may be worth considering the addition of fire alarm notification beacons on the exterior of the building.
- Emergency Lighting
    - The building does not have emergency power, but it would be ideal to have all egress pathways illuminated on a power outage.
- Fire Extinguisher(s)
    - The Main Block appears to not have any fire extinguishers. They are recommended at all combustion based appliances and kitchens.
- Evacuation Routing
    - The building also appears to not have an evacuation plan.
- Basement Piping Freeze Concerns
    - The basement is un-insulated and poses a freezing concern for all the water piping in the basement. The assumption is that the existing oil boiler provides enough “standby heat loss” to maintain temperature in the basement. The main concern is that if the boiler experienced an issue and failed to start on consecutive cold days that the temperature in the basement could reach a point where pipes might freeze.
    - Potential solutions could be adding a low temperature alarms in the basement and 1st floor that would trigger at an adjustable low temperature level (such as 40 F) and send an alarm signal to a caretaker or similar entity.
- Chimney Inspection
    - The existing boiler vents into one of the building chimneys. The chimney mortar/flues can deteriorate over time and should be inspected if they haven’t been recently.

- Dryer Vent
    - Dryer vent appeared to be filled with lint and exterior backdraft damper was open. This could present a safety/fire hazard. Rodents get inside the vent and create blockages and lint builds up over time in the long flex duct runs. The vent should be cleaned, flex duct runs minimized and the exterior vent replaced.
- Sump Pumps
    - The sump pumps in the basement of the Main Block and Addition areas appear to be poorly installed. The discharges should be properly connected to the plumbing/drainage system.
- Basement Upkeep
    - Some of the electrical devices and wiring in the basement could be cleaned up/removed, especially the loose wires and decommissioned systems.
    - Some plug in transformers appeared to be overheated (discolored yellow plastic jacket). Replace electrical devices that show heat damage throughout the building.
    - All major MEP items could utilize labeling for ease of understanding, and for staff to identify important items in an emergency.
- Security Alarm
    - The security alarm for the Main Block appears to be connected to the 19th century additions. This would make sense as the buildings are attached and connected to one another with common doorways.
    - However it was noted during the walkthrough that the alarm system is hardly ever used, since the buildings are treated very differently from an occupancy standpoint. The caretaker lives in the Main Block, and workers work in the 19th century additions (vastly different schedules and use). Recommend looking into this further.

Codes/References:

If any building system were to be upgraded, replaced or added to, it is highly recommended that the installation adhere to the latest federal, state and local guidelines. We have listed the major guidelines below:

- NFPA 101- Life Safety Code
- NFPA 72- National Fire Alarm Code
- NFPA 70 / NEC 2014- National Electric Code
- IBC 2009 (780 CMR)- International Building Code
- IEBC 2009 (527 CMR)- International Existing Building Code

- IMC 2009 (248 CMR)- International Mechanical Code
- IFC 2009 (524 CMR)- International Fire Code

Conclusion:

The goal of this report is to identify the systems of the Main Block that are in need of testing to ensure proper operation, as well as which systems should be replaced or added to the building. In general the building should be examined and inspected further, but hopefully this report provides clear direction on the possible next steps.

End of Report.

SIMPSON GUMPERTZ & HEGER
Engineering of Structures and Building Enclosures

16 February 2017

Mr. Patrick Guthrie
Design Associates
1035 Cambridge Street
Cambridge, MA 02141

Project 160194.01 – Building Conditions Assessment and Repair, Jason Russell House, Arlington, MA

Dear Mr. Guthrie:

This letter report summarizes our observations and findings for the recent conditions assessment and investigation for the Jason Russell House Project, in support of your conditions assessment and report. Please also reference our letter report to the Arlington Historical Society, dated 18 February 2016 (attached) for additional information.

1. BACKGROUND

We understand the following from our meetings and discussions with you and other members of the Arlington Historical Society, and our review of background materials:

- The Jason Russell House (Photo 1) is listed on the National Register of Historic Places, and is a contributing property to the Arlington Center Historic District. The house was constructed circa 1740, for and by the farmer, Jason Russell.
- On 19 April 1775, the house and the surrounding yard were the scene of some of the bloodiest fighting in the first battle of the Revolutionary War. The house still contains multiple holes in the staircase and elsewhere from musket balls from the battle.
- It is possible that the 1740 construction reused some timbers from the prior house at the site, which was constructed circa 1680.
- Circa 1814, a vestibule entry area was added at the front door, and circa 1863, side additions were added to the main block of the house.
- Circa 1924, the house was restored; among other work, this restoration reportedly included:
    - Raising and resetting the house on a new stone foundation.
    - Removing the clapboard siding, installing sheathing, and reinstalling new or salvaged clapboard siding.
    - Constructing the present replica first period chimney mass.

2. OBSERVATIONS

On 20 and 21 December 2016, I visited the site to observe the existing structure in the areas that were uncovered as part of the exploratory work. The following is a summary of my observations.

Foundations

I observed the interior of the foundations from the basement and crawlspace. The exploratory work also included a small test pit against the foundation wall on the north side of the building. The following is new information only. Please reference our previous report (attached) for additional observations made at the foundations.

- At the test pit made at the north foundation wall (Photo 2), the wall is chinked, un-mortared, stone rubble. It appears that the wall is battered (e.g., thicker near the bottom) toward the outside. There is no evidence of vertical displacement of the foundation wall. The activity of digging the test pit dislodged some of the loose stones on the exterior portion of the foundation wall. I directed the contractor to reset and chink these stones prior to filling the test pit.

- In the basement, there was a previous attempt made at pointing the interior of the foundation wall. The pointing was not very deep, and the mortar is now loose and crumbling (Photo 3).

- There is a section of the north foundation wall, approximate 6 ft long and near the bottom of the basement stair, where the stone is loose and slightly bulging on the interior of the foundation wall (Photo 4). There are small cracks in the previous pointing attempts above this area.

- From the crawlspace, I noted that the rubble foundations under the southern-most portion of the house appear to sit directly on ledge, and are un-mortared, chinked stone rubble walls. The rubble walls are not solid, and do not provide uniform bearing for the sill beam (Photos 5 and 6).

- I observed the condition of the rubble foundation at the perimeter of the building from the exterior and did not find any signs of movement. Along the west wall, the sill beam is close to grade and we observed some localized deterioration of what appears to be a post sitting directly on the foundation wall (i.e., there is not sill beam at that location).

North Wall Framing

The north wall of the original house has a significant outward bow and, therefore, was a focus of the exploratory work. Westmill Preservation made an opening on the exterior of the building by removing the clapboards and some of the wall sheathing (Photo 7). The interior finish trim was removed in the northeast corner of the building, corresponding to the exterior exploratory opening.

- The sill beam along the north wall of the original building was previously replaced in several pieces (Photo 8). A portion of the original sill beam remains in place and

supports first floor joists. It appears that the sill was split, not cut, in order to remove the outer portion of the sill to make space for the new sill that supports the wall framing. The top of the new portion of the sill beam is rotated outward. There is no connection between the new sill and the floor framing.

- The original building is post-and-beam construction. The bottom of the original post at the north east corner is deteriorated, apparently from both insect damage and rot. There is a prior repair at this location that may be from the 1920s repairs (Photo 9).

- New studs were installed adjacent to the northeast corner post, possibly during the 1920s repairs.

- There is insect damage to most of the members exposed in the exploratory opening. The damage is worse at the sill and bottom of the wall studs (Photo 10). There is insect damage to the second floor beam and the top of the wall studs; however, there is no sign of crushing of the wood at these locations (Photo 11).

- There was evidence of insect activity overnight in the interior trim boards that were removed as part of the exploratory work.

First Floor Framing

I observed the first floor framing from the basement and from the crawlspace in the southeast corner of the building.

- Where the first floor framing is visible, there is extensive insect damage to the beams (Photos 12 and 13). There is less evidence of insect damage on the joists and floor boards. It is not evident whether this insect damage is ongoing.

- There are several posts under the first floor framing. Typically, these posts are wedged under the first floor framing and placed directly on the ledge in the basement and/or crawlspace.

- There is a depression in the first floor along the base of the north wall (Photo 14). It appears that this is related to the movement associated with the sill beam deterioration and repairs.

3. INFORMATION FROM OTHERS

You visited the site over the course of several days and pointed out the following structural items for our review.

- Many of the original roof rafters have sister rafters.

- There is one broken roof rafter without a sister repair. You indicated that the crack in the rafter appears to be old.

4. DISCUSSION

We developed the following discussion in coordination with your general condition assessment report for the Jason Russell House, and the terms regarding when we recommend repairs, or follow-up investigation, correlate to those in your report.

Foundations

The foundation walls along the north side of the main block are constructed of rubble stone (i.e., uncut, uncoursed stone). The walls are more than 12 in. thick, and retain approximately 5 – 6 ft of soil at the exterior side. In many areas, the mortar that binds the rubble stone is deteriorated and friable, and has reverted to sand that is flowing out of the wall and collecting on the cellar floor. The rubble stone wall is constructed with "chinking," consisting of shims of small stones driven in between the larger stones. This is a traditional construction technique that helps to maintain point-to-point contact between stones, and thus provide an alternate load path and, thereby, limit displacement and movement of stones in the event of deterioration of the mortar. Despite the severity and extent of the mortar deterioration and erosion, bulging, and displacement of the foundation wall appears relatively limited and localized. The chinking likely reduced the severity and extent of the bowing, for the reasons cited above.

The loose stones in the area of bulging represent an immediate repair need. The repair requires that the wall be re-chinked and pointed with Type N mortar. The pointing should be done such that the new mortar is placed deeply into the joints between stones, between 2 to 3 in.

The entire interior of the foundation wall should be repointed eventually. This pointing should also be done such that the new mortar is placed deeply into the joints between stones, between 2 to 3 in. The foundations of the main block east wall and the north and west walls of the addition should be re-pointed in the medium term. The foundations of the shed and the west wall of the connector should be re-pointed in the near future.

The foundation walls along the east and south of the crawlspace under the main block, as well as the east wall of the connector, do not show any signs of movement; however, there are large gaps between the stones, and the foundation walls do not provide even bearing for the sill beam. These holes allow cold air and pests to enter the crawlspace. Adding stone to the foundation walls, pointing, and grouting between the stone and the existing sill beam will address these issues. We recommend this repair be considered for the near future.

Given the proximity of the top of the stone foundation to the exterior grade along the west wall, and our observations of a localized area of deterioration, we believe it is prudent to verify the sill beam condition in this area. The sill beam can be exposed by the removal of the bottom few rows of clapboards. As there is no evidence of movement, this may occur when that elevation is scheduled to be painted.

Insect treatment

Given the extent of the insect damage and the evidence of current insect activity, we believe that insect treatment and maintenance is an immediate priority for the continued health of the building. We recommend any new framing material be either preservative-treated lumber or

lumber field-treated with Bora-Care. Existing lumber to remain in place with obvious but superficial insect or decay damage should be treated with Bora-Care.

North wall

The condition of the wall framing and the sill beam in the north wall of the original structure warrants immediate repair. The sill beam must be replaced and the repair detail needs to provide a positive attachment of the new sill beam to the floor framing. The lower ends of the wall studs and posts in this location are also in poor condition, and their condition warrants an immediate repair. The northeast corner post has been repaired previously; however, it is prudent to verify the adequacy of the repair and supplement it if necessary as part of the immediate repairs.

The insect damage exposed at the second floor framing in this wall is not extensive enough to warrant repair at this time. Treating for insects and providing continued insect management will ensure that repairs at this location will not be needed in the future.

First floor

The first floor framing along the north wall relies on the connection of the floor joists to the sill beam for support. In order to properly repair the existing sill beam, these floor joists will need to be temporarily resupported. This may be done by driving hardwood shims between the joists and the top of the foundation wall, or by providing a new line of support along the inside of the foundation wall.

Many of the first floor beams have signs of insect damage. Given the unknown level of deterioration, it is prudent to provide proactive repairs in the short term. Given the limited use of the basement and crawlspace, the simplest repair is to install shoring posts below the damaged beams to the ledge floor. At the same time, the existing, sporadic shoring posts should be tightened, or wedged so that they provide support to the floor as they were originally intended. We recommend this repair be considered for the medium term, assuming that insect treatment is undertaken immediately.

The depression in the first floor framing along the north wall of the main block is related to the continued deterioration and ineffective past repairs at the north wall. The floor board at this location is supported on the original sill beam, not the joists. It may be possible to restore the level of the floor boards in conjunction with the sill beam repair. However, the depression is not severe, so given the use of the room, the fact that the floor is safe in its current condition, and the potential for damage to the interior finishes that may result from shifting the floor boards, we do not recommend including this work in the immediate repairs.

Roof framing

It is not apparent when the broken rafter was damaged, but given the extent of previous repairs to the roof rafters it appears likely that this damage occurred after the sistering was completed. The broken rafter should be repaired with a full-length sister rafter, similar to that of the adjacent roof rafters. We consider this an immediate repair need.

5. RECOMMENDATIONS

We recommend the following repairs be made to the building. The current project includes the development of construction documents to address high priority items, we plan to include:

Immediate Repairs

1. Re-chink and install deep pointing at bulging portion of north foundation wall.

2. Initiate insect treatment with a pest control contractor and establish a continued insect management plan. Apply Bora-Care to insect damaged framing members to treat them against future insect damage.

3. Replace sill beam at north wall, including a repair to resupport the first floor joists along the north wall.

4. Repair north wall studs, including supplementing corner post repair in conjunction with sill beam repair.

5. Install full-length sister for cracked rafter.

Near-future Repairs

1. Repoint interior of existing foundation walls at the shed and west wall of the connector.

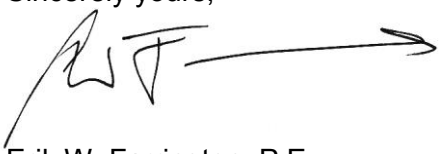
2. Re-chink, point, and add stone masonry to existing south and west foundation walls of the main block and the east wall of the connector. Provide uniform bearing for existing sill beam in these locations.

Medium Term repairs

1. Inspect sill beam at exterior perimeter of building. Remove clapboards at bottom of wall to expose the sill beam and determine areas in need of repair/replacement.

2. Provide supplementary support (shoring posts) for insect damaged first floor framing.

Sincerely yours,



Erik W. Farrington, P.E.
Senior Project Manager
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Encl.

Photo 1

Exterior view of the Jason Russell House.

Photo 2

Test pit along foundation wall at north wall of original building.

Photo 3

Interior of north foundation wall. Note mortar is loose and crumbling.

Photo 4

Portion of north foundation wall with loose stones.

Photo 5

Interior of rubble foundation wall at southeast corner of building (from crawlspace).

Photo 6

Interior of rubble foundation wall at south of building (from crawlspace).

Photo 7

Exploratory openings at the north wall.

Photo 8

Previous sill beam repair(s) at north wall. Note rotation of sill beam. Note rubble foundation is intact, with no signs of vertical displacement.

Photo 9

Framing at northeast corner. Note original corner post is deteriorated and was previously repaired.

Photo 10

Insect damage at original wall stud and previous repair stud.

Photo 11

Insect damage at second floor beam, near original building corner post. Note that while there is extensive damage, the wood in neither the beam, nor the post, is crushed.

Photo 12

Insect damage to first floor beam in basement.

Photo 13

Insect damage to first floor beam at crawlspace.

Photo 14

Depression in first floor along north wall. Note the light between the base trim and the floor board is from the exterior exploratory opening.

SIMPSON GUMPERTZ & HEGER
Engineering of Structures and Building Enclosures

18 February 2016

Arlington Historical Society
c/o Dr. George Parsons
Parsons Group
23 Brewster Road
Arlington, MA 02476

Project 160194 – Preliminary Visual Structural Assessment, Jason Russell House, 7 Jason Street, Arlington, MA

Dear Dr. Parsons:

Per your request, we conducted brief site visits to provide a preliminary visual-only assessment of potential structural issues of the basement foundation walls and first-floor framing connection to the wood sill atop the foundation wall at the historic Jason Russell House. The following summarizes our preliminary findings and recommendations.

Background information

We understand the following from our meetings and discussions with you and other members of the Arlington Historical Society, and our review of background materials:

- The Jason Russell (Photo 1) is listed on the National Register of Historic Places, and is a contributing property to the Arlington Center Historic District. The house was constructed circa 1740, for and by the farmer Jason Russell.
- On 19 April 1775, the house and the surrounding yard were the scene of some of the bloodiest fighting in the first battle of the Revolutionary War. The house still contains multiple holes in the staircase and elsewhere from musket balls from the battle.
- It is possible that the 1740 construction reused some timbers from the prior house at the site, which was constructed circa 1680.
- Circa 1814, a vestibule entry area was added at the front door, and circa 1863, side additions were added to the house.
- Circa 1924, the house was restored – among other work, this restoration reportedly included:
    - Raising and resetting the house on a new stone foundation.
    - Removing the clapboard siding, installing sheathing, and reinstalling new or salvaged clapboard siding.
- In recent years, an architectural study was completed that developed plans for again raising the house and resetting it on a new foundation. This study was driven primarily

by the desire for new climate-controlled archival storage areas in the basement with adequate contemporary waterproofing, ceiling heights, etc., rather than any perceived structural necessity to replace the existing stone foundation walls.

- Members of the Arlington Historical Society have noticed potential structural issues with the house, namely:

    - Deterioration of the foundation walls visible inside the cellar.
    - Lack of full connection of some first-floor joists to the wood sill atop the foundation wall.
    - Rotation of the wood sill atop the foundation wall.
    - Apparent bowing of the first-floor wall in some areas.

Preliminary Findings

Matthew B. Bronski visited the site and met with you on 19 January 2016. Joseph J. Zona visited the site on 12 November 2015. We made the following observations and preliminary findings:

Foundation Walls:

- The foundation walls are constructed of rubble stone (i.e., uncut, uncoursed stone). The walls are more than 12 in. thick, and retain approximately 5 – 6 ft of soil at the exterior side.

- In many areas, the mortar that binds the rubble stone is deteriorated and friable, and has reverted to sand that is flowing out of the wall and collecting on the cellar floor. In some localized areas, the depth of mortar deterioration is quite deep – we were able to inset a wooden rule 9 – 14 in. deep into the wall in some localized areas where the mortar is severely deteriorated and eroded (Photo 2).

- In some areas the wall has received localized repairs such as repointing, or a parge coat of mortar over the interior surface.

- The rubble stone wall is constructed with “chinking,” consisting of shims of small stones driven in between the larger stones. This is a traditional construction technique that helps to maintain point-to-point contact between stones, and thus provide an alternate load path and thereby limit displacement and movement of stones in the event of deterioration of the mortar.

- Despite the severity and extent of the mortar deterioration and erosion, bowing, and displacement of the foundation wall appears relatively limited and localized. The chinking likely contributed to reducing the severity and extent of the bowing, for the reasons cited above.

Wood Joist to Sill Connection Atop Foundation Wall

- The first-floor wood joists are cut to a tapered end, and pocket into mortise cuts in the wood sill atop the foundation wall. The sill is set toward the outer edge of the foundation

wall, such that a shelf approximately 8 in. wide is present atop the foundation wall inboard of the inner face of the wood sill (Photo 3)

- The wood sill appears to have rotated downward and outward, such that the upper part of the inner face of the sill is now horizontally displaced outward (Figs. 1A and 1B). Consequently, some of the joists appear to have lost much of their bearing length on the mortise cut in the wood sill, as that surface has apparently moved outward via rotation. We measured some wood joists as having less than 1 or 2 in. bearing length remaining (Photo 4).

- The geometry of the rotation of the wood sill suggests loss of material at the underside outer face of the sill, where the sill contacts the underlying stone foundation wall (Fig. A2). This area is not presently visible from either the interior or the exterior (without the removal of clapboard and sheathing). This possible loss of material could potentially be:

    - Loss of the mortar under the sill via deterioration (if mortar were used to level the irregular top of the rubble stone prior to installing the wood sill).
    - Loss of part of the wood sill via deterioration, either through water-related rot or insect damage (such as termites, carpenter ants, or powder-post beetles).
    - Some combination of these two mechanisms.

- Signs of previous insect damage are visible in many of the wood members in the cellar.

Bowing of the Exterior Wall:

- The exterior wall at the northeast elevation of the house (facing Massachusetts Avenue) has some apparent bowing visible at both the first and second-floor levels.

- The bowing generally appears to be outward immediately above the foundation (Photo 5).

- As the vertical post or stud connections in houses of this vintage (circa 1740) are typically rigid mortise and tenon connections, the apparent outward bowing of the wall immediately above the foundation wall would logically follow from outward, downward rotation of the sill to which the vertical post or stud is connected, as the rigid connection retains its roughly 90 degree angle (Fig. A2).

Recommendations

We recommend the following:

Short-term Stabilization:

- Foundation Wall Repair: Working from the cellar, remove deteriorated mortar, sand and soil from the joints of the rubble stone foundation wall (using tools such as radiator brushes, shop vacuums, and compressed air blowers). Deeply repoint the wall using narrow, deep tools to press and compact the mortar as deep into the joints as possible. For a very durable stone (e.g., granite) wall such as this, in a moderate exposure,

Preservation Brief #2 from the National Park Service suggests a Type N mortar, consisting of one part cement, one part lime, and five to six parts sand. This reference is available online at: http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

- Joist-Sill Connection Repair: After repair of the foundation as described above, working from the cellar, at locations where the joist has lost much of its engagement/connection into the mortise pocket in the sill, bypass and supplement the existing connection as follows in order to provide a clear load path from the joist to the foundation wall. Drive opposing hardwood shims between the top of the foundation wall and the underside of the joist, in the approximately 8 in. wide shelf area inboard of the sill, so that the disengaged or minimally engaged sills are now supported directly on the foundation wall.

Further Investigation:

- Retain a carpenter to make exploratory openings at the locations of the most severe wall bowing and sill rotation as follows. Temporarily remove clapboard at the exterior at both the first-floor line (i.e., directly above the foundation wall) and at the second-floor line, to expose the sill, and the connections of the vertical posts or studs to the sill and second-floor framing. Have a structural engineer and an insect control specialist on hand to evaluate the damage at the exploratory openings and determine appropriate repair approaches.

Sincerely yours,

Joseph J. Zona, P.E.
Senior Principal
MA License No. 29930

Matthew B. Bronski
Associate Principal

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Photo 1

Exterior view of the Jason Russell House.

Photo 2

Localized, deep deterioration of the mortar joints in the foundation wall, as viewed from the cellar.

Photo 3

Typical wood joist to wood sill connection, with approximately 8 in. wide shelf atop foundation wall visible inboard of the sill.

Photo 4

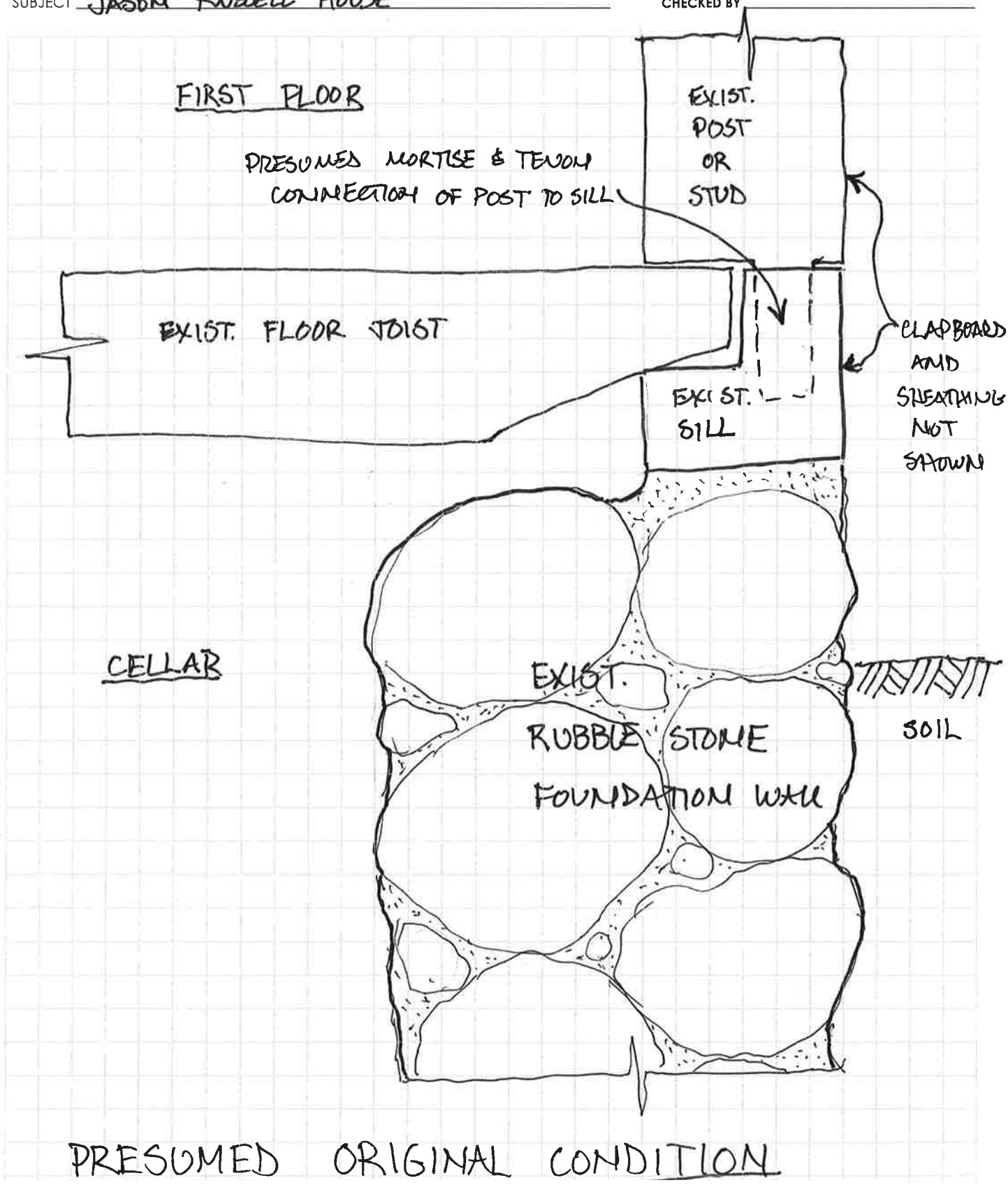
The remaining engagement of some wood joists (right) is less than 2 in. into the mortise "pocket" of the wood sill (left).

Photo 5

Apparent bowing of the exterior northeast wall, facing Massachusetts Avenue. The wall appears to bow outward immediately above the foundation, back in toward the second-floor line, then outward again above the second-floor line.

CLIENT ARLINGTON HISTORICAL SOCIETY BY MBBRONSKI

SUBJECT JASON RUSSELL HOUSE CHECKED BY



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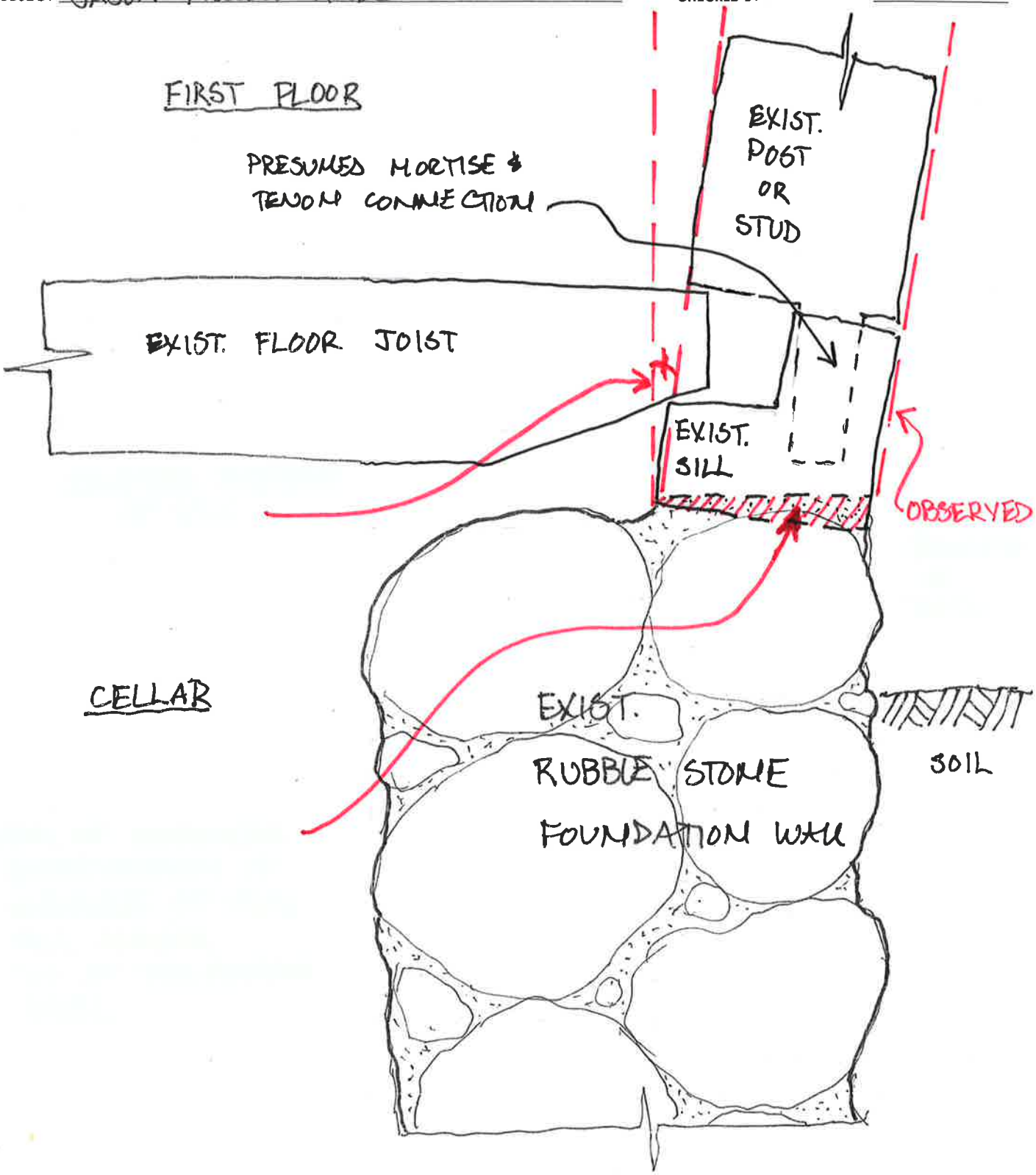
SUBJECT JASON RUSSELL HOUSE CHECKED BY



PRESUMED CURRENT CONDITION

CODE REVIEW

Introduction

This section of the existing conditions describes the applicability of the current building code, architectural access regulations and the town of Arlington Zoning By-Law.

