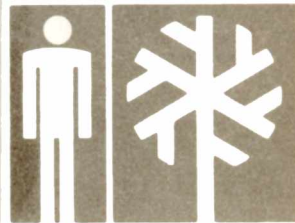


architectural data section
historic structure report

july 1981

HARPERS FERRY
BLDG. 3-NICHOLS/WILLIAMS BUILDING



NATIONAL HISTORICAL PARK
WEST VIRGINIA

HARPERS FERRY
HISTORIC STRUCTURE REPORT
ARCHITECTURAL DATA SECTION
NICHOLS/WILLIAMS BUILDING
BUILDING 3

July 1981

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1. Administrative Data

A. Name and Location of Structure

Building 3, also known as the Nichols/Williams Building, is part of project package 115. The building occupies Lots 53A and 54B on the south side of High Street, in the lower town of Harpers Ferry, West Virginia.

The building is named after William B. Nichols and Samuel M. Williams. Between 1896 and 1907 Nichols built what is today known as Building 3. In constructing this building, he saved two stone walls of a building which previously occupied Lot 53A, and incorporated these walls into the new building. The old stone building had been built by Williams.

B. Historical Significance of Structure

The entire lower town of Harpers Ferry is an Historic District on the National Register of Historic Places. The period of historic restoration in Harpers Ferry is the entire 19th century. Since Building 3 was constructed sometime between 1896 and 1907, it has been included in Harpers Ferry's National Register documentation as a structure contributing to the historical significance of the park. Building 3 has been assigned to the "11b" category of significance. This category includes

Resources that meet the basic criteria for listing in the National Register of Historic Places and are of local or park significance....Categories 11a and 11b will include all historical area resources of less-than-national significance which are unrelated to the primary themes of their parks, and most cultural resources in other areas.

Building 3 has also been submitted to the List of Classified Structures and is included in management category "B," structures that should be preserved and maintained.

¹National Park Service, Management Policies (Washington, D.C.: Government Printing Office, 1978), p. v-4.

C. Proposed Use of Structure and Justification for Such Use

The exterior of Building 3 will be restored to its appearance at the time of its construction (1896-1907), and the interior will be adaptively restored. Most of the first floor will be used as exhibit space, having a large open area for a model.

The upper floors will be restored as closely as possible to the original arrangements--that is, as closely as our limited knowledge of the original arrangements will allow. These upper-floor spaces will be used for offices and storage.

The interpretive prospectus for Harpers Ferry National Historical Park calls for a large model to be placed on the first floor of Building 3; this model will show "the town as it was in the 1850's." The interpretive prospectus suggests that this model "might be central with an elevated walkway on all sides."²

The proposal for the upper floors also conforms to the overall plan described in the interpretive prospectus. While the interpretive prospectus does not specifically mention uses for the upper floors of Building 3, it does state that, "with one exception (building 9), the visitor uses are designed for first floor levels and first floor access only. The upper floors of most buildings will be used adaptively for offices, quarters, and storage."³

An adaptive restoration of the interior of Building 3 is consistent with the guidelines issued in the Management Policies of the National Park Service:

Adaptive use may be appropriate for the structures that are visually important in the historic scene but do not otherwise qualify for exhibition purposes. In

²National Park Service, National Capital Region, "Harpers Ferry National Historical Park Interpretive Prospectus" (1980) p. 26.

³Ibid. p. 8.

such cases the facade...is treated to achieve the management purpose so that it will be properly understood from the public view. The interior is usually converted to modern functional use, but original fabric is retained wherever practicable.⁴

D. Cooperative Agreements

Building 3 will be operated and managed as a part of Harpers Ferry National Historical Park under the immediate supervision of a superintendent. Although there are no cooperative agreements, community relations are an important aspect in the development of park programs and policies. This is inevitable because

The park is closely bordered by shops, restaurants, museums, and other enterprises catering to the tourist trade. These interests often bring their objectives to the attention of the administration of the park for consideration....Harpers Ferry is administered by a mayor and town council, and close ties must be maintained by the park if good relations are to be upheld....In addition, there are special interest groups and organizations that the park communicates with, such as the Appalachian Trail Conference, Harpers Ferry-Bolivar Merchants Association, environmental groups,⁵ and sundry organizations of the county administration.

⁴National Park Service, Management Policies, p. v-16.

⁵National Park Service, "Harpers Ferry Interpretive Prospectus," p. 35.

II. Documentary Information

A. "Historical Data Section, Historic Structure Report, Nichols/Williams Building, Building 3"

The final draft of the historical data section was completed by Charles W. Snell, historian, in February 1980. This report traces the chain of ownership of Lots 53A and 54B from 1751 to the present and describes the various buildings which have occupied these lots.

B. Historic Photographs

Two historic photographs exist which show parts of the east and north elevations of Building 3 shortly after its construction was completed. There are several older photographs which reveal two of the four previous buildings known to occupy the site. Two other photographs taken by the park at the time it acquired Building 3 are also useful in determining the historical appearance of the building. All of these photographs are included in this report.

C. Maps and Drawings

Three maps showing the vicinity of Lots 53A and 54B are included in this report. The earliest map (map 1) illustrates the buildings existing in this area at about 1836. The two later maps (maps 2 and 3) are portions of the Sanborn Map Company's insurance maps of Harpers Ferry and indicate the location and types of buildings standing in 1894 and 1907.⁶

There are no Historic American Building Survey drawings for Building 3. Nor are there any construction drawings for the building or any documents indicating the changes made to the building by the park.

⁶The source of information for these maps is the "Historic Structure Report, Nichols/Williams Building, Building 3, Historical Data Section" (1980) by Charles W. Snell.

D. Archeological Investigations

There have been no archeological investigations in or around the site of Building 3. However, plans for future investigations are now being prepared.

III. Summary of Historic Events

Building 3, known as the Nichols/Williams Building, is the fifth and last building to occupy Lots 53A and 54B. It is the first and only building to occupy both lots simultaneously. The lots were first occupied during the late 18th century and have been continuously occupied, although the owners and structures have changed.

CALENDAR OF EVENTS OF LOTS 53A AND 54B AND THEIR OCCUPYING STRUCTURES.⁷

April 25, 1751--Robert Harper, a millwright from Pennsylvania, acquired by a deed from Lord Thomas Fairfax a 125-acre tract of land in the area of Harpers Ferry, West Virginia.

October 1782--Sarah Harper, Robert's niece, inherited the land when Robert Harper died.

June 15, 1796--John and Sarah (Harper) Wager sold $118\frac{1}{4}$ acres of the 125 acre tract to the U.S. government for the purpose of erecting a national armory.