Building Code

This review is based on the 8th edition of the Massachusetts State Building Code which is comprised of several volumes published by the International Code Council and adopted by the Massachusetts Board of Building Regulations and Standards with amendments unique to Massachusetts. The main purpose of the building codes is to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures. Some issues affecting life safety of occupants are left up to interpretation by the local authorities having jurisdiction. The primary individuals in Arlington are the Building Inspector, the Director of Inspectional Services and the Fire Department Officer in charge of Fire Prevention. It is generally a good idea for owners of historic buildings to know the local official and invite them to understand the unique character of the historic building.

First, with respect to the Jason Russell house it must be stated that the building code does not require retroactive compliance to new codes for existing buildings. Only when renovations, additions or significant repairs are made does the new work have to comply with the building code. However, the local authorities having jurisdiction may review certain life safety issues in existing buildings and require improvements to bring the building in line with the code if, in their opinion it is warranted.

The Jason Russell House is listed on the state inventory of *House Museums* so flexibility toward egress and life safety requirements is is available due to its historic nature, and again only when renovations are contemplated or the local authorities having jurisdiction request a change. There are generally few building code mandated requirements for *House Museums*. The Massachusetts amendments to the International Existing Building Code specifically state that it is exempted from the requirements of the existing buildings portion of the code and the energy code requirements for buildings. There are requirements for egress lighting and exit signs in public buildings, but again with *House Museums* there is flexibility where the authorities having jurisdiction can agree that placement of such devices would negatively impact the historic nature of the building. Right now there are no illuminated exit signs or emergency lighting, but it is assumed that the authorities having jurisdiction are already familiar with the museum and its historic importance.

The Arlington Historical Society should be proactive in having a published emergency action plan, docent/guide training in that plan and the operation of the fire extinguishers in the house.

Under the building code *House Museums* may conduct ordinary repairs with similar materials to those historically used without conforming to current code requirements. If the building is damaged by fire or other casualty it may be restored to its original construction without conforming to modern building code requirements.

Although the code is not retroactive, new work has to comply with the current building code. For example, should the society renovate the bathroom of the caretaker's quarters the plumbing fixtures selected would need to meet the current code requirements. The fire alarm system, when replaced should be upgraded.

Massachusetts Architectural Access Board

In Massachusetts this regulation describes the minimum accessibility standards for public spaces. Since the house is open to the public, it is considered a public space. While retroactive modification is not required, when renovation is undertaken the building would have to provide some means of access.

Generally, it has been assumed that no substantial new construction or additions are planned to Russell House. However, it may be the desire of the AHS to provide improved access to the building on the site to share the story of the place with as many visitors as possible.

There accessible route to the Russell House is via the south ramp into the Smith Museum, through the connector and into the assembly room in the shed. The door hardware at the connector on both the fire separation door and the slab door into the assembly room are knobs which do not meet the requirements for accessibility, these should be swapped for lever hand sets. The doorways are wide enough to be considered accessible.

The main block of the Russell House with its period rooms would not be considered accessible. The doorway into the kitchen only provides 30-inches of clear space, so would not be considered an accessible route into the kitchen. No other doorway in the main block meets the width requirements to be considered accessible.

With respect to the second floor of the house, the narrow stairs do not conform to the requirements for accessible stairways and there is no access for someone with mobility impairments. Modifications to the stairs to meet accessibility standards or the installation of a vertical lift to allow access to the second floor would both a profound change to the house and detrimentally affect its historic integrity.

The Society may consider printed or video guides as an alternate means of providing access to visitors who are unable to navigate the narrow doorways but who want to learn about the Russell House's history.

The Society should be aware that there are certain requirements for improving access to existing buildings that are triggered by construction expenditures. When these triggers are met the default is to make the required areas fully accessible. If it is not possible or if the work would detrimentally affect the historic character of the house a variance may be sought from the architectural access board as relief from requirements of architectural access. The access board requirements may be invoked by several circumstances.

First, when renovation or improvements cost more than 30% the fair cash value of a building, the code requires that the entire building be made fully accessible, though this may be appealed to the Architectural Access Board in the case of historic buildings. The assessed value of the house is $ 414,500, so renovation or new construction within the house that values more than $124,350 would

meet the full accessibility requirement threshold. Fortunately most maintenance and repair activities are exempt, so preservation work on the house would not be counted against this threshold.

Second, whenever more than $100,000 is expended on non-maintenance projects a public building must be provided with an accessible entry and an accessible restroom. The Smith museum entry would be considered an accessible entry, the restrooms (outside this study) should be reviewed to determine if they satisfy the requirements of an accessible facility.

Finally, whenever new work is done, that work will need to conform to the requirements of architectural access. For example, installing a new doorway in the Russell House would require that the door be of accessible design or a variance be sought for relief from that design.

Town of Arlington Zoning Code

The Jason Russell House is located in a R2, Residential One and Two Family District in Arlington, Massachusetts. The zoning code identifies museum use as one that may occur with a Special Permit. Like the building code, zoning regulations are not typically retroactive for uses established prior to the enactment of the regulation. So, the museum function of the Russell House does not require a Special Permit to continue. However, if the Society decided to change the use of the house to some other function it would require a new review of applicability under current zoning and could result in the need for a Special Permit. Therefore, the house is considered a non-conforming use, but its use is "grandfathered" because the house and the museum function were established prior to the zoning code being adopted.

The review below compares the dimensional requirements for this zoning with the found conditions at the house site. Where it does not meet zoning requirements there is latitude due to its pre-existing condition. However, any new construction – including additions to the house should conform to the requirements of the zoning by-law.

The house lot is adjoined to several other parcels that together form the holdings of the Arlington Historical Society. The focus of this review though is on the individual lot, parcel **124.0-0001-0006.0.**

The minimum lot area under R2 zoning is 6,000 square feet. So, the house site with 6,530 square feet meets this requirement. The continuous required street frontage is 60', the Jason Street frontage is only 27-feet, so the lot is non-conforming. For non-residential buildings in R2 zoning the maximum floor area ratio is .35. The Russell House, floor area to site area ratio is closer to .43 so any increase in building floor area would be up for zoning review. The property line setbacks for R2 are 20' from the front property line, 10' feet from the side yards and 20' from the rear yard. The house overlaps the required setbacks on the rear (west) side of the lot and along the south side where it is connected to the Smith Museum (the Smith Museum is on a different property parcel from the Russell House, though the buildings are joined with a connector). So, the house is non-conforming to zoning with respect to setbacks and if any new construction is contemplated it should observe the zoning setbacks for R2 zoning.

The maximum building height is 3-stories or 35', whichever is less. The house ridge line is only **31'** which is within the allowed limits.

Town of ARLINGTON Demolition Delay Ordinance

It is taken as given that the Society intends to preserve the Jason Russell house as it is, but the Society should be aware that the house falls under this ordinance.

To protect its historic building resources the Town of Arlington has compiled a list of structures which are considered significant because of age, architectural style, or historical associations. Buildings on this list fall under the Town demolition delay ordinance. The town adopted this regulation in 1989 in order to preserve and protect historic properties by requiring up to a twelve month delay in any request to demolish an historically significant building. The time delay allows the Historical Commission to determine if the building is significant and whether alternatives to demolition are available and feasible.

Massachusetts Lead Paint Law

The caretaker's quarters might be considered a rental property and the resident is clearly a tenant of the Arlington Historical Society. Since the addition was constructed in the 19th century and most features date to atleast the 1920's the Society should be aware that 105 CMR 460.000 Lead Poisoning Prevention and Control Regulation requires the removal or covering of lead paint hazards in homes built before 1978 where any children under six live. Lead paint hazards include loose lead paint and lead paint on windows and other surfaces accessible to children. Owners are responsible with complying with the law. This includes owners of rental property as well as owners living in their own single family home. Financial help is available through tax credits, grants and loans.

Unoffical General Property Card

Parcel ID	124.0-0001-0006.0	**Account Number**	79676
Prior Parcel ID	79676 --		
Property Owner	ARLINGTON HISTORICAL SOCIET	**Property Location**	7 JASON ST
		Property Use	Libraries
Mailing Address	7 JASON STREET	**Most Recent Sale Date**	1/1/1901
		Legal Reference	667-305
City	ARLINGTON	**Grantor**	
Mailing State	MA **Zip** 02476	**Sale Price**	0
ParcelZoning	R2	**Land Area**	0.150 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	414,500	0	412,700	827,200

Building Description

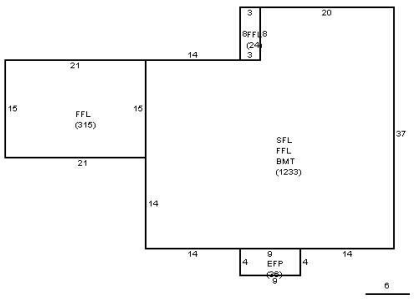
Building Style	Antique	**Foundation Type**	BrickorStone	**Flooring Type**	Hardwood
# of Living Units	1	**Frame Type**	Wood	**Basement Floor**	Concrete
Year Built	1680	**Roof Structure**	Gable	**Heating Type**	Forced H/W
Building Grade	Good (+)	**Roof Cover**	Asphalt Shgl	**Heating Fuel**	Oil
Building Condition	Good	**Siding**	Clapboard	**Air Conditioning**	0%
Finished Area (SF)	2805	**Interior Walls**	Plaster	**# of Bsmt Garages**	0
Number Rooms	10	**# of Bedrooms**	2	**# of Full Baths**	2
# of 3/4 Baths	0	**# of 1/2 Baths**	0	**# of Other Fixtures**	0

Legal Description

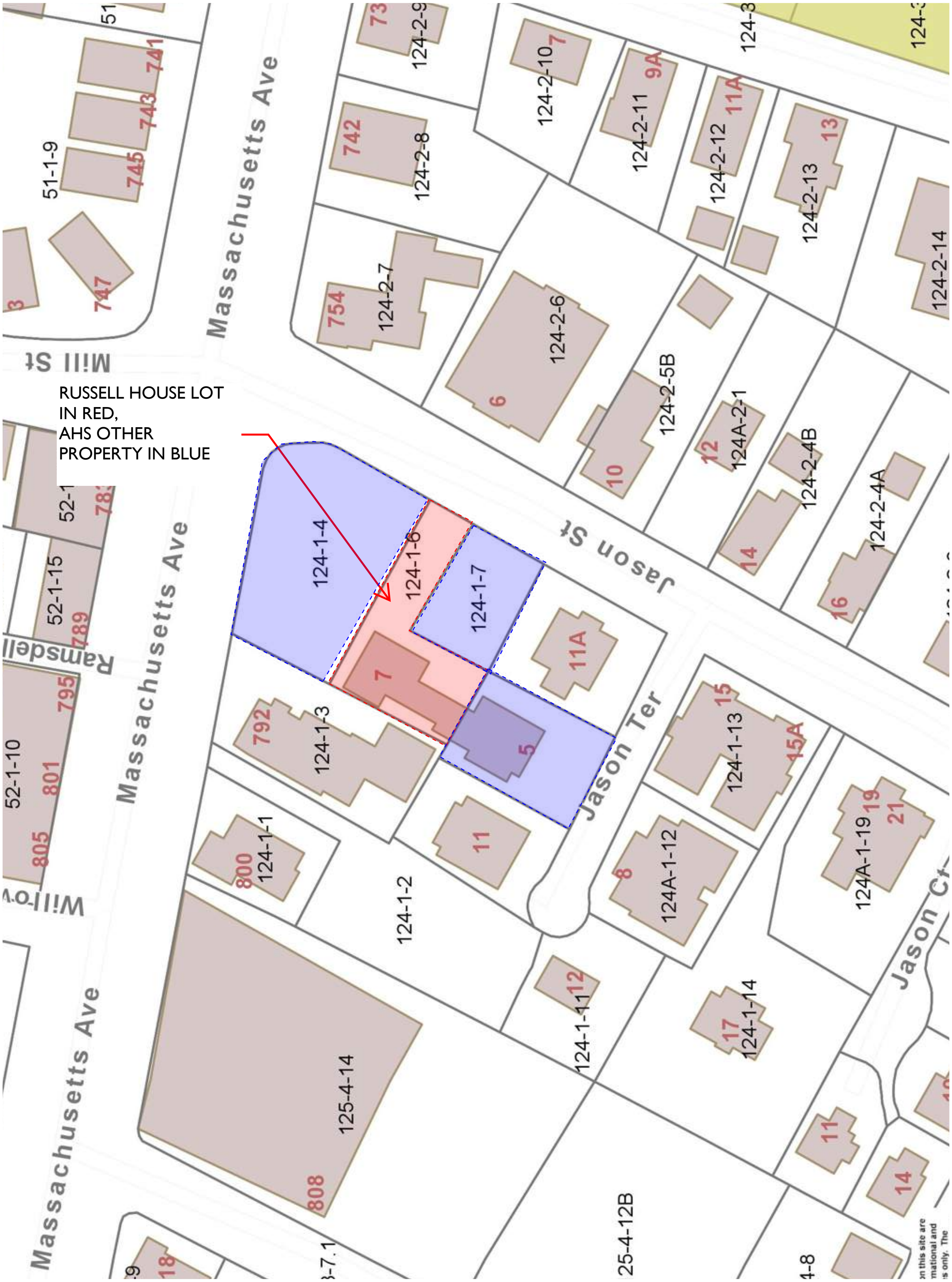
Narrative Description of Property

This property contains 0.150 acres of land mainly classified as Libraries with a(n) Antique style building, built about 1680 , having Clapboard exterior and Asphalt Shgl roof cover, with 1 unit(s), 10 room(s), 2 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.



RUSSELL HOUSE LOT IN RED, AHS OTHER PROPERTY IN BLUE
Massachusetts Ave
Mill St
Jason St
Jason Ter
Ramsdell
124-1-4
124-1-6
124-1-7
124-1-3
124-1-2
124-1-1
124-1-11
124-1-13
124-1-14
124A-1-12
124A-1-19
124-2-6
124-2-7
124-2-8
124-2-10
124-2-11
124-2-12
124-2-13
124-2-14
124-2-5B
124A-2-1
124-2-4B
124-2-4A
125-4-14
51-1-9
52-1-15
52-1-10

PRIORITIZED TREATMENT PLAN

This section of the report identifies the priorities for treatment at the Russell House. This information is the same as that included in the conditions assessment but has been organized by urgency. The treatments below fall under the three categories of treatment for historic properties; Preservation; Rehabilitation and Restoration.

As listed under the conditions assessment the following vocabulary is used to describe condition, the number is the estimated aggregate cost for addressing all items under that repair classification:

Immediate = $37,600	Immediate replacement or repair required.
Near future = $51,250	Replacement or repair within one year of publication of this report required.
Short term = $35,310	Replacement or repair within two to five years of publication of this report required.
Medium term = $63,000	Replacement or repair within five to seven years of publication of this report.
Long term = $69,220	Replacement within seven to ten years of publication of this report.
Indefinite =	Element is not new, but is in good condition and can remain in good condition through regular maintenance.

$256,380 total prioritized treatment cost.

Cost estimating services were provided by Michael J. Mawn, Inc., a construction company for general and preservation projects. The cost opinion anticipates competitive private bidding as a requirement of construction for the immediate repairs, cost estimates for near term, short term, medium term and long term items are aggregates of all items in those categories it is anticipated that the Society will not tackle all items in a grouping at one time, though generally speaking they are organized roughly around a phased cycle of painting for the exterior.

Immediate Priority:

There is a short list of projects identified for immediate treatment. Work in this priority should be completed the year this report is published. Ideally this work will be supported by existing Community Preservation Act monies and a matching grant from the Massachusetts Preservation Projects Fund.

This work includes repointing portions of the face of the interior of the north foundation wall of the main block and replacement of the wood sill in the same area and attached framing. The gutter at the east elevation of the main block must be replaced. A drywell should be provided for the southeast downspout from those gutters and the cast iron boot on the northeast downspout should be replaced and the drain line cleaned. Also included are three interior doors along tour routes where continued use without repair could cause additional damage to them.

The estimated cost for the immediate priority work is approximately **$35,000-$40,000.**

This work would be divided as follows:

Site work		
	Excavation and restoration	**$1,500**
	Drywell	**$3,500**
Masonry		
	Chink and repoint interior face of North foundation	**$4,500**
Woodwork		
	Framing and structural repairs to north Wall	**$18,000**
	Insect treatment of wood	**$1,800**
	Replace wood gutter	**$4,000**
Thermal and Moisture Protection		
	Line new gutter	**$1,800**
Doors and Windows		
	Repairs to 3 interior doors	**$2,000**
Painting		
	Touch up painting in repair areas	**$500**
Total		**$37,600**

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Door Entry Hall (Room 100)	D111	6 Panel Door Modern Replica Painted	immediate	Adjust hinges so door hangs properly Plane bottom edge of door as required to open and close smoothly	2017
Gutter downspout north - main block gable - East side	0	Wood box, empties into boot	immediate	Reuse wood box, Install new drywell for run-off	2017
Gutter downspout north - main block gable - East side	0	Wood box, empties to ground	immediate	Reuse wood box, remove shattered boot and replace, clean out drainpipe to discharge	2017
Gutter - main block gable - East side	0	Wood, copper lined	immediate	Replace gutter with new Option 1: fiberglass reproduction Option 2: fir gutter lined with copper or sheet lead	2017
framing - main block first floor	00 101 1	Each room: 10.5x7.5 east-west center beams 3x4.5 joists at 18-inches on center Numerous repairs, mid-posts, splices, etc.	immediate	General: treat for insects Repair north sill framing per structural drawings Shore south sill framing at foundations per structural recommendations (not immediate, Deteriorated) When painting remove 3 courses of clapboards and sheathing to examine sill framing, make repairs per structural drawings for north sill	2017
framing - main block roof	R100	4x5 and 4x5.5 rafters 24-inch spacing Rafters pegged at ridge line East slope rafters sistered both sides with 2x6	Immediate	General: treat for Insects - long term Sister broken rafter - Immediate	2017
Walls Mechanical Space (Room 001) and Main Block	001	Rubble stone foundation North: Full height mortared stone West: Removed for addition South: 18-inches visible, width is less than wood sill East:Full depth at corner and bulkhead, reduces to	immediate	General: Repair gaps - fit with stones and mortar North: immediate - see structural; South: Deteriorated - see structural	2017

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Door Entry Hall (Room 100)	D100	Four panel wood panel door 1740 Unfinished	immediate	Adjust hinges for proper closing	2017
Door - Kitchen (Room 102)	D107	4 panel door dating to 1926 mimicking historic construction of pegged mortise and tenon but not hand planed and pegs are dowels, not whittled. painted on the assembly room side and unpainted on the kitchen side.	immediate	Repair damaged hinge side stile. Remove hinges, plug anchorage points, drill new and rehang to eliminate sag.	2017
Door Entry Hall (Room 100)	D111	6 Panel Door Modern Replica Painted	immediate	Adjust hinges so door hangs properly Plane bottom edge of door as required to open and close smoothly	2017
Door - Parlor Chamber (Room 201)	D202	Four panel - west wall Painted 1926	immediate	Adjust hinges so door hangs properly Plane bottom edge of door as required to open and close smoothly	2017

Near Future:

There is a moderate list of projects identified for near future treatment. Work in this priority should be completed the year following when this report is published. Ideally this work will be supported by existing Community Preservation Act monies and other Arlington Historical Society Monies. The driving factor on the exterior work is that it coincides with the next logical exterior painting location. Deferral of exterior work would not be a critical issue, but it will push further off other work of lesser priority.

Estimated cost for Near Future Work is approximately **$51,250**.

The alarm panel and sprinkler system operations are the most important near future items. They should be fully understood and operation confirmed. Repairs to alarms or alarm upgrades should be considered the utmost priority. Sprinkler system alarms should be confirmed. While the sprinkler system is not comparable to modern systems, its function and testing offer a measure of added protection to the basement mechanical spaces that is not detrimental. Museum personnel and the caretaker should be trained in systems operation and emergency contacts.

The main block south elevation from the connector ridge west, the south elevation of the addition and the addition shed, the west elevation of the connector and the west elevation of the shed should all be properly prepared and painted in the near future. Windows should all be reglazed and repaired. Coincidentally wood storm windows with UV protection film should be installed in all windows in this area except where they are already present on the addition. The sills of the shed and connector west sides should be exposed and wood repaired in a manner similar to immediate repairs to the north elevation of the main block. First floor framing of the connector and the shed should be treated for insects when repairs are underway. Foundations of the west elevations of the shed and connector and the south elevation of the addition should have gaps filled and tops leveled with grout so framing is in full contact along its entire length.

At the interior the second floor store room ceiling should be repaired and the broken floorboard in the attic should be carefully repaired to preserve the appearance from the kitchen chamber below. A canvas cover should be laid on the attic floor and all extraneous items removed from the attic.

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Siding - Main block south elevation from connector ridge west, south elevation addition, addition shed, west elevation of connector,	0	Painted wood clapboards with 4-inch exposure	**near future**	Properly prepare and paint under proper weather and temperature conditions, test moisture in wood before painting	2018
Trim - Main block south elevation from connector ridge west, south elevation addition, addition shed, west elevation of connector,	0	Painted wood corner boards, frieze boards, rake boards, door and window casings	**near future**	Properly prepare and paint under proper weather and temperature conditions, test moisture in wood before painting	2018
Gutter - main block gable - West side	0	Wood	**near future**	Replace gutter with new Fir gutter lined with copper or sheet lead	2018
Gutter- connector - west side	0	Wood	**near future**	Replace gutter with new Fir gutter lined with copper or sheet lead	2018
Window Caretaker's Bath (Room 107)	W106	6/6 Double Hung, Painted, south wall 4-lite wood Storm	**near future**	Remove, reglaze, repair wood, paint Storm - same treatment	2018
Window Assembly Room (Room 103)	W107	6/6 Double Hung, 1840 Painted, counterbalanced	**near future**	Replace sash cord, Remove, reglaze, repair wood, paint Add wood storm	2018
Window Assembly Room (Room 103)	W108	6/6 double hung 1840 painted, counterbalanced	**near future**	Note: condition is assumed, interior face of window concealed behind painting Remove, reglaze, repair wood, paint Add wood storm	2018
Window Assembly Room (Room 103)	W109	6/6 Double Hung, 1840 Painted, counterbalanced	**near future**	Replace sash cord, Remove, reglaze, repair wood, paint Add wood storm	2018

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Window Assembly Room (Room 103)	W110	6/6 Double Hung, 1926 Painted, not counterbalanced	**near future**	Remove, reglaze, repair wood, paint Add wood storm	2018
Window - Storage Room (Room 105)	W111	6/3 Single Hung, No Date Painted Blanked from interior	**near future**	Remove, reglaze, repair wood, paint Add wood storm	2018
Window - Caretaker's Small Bedroom (Room 206)	W206	6/6 Double Hung, Painted, south wall 4-lite wood Storm	**Near future**	Remove, reglaze, repair wood, paint Storm - same treatment	2018
Window - Store Room (Room 203)	W207	6/6 Double Hung, 1840 Painted, counterbalanced aluminum exterior storm window	**near future**	Remove, reglaze, repair wood, paint Add wood storm	2018
Window - Store Room (Room 203)	W208	6/6 Double Hung, 1840 Painted, counterbalanced aluminum exterior storm window	**near future**	Remove, reglaze, repair wood Add wood storm	2018
framing - connector first floor	)3 104 1	Sawn lumber and logs	**near future**	General: treat for insects Remove 3 courses clapboards and sheathing to examine sill framing, make repairs per structural drawings for north sill of main block	2018
framing - shed first floor	103	4x6 at 18-inches on center	**near future**	General: treat for insects Remove 3 courses clapboards and sheathing to examine sill framing, make repairs per structural drawings for north sill of main block	2018

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Walls Shed Crawlspace	003	Rubble stone foundation 18-inches visible	**near future**	General: Repair gaps - fit with stones and mortar Fix when painting	2018
Walls Connector Crawlspace	004	Rubble stone foundation 18-inches visible	**near future**	General: Repair gaps - fit with stones and mortar Fix when painting	2018
framing - shed first floor	103	Sawn lumber	**near future**	General: treat for insects Remove 3 courses clapboards and sheathing to examine sill framing, make repairs per structural drawings for north sill of main block	2018
FP - Caretakers kitchen/living (Room 106)	106	The fire alarm panel for the museum is located adjacent to the door. A single length of fire suppression sprinkler parallels the east wall at ceiling height. There is one smoke detector on the ceiling and two fire extinguishers are in the	**near future**	Confirm alarm connection to detection devices Confirm alarm for sprinkler operation, Confirm alarm communication with alarm company Confirm sprinkler operation Replace fire extinguishers with new, dated and fully charged	2018
MEP - Caretaker's Bath (Room 107)	107	Electricity is provided to the room. Illumination is from overhead lights and a vanity light. Electric receptacles are limited and do not appear to be ground fault interrupt devices. Heat is provided by an upright steam radiator under the window. The sink and tub are plumbed with hot and	**near future**	Confirm GFI on electrical receptacle Install energy efficient lamps in lights Correct failed hanger for lavatory so properly mounted to wall	2018
Ceiling - Store Room (Room 203)	203	Plastered and painted, circa 1926	**Near future**	Replace missing plaster at hole in ceiling	2018
Ceiling - Caretaker's Large Bedroom (Room	205	Painted plaster Potential calcimine paint	**near future**	Test for calcimine paint Repaint	2018

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Floor - Attic (Room 300)	300	The floor is laid with pine and oak planks which are original and unfinished.	**near future**	Scab over broken floorboard above Kitchen Chamber Apply canvas tacked to boards over floor above Kitchen Chamber to catch dust from roof. Remove AHS stored goods from attic	2018

Short Term:

There is a moderate list of projects identified for short term treatment. Work in this priority should be completed within three years of when this report is published. The driving factor on the exterior work is that it coincides with the next logical exterior painting location. Deferral of exterior work would not be a critical issue, but it will push further off other work of lesser priority.

Estimated cost for Short Term work is approximately **$35,310**.

Exterior work is largely confined to the west elevation of the addition and work on the chimneys. The west elevation of the addition and the addition shed will be fully prepared and painted. The sills of the addition west side should be exposed and wood repaired in a manner similar to immediate repairs to the north elevation of the main block. First floor framing of the addition should be treated for insects when repairs are underway. Foundations of the addition west should have gaps filled and tops leveled with grout so framing is in full contact along its entire length. Chimney's are grouped in this category to most cost effectively use the mason's time on the project with minor repointing to the addition chimney and the connector chimney and the top five courses of the main block chimney rebuilt using as much salvage as possible.

Interior work includes mitigating the discolored plaster on the Parlor Chamber walls in the northeast corner after sufficient drying time has occurred with the replacement of the east gutter. Other work involves further confirming alarm systems and systematically installing energy efficient lamps in lighting fixtures.

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Chimney - main block	C100	brick and mortar	short term	Selective repointing, Rebuild top five courses renew mortar wash	2020
Chimney - connector	C101	brick and mortar	short term	Selective repointing, renew mortar wash	2020
Chimney - addition	C102	brick and mortar	short term	Selective repointing, Wash to remove algae renew mortar wash	2020
Stoop - Addition north entry D 112	D112	granite with wood platforms fitted over stone	short term	Replace wood platform over granite with new rot resistant wood, painted on pvc spacers	2020
Stoop - addition west entry D113	D113	concrete steps and risers	short term	Patch cracks, seal	2020
Door Caretaker's Utility/Laundry (Room 108)	D113	Six panel door (assumed modern) Painted	short term	Paint when exterior is painted	2020
Siding - Addition west elevation	0	Painted wood clapboards with 4-inch exposure	short term	Properly prepare and paint under proper weather and temperature conditions, test moisture in wood before painting	2020
Trim - Addition west elevation	0	Painted wood corner boards, frieze boards, rake boards, door and window casings	short term	Properly prepare and paint under proper weather and temperature conditions, test moisture in wood before painting	2020

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Landscape	0	Overhanging trees on north elevation	short term	Trim back or eliminate pine tree leaning over addition Trim back or eliminate trees at northwest corner of addition (may not be on AHS property)	2020
Window - Basement	W002	3-lite fixed window - north wall	short term	Remove, reglaze, repair wood, paint	2020
Window - Basement	W003	3-lite fixed window - north wall	short term	Remove, reglaze, repair wood, paint	2020
Windows - Caretaker's Utility/Laundry (Room 108)	W105	6/6 Double Hung, Painted	short term	Remove, reglaze, repair wood, paint Storm - same treatment	2020
framing - addition first floor	107 108	2x10 at 18-inches on center	short term	General: treat for insects Remove 3 courses clapboards and sheathing to examine, make repairs per structural drawings for north sill of main block Treat corner post end per structural recommendations	2020
framing - main block attic	300	Exposed at Kitchen Chamber, concealed by plaster at Parlor Chamber. North-south running summer beams and 3x5 joists about 24-inches on center	Short term	General: treat for Insects; Repair broken floor board with wood scab and screw on attic side Remainder is in FAIR condition	2020
Walls Addition Crawlspace	002	Rubble stone foundation 18-inches visible	short term	General: Repair gaps - fit with stones and mortar Fix when painting	2020

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
MEP - Mechanical Space (Room 001)	001	Gas fired boiler vented into chimney Small pipe fire suppression sprinklers Uninsulated water pipe distribution Power distribution from addition	Short term	Insulate water lines	2020
MEP - Assembly Room (Room 103)	103	Electricity is provided to the room. Illumination is from incandescent overhead lights, some are recessed with gimbal mounted lamps for display illumination. There are limited electrical receptacles for displays. There is a vertical cast-iron radiator on the west wall adjacent to the post carrying the beam. The mercury switch	short term	Install energy efficient lamps in lights Properly dispose of mercury switch thermostat, replace with programmable one Confirm function of smoke detector	2020
Door - Assembly Room (Room 103)	D108	Modern slab door Hollow Core Unpainted Modern Hardware	short term	Replace knob with accessible hardware	2020
Stoop - Addition north entry D 112	D112	granite with wood platforms fitted over stone	short term	Replace wood platform over granite with new rot resistant wood, painted on pvc spacers	2020
MEP - Stair Hall (Room 200)	200	Electricity is provided to the room. Illumination is from incandescent overhead lights. Light controls are pushbutton switches. There is no heating,	short term	Install energy efficient lamps in lights Confirm function of smoke detector.	2020
Walls - Parlor Chamber (Room 201)	201	Painted plaster on N,E and W walls 1926 Painted raised pine panels on S wall 1740	short term	After downspouts re-installed, wash east wall north corner with mold killing cleanser, let dry thoroughly and repeat treatment until discoloration ends	2020

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
MEP - Chamber Parlor (Room 201)	201	Electricity is provided space. Lighting in chamber is from an overhead incandescent bulb in a porcelain fixture. Closet lighting is in the display case. Ceiling smoke detector.	short term	Install energy efficient lamps in lights Confirm function of smoke detector.	2020
MEP - Kitchen Chamber (Room 202)	202	Electricity is provided to space. Lighting in chamber is from an overhead incandescent bulb in a porcelain fixture. Ceiling smoke detector. There is no heating,	short term	Install energy efficient lamps in lights Confirm function of smoke detector.	2020
MEP - Store Room (Room 203)	203	Electricity is provided to the room and distributed to the lighting with surface mounted conduit. Illumination is from ceiling mounted fluorescent fixtures that is missing its protective lens. Light controls are conventional switches. Receptacles are located in the baseboard. There was no observed smoke detector. Heating is provided by a standing cast iron steam radiator. A freestanding air conditioning unit presumably provides cooling and	short term	Confirm fire alarm system covers this room Confirm operation of radiator	2020

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
MEP - Caretaker's Stair Hall (Room 204)	204	Electricity is provided to the room. Illumination is from a ceiling mounted incandescent bulb. Light controls are conventional switches. There was no observed smoke detector. Heating is provided by a standing cast iron steam radiator at the base of the	Short term	Confirm fire alarm system covers this room	2020
MEP - Caretaker's Large Bedroom (Room 205)	205	Ceiling mounted incandescent bulb with pull chain Baseboard receptacles Ceiling smoke detector Cable TV in west wall Steam radiator on north	short term	Install energy efficient lamps in lights Confirm function of smoke detector Confirm proper operation of radiator	2020
framing - main block attic	300	Exposed at Kitchen Chamber, concealed by plaster at Parlor Chamber. North-south running summer beams and 3x5 joists about 24-	Short term	General: treat for Insects; Repair broken floor board with wood scab and screw on attic side Remainder is in FAIR condition	2020
MEP - Attic (Room 300)	300	Illumination is from incandescent overhead lights in porcelain sockets. Light controls are pull chains. There is armored cable conduction wiring throughout the space. There is no heating, cooling or plumbing.	short term	Install energy efficient lamps in fixtures Remount dangling power conduit	2020

Medium Term:

There is a mix of interior and exterior projects identified for medium term treatment. Work in this priority should be completed within five years of when this report is published. The driving factor on the exterior work is that it coincides with the next logical exterior painting location – the north elevation in this case and the treatment of interior floors of the main block. Deferral of exterior work would not be a critical issue, but it will push further off other work of lesser priority.

Estimated cost for Medium Term Work is approximately **$63,800**.

Exterior work is largely confined to the north elevation of the addition and the main block. Though the immediate work will be done at the sills within a year of the publication of this report, the remainder of the elevation is in satisfactory condition and other elevations require painting sooner. The elevations will be fully prepared and painted. The sills of the addition north side should be exposed and wood repaired in a manner similar to immediate repairs to the north elevation of the main block. Sceond floor framing of the main block should also be exposed and minor repairs made while the framing is treated for insects. First floor framing of the addition should be treated for insects when repairs are underway. Storm windows should be installed on the main block windows and the windows on the addition and the main block north elevations restored. The gutter on the north side of the addition should be replaced and bi-annual cleaning conducted.

Interior work emphasizes the floor treatment for the main block. The upainted wood floors are worn from foot traffic. There is historic evidence of floor finishes with oils and varnishes. The society will need to make a determination of how these spaces will be interpreted before adopting a treatment for the flooring. The options are laying a protective runner and leaving the wear in place; testing the finish material to determine its makeup (wax, varnish, shellac or other) and replicating the finish on the flooring; or offering protective footwear to visitors and letting them continue to walk on the worn surfaces. Also, at the interior further replacement of lamps with energy efficient devices is encouraged.

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Door - Entry (Room 109)	D112	2 Panel door, 9 Lite Door Painted 1926 15-lite, 1 panel wood storm	Medium term	Paint when exterior is painted Reglaze lites	2022
Gutter downspout - main block gable - West side	0	Aluminum, empties onto connector gable	medium term	Re-pitch aluminum gutter Relocate downspout between windows W108 and W109 new round metal downspout, elbow away from foundation 18-inches paint	2022
Siding - Main block north elevation and addition north elevation	0	Painted wood clapboards with 4-inch exposure	medium term	Properly prepare and paint under proper weather and temperature conditions, test moisture in wood before painting	2022
Trim- Main block north elevation and addition north elevation	0	Painted wood corner boards, frieze boards, rake boards, door and window casings	medium term	Properly prepare and paint under proper weather and temperature conditions, test moisture in wood before painting	2022
Gutter - Addition - north side	0	Wood, copper lined	medium term	Replace gutter with new Option 1: fiberglass reproduction Option 2: fir gutter lined with copper or sheet lead Prune nearest pine tree OR remove	2022
Window - Basement	W001	3-lite fixed window - east wall	medium term	Remove, reglaze, repair wood, paint	2022
Window Parlor (Room 101)	W102	6/9 single hung window, painted - north wall	medium term	Remove, reglaze, repair wood, paint; Replace broken pane -upper left pane upper sash Add wood storm	2022
Window Caretaker' Kitchen/Living (Room 106)	W103	6/6 Double Hung, Painted - north wall Wood Storm	medium term	Remove, reglaze, repair wood, paint Storm - same treatment	2022

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Window Caretaker' Kitchen/Living (Room 106)	W104	6/6 Double Hung, Painted - north wall Wood Storm	medium term	Remove, reglaze, repair wood, paint Storm - same treatment	2022
Window Assembly Room (Room 103)	W112	6/6 Double Hung, 1926 Painted, not counterbalanced	medium term	Remove, reglaze, repair wood, paint Add wood storm	2022
Window - Parlor Chamber (Room 201)	W202	6/9 single hung window, painted 1926 North wall	medium term	Remove, reglaze, repair wood, paint; Epoxy repair middle lite, upper sash Add wood storm	2022
Window - Caretaker's Large Bedroom (Room 205)	W203	4/4 painted double hung - north wall ca. 1870	medium term	Remove, reglaze, repair wood, paint Storm - same treatment	2022
Window - Caretaker's Large Bedroom (Room 205)	W204	6/6 Double Hung, Painted, north wall 4-lite wood Storm	medium term	Remove, reglaze, repair wood, paint Storm - same treatment	2022
Window - Caretaker's Large Bedroom (Room 205)	W205	6/6 Double Hung, Painted, north wall 4-lite wood Storm	medium term	Remove, reglaze, repair wood, paint Storm - same treatment	2022
Windows - Attic (Room 300)	W300	4/4 painted double hung - north wall	Medium term	Remove, reglaze, repair wood, paint exterior Add wood storm	2022
framing - main block second floor	)0 201 2	Where exposed 4x6 joists at 17-inches on center 9 x 8.5 Summer beams	medium term	General - at next painting Treat for Insects Remove clapboards and repair with Dutchmen north side framing at second floor with methods similar to sill repair	2022

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Stair 100 - main stair	S100	Pine, 1740, bullet holes for 1775, oil stain/varnish, very worn on treads, some Plexiglas panels on risers	medium term	Based on interpretation either: add runners to protect wood; test and refinish - paste wax or varnish or oil stain or combination based on test of extant finish	2022
Floor Entry Hall (Room 100)	100	13-1/2" pine, wrought + cut nails ca 1740/1926, worn, dark varnished edges	medium term	Based on interpretation: add runners to protect wood; or test and varnish	2022
Ceiling Entry Hall (Room 100)	100	Painted plaster, could have calcimine layer	medium term	Remove flaking paint, test for calcimine, if present, strip and then repaint, otherwise repaint	2022
Floor - Kitchen (Room 102)	102	The floor is laid with wide wood unpainted pine planks in random widths of 4 to 8 inches. These boards may have been brought in from other early 18th century	medium term	Based on interpretation: add runners to protect wood; or test and varnish	2022
Door Entry Hall (Room 100)	D110	4 panel Modern replica Clear finish	medium term	Tighten latching mechanism	2022
Stoop - main entry D111	D111	granite	medium term	Reset on new crushed stone bedding and compacted gravel base pitch to drain steps treads to	2022
Floor Assembly Room (Room 103)	103	3-1/4" straight grain hardwood floor with oil stain from 1926, lightly	medium term	Renew finish, add runners to protect wood	2022
MEP - Hall (Room 104)	104	Electricity is provided to the room. Illumination is from a ceiling mounted fluorescent surface mounted fixture. There are electrical receptacles at 18-inches above the floor. A single, ceiling diffuser distributes heating and is tied to the Smith museum system. There is a single smoke detector and a wall	medium term	Install energy efficient lamps in lights Upgrade systems at next change in tenant	2022

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
MEP - Storage (Room 105)	105	Electricity is provided to the room. Illumination is from a ceiling mounted fluorescent surface mounted fixture. There are electrical receptacles at 18-inches above the floor. A single, ceiling diffuser distributes heating and is tied to the Smith museum system. There is a single smoke detector and a wall	medium term	Install energy efficient lamps in lights Upgrade systems at next change in tenant	2022
Floor - Caretakers kitchen/living (Room 106)	106	Sheet goods	medium term	Replace at next change in tenant	2022
Walls - Caretakers kitchen/living (Room 106)	106	Painted wallboard or plaster	medium term	Patch holes, paint at next tenant change	2022
Ceiling - Caretakers kitchen/living (Room 106)	106	Painted wallboard or plaster	medium term	Patch holes, paint at next tenant change	2022
Woodwork - Caretakers kitchen/living (Room 106)	106	Simple flat casing at the windows and doorways. A painted bead board wainscot with a pronounced chair rail at about 36-inches wraps the	medium term	Test for lead paint, address if present, if not, sand and paint.	2022
MEP - Caretakers kitchen/living (Room 106)	106	Electricity is provided to the room. Illumination is from incandescent overhead lights. Electric receptacles are distributed around the room at various heights. Heat is provided by a upright steam radiator. The sink is plumbed with	medium term	Install energy efficient lamps in lights Upgrade systems at next change in tenant	2022
Woodwork - Caretakers utility/laundry (Room 108)	108	Simple flat casing at the windows and doorways. Wainscoting on the west and north walls appears to be a continuation of the kitchen/living wall	medium term	test for lead paint, address if present, if not, sand and paint.	2022

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
MEP - Caretaker's Utility/Laundry (Room 108)	108	Electricity is provided to the room. Illumination is from overhead lights. Electric receptacles are limited and do not appear to be ground fault interrupt devices. Heat is provided by an upright steam radiator under the window. Exposed vent piping kitchen sink and washing machine appears to tie into a PVC pipe which presumably ties	Medium term	Confirm GFI on electrical receptacle Install energy efficient lamps in lights Confirm waste pipe venting is properly pitched for good function	2022
Woodwork - Entry (Room 109)	109	Simple flat casing at the doorways. Flat base with simple cap molding, Painted	medium term	test for lead paint, address if present, if not, sand and paint.	2022
MEP - Entry (Room 109)	109	Electricity is provided to the room. Illumination is from overhead lights. Heat is provided by a wall mounted steam radiator at the east side of the stairway. Single smoke detector.	Medium term	Install energy efficient lamps in lights Confirm function of pull station Confirm function of smoke detector	2022
Door Caretaker's Utility/Laundry (Room 108)	D113	Six panel door (assumed modern) Painted	Medium term	Paint when exterior is painted	2022
Stoop - addition west entry D113	D113	concrete steps and risers	medium term	Patch cracks, seal	2022
Floor - Stair Hall (Room 200)	200	pine planks 8 to 13.5-inches wide with wrought iron flooring nails 1740	Medium term	Based on interpretation: add runners to protect wood; or test and varnish	2022

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Stairs - Stair Hall (Room 200)	200	Pine treads and risers 1740	medium term	Based on interpretation: add runners to protect wood; or test and varnish	2022
Flooring - Parlor Chamber (Room 201)	201	Wide wood planks that have been painted. Planks vary from 10 to 16 inches in width. 1740	medium term	based on interpretation: add runners to protect wood; repaint based on paint analysis	2022
Floor - Kitchen Chamber (Room 202)	202	Wide wood unpainted pine planks in random widths of 14 to 15 inches. Original	medium term	Based on interpretation: add runners to protect wood; or test and varnish	2022
Floor - Caretaker's Stair Hall (Room 204)	204	Wood plank ca. 1870 Painted at stair landing Stained at room entry	medium term	Test for lead paint, address if present, if not, sand and paint.	2022
Woodwork - Caretaker's Large Bedroom (Room 205)	205	Flat stock painted door and window trim 8-inch Base board with molded cap Picture rail along ceiling	medium term	Test for lead paint, address if present, if not, sand and paint.	2022

Long Term:

There is a mix of interior and exterior projects identified for long term treatment. Work in this priority should be completed within seven years of when this report is published. The driving factor on the exterior work is that it coincides with the next logical exterior painting location – the east elevation in this case and the treatment of interior floors of the main block. Deferral of exterior work would not be a critical issue, but it should be complete within a decade though storm window installation could certainly occur sooner rather than later to protect interior features.

Estimated cost for Long Term Work is approximately **$69,220**.

Exterior work is largely confined to the east elevation of the main block, the south elevation of the main block to the ridge line of the connector and the east elevation of the connector. The elevations will be fully prepared and painted. The sills of the connector east side and main block south and east sides should be exposed and wood repaired in a manner similar to immediate repairs to the north elevation of the main block. Storm windows should be installed on the main block windows and the windows on the addition and the main block north elevations restored. The gutter on the east side of the connector, if properly cleaned each year should be in good condition still, but should be replaced if deteriorated.

Interior work is largely confined to upgrades for lamps in light fixtures and possible work at caretaker's quarters which depends on whether a tenant change is anticipated.

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Door Mechanical Space (Room 001)	D001	Steel bulkhead door Painted	**long term**	Scrape and remove rust, prime and paint. Do when east elevation painted	2024
Stoop - main entry D111	D111	granite	**long term**	Reset on new crushed stone bedding and compacted gravel base pitch to drain steps treads to northeast	2024
Door - Hall (Room 104)	D114	Blanked on interior 5-lite transom Exterior shows 1740s planks Old wrought iron thumb latch Wrought iron strap	**long term**	Paint when exterior is painted	2024
Stoop - connector entry D114	D114	Granite millstone	**long term**	Door D112 not an active door, millstone is decorative	2024
Gutter - addition shed	0	Aluminum	**long term**	Replace with wood gutter	2024
Siding - Main block east elevation, main block south elevation to connector ridge and connector east elevation, entry portico all sides	0	Painted wood clapboards with 4-inch exposure	**long term**	Repaint at failed paint	2024
Trim - Main block east elevation, main block south elevation to connector ridge and connector east elevation, entry portico all sides	0	Painted wood corner boards, frieze boards, pediment face and trim, rake boards, door and window casings	**long term**	Repaint at failed paint	2024
Gutter - connector - east side	0	Wood	**long term**	Replace gutter with new Fir gutter lined with copper or sheet lead	2024

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Window - Basement	W004	3-lite fixed window - west wall	long term	0	2024
Window Parlor (Room 101)	W100	6/9 single hung window - east wall 1926 painted	long term	Remove, reglaze, repair wood, paint Add wood storm	2024
Window Parlor (Room 101)	W101	6/9 Single hung window - east wall 1926 painted	long term	Remove, reglaze, repair wood, paint Add wood storm	2024
Window - Kitchen (Room 102)	W113	6/9 Single hung window - south wall 1926 unpainted interior	long term	Remove, reglaze, repair wood, paint Add wood storm	2024
Window - Kitchen (Room 102)	W114	6/9 Single hung window - east wall 1926 unpainted interior	long term	Remove, reglaze, repair wood, paint Add wood storm	2024
Window - Kitchen (Room 102)	W115	6/9 single hung window - east wall 1926 unpainted interior	long term	Remove, reglaze, repair wood, paint Add wood storm	2024
Window - Parlor Chamber (Room 201)	W200	6/9 single hung window - east wall 1926 painted	long term	Remove, reglaze, repair wood, paint Epoxy repair lite in lower right of lower sash. Add wood storm	2024
Window - Parlor Chamber (Room 201)	W201	6/9 Single hung window - east wall 1926 painted	long term	Remove, reglaze, repair wood, paint Epoxy repair lite in lower right of lower sash Add wood storm	2024

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Window - Store Room (Room 203)	W209	4-lite, Fixed Sash Painted 1840	long term	Remove, reglaze, repair wood, paint Add wood storm	2024
Window - Kitchen Chamber (Room 202)	W210	6/9 single hung window - east wall 1926 Unpainted - interior	long term	Remove, reglaze, repair wood Epoxy upper right lite of upper sash Add wood storm	2024
Window - Kitchen Chamber (Room 202)	W211	6/9 single hung window - east wall 1926 Unpainted - interior	long term	Remove, reglaze, repair wood Add wood storm	2024
Window - Kitchen Chamber (Room 202)	W212	6/9 single hung window - east wall 1926 Unpainted - interior	long term	Remove, reglaze, repair wood Add wood storm	2024
Window - Stair Hall (Room 213)	W213	6/9 Single hung window - east wall 1926 Unpainted interior	long term	Remove, reglaze, repair wood, paint Add wood storm	2024
Windows - Attic (Room 300)	W301	4/4 painted double hung - south wall	long term	Remove, reglaze, repair wood, paint exterior Add wood storm	2024
framing - addition second floor	4 205 2(	Framing concealed by finishes.	long term	0	2024
framing - shed second floor	203	Framing concealed by finishes above and below assumed similar to roof framing 3" x 5" joists 24-	long term	LIMIT STORAGE IN THIS AREA to no more than 20 Pounds per square foot. Enclosed by finishes above and below	2024
framing - addition attic	301	Concealed below blown in insulation	long term	0	2024
framing - addition roof	R101	3.5x4.5 rafters at 24-inch spacing Ridge board	long term	General: treat for Insects;	2024
Floor Mechanical Space (Room 001) & Crawlspaces	)1 002 0	At the base of stairs and along north wall thin concrete slab over dirt and ledge Remainder dirt, exposed ledge and odd debris	long term	Patch cracks and seal concrete	2024

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Stair 001 to basement	S001	Wood, open riser stairs with wood rail and no balusters on west side 1961	long term	0	2024
Stair 002 to bulkhead	S002	Wood, open riser stairs with wood rail and no balusters on west side	long term	0	2024
Stair 101 - caretakers stair	S101	Painted wood stair, no clear date	long term	0	2024
Walls (north, south and east) Entry Hall (Room	100	Plaster, no cornice, 1926 or later white paint	long term	Gently wash off dirt	2024
Wall (west) Entry Hall (Room 100)	100	Feather edge bevel vertical planks, 16-1/2" wide, ca 1740	long term	Gently wash off dirt	2024
MEP - Entry Hall (Room 100)	100	Electricity is provided to the room. Illumination is from incandescent overhead lights. Light controls are pushbutton switches. There is no heating,	long term	Replace lamps with energy efficient fixtures	2024
Floor Parlor (Room 101)	101	Random pine planks 10-16" width, wrought iron nails, and painted	long term	Set nail heads that have worked out of planks	2024
Walls (north, east and west) Parlor (Room 101)	101	The north east and west walls are papered plaster, plaster from 1926 and the paper from 1926 and 1951.	long term	Secure any loose paper	2024
Woodwork Parlor (Room 101)	101	6.25-inch painted pine base	long term	0	2024

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
MEP Parlor (Room 101)	101	Electricity is provided to the room. Illumination is from incandescent overhead lights. Light controls are pushbutton switches. There is no heating, cooling or	long term	Replace lamps with energy efficient fixtures	2024
MEP - Kitchen (Room 102)	102	Electricity is provided to the room. Illumination is from incandescent overhead lights. Light controls are pushbutton switches. There is no heating, cooling or	long term	Replace lamps with energy efficient fixtures	2024
Ceiling Assembly Room (Room 103)	103	Painted plaster minor cracking, gap along east at connector boxed top plate	long term	Paint	2024
Floor - Hall (Room 104)	104	Carpet	long term	Replace at next change in tenant	2024
Woodwork Caretaker's Bath (Room 107)	107	Flat trim at windows and doors	long term	Test for lead paint, address if present, if not, sand and paint.	2024
Walls - Caretakers utility/laundry (Room 108)	108	Painted plaster or plaster board	long term	0	2024
Floor - Entry (Room 109)	109	Painted wood boards	long term	0	2024
Woodwork - Parlor Chamber (Room 201)	201	6-inch painted pine base 1.5-inch painted surbase 1926 - perhaps	long term	Repaint based on paint analysis	2024
Framing Chamber Parlor (Room 201)	201	The summer beam, corner posts and perimeter girts are all cased in painted pine	long term	Repaint based on paint analysis	2024
Ceiling - Kitchen Chamber (Room 202)	202	Exposed joists, floorboards and beams. Ceiling is decorated in much faded whitewash. Original	long term	Based on interpretation: Leave whitewash stained Gently clean stains from whitewash Apply new coat of whitewash	2024
Fireplace - Kitchen Chamber (Room 202)	202	Hearth and fireplace floor old waterstruck 3.75 x 7.5-inch brick.	long term	reset loose brick, clean brick	2024
Woodwork - Caretaker's Stair Hall (Room 204)	204	Painted flat stock wood ca. 1870	long term	Test for lead paint, address if present, if not, sand and paint.	2024

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Floor - Caretaker's Large Bedroom (Room 205)	205	Wall to wall carpet Presumed to cover wood plank floor	long term	Replace at next change in tenant	2024
Floor - Caretaker's Small Bedroom (Room 206)	206	Wall to wall carpet Presumed to cover wood plank floor	long term	Replace at next change in tenant	2024
Ceiling - Caretaker's Small Bedroom (Room 206)	206	Painted plaster	long term	0	2024
MEP - Caretaker's Small bedroom (Room 206)	206	Illumination is from a ceiling mounted incandescent bulb with a pull chain control. Receptacles are located in the baseboard. There is a single ceiling mounted smoke detector. Heating is provided by the radiator in the adjacent	long term	Install energy efficient lamps in lights Confirm function of smoke detector	2024
Ceiling - Attic (Room 300)	300	Roof sheathing Original, some plywood Rafters Original, modern reinforcing at some	Long term	See roof framing main block for repair requirement	2024

Indefinite:

The longest list are the indefinite items. Where regular maintenance is performed these items should be sustainable with out repairs or replacement. Many of the indefinite features are historic elements where the goal is to preserve rather than replace and repairs should only occur due to unforeseen circumstances and not deferred maintenance.

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Roof - main block gable	R100	fiberglass asphalt architectural shingles	**indefinite**	0	perform regular maintenance
Roof - portico	R100A	fiberglass asphalt architectural shingles	**indefinite**	0	perform regular maintenance
Roof - addition	R101	fiberglass asphalt architectural shingles	**indefinite**	0	perform regular maintenance
Roof - addition shed	R101A	fiberglass asphalt architectural shingles	**indefinite**	0	perform regular maintenance
Roof - shed	R102	fiberglass asphalt architectural shingles	**indefinite**	0	perform regular maintenance
Roof - connector	R103	fiberglass asphalt architectural shingles	**indefinite**	0	perform regular maintenance
Gutter downspout - connector - east side	0	Aluminum, empties into boot to drywell	**indefinite**	0	perform regular maintenance
Gutter downspout - connector - west side	0	Aluminum, empties to ground	**indefinite**	0	perform regular maintenance

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Gutter Downspout - Addition - north side	0	Aluminum, empties to ground	**indefinite**	0	perform regular maintenance
Gutter - downspout - addition shed	0	Aluminum, empties to ground	**indefinite**	0	perform regular maintenance
MEP	0	Spotlights at the east elevation of the main block and at the base of the flag pole. Sill cock adjacent to the water meter relay.	**Indefinite**	0	perform regular maintenance
Ceiling Mechanical Space (Room 001) and Crawlspaces	1 002 0(	See framing description	**indefinite**	0	perform regular maintenance
Woodwork Entry Hall (Room 100)	100	Baseboard: on E, N, S 7" Pine with surbase ca 1770's, oil stain Wainscot: on E, N, S walls 30" high (1 plank 13-1/4") and Federal molding on chair rail 1814	**Indefinite**	0	perform regular maintenance
Framing Entry Hall (Room 100)	100	Framing is concealed	**indefinite**	0	perform regular maintenance
Wall (South) Parlor (Room 101)	101	The south wall is fully paneled around the fireplace. Six to the left of the fireplace, a closet to the right and one over the fireplace. There is bolection molding around the opening. The paneling appears to be from 1740.	**Indefinite**	0	perform regular maintenance

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Ceiling Parlor (Room 101)	101	Plastered and painted, circa 1926	**Indefinite**	0	perform regular maintenance
Framing Parlor (Room 101)	101	The summer beam, corner posts and perimeter girts are all cased in painted pine (assumed) boards.	**Indefinite**	0	perform regular maintenance
Fireplace - Parlor (Room 101)	101	The fireplace is roughly centered on the south wall. There is a slate hearth and brick fire back.	**Indefinite**	0	perform regular maintenance
Walls - Kitchen (Room 102)	102	Clad in horizontal, unpainted, pine planks of 13.5 – inch to 15.5-inch width. Planks may have been salvaged from other early Arlington homes for installation during the Russell House restoration	**Indefinite**	0	perform regular maintenance
Ceiling - Kitchen (Room 102)	102	Exposed joists, floorboards and beams. Oak or chestnut wood, original to house. Summer beams has chamfer that is molded but the molding does not end at a typical stop like a lambs tongue. Ceiling is decorated in much faded whitewash with hand painted 1-inch black dots. A common	**Indefinite**	0	perform regular maintenance
Framing - Kitchen (Room 102)	102	The oak corner posts in the northeast and northwest corners appear original with pegged joinery to the top plate. The posts at the southeast and southwest have joinery to the plate	**Indefinite**	0	perform regular maintenance

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Fireplace - Kitchen (Room 102)	102	The fireplace has a large lintel over the opening that may be from the 1926 reconstruction. Small closet doors appear to be salvaged material from other early 18th century Arlington structures. The small cast iron doors at the fireplace may be from the 1814 house renovations and reused in the reconstruction of the fireplace in 1926. The8" clay tiles at the hearth may have been brought in from other early 18th	**Indefinite**	0	perform regular maintenance
Door Caretaker' Kitchen/Living (Room 106)	D101	4 Panel door into stair 101 Victorian	**Indefinite**	0	perform regular maintenance
Door Parlor (Room 101)	D101A	2 Panel door into fireplace closet 1740 - assumed Painted	**Indefinite**	0	perform regular maintenance
Door Parlor (Room 101)	D102	Four panel door into Stair 101 1926	**indefinite**	0	perform regular maintenance
Door - Kitchen (Room 102)	D109	Four panel, unpainted, north wall 1926	**Indefinite**	0	perform regular maintenance
Walls Assembly Room (Room 103)	103	Painted plaster minor cracking	**Indefinite**	0	perform regular maintenance
Woodwork Assembly Room (Room 103)	103	Baseboard: 12" pine, painted Greek revival, circa 1840 in connector Baseboard: 6-1/2" pine flat plus quarter round molding, painted 1926 in shed Chair rail: Pine molding with Greek Revival	**Indefinite**	0	perform regular maintenance