September 21, 1803--John Wager, Jr. inherited the reserved tract of $6\frac{3}{4}$ acres from his parents.

October 22, 1813--John Wager, Jr.'s widow, Catherine, and four minor children inherited the land.

1819-1835--Wood frame houses were built on Lots 53A and 54B (figure 2).

7

For a more complete discussion of Lots 53A and 54B and the buildings located on them, see "Historic Structure Report, Nichols/Williams Building, Building 3, Historical Data Section" (1980) by Charles W. Snell.

During 1829--Catherine Wager died, leaving the land to her three children (one had died in 1823).

October 10, 1835--Wager Lots 53 and 54 were awarded to James B. Wager, one of the four children of John Wager, Jr., after the family tract was divided into three parcels, one for each remaining family member.

November 1, 1836--Lot 53 with the frame house was sold to James Duncanson and Philip Coons, in an attempt to settle James B. Wager's debts.

October 5, 1837--In another attempt to settle James B. Wager's debts, Lot 54 was sold with a frame house on it at an auction to George W. Cutshaw.

During 1839--Cutshaw built a three-story brick structure on Lot 54A and retained the frame house on Lot 54B. (End of events for Lot 54A.)

January 10, 1840--Lot 53 was put into trust to secure loans for Duncanson.

November 12, 1842--Duncanson's interest in Lot 53 was sold at a public auction to Edmund Chambers.

July 25, 1843--Cutshaw sold Lot 54B to Richard D. Doran.

1843-1847--The frame house on Lot 54B was torn down and a 3½ story brick house was built on the lot (figure 3).

April 29, 1844--Chambers sold Lot 53B to a group of 16 men.

May 2, 1844--Coons sold Lot 53A with the large frame House to a group of 26 men.

May 1, 1845--Philip Coons repurchased Lot 53A and the large frame house.

May 1, 1845--January 17, 1849--Title to Lot 53A and the frame house was held by Philip Coons.

August 18, 1845--William Moore purchased Lot 53B and the frame house.
(End of events for Lot 53B.)

During 1847--Michael Doran inherited Lot 54B when Richard Doran, his brother, died.

1847-1901--The heirs of Michael Doran held the title to Lot 54B.

January 17, 1849--Lot 53A was sold to George Rothery.

August 17, 1849--Rothery sold Lot 53A and the frame house to Samuel M. Williams.

1849-1876--Samuel M. Williams tore down the two-story frame house on Lot 53A and replaced it with a three-story stone building (figure 4).

July 26, 1876--Samuel Williams sold the stone building and Lot 53A to William Exum.

December 16, 1896--William Exum sold the building and Lot 53A to William B. Nichols.

1896-1907--Building 3 on Lot 53A and Lot 54B was built in stages (as described in another section of this report) by William B. Nichols (figures 5 and 6).

December 2, 1901--Kate Doran and other heirs of Michael Doran sold Lot 54B and its building to William B. Nichols, the owner of Lot 53A, thus putting both Lots 53A and 54B under single ownership.

December 2, 1901-1923--Lots 53A and 54B were owned by William B. Nichols and heirs.

March 7, 1923--Charles F. Nichols, heir of William Nichols, sold the lots and the present building (Building 3) to Charles N. Jones.

January 19, 1953--The lots and Building 3 were sold to the state of West Virginia by C. Jones.

December 19, 1953--Building 3 and Lots 53A and 54B were conveyed to the United States for inclusion in the Harpers Ferry National Monument.