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Fireplace - Assembly Room (Room 103)	103	The fireplace has a large lintel over the opening that may be from the 1926 reconstruction. Small closet doors appear to be salvaged material from other early 18th century Arlington structures. The small cast iron doors at the fireplace may be from the 1814 house renovations and reused in the reconstruction of the fireplace in 1926. The 8" clay tiles at the hearth may have been brought in from other early 18th	**Indefinite**	0	perform regular maintenance
Walls - Hall (Room 104)	104	Painted wallboard	**Indefinite**	0	perform regular maintenance
Ceiling - Hall (Room 104)	104	Painted wallboard	**Indefinite**	0	perform regular maintenance
Woodwork - Hall (Room 104)	104	Simple flat casing at the windows and doorways. Clear finished 3.5-inch flat stock modern wood	**Indefinite**	0	perform regular maintenance
Floor - Storage (Room 105)	105	Carpet	**Indefinite**	Replace at next change in tenant	perform regular maintenance
Walls - Storage (Room 105)	105	Painted wallboard	**Indefinite**	0	perform regular maintenance

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Ceiling - Storage (Room 105)	105	Painted wallboard	**Indefinite**	0	perform regular maintenance
Woodwork - Storage (Room 105)	105	Simple flat casing at the windows and doorways. Clear finished 3.5-inch flat stock modern wood	**Indefinite**	0	perform regular maintenance
Door - Assembly Room (Room 103)	D106	4 panel Victorian 1840 hinges	**Indefinite**	0	perform regular maintenance
Floor Caretaker's Bath (Room 107)	107	The floor covered in sheet goods. It appears to be a vinyl product mimicking tile.	**indefinite**	0	perform regular maintenance
Walls Caretaker's Bath (Room 107)	107	Walls are plaster or plaster board above a tile wainscot about 42-inches high and full height in the tub/shower.	**indefinite**	0	perform regular maintenance
Ceiling Caretaker's Bath (Room 107)	107	Painted plaster/plasterboard	**indefinite**	0	perform regular maintenance
Floor Caretakers utility/laundry (Room 108)	108	Sheet goods. It appears to be a vinyl product.	**indefinite**	0	perform regular maintenance
Ceiling - Caretakers utility/laundry (Room 108)	108	Painted plaster or plaster board	**indefinite**	0	perform regular maintenance
Walls - Entry (Room 109)	109	Painted plaster	**indefinite**	0	perform regular maintenance
Ceiling - Entry (Room 109)	109	Painted plaster	**indefinite**	0	perform regular maintenance
Door Caretaker' Kitchen/Living (Room 106)	D103	Four panel door Victorian Painted	**indefinite**	0	perform regular maintenance

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Door Caretaker' Kitchen/Living (Room 106)	D104	6 panel door Modern Painted	**indefinite**	0	perform regular maintenance
Door Caretaker' Kitchen/Living (Room 106)	D105	6 panel door Modern Painted	**indefinite**	0	perform regular maintenance
Door Caretaker' Kitchen/Living (Room 106)	D101	4 Panel door into stair 101 Victorian	**indefinite**	0	perform regular maintenance
Walls - Stair Hall (Room 200)	200	Horizontal planks on the east wall are randomly sized from 10-15.5-inches in width. 1926 West wall is a continuation of the planks described on the first floor. North and south walls vertical planks with random size up to 20-inches. 1740	**indefinite**	0	perform regular maintenance
Ceiling - Star Hall (Room 200)	200	Exposed joists and attic flooring from 1740. The plate is lower than the floor framing and the rafters extend beyond the wall line into the cornice.	**indefinite**	0	perform regular maintenance
Framing - Stair Hall (Room 200)	200	Shouldered corner posts, oak. North is boxed West not boxed. Original construction.	**indefinite**	0	perform regular maintenance
Ceiling - Parlor Chamber (Room 201)	201	Painted plaster 1926	**indefinite**	0	perform regular maintenance
Fireplace - Chamber Parlor (Room 201)	201	The fireplace is roughly centered on the south wall. There is a slate hearth	**indefinite**	0	perform regular maintenance

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Walls - Kitchen Chamber (Room 202)	202	Clad in horizontal, unpainted, pine planks of 8 – inch to 21-inch width. Planks on the east, south and west walls are installed horizontally. Planks on the north wall surrounding the fireplace mounted vertically. Original	**indefinite**	0	perform regular maintenance
Framing - Kitchen Chamber (Room 202)	202	Shouldered corner posts, oak or chestnut. Original construction. Original joinery to beams and girts.	**indefinite**	0	perform regular maintenance
Door - Parlor Chamber (Room 201)	D200	Four panel - south wall 1740 Unpainted	**indefinite**	0	perform regular maintenance
Door - Parlor Chamber (Room 201)	D201	Two Panel - south wall 1740 Painted	**indefinite**	0	perform regular maintenance
Door - Kitchen Chamber (Room 202)	D209	Four panel - south wall 1926 replica door Pine plank	**indefinite**	0	perform regular maintenance
Door - Kitchen Chamber (Room 202)	D210	Four panel, painted on opposite side - west wall 1926 replica door Pine boards H-hinges Iron thumb latch	**indefinite**	0	perform regular maintenance
Door - Kitchen Chamber (Room 202)	D211	Single 22-inch plank, unpainted, north wall 1740 Wrought iron H - hinges Wood knob	**indefinite**	0	perform regular maintenance
framing - shed second floor	203	Framing concealed by finishes above and below assumed similar to roof framing 3" x 5" joists 24-	**indefinite**	LIMIT STORAGE IN THIS AREA to no more than 20 Pounds per square foot. Enclosed by finishes above and below	2024
Floor - Store Room (Room 203)	203	Plywood overlaid on subfloor (assumed)	**indefinite**	0	perform regular maintenance
Walls - Store Room)Room 203)	203	Plastered and painted, circa 1926	**indefinite**	0	perform regular maintenance
Woodwork - Store Room (Room 203)	203	6.5-inch painted pine baseboard 1840	**indefinite**	0	perform regular maintenance

Feature	ID #	Description	Condition	Repair Recommendation	Year to Implement
Walls - Caretaker's Stair Hall (Room 204)	204	Painted plaster	**indefinite**	0	perform regular maintenance
Ceiling - Caretaker's Stair Hall (Room 204)	204	Painted plaster	**indefinite**	0	perform regular maintenance
Walls - Caretaker's Large Bedroom (Room 205)	205	Wallpaper over plaster	**indefinite**	0	perform regular maintenance
Walls - Caretaker's Small Bedroom (Room 206)	206	Wallpaper over plaster	**indefinite**	Remove or replace at next change in tenant	perform regular maintenance
Woodwork - Caretaker's Small Bedroom (Room 206)	206	Painted flat stock trim Painted picture rail at ceiling line Painted, flat board base - no cap	**indefinite**	Test for lead paint, address if present, if not, sand and paint.	perform regular maintenance
Door - Caretaker's Large Bedroom (Room 205)	D203	Four panel, painted, south wall Victorian, ca. 1870 Ceramic knob, barrel	**indefinite**	0	perform regular maintenance
Door - Caretaker's Small Bedroom (Room 206)	D204	Four panel, painted, east wall Victorian, ca. 1870	**indefinite**	0	perform regular maintenance
Door - Store Room (203)	D206	Four panel, painted, north wall Victorian, ca. 1870 Ceramic knob, barrel	**indefinite**	unlock when tours of main block underway	perform regular maintenance
Door - Caretaker's Stair Hall (Room 204)	D207	Four panel, painted, south wall Victorian, ca. 1870 Wood pull knob, barrel hinges	**indefinite**	0	perform regular maintenance
Door - Caretaker's Stair Hall (Room 204)	D207	Four panel, painted, north wall Victorian, ca. 1870 Wood pull knob	**indefinite**	0	perform regular maintenance
Stairs - Attic (Room 300)	300	Pine, dating to 1740. The treads and risers are all pine. Rise from the stair hall and divide to north and south at the chimney	**indefinite**	0	perform regular maintenance
Door - Attic	D300	Pine planks 1740 Original wrought iron hardware	**Indefinite**	0	perform regular maintenance

TREATMENT APPROACH

PRESERVATION GUIDELINES

The consideration of repairs, maintenance, and future renovations of the Russell House should be guided by the significance of the building and site as framed by the National Register of Historic Places and the character defining features identified in this report. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* should be used to inform all work at the building. The Standards provide advice on the preservation and protection of cultural resources and recognize four treatments: Preservation, Rehabilitation, Restoration and Reconstruction. The first three are relevant to Russell House where Preservation is the overarching standard, but Rehabilitation is appropriate when contemplating work at the addition and the connector. There may be instances where restoration based on new information about the past is appropriate.

PRESERVATION is defined "as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project."

At the Russell House the main block first and second floor rooms and the exterior of the house clearly warrant Preservation. The protection of these features should always consider how to sustain them with the least physical intervention possible.

REHABILITATION is defined "as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural values."

At the Russell House work in the addition where the caretaker lives would fall under rehabilitation, especially in terms of systems and finishes. Modifications to the spaces to accommodate modern living requirements for a caretaker should not be expressed on the exterior. For example, avoid moving windows or doors or changing their shapes if at all possible. Do not alter the doors connecting to historic rooms in the main block. Within the connector again interior changes should not be expressed on the exterior. The blanked doors and windows are one example of rehabilitation, unfortunately the interior does not reflect any of the history of the connector so the interior work is not a precedent to follow on future rehabilitation work.

RESTORATION is defined "as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project."

At the Russell House continuing research such as the dendrochronological study recently completed may lead to clues about the houses colonial era construction that may change how spaces are interpreted or lead the society to decide that certain features introduced in the 1926 restoration are inaccurate. This could lead to a restoration of a feature or space.

GENERAL APPLICATION OF THE STANDARDS

Additions

Additions to a historic structure should be respectful and subordinate to the original building. Although the addition should possess similar mass, proportions and materials, and can feature complementary stylistic details, it should not replicate the original building and should be readily distinguished as new construction.

Materials

When repairs are required, original building materials should be replaced in kind– limestone for limestone, wood for wood, slate for slate. When traditional replacement materials are not available or are economically unfeasible, substitute materials that mimic the look, feel, and workability of original materials may be considered. Care should be taken when deciding to use a synthetic material, however, since modern products may interface poorly with traditional building materials, offer limited longevity versus traditional materials, and experience color shifts and other deteriorative changes.

Masonry

Stone elements should be replaced with matching material. Cast stone, which differs from natural stone in appearance, texture, density and workability, is not an appropriate substitute for natural material. It experiences color shifts over time, making it difficult to maintain a match with the original stone fabric. Brick elements must also be treated with caution. Mortar formulation is particularly important since older brick could be damaged by modern mortars where the cement content could make the mortar harder than the brick itself. An appropriate mortar formula should be established and adopted for all repointing campaigns. Clear records of the mortar mix, proportions of tinting pigments, and the application technique, including the final strike, should be documented in the building owner's maintenance records. Actual mortar samples should be retained with the records along with a sample panel on the building. Skilled masons should be employed in preparing joints and sampling should be done with every project to confirm the skill level of the worker.

Wood Windows and Doors

Wood windows and doors are character defining features and essential elements in a historic building's distinctive architectural design. Repairing and weatherizing existing wood doors and windows is always the preferred approach for historic buildings and provides energy efficiency comparable to new elements. When windows have exceeded their useful lives and retention is not practical or economically feasible, an approach that combines repairing old windows where possible and introducing new windows where necessary is recommended.

Paint Finishes

Original paint formulations and colors are character-defining elements that are often lost over time because the paint materials themselves are relatively short-lived. When repainting is necessary to preserve the integrity of the envelope, the colors chosen should be appropriate to the style and setting of the building. If the intent is to reproduce the original colors or those from a significant period in the building's history, they should be based on the results of a scientific paint analysis. Traditional lead-based paints, which offer excellent longevity, durability and color stability, are no longer available in the United States. The highest quality latex-based paints available should be employed instead, after thorough surface preparation and priming. The application of a permanent vinyl or ceramic liquid coating system is damaging to wood siding, irreversible, and historically inappropriate.

MAINTENANCE PLAN

Introduction

This section of the conditions assessment and maintenance planning report provides an anticipated cost for work that would be considered typical responsible maintenance at the Jason Russell House. These simple activities, most consisting of inspection, specific tasks performed at regular intervals and minor repairs performed at time of discovery, will slow deterioration and extend the life of the already durable materials. The goal here is to recommend a limited annual investment that will help limit the scope and cost of future repairs.

Maintenance Plan

The following maintenance plan follows an itemization of Russell House features following the format already introduced in the condition assessment. Here the same features have a maintenance treatment assigned to them. It is hoped the grouping provides a logical basis for strategizing maintenance activities.

The plan divides the Russell House into the same areas as in the conditions assessment and each of those areas has an anticipated annual budget for maintenance.

EXTERIOR	$1,715.00
WINDOWS	$246.00
FRAMING	$220.00
BASEMENT	$369.00
FIRST FLOOR MAIN BLOCK	$765.00
FIRST FLOOR SHED AND CONNECTOR	$536.00
FIRST FLOOR ADDITION	$789.00
SECOND FLOOR MAIN BLOCK	$1,000.00
SHED ATTIC	$127.00
SECOND FLOOR ADDITION	$383.00
ATTIC	$160.00
ANNUAL TOTAL	$6,305.00

Maintenance Plan Charts.

The plan is comprised of tables, divided by the areas above.

The first columns on the chart describe the feature, its location, and its dimensions if applicable. The recommended tasks and procedures will not prevent wear and tear on the building but will increase the lifespan of materials and will allow the cost of eventual repairs to be amortized over a longer period of time.

Perhaps the single most important maintenance activity is an annual inspection. The building exterior should be carefully inspected from the ground, preferably by two people and the same people each year, who document any signs of deterioration on any portion of the envelope. When changes are noted, consultation with an architect or engineer may be warranted. Digital photographs should be taken to accompany the written record and stored for comparative referencing the following year.

Listed below are the column headings on the accompanying chart with a brief explanation of their meanings.

Feature
The building item that requires a maintenance. For example, exterior clapboard walls comprise a building system that requires periodic wood repair/replacement and painting.

ID#
The tag for the item on the plans and elevation drawings.

Description
The physical appearance of the feature

Dimensions
When applicable the size in square feet or linear feet is listed

Maintenance Treatment
A description of the activity recommended for extending the life of the feature

Frequency, Cost, Annual Cost
The sixth, seventh and eighth columns describe maintenance activities with intervals and costs for the locations identified.

Maintenance activities are largely housekeeping tasks and straightforward proactive work. The frequency is in years. The intervals are suggested as the maximum span of time between maintenance activities. For example, the wood trim should be painted every six or seven years to retard deterioration of the wood. Note that fractional yearly frequency means more than once a year. The cost is the estimated cost for the work based on historical information gleaned from industry standards. The annual cost is calculated for convenience to provide a total annual maintenance stipend for the building. This is idealized since some activities occur more than once a year and others only once in several years.

The chart has a bottom line showing the cumulative maintenance total per year. The aggregate of these numbers for the Russell House is approximately **$6,305**. This total assumes that all the prioritized treatment work has been completed. This figure should be applied on top of annual expenses for maintenance staff, housekeeping, consumable replacements (light bulbs, etc.), snow removal, landscaping and interior maintenance items. Note that this total is averaged. Depending on the frequency of individual maintenance activities, the yearly figure may be greater or less. By budgeting the total amount annually and setting aside as a reserve funds not expended in a particular year, there should be sufficient funds for years when the scheduled maintenance expenditures are higher.

Exterior

EXTERIOR WORK						
Feature	**ID #**	**Description**	**Maintenance Treatment**	**Frequency in Years**	**Cost**	**Annual Cost**
Chimney - main block	C100	brick and mortar	Professional Inspection Connections Insects	5	$100	$20
Chimney - connector	C101	brick and mortar	Professional Inspection Connections Insects	5	$100	$20
Chimney - addition	C102	brick and mortar	Professional Inspection Connections Insects	5	$100	$20
Door Mechanical Space (Room 001)	D001	Steel bulkhead door Painted	Paint, Lubricate hinges	7	$250	$36
Door Entry Hall (Room 100)	D111	6 Panel Door Modern Replica Painted	Paste wax on wood interior, touch-up exterior paint, lubricate hinges, tighten loose fittings	10	$350	$35
Stoop - main entry D111	D111	granite	Wash with mild detergent, clean dirt and moss	1	$10	$10
Door - Entry (Room 109)	D112	2 Panel door, 9 Lite Door Painted 1926 15-lite, 1 panel wood	Paint Lubricate Hinges Spot glaze transom	7	$250	$36
Stoop - Addition north entry D 112	D112	granite with wood platforms fitted over stone	Wash with mild detergent, clean dirt and moss	1	$20	$20
Stoop - addition west entry D113	D113	concrete steps and risers	Paint, Lubricate hinges Adjust tension on	7	$100	$14
Door Caretaker's Utility/Laundry (Room 108)	D113	Six panel door (assumed modern) Painted	Wash with mild detergent, clean dirt and moss	1	$10	$10

Exterior

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Door - Hall (Room 104)	D114	Blanked on interior 5-lite transom Exterior shows 1740s planks Old wrought iron thumb latch Wrought iron strap hinges - match attic door hardware	Paint Lubricate Hinges Spot glaze transom	7	$100	$14
Stoop - connector entry D114	D114	Granite millstone	Wash with mild detergent, clean dirt and moss	1	$10	$10
Roof - main block gable	R100	fiberglass asphalt architectural shingles	Professionally clean with low pressure wash and biodegradable	7	$450	$64
Roof - portico	R100A	fiberglass asphalt architectural shingles	Professionally clean with low pressure wash and biodegradable	7	$65	$9
Roof - addition	R101	fiberglass asphalt architectural shingles	Professionally clean with low pressure wash and biodegradable	7	$350	$50
Roof - addition shed	R101A	fiberglass asphalt architectural shingles	Professionally clean with low pressure wash and biodegradable	7	$65	$9
Roof - shed	R102	fiberglass asphalt architectural shingles	Professionally clean with low pressure wash and biodegradable	7	$150	$21
Roof - connector	R103	fiberglass asphalt architectural shingles	Professionally clean with low pressure wash and biodegradable	7	$250	$36
Gutter - addition shed		Aluminum	Clean gutter	0.5	$25	$50
Gutter downspout - connector - east side		Aluminum, empties into boot to drywell	Clean gutter	0.5	$10	$20

Exterior

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Gutter downspout - main block gable - West side		Aluminum, empties onto connector gable	Clean gutter	0.5	$10	$20
Gutter downspout - connector - west side		Aluminum, empties to ground	Clean gutter	0.5	$25	$50
Gutter Downspout - Addition - north side		Aluminum, empties to ground	Clean gutter	0.5	$10	$20
Gutter - downspout - addition shed		Aluminum, empties to ground	Clean gutter	0.5	$15	$30
Siding - Main block north elevation and addition north elevation		Painted wood clapboards with 4-inch exposure	Inspect Touch up paint Clean splashes from roof run off	1	$15	$15
Siding - Main block east elevation, main block south elevation to connector ridge and connector east elevation, entry portico		Painted wood clapboards with 4-inch exposure	Inspect Touch up paint Clean splashes from roof run off	1	$15	$15
Siding - Main block south elevation from connector ridge west, south elevation addition, addition shed, west elevation of connector, west		Painted wood clapboards with 4-inch exposure	Inspect Touch up paint Clean splashes from roof run off	1	$15	$15
Siding - Addition west elevation		Painted wood clapboards with 4-inch exposure	Inspect Touch up paint Clean splashes from roof run off	1	$15	$15
Trim - Main block east elevation, main block south elevation to connector ridge and connector east elevation, entry portico		Painted wood corner boards, frieze boards, pediment face and trim, rake boards, door and window casings	Inspect Touch up paint Clean splashes from roof run off	1	$15	$15
Trim- Main block north elevation and addition north elevation		Painted wood corner boards, frieze boards, rake boards, door and window casings	Inspect Touch up paint Clean splashes from roof run off	1	$15	$15

Exterior

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Trim - Main block south elevation from connector ridge west, south elevation addition, addition shed, west elevation of connector, west		Painted wood corner boards, frieze boards, rake boards, door and window casings	Inspect Touch up paint Clean splashes from roof run off	1	$15	$15
Trim - Addition west elevation		Painted wood corner boards, frieze boards, rake boards, door and window casings	Inspect Touch up paint Clean splashes from roof run off	1	$15	$15
Gutter - main block gable - West side		Wood	Clean gutter	0.5	$15	$30
Gutter - connector - east side		Wood	Clean gutter	0.5	$15	$30
Gutter- connector - west side		Wood	Clean gutter	0.5	$15	$30
Gutter downspout north - main block gable - East side		Wood box, empties into boot	Clean out downspout, check	0.5	$15	$30
Gutter downspout north - main block gable - East side		Wood box, empties to ground	Clean out downspout, check drywell condition	0.5	$15	$30
Gutter - main block gable - East side		Wood, copper lined	Clean gutter	0.5	$15	$30
Gutter - Addition - north side		Wood, copper lined	Clean gutter	0.5	$15	$30
MEP		Spotlights at the east elevation of the main block and at the base of the flag pole. Sill cock adjacent to the water meter relay.	Check lights, reset timing as required	1	$25	$25
Landscape		Overhanging trees on north elevation	prune trees, shrubs, lawn maintenance	1	$750	$750

Windows

WINDOWS						
Feature	**ID #**	**Description**	**Maintenance Treatment**	**Frequency in Years**	**Cost**	**Annual Cost**
Window - Basement	W001	3-lite fixed window - east wall	Paint, spot reglaze	7	$20	$3
Window - Basement	W002	3-lite fixed window - north wall	Paint, spot reglaze	7	$20	$3
Window - Basement	W003	3-lite fixed window - north wall	Paint, spot reglaze	7	$20	$3
Window - Basement	W004	3-lite fixed window - west wall	Paint, interior	7	$20	$3
Window Parlor (Room 101)	W100	6/9 single hung window - east wall 1926 painted	Paint, spot reglaze	7	$40	$6
Window Parlor (Room 101)	W101	6/9 Single hung window - east wall 1926 painted	Paint, spot reglaze	7	$40	$6
Window Parlor (Room 101)	W102	6/9 single hung window, painted - north wall	Paint, spot reglaze	7	$40	$6
Window Caretaker' Kitchen/Living (Room 106)	W103	6/6 Double Hung, Painted - north wall Wood Storm	Paint, spot reglaze	7	$40	$6
Window Caretaker' Kitchen/Living (Room 106)	W104	6/6 Double Hung, Painted - north wall Wood Storm	Paint, spot reglaze	7	$40	$6
Windows - Caretaker's Utility/Laundry (Room 108)	W105	6/6 Double Hung, Painted	Paint, spot reglaze	7	$40	$6
Window Caretaker's Bath (Room 107)	W106	6/6 Double Hung, Painted, south wall 4-lite wood Storm	Paint, spot reglaze	7	$40	$6
Window Assembly Room (Room 103)	W107	6/6 Double Hung, 1840 Painted, counterbalanced	Paint, spot reglaze	7	$40	$6
Window Assembly Room (Room 103)	W108	6/6 double hung 1840 painted, counterbalanced	Paint, spot reglaze	7	$40	$6
Window Assembly Room (Room 103)	W109	6/6 Double Hung, 1840 Painted, counterbalanced	Paint, spot reglaze	7	$40	$6
Window Assembly Room (Room 103)	W110	6/6 Double Hung, 1926 Painted, not counterbalanced	Paint, spot reglaze	7	$40	$6

Windows

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Window - Storage Room (Room 105)	W111	6/3 Single Hung, No Date Painted Blanked from interior	Paint, spot reglaze	7	$40	$6
Window Assembly Room (Room 103)	W112	6/6 Double Hung, 1926 Painted, not counterbalanced	Paint, spot reglaze	7	$40	$6
Window - Kitchen (Room 102)	W113	6/9 Single hung window - south wall 1926 unpainted interior	Paint, spot reglaze	7	$40	$6
Window - Kitchen (Room 102)	W114	6/9 Single hung window - east wall 1926 unpainted interior	Paint, spot reglaze	7	$40	$6
Window - Kitchen (Room 102)	W115	6/9 single hung window - east wall 1926 unpainted interior	Paint, spot reglaze	7	$40	$6
Window - Parlor Chamber (Room 201)	W200	6/9 single hung window - east wall 1926 painted	Paint, spot reglaze	7	$60	$9
Window - Parlor Chamber (Room 201)	W201	6/9 Single hung window - east wall 1926 painted	Paint, spot reglaze	7	$60	$9
Window - Parlor Chamber (Room 201)	W202	6/9 single hung window, painted 1926 North wall	Paint, spot reglaze	7	$60	$9
Window - Caretaker's Large Bedroom (Room 205)	W203	4/4 painted double hung - north wall ca. 1870	Paint, spot reglaze	7	$60	$9
Window - Caretaker's Large Bedroom (Room 205)	W204	6/6 Double Hung, Painted, north wall 4-lite wood Storm	Paint, spot reglaze	7	$60	$9
Window - Caretaker's Large Bedroom (Room 205)	W205	6/6 Double Hung, Painted, north wall 4-lite wood Storm	Paint, spot reglaze	7	$60	$9
Window - Caretaker's Small Bedroom (Room 206)	W206	6/6 Double Hung, Painted, south wall 4-lite wood Storm	Paint, spot reglaze	7	$60	$9

Windows

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Window - Store Room (Room 203)	W207	6/6 Double Hung, 1840 Painted, counterbalanced aluminum exterior storm window	Paint, spot reglaze	7	$60	$9
Window - Store Room (Room 203)	W208	6/6 Double Hung, 1840 Painted, counterbalanced aluminum exterior storm window	Paint, spot reglaze	7	$60	$9
Window - Store Room (Room 203)	W209	4-lite, Fixed Sash Painted 1840	paint, spot reglaze	7	$60	$9
Window - Kitchen Chamber (Room 202)	W210	6/9 single hung window - east wall 1926 Unpainted - interior	Paint, spot reglaze	7	$60	$9
Window - Kitchen Chamber (Room 202)	W211	6/9 single hung window - east wall 1926 Unpainted - interior	Paint, spot reglaze	7	$60	$9
Window - Kitchen Chamber (Room 202)	W212	6/9 single hung window - east wall 1926 Unpainted - interior	Paint, spot reglaze	7	$60	$9
Window - Stair Hall (Room 213)	W213	6/9 Single hung window - east wall 1926 Unpainted interior	Paint, spot reglaze	7	$60	$9
Windows - Attic (Room 300)	W300	4/4 painted double hung - north wall	Paint, spot reglaze	7	$80	$11
Windows - Attic (Room 300)	W301	4/4 painted double hung - south wall	Paint, spot reglaze	7	$80	$11

Framing

FRAMING						
Feature	**ID #**	**Description**	**Maintenance Treatment**	**Frequency in Years**	**Cost**	**Annual Cost**
framing - main block first floor	)0 101 1(	Each room: 10.5x7.5 east-west center beams 3x4.5 joists at 18-inches on center Numerous repairs, mid-posts, splices, etc.	Professional Inspection Connections Insects Leak evidence	5	$100	$20
framing - connector first floor	)3 104 1(	Sawn lumber and logs	Professional Inspection Connections Insects Leak evidence	5	$100	$20
framing - shed first floor	103	4x6 at 18-inches on center	Professional Inspection Connections Insects Leak evidence	5	$100	$20
framing - addition first floor	106 107 108 109	2x10 at 18-inches on center	Professional Inspection Connections Insects Leak evidence	5	$100	$20
framing - main block second floor	)0 201 2(	Where exposed 4x6 joists at 17-inches on center 9 x 8.5 Summer beams	Professional Inspection Connections Insects Leak evidence	5	$100	$20
framing - addition second floor	)4 205 2(	Framing concealed by finishes.	Professional Inspection Connections Insects Leak evidence	5	$100	$20
framing - shed second floor	203	Framing concealed by finishes above and below assumed similar to roof framing 3" x 5" joists 24-inches on center	Professional Inspection Connections Insects Leak evidence	5	$100	$20
framing - main block attic	300	Exposed at Kitchen Chamber, concealed by plaster at Parlor Chamber. North-south running summer beams and 3x5 joists about 24-inches on center	Professional Inspection Connections Insects Leak evidence	5	$100	$20

Framing

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
framing - addition attic	301	Concealed below blown in insulation	Professional Inspection Connections Insects Leak evidence	5	$100	$20
framing - main block roof	R100	4x5 and 4x5.5 rafters 24-inch spacing Rafters pegged at ridge line East slope rafters sistered both sides with 2x6	Professional Inspection Connections Insects Leak evidence	5	$100	$20
framing - addition roof	R101	3.5x4.5 rafters at 24-inch spacing Ridge board	Professional Inspection Connections Insects Leak evidence	5	$100	$20

Basement _ Crawlspace

BASEMENT AND CRAWLSPACE						
Feature	**ID #**	**Description**	**Maintenance Treatment**	**Frequency in Years**	**Cost**	**Annual Cost**
Floor Mechanical Space (Room 001) & Crawlspaces	)1 002 0(	At the base of stairs and along north wall thin concrete slab over dirt and ledge Remainder dirt, exposed ledge and odd debris	CONCRETE: patch cracks, sweep twice annually Check for moisture, rising damp in crawlspaces	0.5	$0	$0
Walls Mechanical Space (Room 001) and Main Block	001	Rubble stone foundation North: Full height mortared stone West: Removed for addition South: 18-inches visible, width is less than wood sill East:Full depth at corner and bulkhead, reduces to 18-inches visible south of bulkhead to southeast corner	Periodically check pointing, loose stones	2	$100	$50
Walls Addition Crawlspace	002	Rubble stone foundation 18-inches visible	Periodically check pointing, loose stones	2	$100	$50
Walls Shed Crawlspace	003	Rubble stone foundation 18-inches visible	Periodically check pointing, loose stones	2	$100	$50
Walls Connector Crawlspace	004	Rubble stone foundation 18-inches visible	Periodically check pointing, loose stones	2	$100	$50
Ceiling Mechanical Space (Room 001) and Crawlspaces	)1 002 0(	See framing description	Review conditions	1	$75	$75
Stair 001 to basement	S001	Wood, open riser stairs with wood rail and no balusters on west side 1961	Check framing	10	$100	$10
Stair 002 to bulkhead	S002	Wood, open riser stairs with wood rail and no balusters on west side	Check framing	10	$120	$12