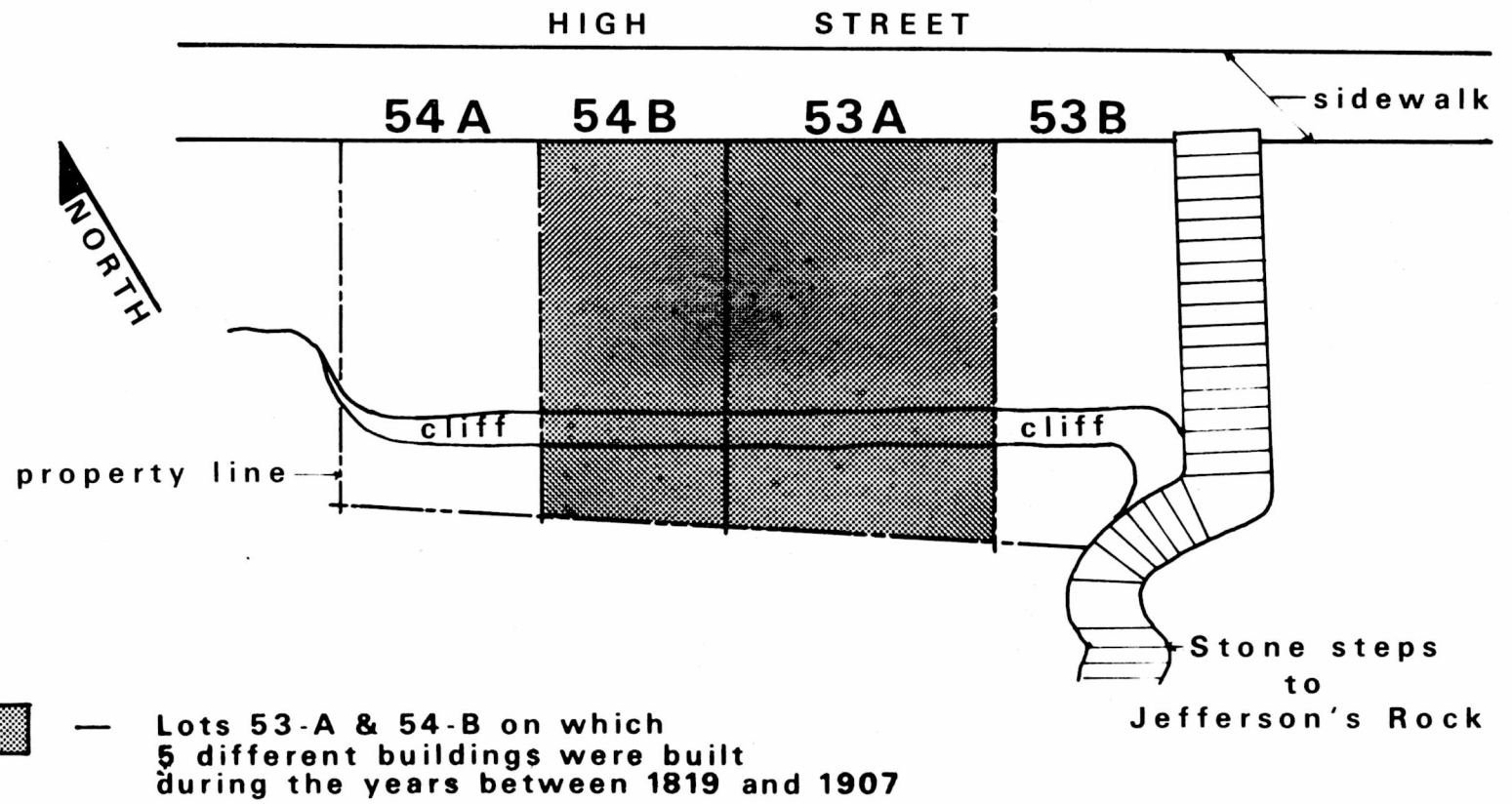
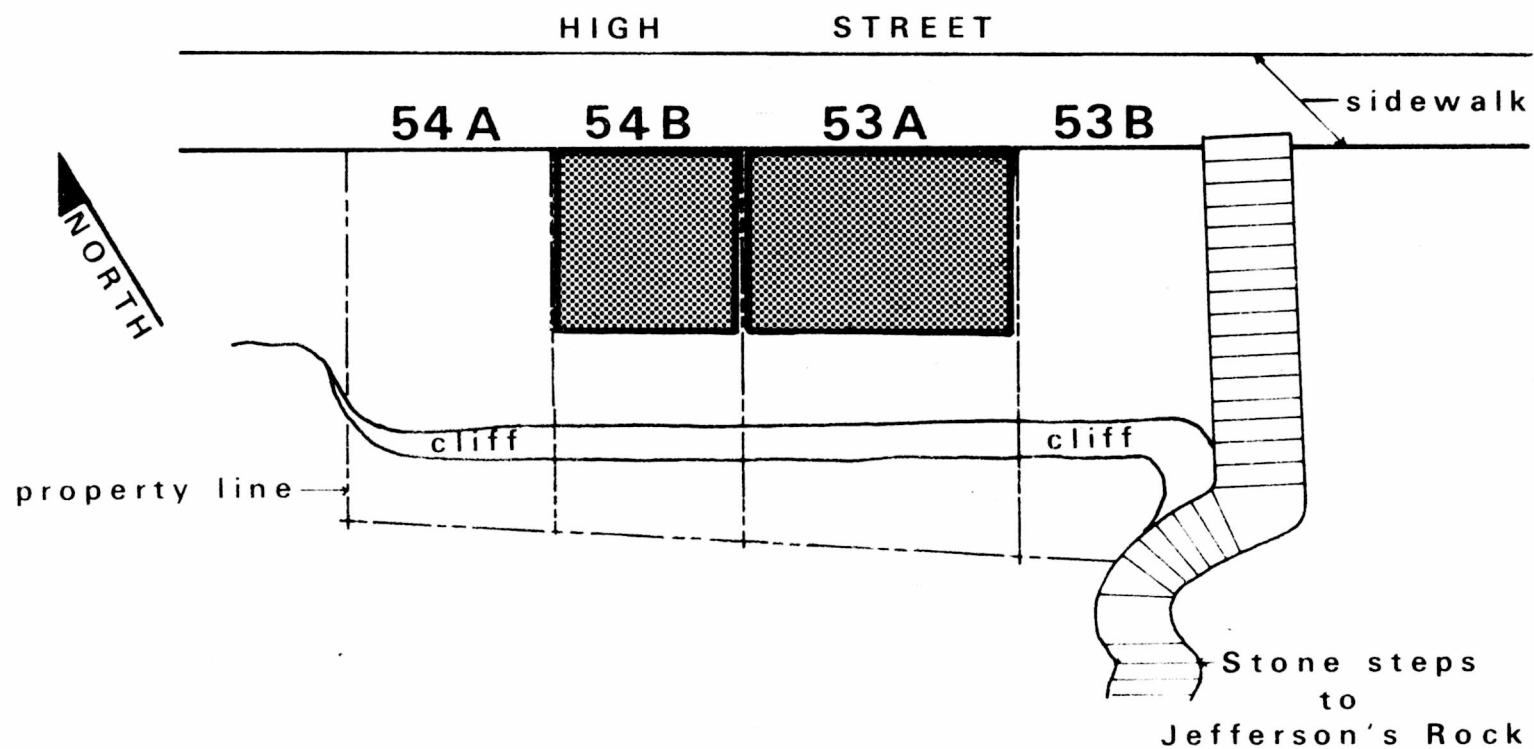
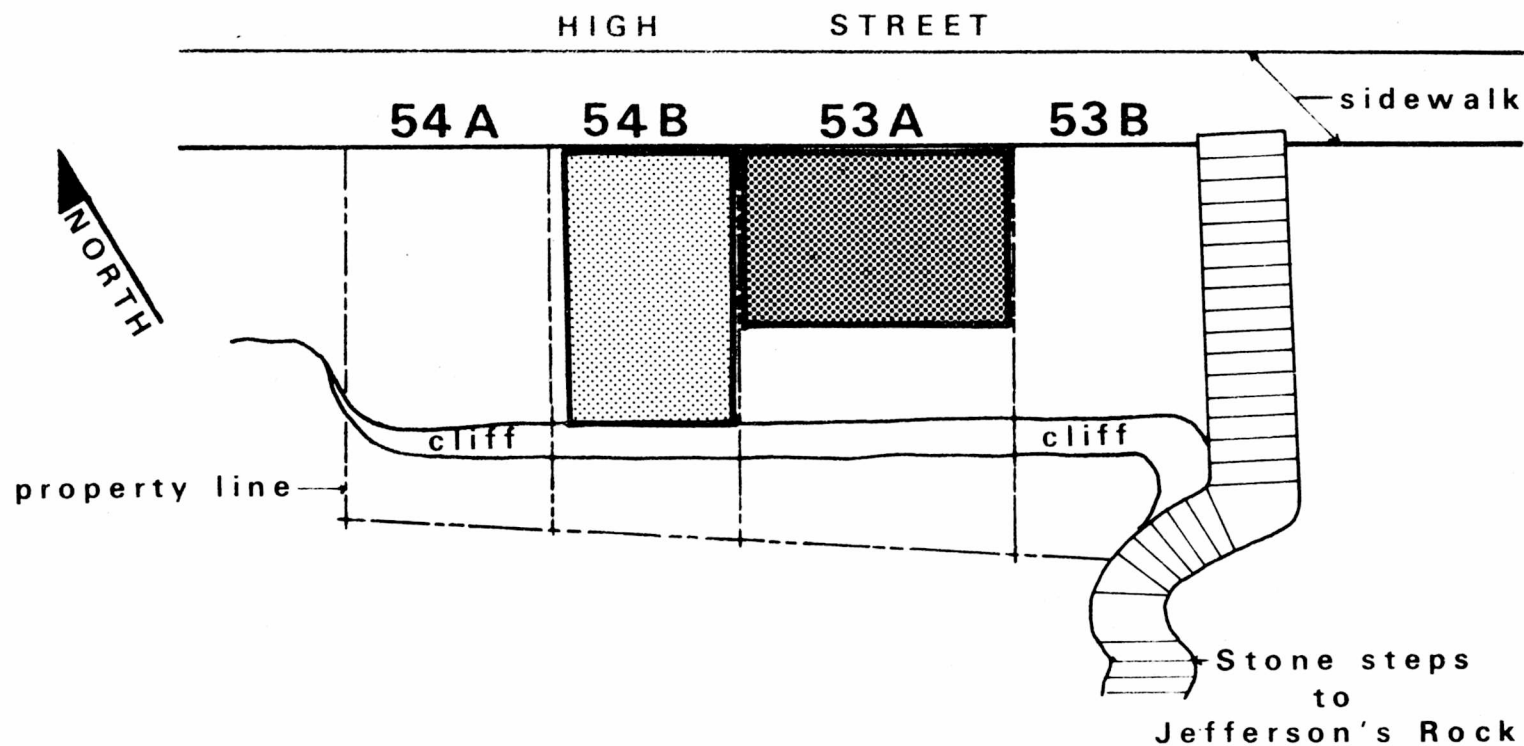