Basement _ Crawlspace

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Stair 100 - main stair	S100	Pine, 1740, bullet holes for 1775, oil stain/varnish, very worn on treads, some Plexiglas panels on risers	Paste wax or varnish or Lubricate stain or combination based on test of extant finish	10	$500	$50
Stair 101 - caretakers stair	S101	Painted wood stair, no clear date	Touch up paint	10	$100	$10
MEP - Mechanical Space (Room 001)	001	Gas fired boiler vented into chimney Small pipe fire suppression sprinklers Uninsulated water pipe distribution Power distribution from addition		10	$120	$12

First Floor Main Block

FIRST FLOOR MAIN BLOCK						
Feature	**ID #**	**Description**	**Maintenance Treatment**	**Frequency in Years**	**Cost**	**Annual Cost**
Floor Entry Hall (Room 100)	100	13-1/2" pine, wrought + cut nails ca 1740/1926, worn, dark varnished edges	Sweep/dust mop/vacuum	0.25	$5	$20
Walls (north, south and east) Entry Hall (Room 100)	100	Plaster, no cornice, 1926 or later white paint	Dust, clean cobwebs	0.5	$20	$40
Wall (west) Entry Hall (Room 100)	100	Feather edge bevel vertical planks, 16-1/2" wide, ca 1740	Dust, clean cobwebs	0.5	$15	$30
Woodwork Entry Hall (Room 100)	100	Baseboard: on E, N, S 7" Pine with surbase ca 1770's, oil stain Wainscot: on E, N, S walls 30" high (1 plank 13-1/4") and Federal molding on chair rail 1814	Dust, clean cobwebs	0.5	$15	$30
Ceiling Entry Hall (Room 100)	100	Painted plaster, could have calcimine layer	Dust, clean cobwebs	0.5	$15	$30
Framing Entry Hall (Room 100)	100	Framing is concealed	Professional inspection for framing movement	5	$15	$3
MEP - Entry Hall (Room 100)	100	Electricity is provided to the room. Illumination is from incandescent overhead lights. Light controls are pushbutton switches. There is no heating, cooling or plumbing.	Test function	1	$10	$10
Floor Parlor (Room 101)	101	Random pine planks 10-16" width, wrought iron nails, and painted	Sweep, dust mop/vacuum	0.25	$10	$40
Walls (north, east and west) Parlor (Room 101)	101	The north east and west walls are papered plaster, plaster from 1926 and the paper from 1926 and 1951.	Dust, clean cobwebs	0.5	$10	$20

First Floor Main Block

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Wall (South) Parlor (Room 101)	101	The south wall is fully paneled around the fireplace. Six to the left of the fireplace, a closet to the right and one over the fireplace. There is bolection molding around the opening. The paneling appears to be from 1740. The hearth is black slate.	Dust, clean cobwebs	0.5	$10	$20
Woodwork Parlor (Room 101)	101	6.25-inch painted pine base	Dust, clean cobwebs	0.5	$20	$40
Ceiling Parlor (Room 101)	101	Plastered and painted, circa 1926	Dust, clean cobwebs	1	$25	$25
Framing Parlor (Room 101)	101	The summer beam, corner posts and perimeter girts are all cased in painted pine (assumed) boards.	Dust, clean cobwebs	1	$25	$25
Fireplace - Parlor (Room 101)	101	The fireplace is roughly centered on the south wall. There is a slate hearth and brick fire back.	Dust, clean cobwebs, sweep with soft bristle broom Look for loose mortar and record observations	0.5	$20	$40
MEP Parlor (Room 101)	101	Electricity is provided to the room. Illumination is from incandescent overhead lights. Light controls are pushbutton switches. There is no heating, cooling or plumbing.	Test function	1	$10	$10
Floor - Kitchen (Room 102)	102	The floor is laid with wide wood unpainted pine planks in random widths of 4 to 8 inches. These boards may have been brought in from other early 18th century Arlington structures.	Sweep, dust mop/vacuum	0.25	$10	$40

First Floor Main Block

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Walls - Kitchen (Room 102)	102	Clad in horizontal, unpainted, pine planks of 13.5 – inch to 15.5-inch width. Planks may have been salvaged from other early Arlington homes for installation during the Russell House restoration of 1926.	Dust, clean cobwebs	0.5	$20	$40
Ceiling - Kitchen (Room 102)	102	Exposed joists, floorboards and beams. Oak or chestnut wood, original to house. Summer beams has chamfer that is molded but the molding does not end at a typical stop like a lambs tongue. Ceiling is decorated in much faded whitewash with hand painted 1-inch black dots. A common treatment for the time.	Dust, clean cobwebs, gentle cleaning only to protect historic whitewash and black decorative marks	1	$25	$25
Framing - Kitchen (Room 102)	102	The oak corner posts in the northeast and northwest corners appear original with pegged joinery to the top plate. The posts at the southeast and southwest have joinery to the plate that seems unusual for the 1740's.	Dust, clean cobwebs	1	$25	$25

First Floor Main Block

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Fireplace - Kitchen (Room 102)	102	The fireplace has a large lintel over the opening that may be from the 1926 reconstruction. Small closet doors appear to be salvaged material from other early 18th century Arlington structures. The small cast iron doors at the fireplace may be from the 1814 house renovations and reused in the reconstruction of the fireplace in 1926. The8" clay tiles at the hearth may have been brought in from other early 18th century Arlington structures, some may date to 1926.	Dust, clean cobwebs, sweep with soft bristle broom Look for loose mortar and record observations	0.5	$20	$40
MEP - Kitchen (Room 102)	102	Electricity is provided to the room. Illumination is from incandescent overhead lights. Light controls are pushbutton switches. There is no heating, cooling or plumbing.	Test function	1	$10	$10
Door Entry Hall (Room 100)	D100	Four panel wood panel door 1740 Unfinished	Paste wax on wood, lubricate hinges, tighten loose fittings	10	$250	$25
Door Caretaker' Kitchen/Living (Room 106)	D101	4 Panel door into stair 101 Victorian Painted	Paint, Lubricate hinges	10	$50	$5
Door Parlor (Room 101)	D101A	2 Panel door into fireplace closet 1740 - assumed Painted	Paint, Lubricate hinges	10	$100	$10
Door Parlor (Room 101)	D102	Four panel door into Stair 101 1926	Paint interior, Lubricate hinges, clear finish on exterior	10	$100	$10

First Floor Main Block

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Door - Kitchen (Room 102)	D107	4 panel door dating to 1926 mimicking historic construction of pegged mortise and tenon but not hand planed and pegs are dowels, not whittled. painted on the assembly room side and unpainted on the kitchen side.	Paint, lubricate hinges Paste wax on kitchen side	10	$300	$30
Door - Kitchen (Room 102)	D109	Four panel, unpainted, north wall 1926	Paste wax on wood Lubricate hinges	10	$250	$25
Door Entry Hall (Room 100)	D110	4 panel Modern replica Clear finish	Paste wax on wood. touch-up exterior paint, lubricate hinges, tighten loose fittings	10	$250	$25
Door Entry Hall (Room 100)	D111	6 Panel Door Modern Replica Painted	Paste wax on wood interior, touch-up exterior paint, lubricate hinges, tighten loose fittings	10	$350	$35
Stoop - main entry D111	D111	granite	Wash with mild detergent, clean dirt and moss	1	$10	$10

First Floor Shed _ Connector

FIRST FLOOR SHED & CONNECTOR						
Feature	**ID #**	**Description**	**Maintenance Treatment**	**Frequency in Years**	**Cost**	**Annual Cost**
framing - shed first floor	103	Sawn lumber	Professional Inspection Connections Insects Leak evidence	5	$100	$20
Floor Assembly Room (Room 103)	103	3-1/4" straight grain hardwood floor with oil stain from 1926, lightly worn	Sweep, dust mop/vacuum	0.25	$10	$40
Walls Assembly Room (Room 103)	103	Painted plaster minor cracking	Dust, clean cobwebs	0.5	$20	$40
Ceiling Assembly Room (Room 103)	103	Painted plaster minor cracking, gap along east at connector boxed top plate	Dust, clean cobwebs	1	$25	$25
Woodwork Assembly Room (Room 103)	103	Baseboard: 12" pine, painted Greek revival, circa 1840 in connector Baseboard: 6-1/2" pine flat plus quarter round molding, painted 1926 in shed Chair rail: Pine molding with Greek Revival profile, painted.	Dust, clean cobwebs	0.5	$20	$40

First Floor Shed _ Connector

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Fireplace - Assembly Room (Room 103)	103	The fireplace has a large lintel over the opening that may be from the 1926 reconstruction. Small closet doors appear to be salvaged material from other early 18th century Arlington structures. The small cast iron doors at the fireplace may be from the 1814 house renovations and reused in the reconstruction of the fireplace in 1926. The 8" clay tiles at the hearth may have been brought in from other early 18th century Arlington structures, some may date to 1926.	Dust, clean cobwebs, sweep with soft bristle broom Look for loose mortar and record observations	0.5	$20	$40
MEP - Assembly Room (Room 103)	103	Electricity is provided to the room. Illumination is from incandescent overhead lights, some are recessed with gimbal mounted lamps for display illumination. There are limited electrical receptacles for displays. There is a vertical cast-iron radiator on the west wall adjacent to the post carrying the beam. The mercury switch thermostat is on the wall opposite.	Test function	1	$10	$10
Floor - Hall (Room 104)	104	Carpet	Vacuum regularly Professional clean every 3 years	0.25	$10	$40
Walls - Hall (Room 104)	104	Painted wallboard	Dust, clean cobwebs	0.5	$20	$40
Ceiling - Hall (Room 104)	104	Painted wallboard	Dust, clean cobwebs	1	$25	$25

First Floor Shed _ Connector

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Woodwork - Hall (Room 104)	104	Simple flat casing at the windows and doorways. Clear finished 3.5-inch flat stock modern wood	Dust, clean cobwebs	0.5	$20	$40

First Floor Shed _ Connector

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
MEP - Hall (Room 104)	104	Electricity is provided to the room. Illumination is from a ceiling mounted fluorescent surface mounted fixture. There are electrical receptacles at 18-inches above the floor. A single, ceiling diffuser distributes heating and is tied to the Smith museum system. There is a single smoke detector and a wall mounted fire extinguisher. water.	Test function	1	$10	$10
Floor - Storage (Room 105)	105	Carpet	Vacuum regularly Professional clean every 3 years	0.25	$10	$40
Walls - Storage (Room 105)	105	Painted wallboard	Dust, clean cobwebs	0.5	$20	$40
Ceiling - Storage (Room 105)	105	Painted wallboard	Dust, clean cobwebs	1	$25	$25
Woodwork - Storage (Room 105)	105	Simple flat casing at the windows and doorways. Clear finished 3.5-inch flat stock modern wood	Dust, clean cobwebs	0.5	$20	$40
MEP - Storage (Room 105)	105	Electricity is provided to the room. Illumination is from a ceiling mounted fluorescent surface mounted fixture. There are electrical receptacles at 18-inches above the floor. A single, ceiling diffuser distributes heating and is tied to the Smith museum system. There is a single smoke detector and a wall mounted fire extinguisher. water.	Test function	1	$10	$10

First Floor Shed _ Connector

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Door - Assembly Room (Room 103)	D106	4 panel Victorian 1840 hinges	Paint, Lubricate hinges	10	$100	$10

First Floor Shed _ Connector

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Door - Assembly Room (Room 103)	D108	Modern slab door Hollow Core Unpainted Modern Hardware	Lubricate hinges and hardware	10	$10	$1

First Floor Addition

FIRST FLOOR ADDITION						
Feature	**ID #**	**Description**	**Maintenance Treatment**	**Frequency in Years**	**Cost**	**Annual Cost**
Floor - Caretakers kitchen/living (Room 106)	106	Sheet goods	Sweep, mop	0.25	$10	$40
Walls - Caretakers kitchen/living (Room 106)	106	Painted wallboard or plaster	Dust, clean cobwebs	0.5	$20	$40
Ceiling - Caretakers kitchen/living (Room 106)	106	Painted wallboard or plaster	Dust, clean cobwebs	1	$25	$25
Woodwork - Caretakers kitchen/living (Room 106)	106	Simple flat casing at the windows and doorways. A painted bead board wainscot with a pronounced chair rail at about 36-inches wraps the room.	Dust, clean cobwebs	0.5	$20	$40
MEP - Caretakers kitchen/living (Room 106)	106	Electricity is provided to the room. Illumination is from incandescent overhead lights. Electric receptacles are distributed around the room at various heights. Heat is provided by a upright steam radiator. The sink is plumbed with hot and cold running water.	Test function	1	$10	$10
FP - Caretakers kitchen/living (Room 106)	106	The fire alarm panel for the museum is located adjacent to the door. A single length of fire suppression sprinkler parallels the east wall at ceiling height. There is one smoke detector on the ceiling and two fire extinguishers are in the space.	Test annually or as recommended by monitoring company, train tenant in operation	1	$150	$150
Floor Caretaker's Bath (Room 107)	107	The floor covered in sheet goods. It appears to be a vinyl product mimicking tile.	Sweep, mop	0.25	$10	$40
Walls Caretaker's Bath (Room 107)	107	Walls are plaster or plaster board above a tile wainscot about 42-inches high and full height in the tub/shower.	Wash, seal grout	0.25	$25	$100

First Floor Addition

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Ceiling Caretaker's Bath (Room 107)	107	Painted plaster/plasterboard	Paint	10	$200	$20
Woodwork Caretaker's Bath (Room 107)	107	Flat trim at windows and doors	Paint	10	$100	$10
MEP - Caretaker's Bath (Room 107)	107	Electricity is provided to the room. Illumination is from overhead lights and a vanity light. Electric receptacles are limited and do not appear to be ground fault interrupt devices. Heat is provided by an upright steam radiator under the window. The sink and tub are plumbed with hot and cold running water. The toilet appears relatively new.	Test function	1	$15	$15
Floor Caretakers utility/laundry (Room 108)	108	Sheet goods. It appears to be a vinyl product.	Sweep, mop	0.25	$10	$40
Walls - Caretakers utility/laundry (Room 108)	108	Painted plaster or plaster board	paint	10	$250	$25
Ceiling - Caretakers utility/laundry (Room 108)	108	Painted plaster or plaster board	paint	10	$150	$15
Woodwork - Caretakers utility/laundry (Room 108)	108	Simple flat casing at the windows and doorways. Wainscoting on the west and north walls appears to be a continuation of the kitchen/living wall treatment.	Paint	10	$125	$13

First Floor Addition

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
MEP - Caretaker's Utility/Laundry (Room 108)	108	Electricity is provided to the room. Illumination is from overhead lights. Electric receptacles are limited and do not appear to be ground fault interrupt devices. Heat is provided by an upright steam radiator under the window. Exposed vent piping kitchen sink and washing machine appears to tie into a PVC pipe which presumably ties into the vent stack at the bathroom.	Test function	1	$20	$20
Floor - Entry (Room 109)	109	Painted wood boards	Sweep, mop	0.25	$10	$40
Walls - Entry (Room 109)	109	Painted plaster	paint	10	$250	$25
Ceiling - Entry (Room 109)	109	Painted plaster	paint	10	$250	$25
Woodwork - Entry (Room 109)	109	Simple flat casing at the doorways. Flat base with simple cap molding, Painted	paint	10	$125	$13
MEP - Entry (Room 109)	109	Electricity is provided to the room. Illumination is from overhead lights. Heat is provided by a wall mounted steam radiator at the east side of the stairway. Single smoke detector. Pull station at top of stairs.	Test function	1	$20	$20
Door Caretaker' Kitchen/Living (Room 106)	D103	Four panel door Victorian Painted	Paint, Lubricate hinges	10	$50	$5
Door Caretaker' Kitchen/Living (Room 106)	D104	6 panel door Modern Painted	Paint, Lubricate hinges	10	$50	$5
Door Caretaker' Kitchen/Living (Room 106)	D105	6 panel door Modern Painted	Paint Lubricate Hinges	10	$50	$5

First Floor Addition

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Door Caretaker' Kitchen/Living (Room 106)	D101	4 Panel door into stair 101 Victorian Painted	Paint, Lubricate hinges	10	$50	$5
Stoop - Addition north entry D 112	D112	granite with wood platforms fitted over stone	Wash with mild detergent, clean dirt and moss	1	$20	$20
Door Caretaker's Utility/Laundry (Room 108)	D113	Six panel door (assumed modern) Painted	Paint, Lubricate hinges Adjust tension on storm door spring	7	$100	$14
Stoop - addition west entry D113	D113	concrete steps and risers	Wash with mild detergent, clean dirt and moss	1	$10	$10

Second Floor Main Block

SECOND FLOOR MAIN BLOCK						
Feature	**ID #**	**Description**	**Maintenance Treatment**	**Frequency in Years**	**Cost**	**Annual Cost**
Floor - Stair Hall (Room 200)	200	pine planks 8 to 13.5-inches wide with wrought iron flooring nails 1740	Sweep, dust mop/vacuum	0.25	$10	$40
Walls - Stair Hall (Room 200)	200	Horizontal planks on the east wall are randomly sized from 10-15.5-inches in width. 1926 West wall is a continuation of the planks described on the first floor. North and south walls vertical planks with random size up to 20-inches. 1740 Signs of Victorian lath and plaster are evident on these planks.	Dust, clean cobwebs	0.5	$40	$80
Ceiling - Star Hall (Room 200)	200	Exposed joists and attic flooring from 1740. The plate is lower than the floor framing and the rafters extend beyond the wall line into the cornice.	dust, clean cobwebs	0.5	$25	$50
Stairs - Stair Hall (Room 200)	200	Pine treads and risers 1740	Sweep, dust mop/vacuum	0.25	$10	$40
Framing - Stair Hall (Room 200)	200	Shouldered corner posts, oak. North is boxed West not boxed. Original construction.	Dust, clean cobwebs	0.5	$25	$50
MEP - Stair Hall (Room 200)	200	Electricity is provided to the room. Illumination is from incandescent overhead lights. Light controls are pushbutton switches. There is no heating, cooling or plumbing.	Test function	1	$15	$15

Second Floor Main Block

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Walls - Parlor Chamber (Room 201)	201	Painted plaster on N,E and W walls 1926 Painted raised pine panels on S wall 1740	Dust, clean cobwebs	0.5	$25	$50
Ceiling - Parlor Chamber (Room 201)	201	Painted plaster 1926	dust, clean cobwebs	1	$25	$25
Flooring - Parlor Chamber (Room 201)	201	Wide wood planks that have been painted. Planks vary from 10 to 16 inches in width. 1740	Sweep, dust mop/vacuum	0.25	$25	$100
Woodwork - Parlor Chamber (Room 201)	201	6-inch painted pine base 1.5-inch painted surbase 1926 - perhaps	Dust, clean cobwebs	0.5	$15	$30
Framing Chamber Parlor (Room 201)	201	The summer beam, corner posts and perimeter girts are all cased in painted pine (assumed) boards.	Dust, clean cobwebs	0.5	$15	$30
Fireplace - Chamber Parlor (Room 201)	201	The fireplace is roughly centered on the south wall. There is a slate hearth and brick fire back.	Dust, clean cobwebs, sweep with soft bristle broom Look for loose mortar and record observations	0.5	$25	$50
MEP - Chamber Parlor (Room 201)	201	Electricity is provided space. Lighting in chamber is from an overhead incandescent bulb in a porcelain fixture. Closet lighting is in the display case. Ceiling smoke detector. There is no heating, cooling or plumbing.	Test function	1	$10	$10
Floor - Kitchen Chamber (Room 202)	202	Wide wood unpainted pine planks in random widths of 14 to 15 inches. Original	Sweep, dust mop/vacuum	0.25	$25	$100

Second Floor Main Block

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Walls - Kitchen Chamber (Room 202)	202	Clad in horizontal, unpainted, pine planks of 8 – inch to 21-inch width. Planks on the east, south and west walls are installed horizontally. Planks on the north wall surrounding the fireplace mounted vertically. Original	Dust, clean cobwebs	0.5	$15	$30
Ceiling - Kitchen Chamber (Room 202)	202	Exposed joists, floorboards and beams. Ceiling is decorated in much faded whitewash. Original	Dust, clean cobwebs, gentle cleaning only to protect historic whitewash and black decorative marks	1	$35	$35
Framing - Kitchen Chamber (Room 202)	202	Shouldered corner posts, oak or chestnut. Original construction. Original joinery to beams and girts.	Dust, clean cobwebs	1	$35	$35
Fireplace - Kitchen Chamber (Room 202)	202	Hearth and fireplace floor old waterstruck 3.75 x 7.5-inch brick.	Dust, clean cobwebs, sweep with soft bristle broom Look for loose mortar and record observations	0.5	$25	$50
MEP - Kitchen Chamber (Room 202)	202	Electricity is provided to space. Lighting in chamber is from an overhead incandescent bulb in a porcelain fixture. Ceiling smoke detector. There is no heating, cooling or plumbing.	Test function	0.5	$10	$20
Door - Parlor Chamber (Room 201)	D200	Four panel - south wall 1740 Unpainted	Paint Parlor Chamber Side Paste wax stair hall side Lubricate hinges	10	$250	$25
Door - Parlor Chamber (Room 201)	D201	Two Panel - south wall 1740 Painted	Paint Lubricate Hinges	10	$250	$25
Door - Parlor Chamber (Room 201)	D202	Four panel - west wall Painted 1926	Paint Lubricate Hinges	10	$250	$25

Second Floor Main Block

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Door - Kitchen Chamber (Room 202)	D209	Four panel - south wall 1926 replica door Pine plank	Lubricate hinges	10	$250	$25
Door - Kitchen Chamber (Room 202)	D210	Four panel, painted on opposite side - west wall 1926 replica door Pine boards H-hinges Iron thumb latch	Paint Store room Side Paste wax stair hall side Lubricate hinges	10	$350	$35
Door - Kitchen Chamber (Room 202)	D211	Single 22-inch plank, unpainted, north wall 1740 Wrought iron H - hinges Wood knob	Paste wax wood Lubricate hinges	10	$250	$25

Shed Attic

SHED ATTIC						
Feature	**ID #**	**Description**	**Maintenance Treatment**	**Frequency in Years**	**Cost**	**Annual Cost**
framing - shed second floor	203	Framing concealed by finishes above and below assumed similar to roof framing 3" x 5" joists 24-inches on center	Professional Inspection Connections Insects Leak evidence	5	$100	$20
Floor - Store Room (Room 203)	203	Plywood overlaid on subfloor (assumed)	Sweep, dust mop/vacuum	1	$25	$25
Walls - Store Room)Room 203)	203	Plastered and painted, circa 1926	Dust, clean cobwebs	1	$25	$25
Ceiling - Store Room (Room 203)	203	Plastered and painted, circa 1926	Dust, clean cobwebs	1	$25	$25
Woodwork - Store Room (Room 203)	203	6.5-inch painted pine baseboard 1840	Dust, clean cobwebs	1	$12	$12
MEP - Store Room (Room 203)	203	Electricity is provided to the room and distributed to the lighting with surface mounted conduit. Illumination is from ceiling mounted fluorescent fixtures that is missing its protective lens. Light controls are conventional switches. Receptacles are located in the baseboard. There was no observed smoke detector. Heating is provided by a standing cast iron steam radiator. A freestanding air conditioning unit presumably provides cooling and dehumidification.	Test function	0.5	$10	$20

Second Floor Addition

SECOND FLOOR ADDITION						
Feature	**ID #**	**Description**	**Maintenance Treatment**	**Frequency in Years**	**Cost**	**Annual Cost**
Floor - Caretaker's Stair Hall (Room 204)	204	Wood plank ca. 1870 Painted at stair landing Stained at room entry	Sweep, dust mop/vacuum	0.25	$10	$40
Walls - Caretaker's Stair Hall (Room 204)	204	Painted plaster	Paint	10	$150	$15
Ceiling - Caretaker's Stair Hall (Room 204)	204	Painted plaster	Paint	10	$75	$8
Woodwork - Caretaker's Stair Hall (Room 204)	204	Painted flat stock wood ca. 1870	Paint	10	$50	$5
MEP - Caretaker's Stair Hall (Room 204)	204	Electricity is provided to the room. Illumination is from a ceiling mounted incandescent bulb. Light controls are conventional switches. There was no observed smoke detector. Heating is provided by a standing cast iron steam radiator at the base of the stairs.	Test function	0.5	$10	$20
Floor - Caretaker's Large Bedroom (Room 205)	205	Wall to wall carpet Presumed to cover wood plank floor	Vacuum regularly Professional clean every 3 years	3	$75	$25
Walls - Caretaker's Large Bedroom (Room 205)	205	Wallpaper over plaster	Repaper	10	$400	$40
Ceiling - Caretaker's Large Bedroom (Room 205)	205	Painted plaster Potential calcimine paint	Paint	10	$250	$25
Woodwork - Caretaker's Large Bedroom (Room 205)	205	Flat stock painted door and window trim 8-inch Base board with molded cap Picture rail along ceiling	Paint	10	$125	$13
MEP - Caretaker's Large Bedroom (Room 205)	205	Ceiling mounted incandescent bulb with pull chain Baseboard receptacles Ceiling smoke detector Cable TV in west wall Steam radiator on north wall	Test function	0.5		$0

Second Floor Addition

Feature	ID #	Description	Maintenance Treatment	Frequency in Years	Cost	Annual Cost
Floor - Caretaker's Small Bedroom (Room 206)	206	Wall to wall carpet Presumed to cover wood plank floor	Vacuum regularly Professional clean every 3 years	3	$75	$25
Walls - Caretaker's Small Bedroom (Room 206)	206	Wallpaper over plaster	Repaper	10	$350	$35
Ceiling - Caretaker's Small Bedroom (Room 206)	206	Painted plaster	Paint	10	$250	$25
Woodwork - Caretaker's Small Bedroom (Room 206)	206	Painted flat stock trim Painted picture rail at ceiling line Painted, flat board base - no cap	Paint	10	$125	$13
MEP - Caretaker's Small bedroom (Room 206)	206	Illumination is from a ceiling mounted incandescent bulb with a pull chain control. Receptacles are located in the baseboard. There is a single ceiling mounted smoke detector. Heating is provided by the radiator in the adjacent bedroom.	Test function	0.5	$10	$20
Door - Caretaker's Large Bedroom (Room 205)	D203	Four panel, painted, south wall Victorian, ca. 1870 Ceramic knob, barrel hinges	Paint Lubricate hinges	10	$100	$10
Door - Caretaker's Small Bedroom (Room 206)	D204	Four panel, painted, east wall Victorian, ca. 1870 Ceramic knob, barrel hinges	Paint Lubricate hinges	10	$100	$10
Door - Store Room (203)	D206	Four panel, painted, north wall Victorian, ca. 1870 Ceramic knob, barrel hinges	Paint Paste wax kitchen chamber side Lubricate hinges	10	$350	$35
Door - Caretaker's Stair Hall (Room 204)	D207	Four panel, painted, south wall Victorian, ca. 1870 Wood pull knob, barrel hinges	Paint Lubricate hinges	10	$100	$10
Door - Caretaker's Stair Hall (Room 204)	D207	Four panel, painted, north wall Victorian, ca. 1870 Wood pull knob	Paint Lubricate hinges	10	$100	$10

Attic

ATTIC						
Feature	**ID #**	**Description**	**Maintenance Treatment**	**Frequency in Years**	**Cost**	**Annual Cost**
framing - main block attic	300	Exposed at Kitchen Chamber, concealed by plaster at Parlor Chamber. North-south running summer beams and 3x5 joists about 24-inches on center	Professional Inspection Connections Insects Leak evidence	5	$100	$20
Floor - Attic (Room 300)	300	The floor is laid with pine and oak planks which are original and unfinished.	Sweep, dust mop/vacuum Look for mortar at chimney Look of new water staining from possible leaks	1	$50	$50
Ceiling - Attic (Room 300)	300	Roof sheathing Original, some plywood Rafters Original, modern reinforcing at some	Professional Inspection Connections Insects Leak evidence	1	$25	$25
Stairs - Attic (Room 300)	300	Pine, dating to 1740. The treads and risers are all pine. Rise from the stair hall and divide to north and south at the chimney mass.	Professional Inspection Connections	1	$25	$25
MEP - Attic (Room 300)	300	Illumination is from incandescent overhead lights in porcelain sockets. Light controls are pull chains. There is armored cable conduction wiring throughout the space. There is no heating, cooling or plumbing.	Test function	1	$15	$15
Door - Attic	D300	Pine planks 1740 Original wrought iron hardware	Paste wax wood Lubricate hinges	10	$250	$25

BID DOCUMENTS FOR HIGHEST PRIORITY REPAIR

This study identified the north sill of the main block and associated foundation interior repointing and reinstallation of the east gutter as the immediate priority repair items for the Russell House. Work includes establishing a drywell for the southeast downspout, lining the new gutter with copper, treating the timbers in the sill repair area for pests, shoring and sistering existing framing in the area of the north sill and repointing portions of the chimneys at the house including reconstruction of the top courses of the main chimney block.

The following are reduced size plans scaled for this report. Original documents were printed on 24 x 36 sheet sizes for the use of AHS. CAD files were submitted to the AHS as well for reproduction of the bidding documents. Documents also formed the basis of a grant application to the Massachusetts Preservation Projects Fund in 2017.

Design Associates, Inc.

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March 2017

SHEET INDEX:

ARCHITECTURAL NOTES:

SECTION 00700 - GENERAL CONDITIONS

1. General Conditions: The General Conditions for this contract shall be AIA Document A-107

SECTION 00800 - SUPPLEMENTAL GENERAL CONDITIONS

2. Scope: The General Contractor Shall furnish all labor, materials, supplies, equipment and supervision to perform all work required to complete the buildings in accordance with the drawings and provisions of the contract documents.
3. Codes: All work shall be performed in strict compliance with local and state codes and regulations having jurisdiction. The contractor shall ,protect and indemnify the Owner and the Architect against any claim or liability arising from violation of any such code or regulation and obtain and pay for ,all required permits, inspections and approvals required to execute the work as described in the construction documents.
4. Coordination of the work: The General Contractor shall coordinate the work of all subcontractors and mechanical trades The contractor's instructions shall be followed by all trades.
5. Quality: All materials to be 'new 'and of "best quality.' No substitutions of materials or manufacturers from those specified, shall be used without samples of designated materials having been submitted to the owner for written approval.
6. Workmanship: All work shall be performed in an efficient and workmanlike manner. Each trade's work shall be performed in conjunction with all others so as to not interfere with the other trades. All installation and applications shall conform with manufacturer's printed instructions and recommendations .
7. Submittals: The General contractor shall submit with such promptness as to cause no delay in this work or in that of any subcontractor, samples and/or shop drawings as required in the individual sections of these specifications to the Architect for approval.
8. Guarantees: All 'material's and workmanship shall be guaranteed for a period of one year from the date of substantial completion unless specified otherwise for a longer period of time on specific items.

PROJECT SPECIFICATIONS

SECTION 01000 - GENERAL REQUIREMENTS

1. All work shall conform to the Commonwealth of Massachusetts State Building Code, 8th Edition (IBC & IEBC 2009) as amended and in effect as of the date of these Drawings.
2. All bidders must demonstrate past successful experience with work on at least three (3) historic buildings (buildings listed on the state register of historic places) with similar conditions in the last five years for the following work categories. For each category, list the property address, contact information for designer and Owner, approximate value of the work, and date of completion of work.
3. Conform to construction requirements and work day time limitations required by Arlington Historical Society and Town of Arlington. Work shall not commence before 7:00 AM and not proceed past 6:00 PM, Monday through Friday.
4. Cutting and Patching, General: Employ skilled workmen to perform cutting and patching. Proceed at the earliest feasible time and complete without delay. Use hand or small power tools designed for sawing or grinding, not hammering or chopping. Cut holes and slots to size required with minimum disturbance of adjacent surfaces. To avoid marring existing finished surfaces, cut or drill from the exposed or finished side into concealed surfaces. Where patching existing walls and soffit/fascia surfaces, use fiberglass, non-shrink mesh tape to prevent shrinkage cracking.
5. Prepare all previously painted surfaces as required for application of new paint. Provide barrier coats over incompatible primers or remove and re-prime.
6. Previous painted surfaces are assumed to include lead paint layers. Contractor is to comply with the state and federal requirements for worker and work place safety. Disposal as required by regulations.
7. Where attachments to existing building ceiling, wall and floor surfaces are scheduled to be removed, patch and repair existing surfaces sufficient for flush conditions prior to application of new finishes.
8. During handling and installation, clean and protect construction in progress and adjoining materials in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
9. Fit work airtight to pipes, sleeves, ducts, conduit and other penetrations through surfaces. Seal tight openings in walls and floors using appropriate non-combustible materials. Neatly patch and seal openings exposed to view using sealants, tooled mortar joints, escutcheons or flanged collars as appropriate. Refer to notes under Firestop Systems and Joint Sealants following, for further detail and instructions.
10. Where specified products or manufacturers are specified by name, submit the following for approval of alternate. unnamed products: evidence that alternate products are consistent with Contract Documents and compatible with other portions of the Work; detailed comparisons of significant qualities, including performance, weight, size, durability, visual effect and specific features and requirements, between proposed and specified products; evidence that proposed alternate products provide equivalent warranties to specified products; samples of alternate products, if requested by the Architect and/or the Owner.

SECTION 01100 - SUMMARY

1. The Jason Russell House is listed on the National Register of Historic Places, the State Register of Historic Places and is listed in the Massachusetts State Building Code as a *House Museum*. All work at the Jason Russell House will conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties.*
2. The work will be replacement of sill of north elevation of main block of house. Repair of framing members connected to existing sill in replacement location. Repointing of interior face of foundation at area of sill replacement. Painting exposed framing in repair section of basement with boric acid. Replacing wood gutter at second story of east elevation of main block. Reattaching and connecting wood downspouts to gutter. Installing drywell and drain pipe connecting back to new boot for south downspout. Replacing boot and cleaning drainpipe at north downspout. Sistering broken rafter in attic of main block.
3. Project Identification: JASON RUSSELL HOUSE – Repairs
4. Project Location: 7 Jason Street, Arlington, MA 02476
5. Owner: Arlington Historical Society – Owner is a tax exempt organization, tax exemption shall be available to the bidder and must be considered as part of the bid.
6. Owner's Representative: TBD
7. Architect: Design Associates, Inc., 1035 Cambridge Street, Cambridge, MA 02141
8. Structural Engineer: Simpson, Gumpertz and Heger, Inc., 41 Seyon St #500, Waltham, MA 02453
9. Project will be constructed under a single prime contract.
10. Lead paint is assumed to be present on the windows. Abatement is not a requirement of the work but the material must be handled according to the Massachusetts Lead Paint regulations for commercial buildings.

SECTION 013200 - CONSTRUCTION PROGRESS

1. The General Contractor shall prepare and submit a project schedule within 3 days of contract award. It is the intent of this Project that all work be complete in calendar year 2013.
2. The General Contractor shall document and submit for record photographs of existing conditions prior to outset of construction, in particular to document those existing installations, finishes, equipment, etc. scheduled to remain throughout the course of construction. Digital photography, and submittals in electronic format, are acceptable for record submission.
3. At time of Project Substantial Completion, clean interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Restore reflective surfaces to their original condition. Wipe surfaces of mechanical and electrical equipment and similar equipment. Remove excess lubrication and paint and other foreign substances. Replace disposable air filters and clean permanent air filters in all HVAC equipment; clean exposed surfaces of diffusers, registers and grills. Clean light fixtures, lamps, globes and reflectors to function with full efficiency.
4. Project Record Documents: Maintain and submit Project Record As-Built Documents, including marked up Contract Drawings, Specifications and Record Submittals, for the Owner's permanent record.
5. Owner will not release final payment to the General Contractor until all such submittal requirements have been met, and the Architect has approved same.

SECTION 015000 – TEMPORARY FACILITIES AND CONTROLS

1. The General Contractor must protect all existing construction, finishes, materials and equipment from damage throughout the duration of selective demolition and new construction. Any existing materials, etc which incur damage as a result of the construction process must be restored to their original condition or replaced by the Contractor at no expense to the Owner or Architect.
2. The General Contractor is responsible for maintaining the building in a weather tight condition throughout construction.
3. Remove and legally dispose of demolished materials off-site. Locate trash dumpsters for truck loading where identified in the pre-construction walkthrough.

SECTION 017000 – EXECUTION AND CLOSEOUT REQUIREMENTS

1. The General Contractor must review and accept existing conditions
2. Contractor will provide all operation and maintenance data, project record documents, spare parts and extra stock materials.
3.

SECTION – 024000 LIMITED SELECTIVE DEMOLITION / EQUIPMENT SALVAGE

1. The General Scope of the limited Selective Demolition work includes, but is not limited to, the following items: designated areas of structural wood framing; exterior trim and siding; selected gutters and downspouts; and miscellaneous materials and equipment abandoned and removed as necessary to complete the scope of the work.
2. At the time of selective demolition of designated areas, the Architect and the Contractor shall observe exposed areas to evaluate conditions and remediation if required.
3. Maintain existing utilities including in-service fire protection and fire notification systems and protect them against damage during selective demolition operations.
4. In locations where new construction will abut existing, execute limited selective demolition carefully to avoid damage to existing construction and to provide conditions favorable for flush finished junctures between new and existing surfaces. Where patching occurs in a painted surface, apply primer and intermediate paint coats over patch and apply paint coat over entire broken surface containing patch.
5. If unanticipated mechanical, electrical, structural or building envelope elements that conflict with intended function or design are encountered, investigate and measure both the nature and extent of the conflict. Do not cut structural wood or masonry walls. Consult with the Architect and Owner prior to any limited demolition operations for any items or installations whose structural function is uncertain.
6. Remove debris, rubbish and other materials resulting from limited demolition operations from the building site. Transport and legally dispose off site.

SECTION 030000 – CONCRETE

1. See Structural Notes.

SECTION 041000– MAINTENANCE OF UNIT MASONRY

1. See Structural Notes for Foundation work.
2. Work of this section refers to rebuilding top courses of the main block chimney and repointing of chimneys on the connector and the addition.
3. Engage an experienced masonry restoration and cleaning firm to perform work of this Section. Firm shall have completed work similar in material, design and extent to that indicated for this Project with a record of successful in-service performance.
4. Pointing and reconstruction Mortar for Brick: 1 part portland cement, 3 parts lime, and 9 parts sand.
5. Where reconstruction is indicated remove in an undamaged condition as many whole bricks as possible. Replace removed damaged brick with other removed brick in good quality, where possible, or with new brick matching existing brick, including size. Do not use broken units unless they can be cut to usable size.
6. Repointing masonry. Don not repoint unless one of the following conditions is present.
   1. Joints where mortar is missing or where they contain holes.
   2. Cracked joints where cracks can be penetrated at least 1/4 inch (6 mm) by a knife blade 0.027 inch (0.7 mm) thick.
   3. Cracked joints where cracks are 1/16 inch (1.6 mm) or more in width and of any depth.
   4. Joints where they sound hollow when tapped by metal object.
   5. Joints where they are worn back 1/4 inch (6 mm) or more from surface.
   6. Joints where they are deteriorated to point that mortar can be easily removed by hand, without tools.
   7. Joints where they have been filled with substances other than mortar.
7. Do not spall edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect at contractor's expense.
8. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, spray applied at low pressure.

SECTION 061000 – ROUGH CARPENTRY

1. See Sturctural Notes.

SECTION 062000 – FINISH CARPENTRY

1. Exterior work to include all finish carpentry work associated with installation of wood gutters and integrating them into existing trim and molding.
2. Install all rough hardware and finish carpentry items not specified in other sections.
3. All exterior trim required to complete the reinstallation of the wood gutters to be Honduran mahogany or Spanish cedar and will match extant trim pieces.
4. All exterior lapped plank siding required to patch where pieces cannot be salvaged along sill repair sections to be eastern white pine milled to match existing exposure and dimensions.
5. All work must conform to "custom grade' architectural woodwork quality standard.
6. Finish as scheduled.
7. Exterior molding by Anderson McQuaid 170 FAWCETT STREET, CAMBRIDGE, MA. 02138, (617) 876-3250
8. All exterior moldings, trim and siding to be back primed.
9. All cuts to be primed prior to attachment.
10. All finish trim to be nailed to blocking with stainless steel finish nails or trimhead stainless steel finish screws.
11. All fastener holes will be filled prior to painting.

SECTION 077100 – ROOFING ACCESSORIES

1. Wood replacement gutters to be straight grain fir with trough saturated with wood consolidant to point of refusal prior to installation. Outlets to be wood epoxy treated on cut wood prior to installation of outlet sleeve.
2. Copper gutter liner with fully soldered seams. 16oz. red copper. Extend 4-inches up existing sheathing under existing asphalt shingles. Adhere shingles to copper with new roofing adhesive made for contact with metals. Install outlet sleeves so flange is fully adhered to copper.
3. Outlet sleeves to be formed lead with widest possible aperature allowed by connection to existing wood gutters to be reinstalled.
4. Downspouts boots to be corrugated, black PVC sized to convey all water from downspout into drainage pipe.
5. Underground pipe to drywell to be 4" PVC pitched per manufacturer's instructions.
6. Drywell for southeast downspout to be Schedule 40 PVC 24-inch diameter drywell by Flo-Well or equivalent manufacturer and installed 10' or more from foundation of Russell House and per manufacturer's instructions.

SECTION 079000 - JOINT SEALANTS

1. Caulk all exterior wall penetrations in areas of work. Exterior sealant shall be by Tremco, color selected by architect.
2. Install joint sealants to comply with joint sealant manufacturer's written instructions.
3. Immediately after sealant application and before skinning or curing begins, tool sealants to form smooth, uniform beads; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint. Provide concave joint configuration per Figure 5A in ASTM C 1193.
4. All caulking to occur before final coat of paint is applied.
5. Remove all excess and leave surfaces neat, smooth and without smears on surrounding work.

SECTION 099000 - PAINTING

1. Painting work scope includes all types of applied coatings including undercoaters, sealers, stains, thinners, enamels, varnishes and all other materials specified here or conventionally included under the general term.
2. Paint all new wood required by the work, specifically, but not limited to the gutters, replacement trim that may be required, replacement siding that may be required and other features in the work area where work has caused paint loss and so no bare wood or sealants are left uncovered.
3. Some existing paint layers may contain lead paint. Apply proper worker safety and dispose of as required by law.
4. Painting products: First-line commercial-quality products for all coating systems. Provide undercoat paint produced by the same manufacturer as the finish coats. Use only thinners approved by the paint manufacturer, and use only to recommended limits. Provide Sherwin Williams or equivalent coatings. Owner to provide colors for trim and siding.
   - New exterior wood siding and trim: eggshell sheen, latex finish: 1 coat exterior latex based primer, 2 coats exterior latex paint.
   - Existing exterior wood siding and trim: eggshell sheen, latex finish: 1 coats exterior latex paint.
   - New exterior gutter: semi-gloss sheen, latex finish: 1 coat exterior latex based primer, 2 coats exterior latex paint.
   - Existing exterior doors and windows: semi-gloss sheen, latex finish 1 coat exterior latex paint (two if required to fully conceal glazing). Glazing compound Sarco dual glaze.
   - Ferrous metal to receive semi-gloss alkyd enamel finish: 1 coat synthetic rust-inhibiting primer (bare metal only), 1 coat enamel undercoat, 1 coat gloss alkyd enamel.
5. Before applying paint or other surface treatments, clean the substrates of substances that could impair the bond of the various coatings. Remove oil and grease prior to cleaning.
6. Clean and prepare surfaces to be painted according to the manufacturer's instructions for each particular substrate condition and as specified.
7. Provide barrier coats over incompatible primers or remove and re-prime.
8. Clean wood surfaces of dirt, oil, and other foreign substances with scrapers, mineral spirits, and sandpaper, as required. Sand surfaces exposed to view smooth and dust off.
9. For wood to be painted, scrape and clean small, dry, seasoned knots, and apply a thin coat of white shellac or other recommended knot sealer before applying primer. After priming, fill holes and imperfections in finish surfaces with putty or plastic wood filler. Sand smooth when dried.
10. Prime, stain, or seal wood to be painted immediately upon delivery. Prime edges, ends, faces, undersides, and backsides of wood.
11. Clean and scrape previously painted ferrous metals. Remove oil, grease, dirt, rust, loose paint and mill scale, and other foreign substances to bare metal.
12. Apply additional coats if undercoats, stains, or other conditions show through final coat of paint until paint film is of uniform finish, color, and appearance. Give special attention to ensure that surfaces, including edges, corners, crevices, welds, and exposed fasteners, receive a dry film thickness equivalent to that of flat surfaces.
13. The term exposed surfaces includes areas visible when permanent or built-in fixtures, convector covers, grilles, and similar components are in place. Extend coatings in these areas, as required, to maintain the system integrity and provide desired protection.
14. On completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

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The Preservation of:

THE JASON RUSSELL HOUSE

7 Jason Street
Arlington, MA 02476

MARK	DATE	DESCRIPTIONS

Print Date:

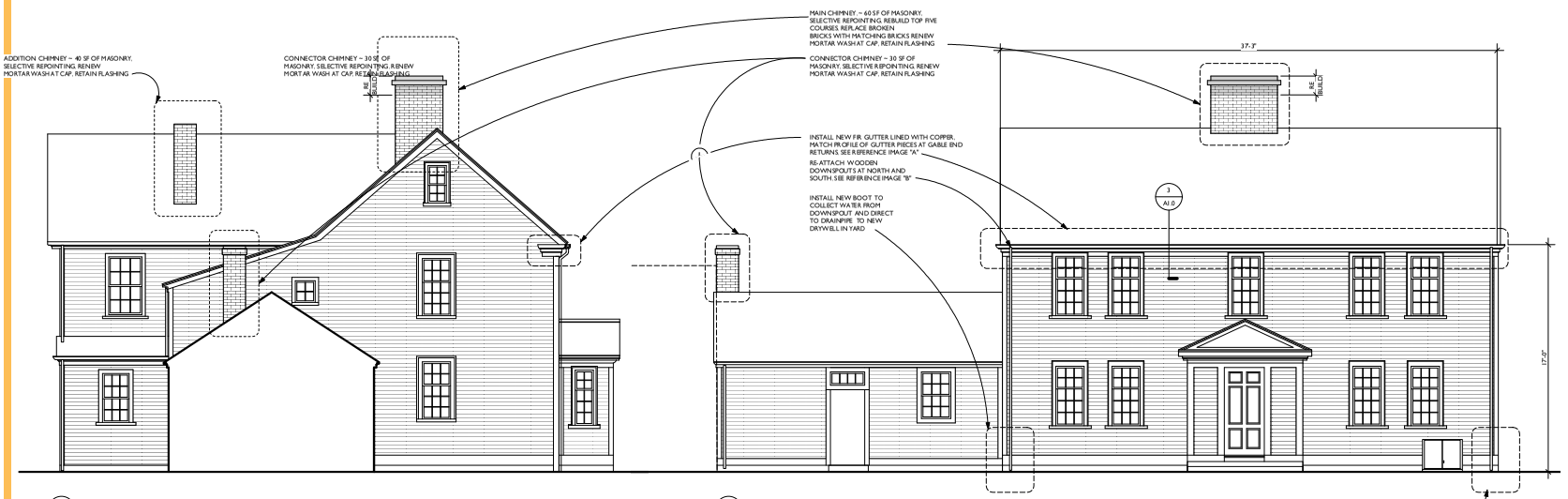
COVER & ARCHITECTURAL NOTES AND SPECIFICATIONS

A 0.1

March 2017

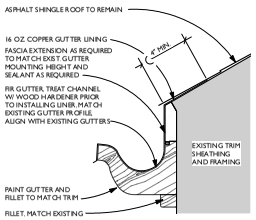
221

Design Associates, Inc.



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

1 EAST (JASON STREET) ELEVATION
Scale: 1/4" = 1'-0"

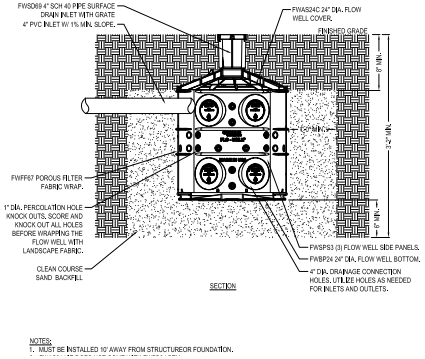


3 GUTTER AND LINER DETAIL
Scale: 3" = 1'-0"

A GUTTER AT GABLE END RETURN

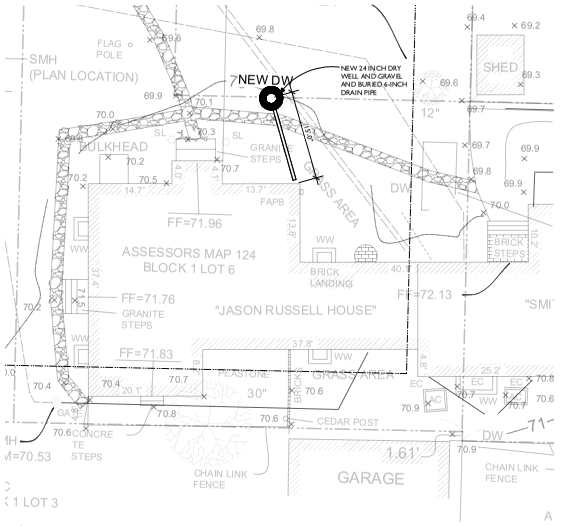
C BROKEN CAST IRON BOOT

B WOOD DOWNSPOUT FOR RE-USE



NOTES:
1. MUST BE INSTALLED 10' AWAY FROM STRUCTUREOR FOUNDATION.

5 DRYWELL DETAIL



4 PARTIAL SITE PLAN
Scale: 1" = 10 ft

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The Preservation of:

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MARK	DATE	DESCRIPTIONS

Print Date:

ELEVATIONS, SITE PLAN AND DETAILS

A 1.0

GENERAL STRUCTURAL NOTES

PART 1 – GENERAL REQUIREMENTS AND DESIGN CRITERIA

1.1 SPECIFICATIONS
A. THE WORK OF THESE DRAWINGS ADDRESSES STRUCTURAL INFORMATION ONLY. THE STRUCTURAL DOCUMENTS INCLUDE THESE S-SERIES DRAWINGS AND GENERAL NOTES. THERE ARE NO TECHNICAL SPECIFICATIONS IN ADDITION TO THESE GENERAL NOTES

1.2 GENERAL
A. HOUSE IS CLASSIFIED AS A MUSEUM AND IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
B. UNLESS OTHERWISE NOTED, DETAILS, SECTIONS AND NOTES CONTAINED IN THE STRUCTURAL CONTRACT DOCUMENTS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS EVEN IF NOT EXPLICITLY REFERENCED.
C. DEFICIENT WORK AND/OR WORK NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPENSATE THE CLIENT FOR SERVICES ARISING FROM DEFICIENT WORK, REVIEW OF MODIFICATIONS/CONTRACTOR SUBSTITUTION, OR EXPEDITING OF SUBMITTALS.
D. COST OF INVESTIGATION AND/OR REDESIGN INCURRED BY THE ENGINEER OF RECORD DUE TO CONTRACTOR ERRORS WILL BE AT THE CONTRACTOR'S EXPENSE.
E. THE CONTRACTOR SHALL SUBMIT A SINGLE DIMENSIONED AND COORDINATED DRAWING FOR EACH LEVEL SHOWING THE LOCATIONS OF ALL SLEEVES AND OPENINGS REQUIRED BY ALL TRADES PRIOR TO INITIATING ANY WORK.
F. LOADS IMPOSED ON THE BASE BUILDING STRUCTURE AND TEMPORARY CONDITIONS INTENDED TO ACCOMMODATE CONSTRUCTION MEANS AND METHODS ARE NOT EXPLICITLY CONSIDERED IN THIS DESIGN. THE CONTRACTOR SHALL ADVISE THE ENGINEER OF RECORD REGARDING CONSTRUCTION LOADS AND TEMPORARY CONDITIONS IMPOSED ON THE BUILDING STRUCTURE AND SHALL COMPENSATE THE ENGINEER OF RECORD FOR REVIEWING THESE CONDITIONS.

1.3 ELEVATIONS & DIMENSIONS
A. ALL ELEVATIONS AND DIMENSIONS SHOWN FOR NEW CONSTRUCTION ARE FOR INFORMATION ONLY. DIMENSIONS FOR CONSTRUCTION ARE TO BE TAKEN FROM THE ARCHITECTURAL DRAWINGS. FIELD VERIFY ALL ELEVATIONS AND DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION.
B. EXISTING DIMENSIONS: EXISTING DIMENSIONS ARE TAKEN FROM THE REFERENCE PLANS AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR, AS APPROPRIATE, PRIOR TO FABRICATION OF MEMBERS.

1.4 BUILDING CODE

A. INTERNATIONAL BUILDING CODE 2009 (2009 IBC) WITH MASSACHUSETTS AMENDMENTS (8TH EDITION).
B. INTERNATIONAL EXISTING BUILDING CODE 2009 WITH MASSACHUSETTS AMENDMENT (2009 IEBC)

1.5 DESIGN LOADS

A. LIVE LOADS

1. ROOFS	SEE SNOW PROVISIONS.
2. TYPICAL FLOOR AREAS	40 PSF
3. ATTICS (NON-STORAGE)	20 PSF

B. DEAD LOADS ALL PERMANENT STATIONARY CONSTRUCTION.

C. SEISMIC LOAD PARAMETERS
1. NONE

D. WIND LOAD PARAMETERS

1. BASIC WIND SPEED (3 SECOND GUST), V	105 MPH
2. WIND IMPORTANCE FACTOR, IW	1.15
3. WIND EXPOSURE	B
4. DESIGN WIND PRESSURE	XX PSF

E. SNOW LOAD PARAMETERS

1. GROUND SNOW LOAD, PG	45 PSF
2. FLAT ROOF SNOW LOAD, PF	25 PSF
3. SLOPED ROOF SNOW LOAD, PS	25 PSF

1.6 SUBMITTALS

A. SUBMIT SHOP DRAWINGS, CERTIFICATIONS, PRODUCT DATA, ETC. AS DESCRIBED HEREIN TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

PART 2 – WOOD CONSTRUCTION

2.1 STANDARD SPECIFICATIONS
A. AF&PA NDS-05 – NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH 2005 SUPPLEMENT.

2.2 SAWN LUMBER:
ALL LUMBER TO BE PRESERVATIVE TREATED SYP #2 OR BETTER, KILN DRIED.

2.3 HEAVY TIMBER FOR SILL BEAM REPAIR AND WALL STUD REPAIRS: WHITE OAK #1 OR BETTER, KILN DRIED.

2.4 PLYWOOD SHEATHING:
A. FOR WALL STUD REPAIR RE-USE EXISTING UNDAMAGED BOARD SHEATHING.
B. WALL SHEATHING: ⅝" APA RATED SHEATHING, EXPOSURE 1, C-D GRADE VENEER PLYWOOD.
C. LAY PLYWOOD WITH FACE GRAIN PARALLEL TO SPAN, STAGGER ALL JOINTS.

2.5 PRESERVATIVE TREATMENT:
PROVIDE BORATE TREATMENT (BORA-CARE) SPRAY APPLIED ON EXPOSED EXISTING TIMBERS TO REMAIN AND NEW UNTREATED LUMBER

2.6 HARDWARE:
A. NAILS: COMMON WIRE, GALVANIZED, EXCEPT BRIGHT RING SHANKED FOR ATTACHMENT OF SUBFLOOR PLYWOOD TO FLOOR JOISTS.
B. BOLTS: ASTM A307 FOR ALL WOOD-TO-WOOD AND STEEL-TO-WOOD CONNECTIONS.
C. SCREWS: ASME B18.6.1 FOR ALL WOOD- TO-WOOD AND STEEL-TO-WOOD CONNECTIONS.
D. CONNECTORS: SIMPSON STRONG-TIE OR APPROVED EQUAL.

2.7 NAILING SCHEDULE:
CONFORM TO 2009 IBC WITH MA AMENDMENTS, U.O.N.

2.8 POSTS:
A. ADJUSTABLE FLOOR JACK: GROW CO. ADJUSTABLE FLOOR JACK MODEL #79G (16,330 LBS CAPACITY) WITH 4'-6" TO 7'-9" LIFT RANGE. SUBMIT PRODUCT DATA FOR APPROVAL BY ENGINEER.
B. PROVIDE SOLID WOOD BLOCKING LOADED PARALLEL TO GRAIN UNDER ALL DAMAGED WALLS STUDS AND POSTS (SEE DETAILS FOR ADDITIONAL INFORMATION).
C. BUILT-UP POSTS DESIGNATED THUS N-2X, WHERE N IS THE NUMBER OF 2X MEMBERS.
D. NON-SHRINK GROUT: 8,000 PSI 28-DAY COMPRESSIVE STRENGTH AT FLUID CONSISTENCY.

2.9 TYPICAL CONSTRUCTION NOTES:
A. ADD DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
B. PROVIDE SOLID WOOD BLOCKING 2" X JOIST DEPTH UNDER PERPENDICULAR PARTITIONS.

PART 3 – STONE MASONRY WORK

3.1 MORTAR SAMPLE SUBMITTALS: PROVIDE SAMPLES OF THE CURED MORTAR TO BE USED FOR THIS PROJECT. SAMPLES WILL BE USED TO EVALUATE THE COLOR AND TEXTURE OF THE PROPOSED MORTAR. THE MORTAR SAMPLES MAY BE MADE IN "RINGS" CUT FROM 3 IN. DIA. PVC PIPE.