FIGURE No. 1



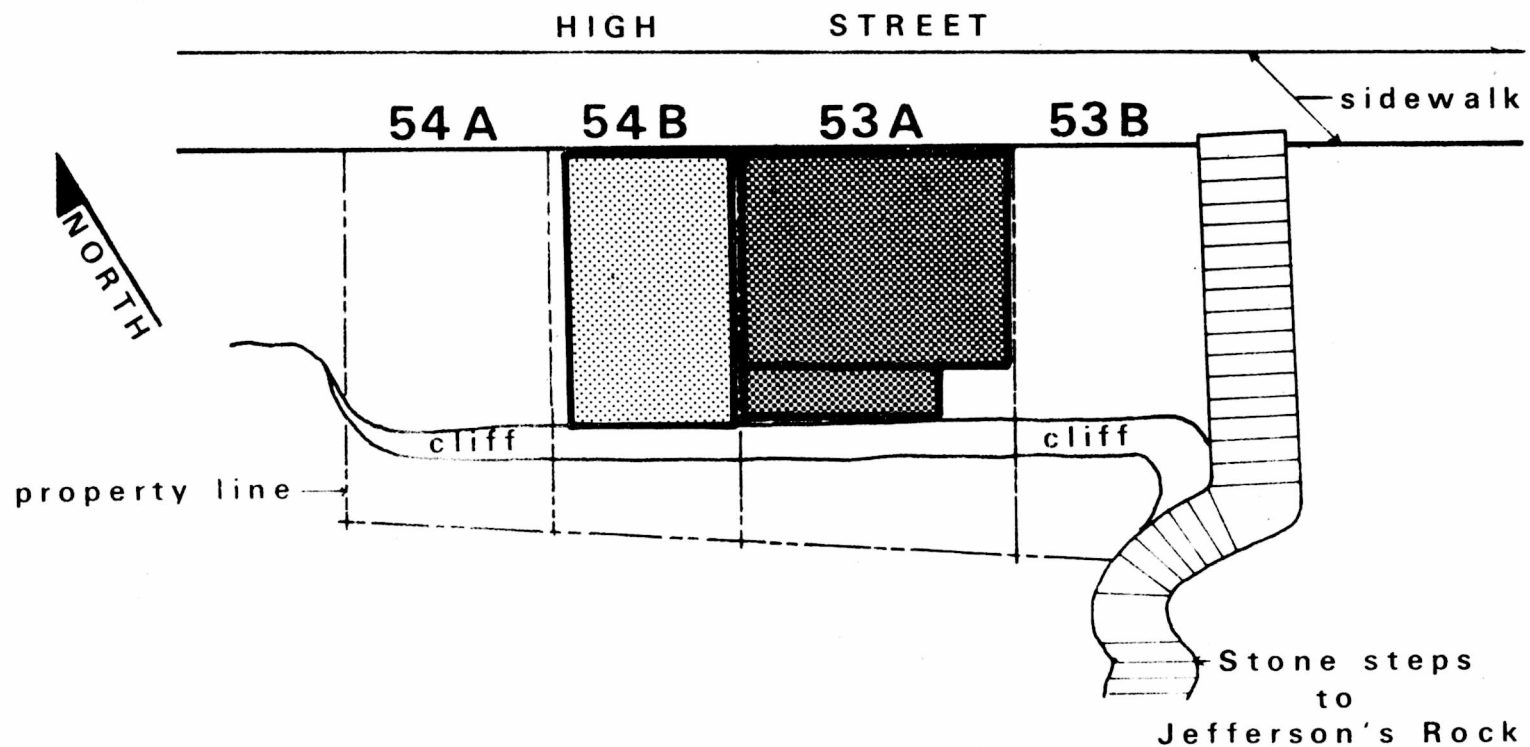
 — Lots 53-A and 54-B — two wood frame houses constructed between 1819 and 1835

FIGURE No. 2 1819 — 1835



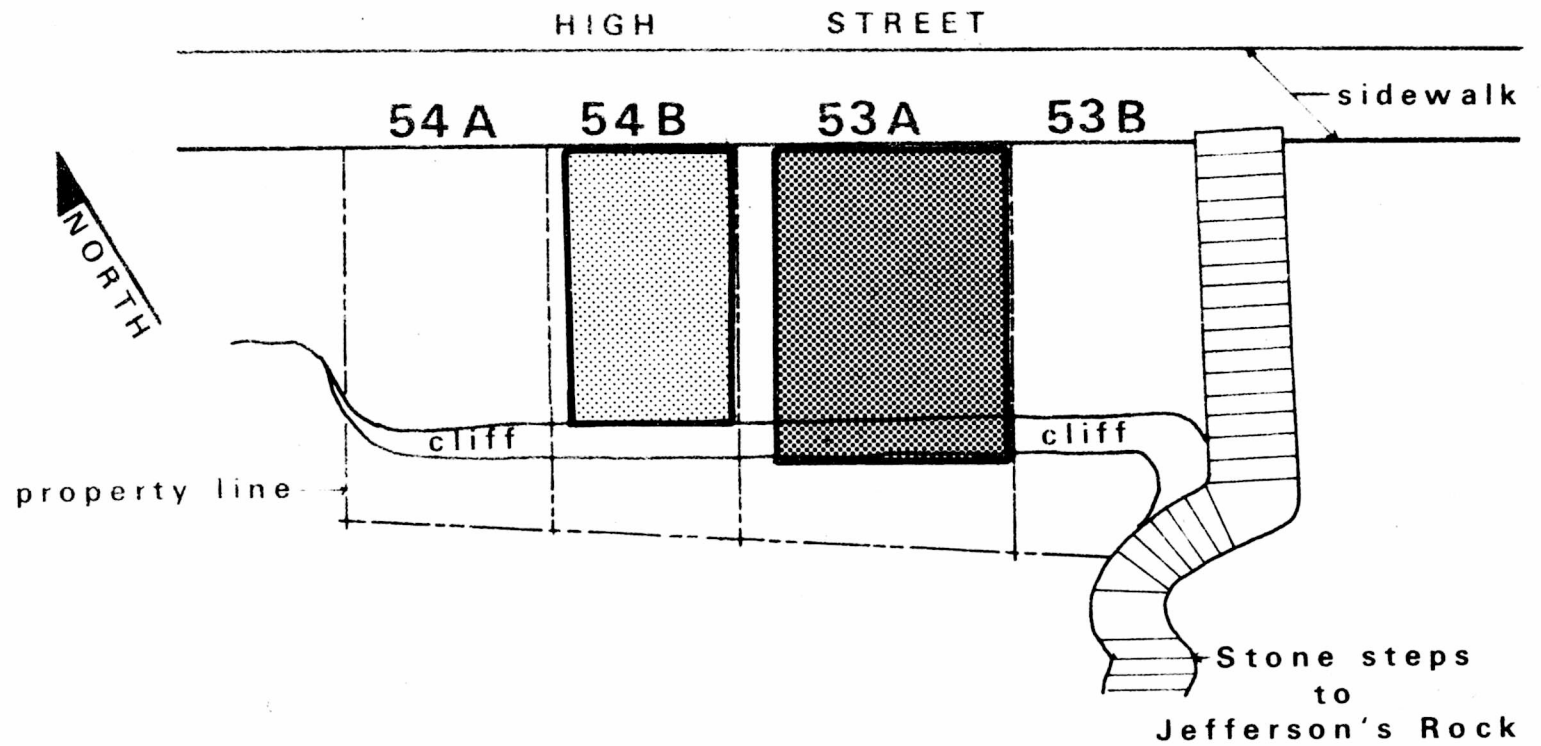
-  — Lot 54-B — 3½-story brick building constructed between 1843 and 1847
-  — Lot 53-A — Structure existing since 1835

FIGURE No. 3 1843 — 1847



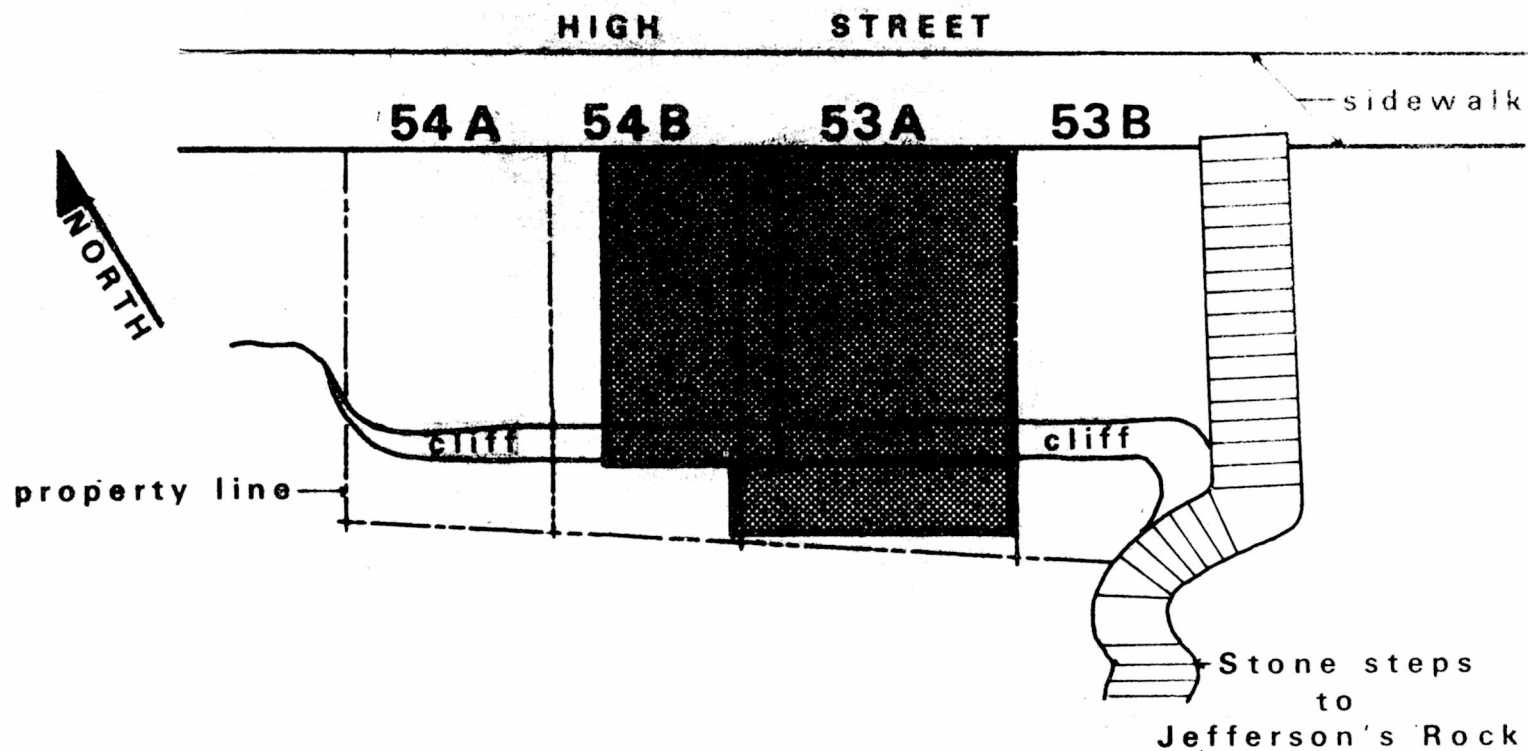
-  — Lot 53-A — 3-story stone building constructed between 1849 and 1876
-  — Lot 54-B — Structure existing since 1847