3.2 MASONRY MATERIALS

A. WALL STONES:
1. REUSE EXISTING FACE STONES WHEREVER POSSIBLE ACCORDING TO THE APPROVED SURVEY PERFORMED ON THE FALLEN STONES.
2. WHERE SUPPLEMENTAL STONES ARE REQUIRED, USE NEW STONE FROM THE EXISTING RUBBLE IN THE CRAWLSPACE.
B. SETTING SHIMS: IN JOINTS OF MASONRY AND BENEATH COPING STONES, PROVIDE MULTIPLE STONE SHIMS AT EACH STONE TO PROVIDE POINT-TO-POINT CONTACT BETWEEN ADJACENT STONES:
1. REUSE EXISTING STONE SHIMS WHERE EVER POSSIBLE
2. PROVIDE NEW DALCITE (BLUESTONE) SHIMS MEETING THE REQUIREMENTS OF ASTM C568 FOR TYPE III (HIGH-DENSITY) STONE. COLOR AND FINISH AS APPROVED BY THE ENGINEER AND OWNER, 1 IN. TO 1-1/2 IN. THICK, NATURAL CLEFT (SPLIT) ON ALL FACES.
C. MORTAR FOR STONE: ASTM C270, TYPE N. APPROXIMATE PROPORTIONS BY VOLUME 1: 1: 5 TO 6 (PORTLAND CEMENT: HYDRATED LIME: SAND), PER THE APPROVED SAMPLES MOCKUP. DO NOT USE GROUND LIMESTONE OR PREPARED MASONRY MORTAR MIXES. USE THE SAME BRANDS OF CEMENT AND LIME, AND THE SAME SOURCE OF SAND THROUGHOUT THE PROJECT, FOR EACH MIX. DO NOT USE ANY ADMIXTURE WITHOUT WRITTEN APPROVAL BY THE ENGINEER. CONSTITUENT MATERIALS FOR MORTAR:
1. SAND: SAND TO MEET ASTM C144.
2. CEMENT: TYPE I OR II, WHITE, MEETING ASTM C150, LOW ALKALI (EQUIVALENT ALKALIS LESS THAN 0.6%). COLOR, OR COMBINATION OF COLORS, AS DETERMINED BY THE APPROVED SAMPLES AND MOCKUP.
3. LIME: HYDRATED LIME MEETING ASTM C207, TYPE S.
4. WATER: POTABLE.

3.3 GENERAL WORKMANSHIP

A. DO NOT USE MORTAR WHEN MASONRY SURFACE TEMPERATURE IS BELOW 40°F OR ABOVE 90°F. PROTECT THE MORTAR FROM DIRECT SUNLIGHT AND EXPOSURE TO WIND AT TEMPERATURES OVER 80°F TO PREVENT RAPID EVAPORATION OF WATER IN THE MORTAR BEFORE, DURING, AND AFTER POINTING.
B. MEASURE CEMENTITIOUS AND AGGREGATE MATERIAL FOR USE IN MORTAR IN A DRY CONDITION BY VOLUME ONLY. MEASURE MATERIALS WITH AN APPROVED DEVICE, NOT BY SHOVEL. MIX MATERIALS IN A CLEAN MECHANICAL BATCH MIXER. THOROUGHLY MIX CEMENTITIOUS AND AGGREGATE MATERIALS TOGETHER BEFORE ADDING ANY WATER. ADD ENOUGH WATER TO PRODUCE A DAMP, UNWORKABLE MIX THAT WILL RETAIN ITS FORM WHEN PRESSED INTO A BALL. MAINTAIN MORTAR IN THIS DAMPENED CONDITION FOR 1 TO 1-1/2 HRS. ADD REMAINING WATER IN SMALL PORTIONS UNTIL MORTAR OF DESIRED CONSISTENCY IS REACHED. USE WITHIN 1 HR OF FINAL MIXING.

3.4 STONE SETTING

A. ALL STONE SETTING SHALL BE DONE BY EXPERIENCED STONE MASONS UNDER ADEQUATE SUPERVISION.
1. IN AREAS OF LOOSE OR MISSING STONES, WHERE INDICATED ON THE DRAWINGS, DISMANTLE AND REBUILD USING ORIGINAL STONES IN THEIR ORIGINAL LOCATIONS, TO THE EXTENT POSSIBLE.
2. RECOVER ORIGINAL STONES FROM THE WALL, AND REUSE THEM IN REPAIRING THE WALL, OR, WHERE ORIGINALS STONES ARE MISSING, PROVIDE NEW STONES HARVESTED FROM THE EXISTING RUBBLE IN THE CRAWLSPACE.
B. SET STONES SUCH THAT THEIR WEIGHT IS NOT SUPPORTED BY MORTAR, BUT BY CONTACT WITH ADJACENT STONES OR BY THE ADJACENT STONES THROUGH STONE SHIMS. FOR ALL STONES, PROVIDE CONCEALED STONE SHIMS RECESSED FROM THE FACE OF THE WALL TO ALLOW FULL DEPTH POINTING MORTAR. RECESS STONE SHIMS FOR VERTICAL FACE STONES AT LEAST 1 IN. FROM THE FACE OF STONE TO PERMIT ADEQUATE MORTAR COVERAGE.

3.5 MASONRY POINTING

A. MOCKUP: CUT AND POINT A SAMPLE AREA ON THE BUILDING WHERE DIRECTED BY THE ARCHITECT. MOCKUP TO INCLUDE POINTED JOINTS WITH FINISH TOOLING. MOCKUP TO CONSIST OF AN AREA OF APPROXIMATELY 4 SQ FT TOTAL.
B. REMOVE MORTAR FROM JOINTS TO A MINIMUM DEPTH EQUAL TO 2.5 TIMES THE JOINT WIDTH OR 3 IN. WHICHEVER IS LESS. REMOVE MORTAR TO A GREATER DEPTH WHEREVER NECESSARY TO REACH SOUND EXISTING MORTAR.
C. REMOVE MORTAR FROM MASONRY SURFACES WITHIN RAKED-OUT JOINTS TO EXPOSE THE SIDES OF THE STONES FOR CONTACT WITH POINTING MORTAR.
D. COORDINATE WITH CLEANING OF THE WALL.
E. AFTER CLEANING OF THE WALL IS COMPLETED, CLEAN OPEN JOINTS REPEATEDLY WITH COMPRESSED AIR AND WATER TO REMOVE DUST, DEBRIS, AND LOOSE MORTAR OR CLEANING MEDIA PARTICLES. TIME APPLICATION OF FINAL RINSING SO THAT, AT TIME OF POINTING, EXCESS WATER HAS EVAPORATED OR RUN OFF, AND JOINT SURFACES ARE DAMP BUT FREE OF STANDING WATER.
F. APPLY FIRST LAYER OF POINTING MORTAR ONLY TO FILL LOCALIZED VOIDS OR POCKETS WHERE EXISTING MORTAR WAS REMOVED TO DEPTHS GREATER THAN SURROUNDING AREAS, CREATING A RECESSED JOINT OF UNIFORM DEPTH. APPLY MORTAR IN SUBSEQUENT MAXIMUM 3/8 IN. THICK LAYERS (I.E., LIFTS). COMPACT EACH LAYER THOROUGHLY AND WAIT TILL THUMBPRINT-HARD BEFORE APPLYING NEXT LAYER. RECESS EDGES OF FINAL LAYER SLIGHTLY FROM INNERMOST FACE OF STONES TO AVOID UNEVEN OR IRREGULAR MORTAR JOINT EDGES WHERE EDGES OF STONE ARE CHIPPED, ROUNDED, OR IRREGULAR. TAKE CARE NOT TO SPREAD MORTAR OVER EDGES ONTO EXPOSED SURFACES. TOOL THE MORTAR JOINT INTO A CONSISTENT SURFACE.
G. CURE MORTAR BY MAINTAINING IN A DAMP CONDITION FOR NOT LESS THAN 72 HRS. USE A FOG SPRAY (FINE MIST) PERIODICALLY TO MAINTAIN MOIST CONDITIONS. DO NOT WASH THE NEWLY POINTED MORTAR WITH A STREAM OF WATER.
H. AFTER MORTAR HAS FULLY HARDENED, THOROUGHLY CLEAN EXPOSED MASONRY AND STONE SURFACES OF EXCESS MORTAR AND MORTAR RESIDUE MATTER USING STIFF PLASTIC BRISTLE OR NATURAL BRISTLE BRUSHES AND CLEAN WATER, SPRAY-APPLIED AT LOW PRESSURE (LESS THAN 200 PSI).
1. DO NOT USE METAL SCRAPERS OR METAL BRUSHES.
2. DO NOT USE ACID OR ALKALI CLEANING AGENTS.

3.6 CLEANING OF THE WALL
A. AFTER ALL REPAIRS ARE COMPLETE, PERFORM A FINAL WASH-DOWN OF THE WALL USING WATER TO REMOVE DUST, DEBRIS, LAITANCE FROM REPOINTING, AND ANY REMAINING LUMBER CRAYON NUMBERING ON EXPOSED FACES OF STONE.

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Conditions Report
&
Preservation Plan of:

THE JASON RUSSELL HOUSE

for:
The
Arlington Historical Society
7 Jason Street
Arlington, Ma
02476

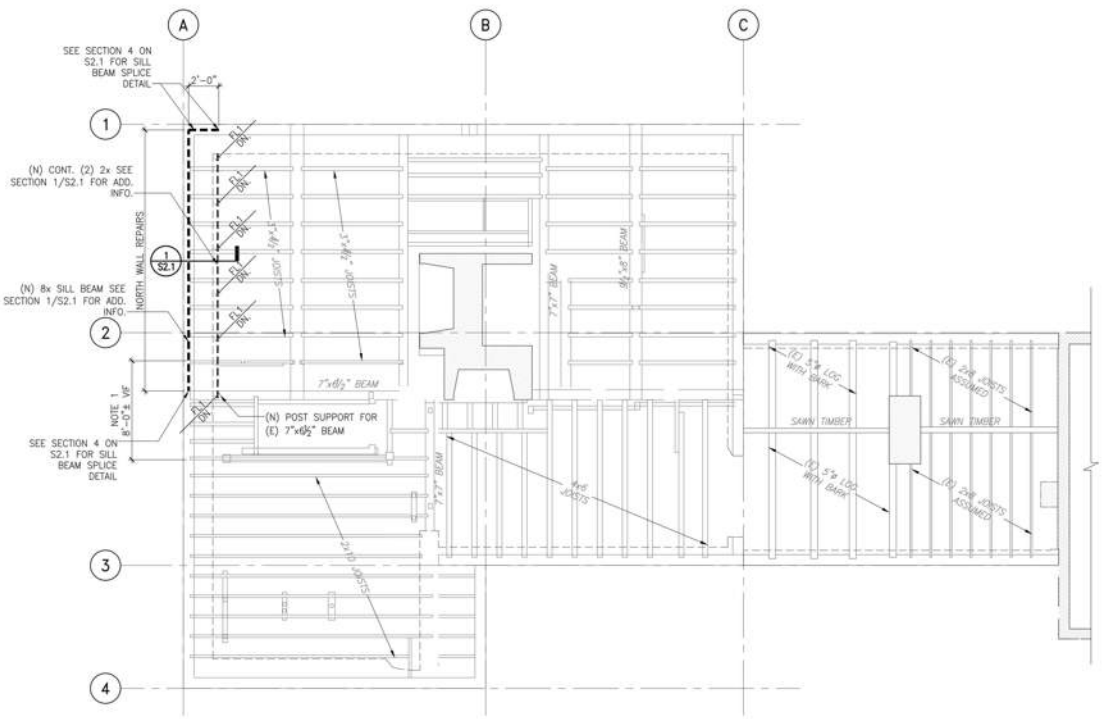
DATE:	SUBMISSION:

PLAN NORTH

90% PROGRESS SET - 2017-02-15
NOT FOR CONSTRUCTION

GENERAL NOTES

S0.0

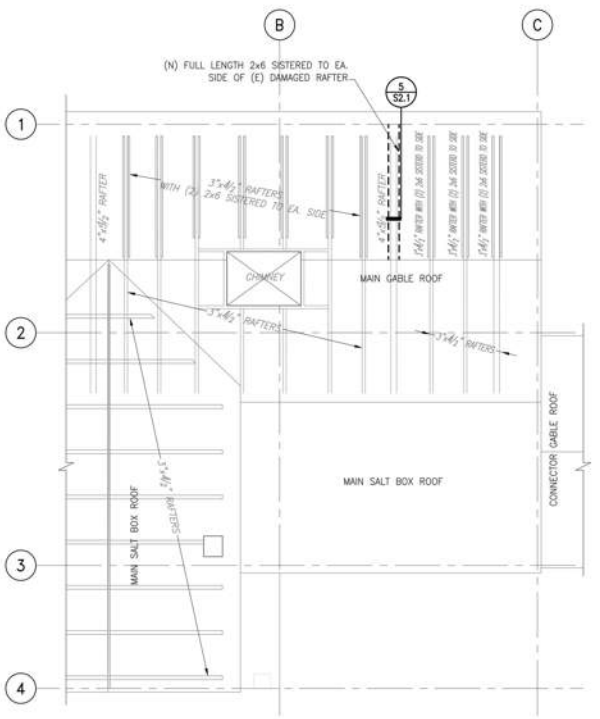


FIRST FLOOR FRAMING PLAN

AS-BUILT FRAMING PLAN SHOWN IN BACKGROUND (DRAWING S1.1) BY DESIGN ASSOCIATES INC. 1/4" = 1'-0"

NOTES:

1. REPAIR (E) RUBBLE FOUNDATION WALL: RESET OR RE-CHINK STONES AS REQUIRED, SEE MASONRY NOTES. PROVIDE DEEP POINTING WITH TYPE N MORTAR.
2. FL1 ON PLAN INDICATES APPROX. LOCATION OF ADJUSTABLE FLOOR JACKS, SEE SECTION 1/S2.1 AND GENERAL NOTES FOR ADDITIONAL INFORMATION.



ROOF FRAMING PART PLAN

AS-BUILT FRAMING PLAN SHOWN IN BACKGROUND (DRAWING S1.4) BY DESIGN ASSOCIATES INC. 1/4" = 1'-0"

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Conditions Report
&
Preservation Plan of:

THE JASON RUSSELL HOUSE

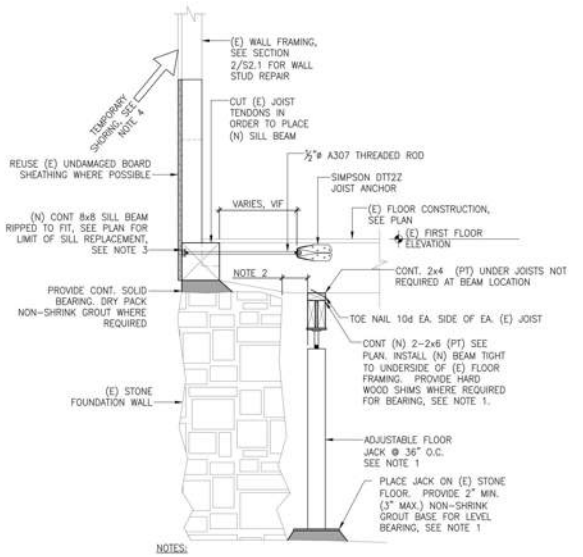
for:
The
Arlington Historical Society
7 Jason Street
Arlington, Ma
02476

DATE:	SUBMISSION:

PLAN NORTH

90% PROGRESS SET - 2017-02-15
NOT FOR CONSTRUCTION

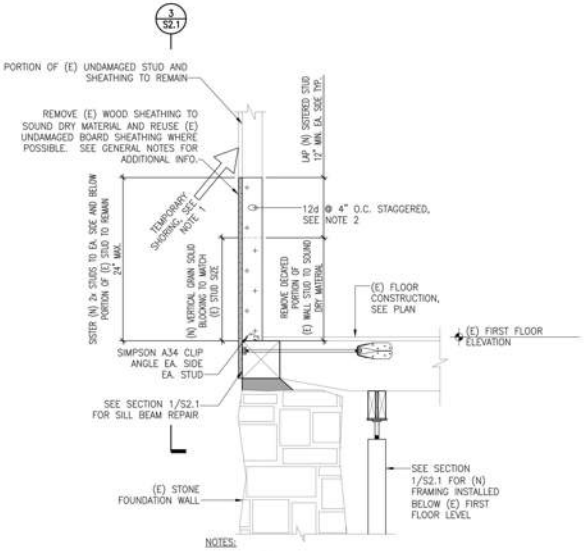
FIRST FLOOR/PARTIAL ROOF PLANS
S1.1



NOTES:

1. PLACE FIRST FLOOR SUPPORT PRIOR TO SILL BEAM REPAIR.
2. PLACE FIRST FLOOR SUPPORT TO MINIMIZE THIS DIMENSION BUT AVOID CONFLICT WITH (E) UTILITIES ON UNDERSIDE OF (E) JOISTS.
3. INSTALL (N) SILL BEAM IN SECTIONS SUCH THAT (2) JOIST ANCHORS ENGAGE EACH SECTION OF (N) SILL BEAM.
4. SHORE (E) WALL FRAMING IN ORDER TO REMOVE AND REPLACE SILL BEAM AND MAKE REPAIRS TO WALL STUDS.
5. SEE SECTION 4 ON S2.1 FOR SILL BEAM SPLICE DETAIL

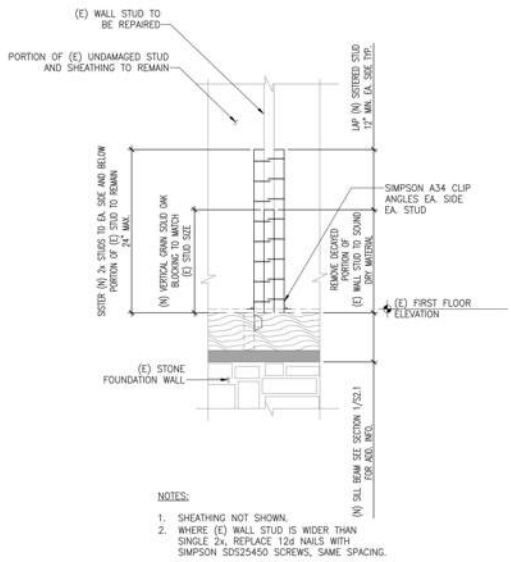
1 SECTION–SILL BEAM REPAIR 1" = 1'–0"



NOTES:

1. SHORE (E) WALL FRAMING IN ORDER TO MAKE REPAIRS TO WALL STUDS.
2. WHERE (E) WALL STUD IS WIDER THAN SINGLE 2x, REPLACE 12d NAILS WITH SIMPSON SDS25450 SCREWS, SAME SPACING.

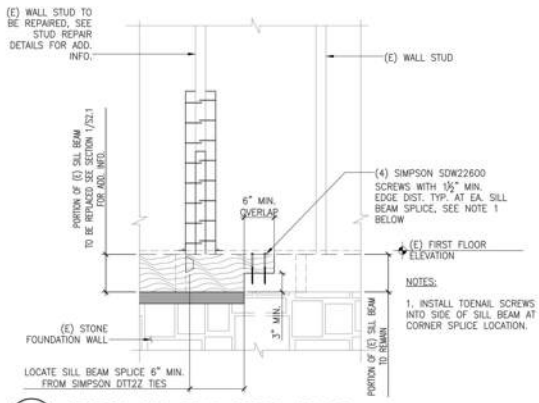
2 SECTION–WALL STUD/POST REPAIR 1" = 1'–0"



NOTES:

1. SHEATHING NOT SHOWN.
2. WHERE (E) WALL STUD IS WIDER THAN SINGLE 2x, REPLACE 12d NAILS WITH SIMPSON SDS25450 SCREWS, SAME SPACING.

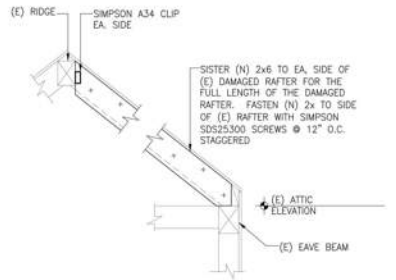
3 ELEVATION–WALL STUD/POST REPAIR 1" = 1'–0"



NOTES:

1. INSTALL TOENAIL SCREWS INTO SIDE OF SILL BEAM AT CORNER SPLICE LOCATION.

4 SECTION–SILL BEAM REPAIR–SPLICE 1" = 1'–0"



5 SECTION–RAFTER SISTERING ATTIC 1" = 1'–0"

90% PROGRESS SET - 2017-02-15
NOT FOR CONSTRUCTION

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Conditions Report
&
Preservation Plan of:

THE JASON RUSSELL HOUSE

for:
The
Arlington Historical
Society
7 Jason Street
Arlington, Ma
02476

DATE:	SUBMISSION:

PLAN NORTH

SECTIONS

S2.1

AHS MINUTES (A BRIEF LISTING OF ITEMS)

The list below is a transcription of the list compiled by Sara Chase in 2005. It is highly recommended that maintenance activities be clearly recorded at each AHS meeting as an important record of responsible maintenance practices being implemented to preserve the Jason Russell House.

1926: steam heat modified so that Assembly Room and Relic Room over it could be shut off but housekeeping apartment heated (p. 33)
stepping stone laid from Jason Street (p.99)

1930: roof re-shingled in July $287.71
1 ton of coal
plumbing repairs in apartment

1931: glass door in parlor chamber closet for exhibit
wired for new broiler

1932: new dry wells
worry about structure's strength to hold "crowds" / answer: no children under 14

1935: exterior painted
yard loamed and seeded
water meter separated

1936: new pressure valve

1939: sprinkler system
flagpole
housekeeping apartment painted
fence put up
survey

1940: drywell at rear englarged
parlor floor and front screen door painted
new oil burner recommended
Electrol burner installed
new valves on all radiators

1942: storm windows (7) and doors (2) with copper screens
gutters repaired
platforms fitted on granite steps

1943: house painted (2 coats)
gutters oiled
flagpole painted with red lead then white paint
"a man cleaned the paint in the parlor, assembly room, bests bedroom, and hall"
painted Assembly room, electrical work done

1947: photographs taken for post cards
"new fireproof building" proposed (for archives and collections, probably)
apartment chimney fell down making a hole in the roof; repairs included plaster and calcimine paint on ceiling
new curtains made for all windows

1950: exterior painted
parlor and parlor chamber redecorated (wallpaper a gift)
1951: hall walls painted
exterior (front only) 2 coats of paint

1952: oil burner and leaking water pipes replaced and repaired
paint and paper apartment
new brochure by Dorcas O'Neill

1954: repair of "chimney as large as four chimneys"
front roof reshingled due to hurricane

1955: Old-Time New England (SPNEA) article Catherine Pierce
back of house and rear of shed reshingled
sill, boarding and clapboards repaired at SE corners
new gutter on el
replace cracked boiler
plan to paint house in fall

1958: kept house heated all winter (first time)
old cesspool backed up into cellar
old elm tree gone

1960-61: removal of two houses on corner
gas heat throughout house (?)
cleaned attic
new 500 gallon oil tank; new bulkhead
cellar stairs rebuilt
trees trimmed
entrance hall calcimined and painted

1964-65: repair large chimney, repointed and crowned
new front door

1965-66: exterior painted
sprinkler repaired

1967: caretaker's kitchen repainted
floor in parlor painted

1968: plan to rebuild ell of house at end of Assembly Room

1969: house painted: all new clapboards and some framing (wood borers and old age)
Richard Nylander recommended staying with gray on the clapboards

1971: cemented cellar floor, covered ledge with cement
metal bulkhead

DRAWINGS IN THE AHS ARCHIVES

The list below is compiled from a review of the AHS documents on file by Sara Chase in 2005.

Measured drawings / Jason Russel [sic] House / Arlington, MA
2003.24.13

G. Bertram Washburn, Reg. Architect 686
n.d. [1924?]

4 Sheets
No. 2090 A: First Floor Plan, Parlor Fireplace, & Elevation thru "A" Section
1/4" scale
No. 2090 B: Second Floor Plan, Bedroom "A" & Fireplace Wall
1/4" scale
No. 2090 C: Front Elevation, Front Entrance, Left Elevation
1/4" scale
No. 2090 D: Rear Elevation, Right Elevation, Kitchen Fireplace
1/4" scale

Bruce Taylor, Architect

2 Sheets, No Date
Page 1: Dimensioned floor plans of Attic, First Floor, Second Floor
1/4" scale
Page 2: Dimensioned section, Section A [thru middle of Kitchen]
1/2" scale

Smith Museum Building, Arlington Historical Society, Arlington, MA

James H. Ballou and Robert D. Farley, Salem, MA
1978 18

Sheets

A-1	Site Plan	1/16"
A-2	Basement	1/4"
A-3	First Floor	1/4"
A-4	Mezzanine	1/4"
A-5	East & West Elevations	1/8"
A-6	Rafters & Mezzanine Framing	1/8"
A-7	Foundation Sections	3/4"
A-8	Wall & Roof Sections, Details	various scales
A-9	more of same	
A-10	more of same	
A-11	Interior Kitchen	various scales
P-1	Mezzanine Plan	no scale
P-2	First Floor Plan	no scale

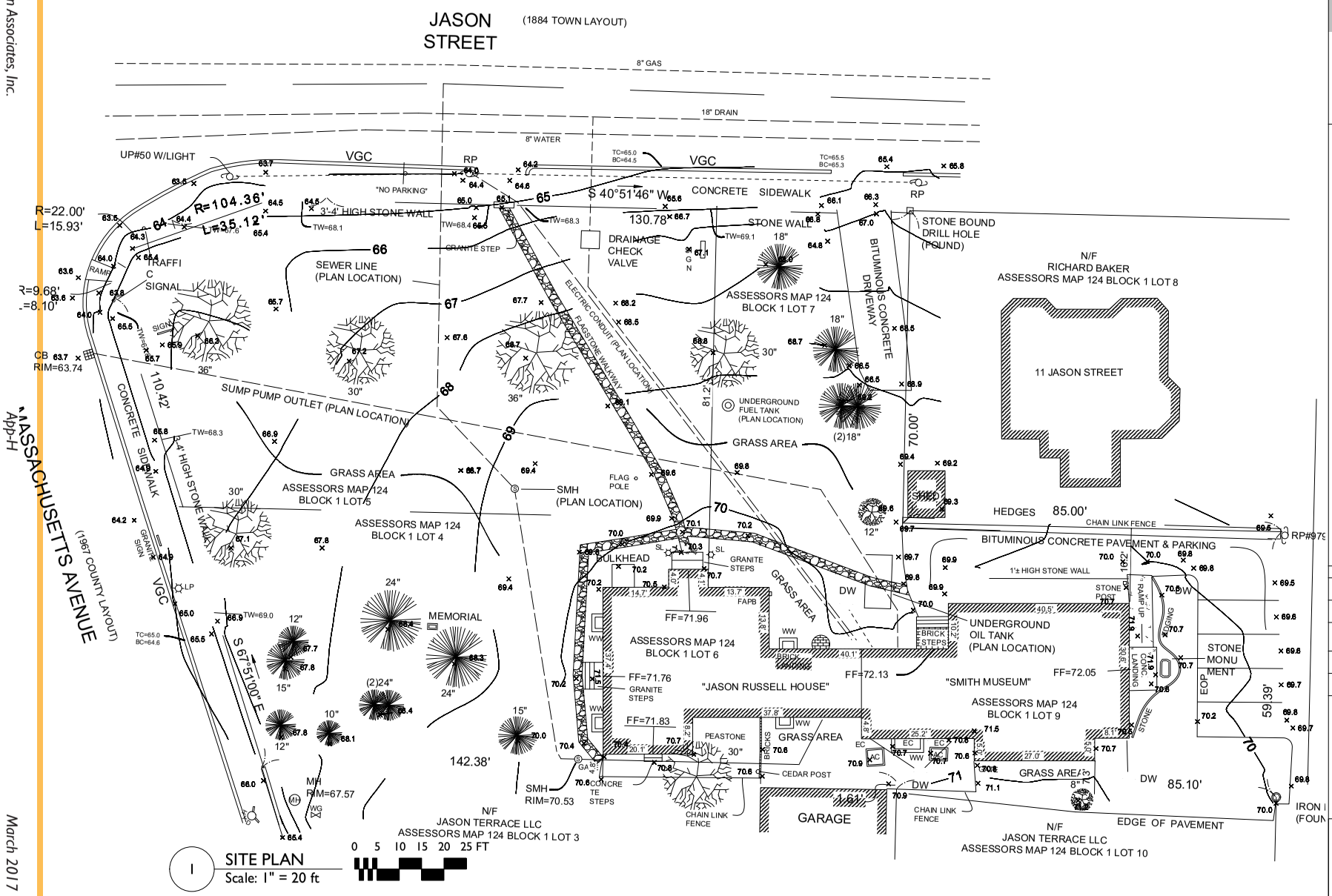
H-1	Heating Basement Plan	1/4"
H-2	Heating First Floor Plan	1/4"
H-3	Mechanical Room	1/2"
E-1	Electrical	
E-2	Electrical	

UPDATED EXISTING CONDITION DRAWINGS

The drawings that follow are the base plans and elevations for the existing conditions documents provided as a resource for use of the AHS where the colors and annotations of conditions are not required.