FIGURE No. 4 1849 — 1876



-  — Lot 53-A — 3-story brick building constructed between 1896 and 1901
-  — Lot 54-B — 3½-story brick building existing since 1847

FIGURE No. 5 1896 — 1901



— Lot 54-B — 3-story brick addition added to existing brick building on Lot 53-A between 1901 and 1907

FIGURE No. 6 1901 — 1907

IV. Architectural Data

A. Historical Appearance

1. Stages of Construction

Sometime between 1894 and 1907, several of the masonry buildings on the south side of High Street were destroyed (compare maps 2 and 3). While map 2 (1894) and photographs 48, 49, and 52 show attached masonry buildings on Lots 53B, 54B, 54A, 55A, and 55B, map 3 (1907) shows a single brick building (the present-day Building 3) covering Lots 53A and 54B, a frame building on Lot 54A, no building on Lot 55A, and ruins on Lot 55B.

Exactly what happened to destroy this row of masonry buildings along High Street is not known. It is known, however, that after William B. Nichols purchased Lot 53A in 1896 for \$1,050, he built a new, mainly brick building, reusing only the south and east walls of the stone structure which had been built on the lot between 1849 and 1876 by Samuel M. Williams. It can be assumed that the stone building was either in a run-down condition or had suffered some damage around the time it was purchased by Nichols.

Nichols' new brick building, extending back to the rock cliff, was deeper than the old stone building (compare figures 4 and 5). One of the reused stone walls formed part of the east wall and the other became an interior wall, running beside the rock cliff, 2 feet, 9 inches to 6 feet, 8 inches north of it. The front of the brick building extended only 23 feet, 1½ inches along High Street, as compared to 28 feet, 3½ inches for the previous stone building. Thus, there must have been an open space of about 5 feet, 2 inches between the west wall of the brick building and the property line separating Lots 53A and 54B (see figure 5). This new building was to become the eastern section of the present-day Building 3.

In 1901 Nichols bought Lot 54B. The 3½-story brick structure that had been built on this lot between 1843 and 1847 had probably been destroyed by this

time, since Nichols only paid \$105 for the property. Sometime between 1901 and 1907, Nichols used this newly acquired land for the construction of an addition to his just-completed brick building on Lot 53A. The west wall, at the first floor level of this new addition, may have survived from the previous building on this site, since the wall appears to be in poorer condition than the west wall at the upper floors; also there appears to be evidence of joist pockets which are no longer in use--perhaps remnants of an earlier floor system (see photographs 25-27). However, this wall is not in the correct location to have been the west wall of the previous brick building; a satisfactory explanation for this wall has not been found. This addition became the western section of the present-day Building 3.

While there is no documentary evidence confirming that Building 3 was constructed in stages, the building shows evidence to support this theory. Also, there are documents indicating that Nichols acquired Lot 53A (in 1896) before he acquired Lot 54B (in 1901), making it likely that the eastern section was completed first. The following observations of Building 3 support the theory that it was built in stages:

- (1) On the front and rear elevations, the design of the segmental arches over the windows on the western section (W 201-203, 304-306, 315, and 316) differs from the design of the segmental arches on the eastern section (W 204-206, 307-309, 313, and 314). On the western section, each arch consists of a row of 15 bricks over a row of 14 bricks; however, on the eastern section, each arch consists of a row of 16 bricks over a row of 15 bricks.

The windows on the east (W 207, 208, and 310-312) and west (W 301-303) elevations and the doors (D 306 and 310) on the south elevation also follow this pattern, but there are exceptions. Windows 310 and 311 on the east elevation repeat the pattern of 15 bricks over 14 bricks found on the west elevation.

The arch over door 306 has 15 bricks over 15 bricks, and windows 208 and 209, located in the parged stone wall, have no brick arches (see figure 7).

(2) On the front and rear elevations, headers appear on every seventh course of bricks on the western section, but not on the eastern section (see sheets 5 and 6 of the drawings).

(3) The rear brick wall near the ground and roof shows signs of a butt joint, indicating that there might have been a corner there at one time rather than a continuous straight brick wall. This indication of a corner coincides with the brick wall which runs through Building 3, dividing it into an eastern and a western section (see figure 8 and photographs 16 and 17).

(4) On the front and rear elevations, the window spacing on the eastern section differs from that on the western section (see photographs 1 and 14).

(5) The interior brick wall that divides the eastern section from the western section contains a window opening (between rooms 303 and 309). This might indicate that this interior wall was an exterior wall, perhaps only for a short time after the eastern section of Building 3 was completed and before the western section had been built (see photographs 30 and 31).

(6) The architrave and corner blocks on the eastern section tend to differ from the trim on the western section (see photographs 32 and 33 and the charts on pages 41 and 42).

(7) The interior brick wall which divides Building 3 into two sections continues up through the ceiling of the third floor to the roof. This is consistent with the theory that this wall, at one time, was an exterior wall for the eastern section of Building 3.

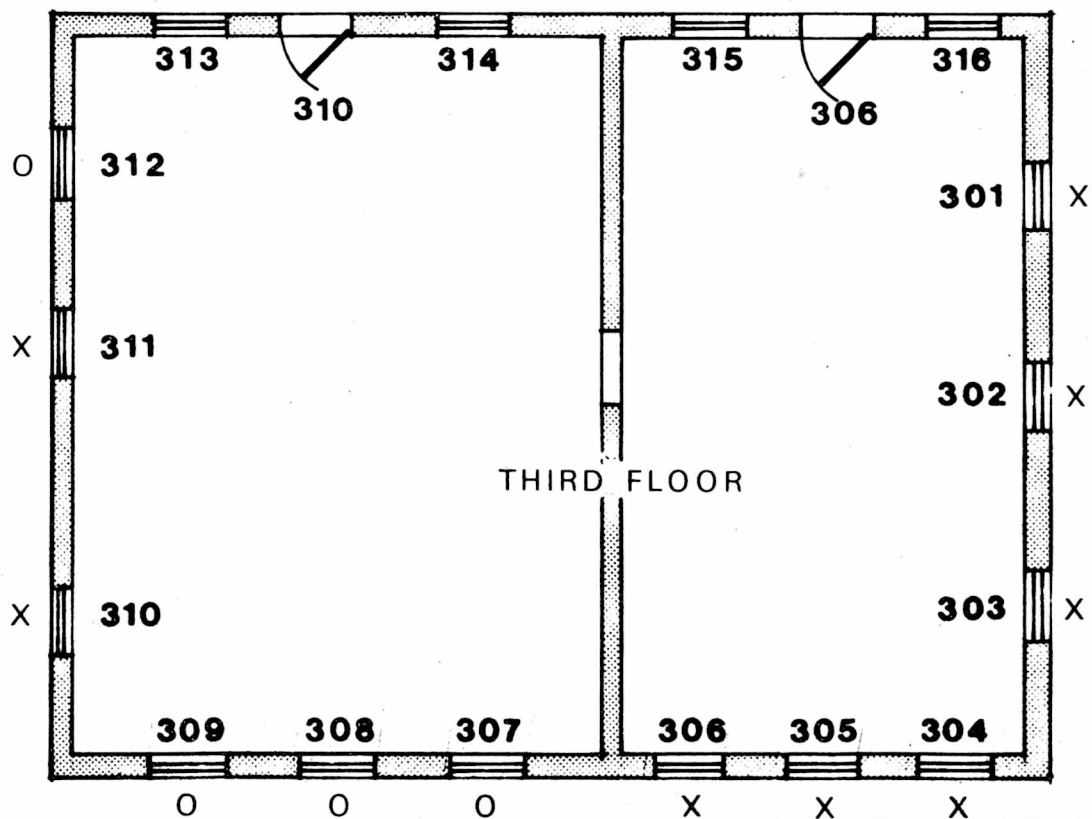
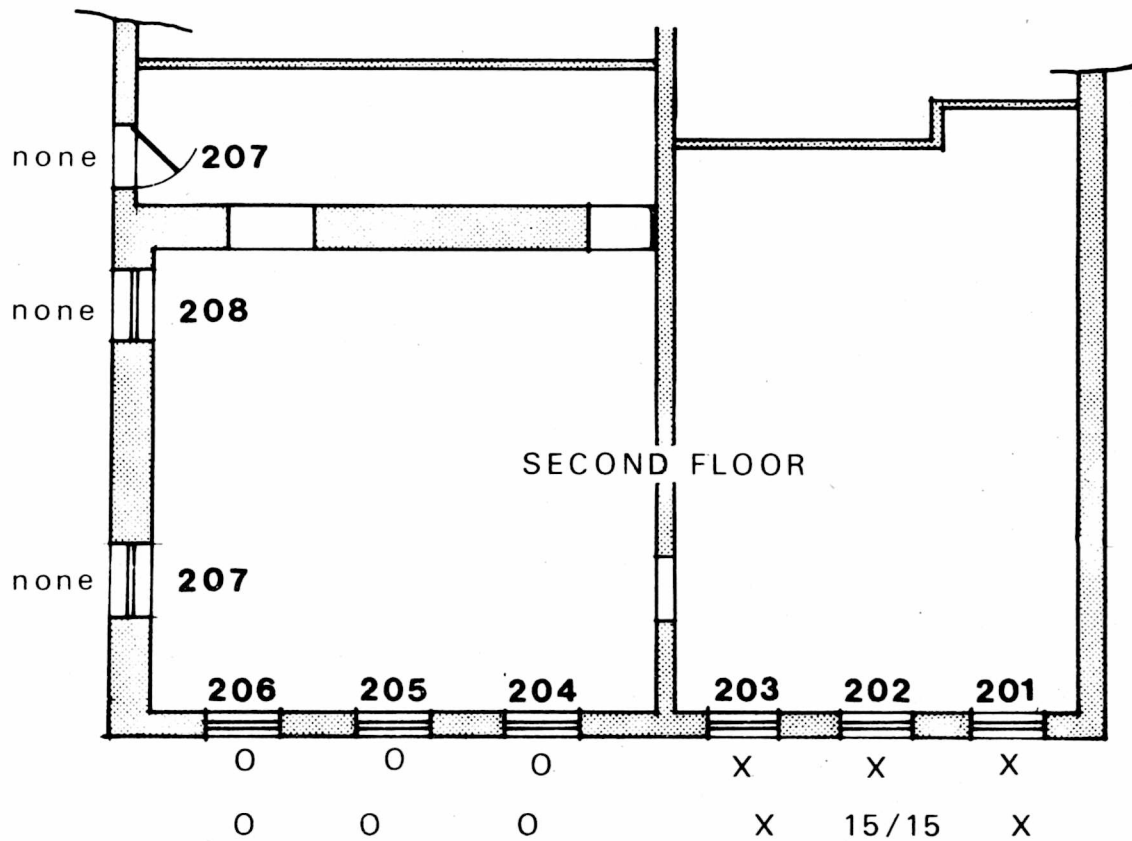