Drawings Provided are:

SP-1	SITE PLAN
S1.1	FIRST FLOOR FRAMING PLAN
S1.2	SECOND FLOOR FRAMING PLAN
S1.3	ATTIC FRAMING PLAN
S1.4	ROOF FRAMING PLAN
A1.0	BASEMENT PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	ATTIC PLAN
A1.4	ROOF PLAN
A2.0	EAST (JASON STREET) ELEVATION
A2.1	NORTH (MASSACHUSETTS AVENUE) ELEVATION
A2.2	WEST ELEVATION
A2.3	SOUTH ELEVATION



1 SITE PLAN
Scale: 1" = 20 ft
0 5 10 15 20 25 FT

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MASSACHUSETTS
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March 2017

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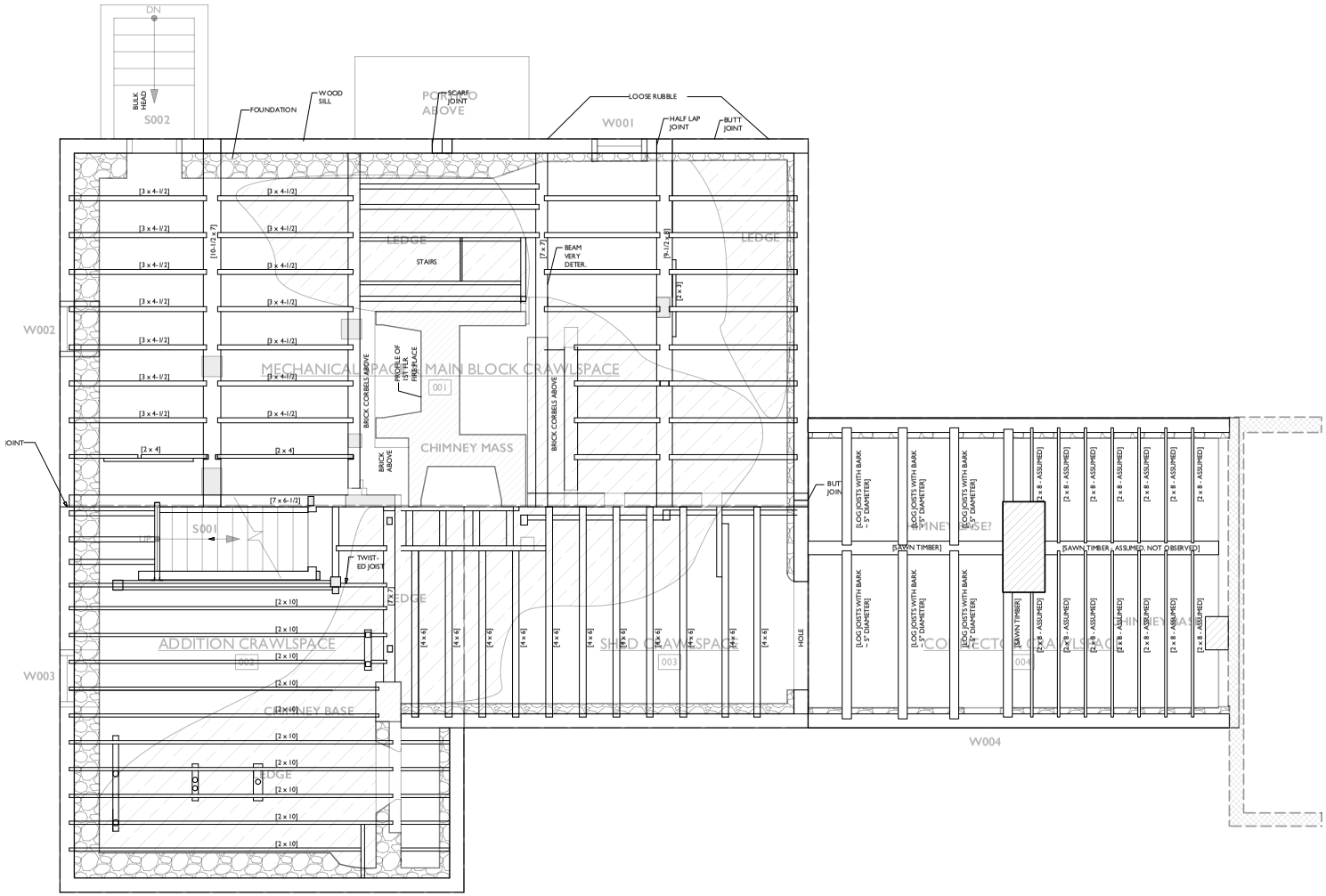
xx.xx.16	AS-BUILT DRAWINGS

AS BUILT PLANS

SP1.0



1 FIRST FLOOR FRAMING PLAN
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

PLAN NORTH

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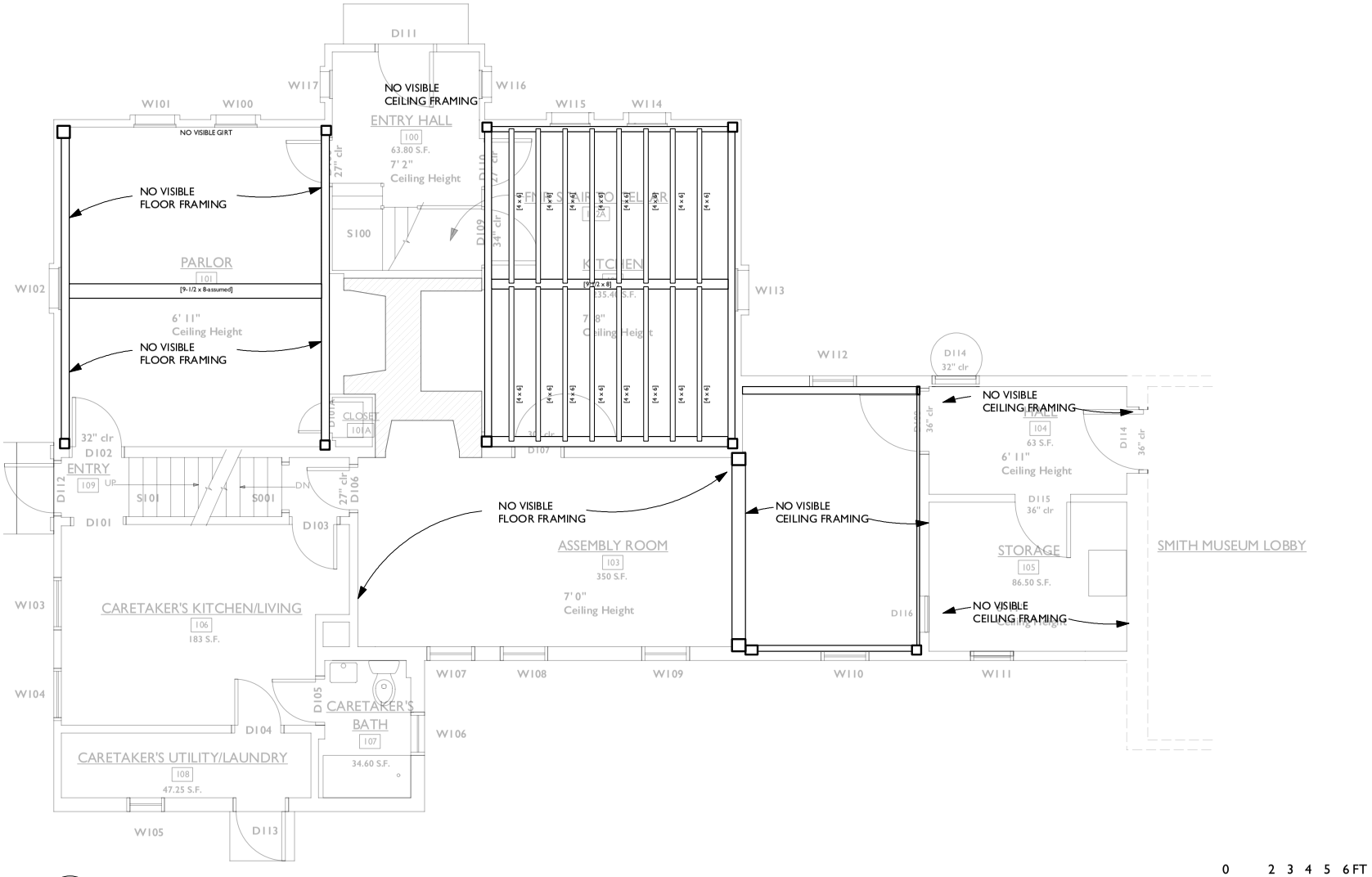
S1.1



1 SECOND FLOOR FRAMING PLAN
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

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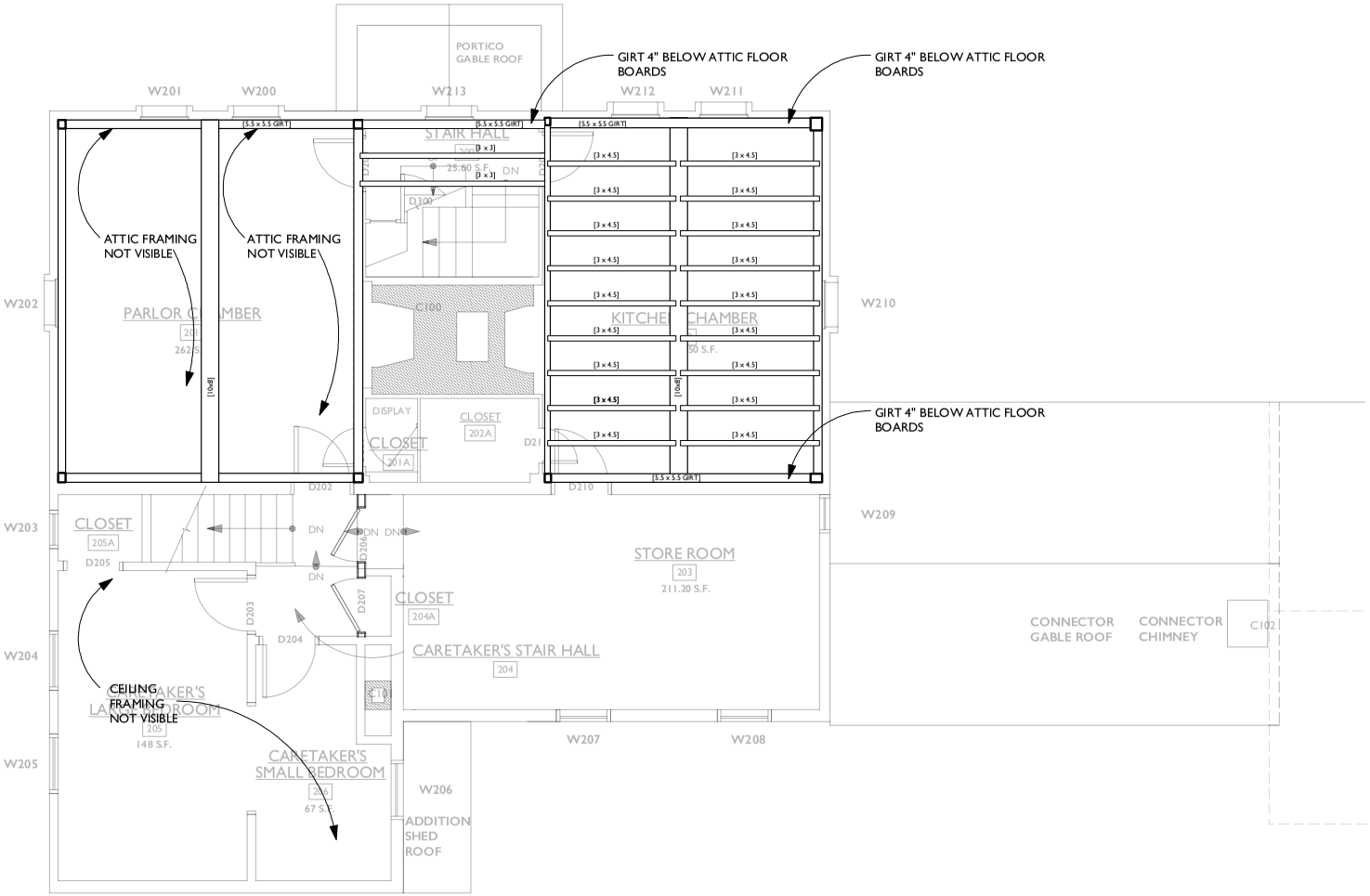
PLAN NORTH

AS BUILT PLANS

S1.2



1 ATTIC FRAMING PLAN
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

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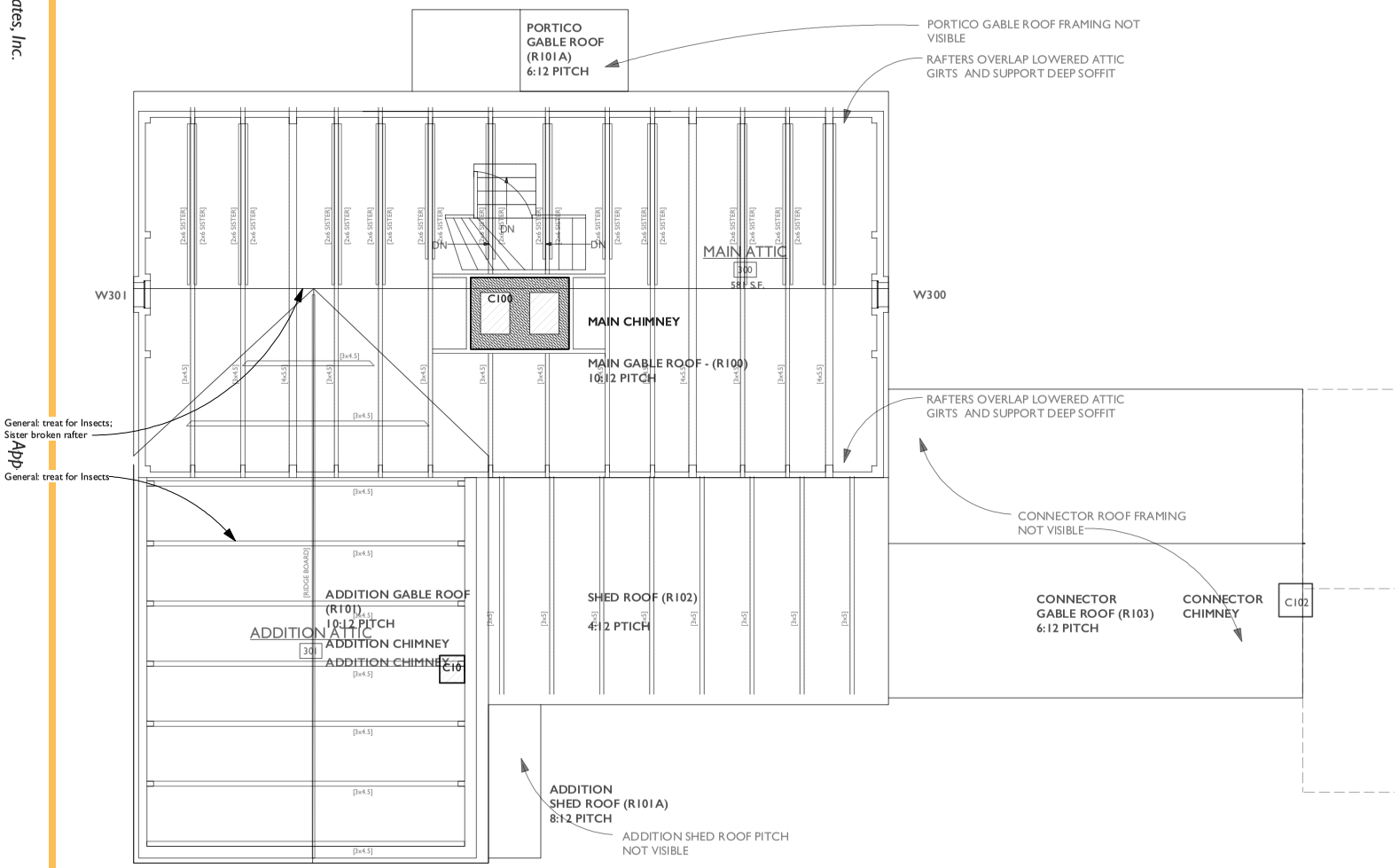
AS BUILT PLANS

S1.3



1 ROOF FRAMING PLAN
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

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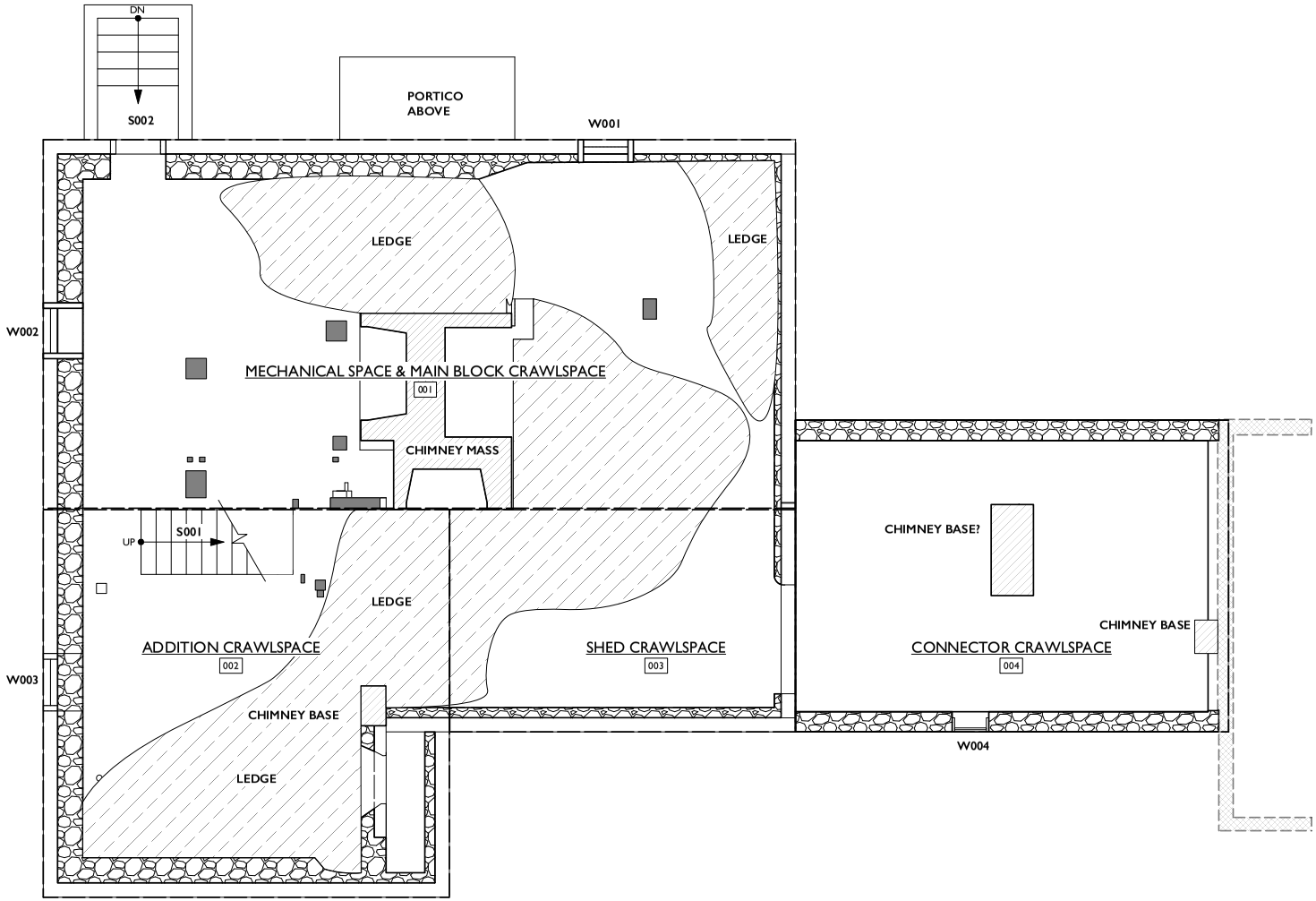
AS BUILT PLANS

S1.4



1 BASEMENT PLAN
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

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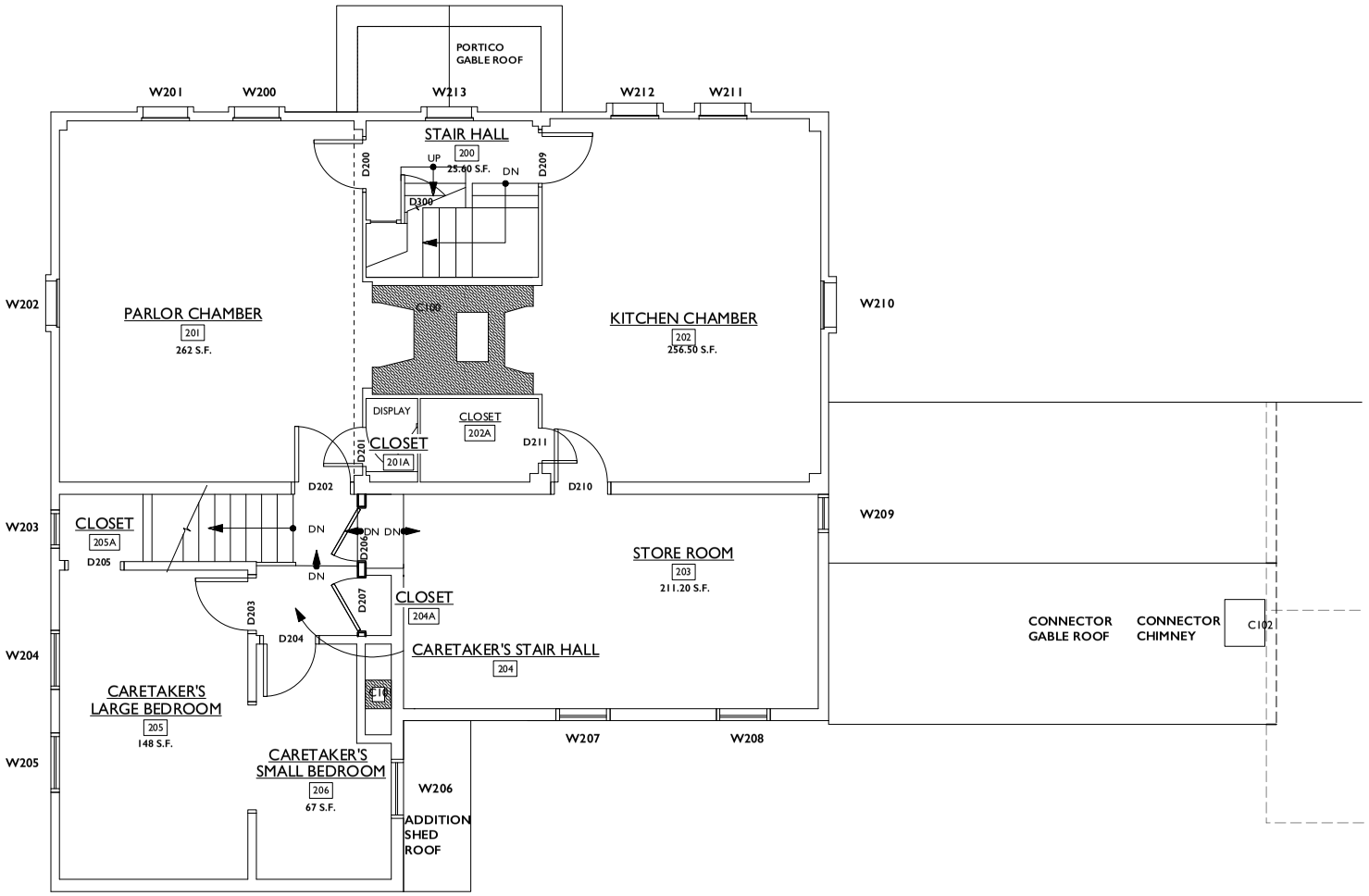
AS BUILT PLANS

A1.0



1 SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

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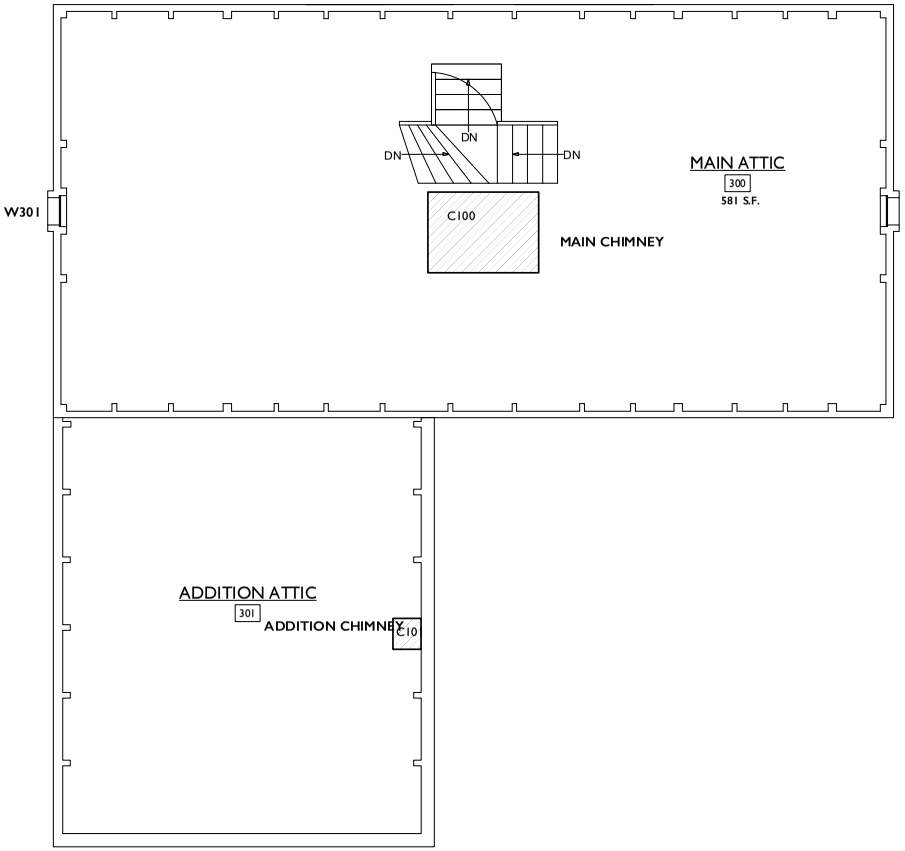
AS BUILT PLANS

A1.2



1 ATTIC PLAN
Scale: 3/16" = 1'-0"

0 2 3 4 5 6FT

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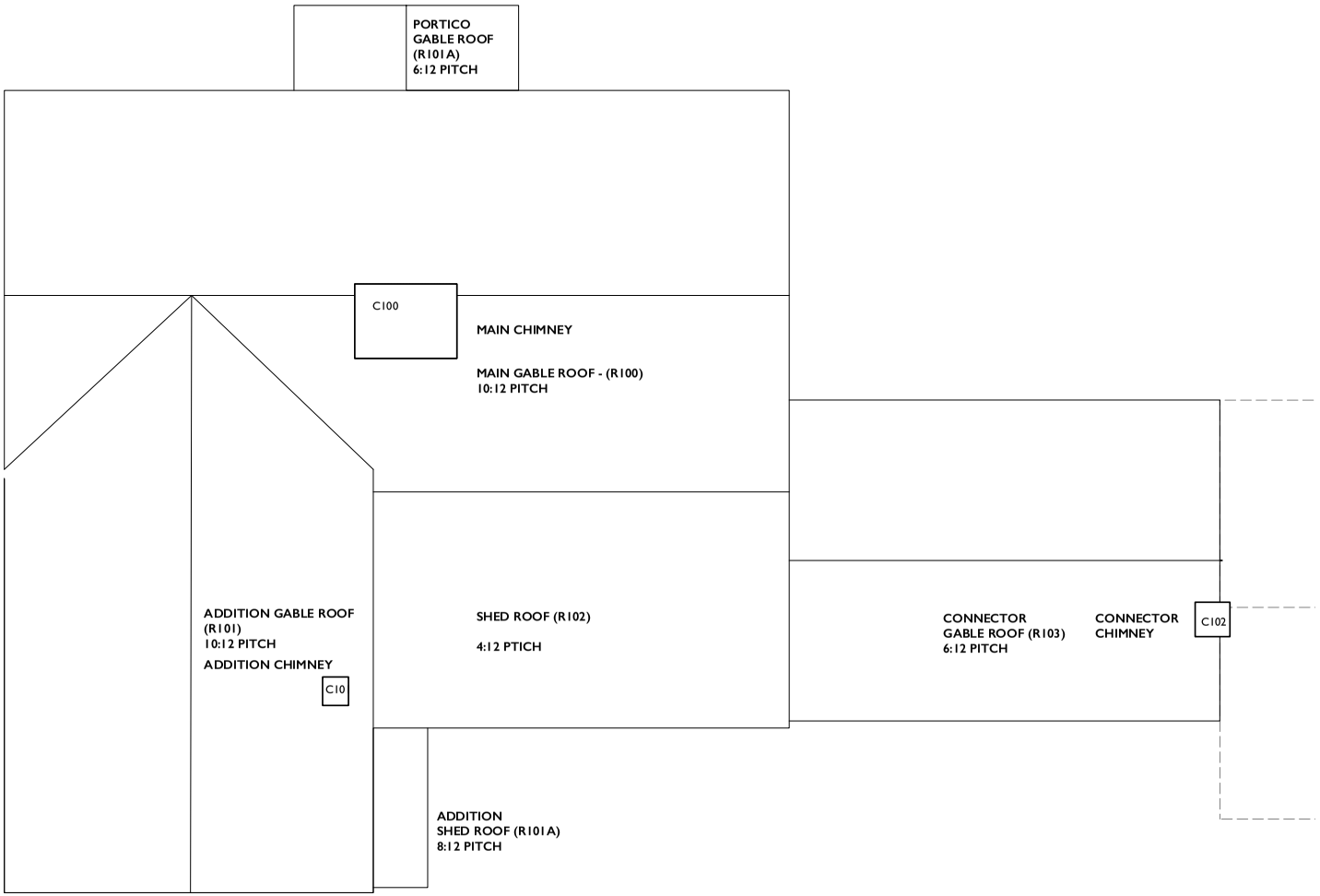
AS BUILT PLANS

A1.3



1 ROOF PLAN
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

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PLAN NORTH

AS BUILT PLANS

A1.4

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1 EAST (JASON STREET) ELEVATION
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

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A2.0

1 NORTH (MASSACHUSETTS AVENUE) ELEVATION
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

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A2.1

1 WEST ELEVATION
Scale: 3/16" = 1'-0"

0 2 3 4 5 6 FT

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A2.2

1 SOUTH ELEVATION
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0 2 3 4 5 6 FT

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A2.3