FIGURE No. 7
SEGMENTAL ARCH
BRICK PATTERNS

Key	No of Bricks (top/bottom)
O	16/15
X	15/14

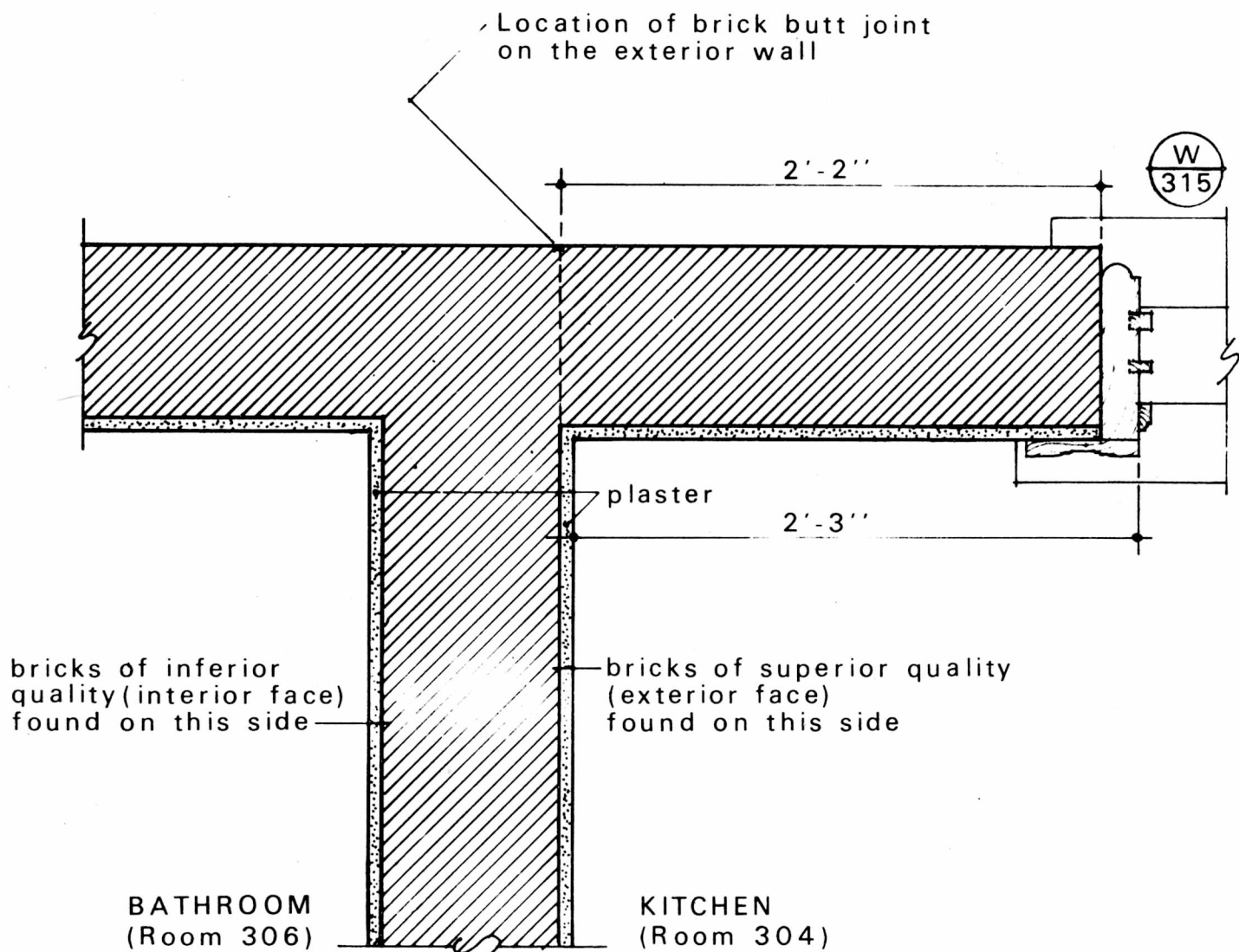


FIGURE No. 8
LOCATION OF
BRICK BUTT JOINT
IN RELATIONSHIP TO
INTERIOR BRICK WALL

(8) There are two types of decorative hinges found on those interior doors which appear to be original. One type tends to be found in the eastern section of the building, while the other type tends to be found in the western section (see photographs 39 and 40 and the charts on pages 41 and 42).

2. Site/Exterior

Several photographs are available to help determine the exterior appearance of Building 3 just after its construction: photograph 53, taken between 1902 and 1907; 54, taken between 1917 and 1921; and 55 and 56, taken in 1955. But, unfortunately, the older photographs show only parts of the north and east elevations; thus, some assumptions must be made in attempting to re-create Building 3 as it looked in 1907.

The pictures do reveal that in 1907 Building 3 was a three-story brick and stone structure with a low-gabled roof, just as it is today. While there have not been extensive changes in the exterior appearance of Building 3 since its construction, some changes are evident.

The lots on both sides of Building 3 are now vacant. Historically, this was not the case: a one-story shed was attached to Building 3 on its east elevation; to the east of this shed and Building 3 was a small one-story detached building (see photographs 52-54). The 1955 photographs (55 and 56) of Building 3 indicate that a two-story frame structure occupied Lot 54A on the west side of Building 3. This building must have been built sometime after 1894, since a 3½-story brick building occupied the site at least as late as that year (see photographs 48 and 49 and map 2). The frame building appears to be an old building in the 1955 picture, and might have been built sometime around Building 3's construction. A walk separates Building 3 from the street now and probably did in 1907 (see photograph 53). In the rear of the building, there is now a small yard, partially enclosed by a picket fence;

the yard extends back to a public walkway. Again, this is probably not unlike the backyard found in 1907. Photograph 50 indicates a long tradition of a public walkway; a picket fence can also be seen in this view.

William B. Nichols, the builder of Building 3, was a grocer and probably had a store on the first level of the building. The earlier photographs of Building 3 do not give a good view of the front of the building, but it can be assumed that a storefront did exist similar to that found in photograph 55 taken in 1955. This picture indicates that the wood and glass storefront was divided into two sections. The eastern section contained one double door flanked on each side by a section of wood and glass: each section consisted of two small panes of glass over two larger panes of glass, with a small panel of wood below. The western section had one double door and one single door separated by the same arrangement of wood and glass as found in the eastern section. Each of these doors had a transom above it. The boxed cornice over the storefront windows, seen in this photograph (and in photographs 5-7), can also be identified in photograph 53, taken about 1907.

The window arrangement above the storefront has not changed since 1907 (see photographs 1 and 53): there are six windows on the second floor and six windows on the third, and each window is topped by a segmental brick arch. The windows on the east side of the front elevation are spaced further apart than those on the west side of the elevation.

The west elevation currently has three windows (see photograph 11) and the south elevation has two doors and four windows (see photograph 14); all of these openings are topped by segmental brick arches. Since there are no old photographs showing these elevations and since there is no physical evidence of changes having been made, the openings on these elevations are probably the same as they were in 1907.

There have been some changes in the fenestration on the east elevation. The pre-1921 photographs (compare photographs 53 and 54 with photograph 8)

show that windows 207, 208, and 311 were not there; window 310 can be seen, but window 312 and door 207 are out of view and their existence cannot be determined. The top of the masonry opening for door 207, however, is not arched like the other openings (compare photographs 10 and 14); thus, this opening might not be original.

All of the windows above the first floor are one-over-one (see photograph 18). There is no indication that these are not the original windows.

Although they are no longer on the building, Building 3 did at one time have shutters. This is indicated by the shutter hardware that is still on the windows, the old pictures showing shutters, and the ghost marks left on the brick walls by the shutters. The shutters had fixed louvers on the top and movable louvers on the bottom (see photographs 53-55).

The park's "Inventory of Buildings" prepared by Henry C. Edwards and John T. Willett in 1955 states that Building 3 had a "wood porch upper level." A portion of this porch can be seen in the 1955 photographs (see photographs 55 and 56). Four impression marks, revealing the location of the posts, can be seen in the concrete at the rear of the eastern section of the building. Wood nailers and a ghost line are on the south wall above this section of concrete (see photographs 14 and 15), indicating where the porch was attached to the building wall. It has not been determined whether this porch was built during the 1896-1907 construction period or was a later addition. However, the 1907 "Sanborn Map of Harpers Ferry, W. Va." (map 3) shows a frame addition at the rear of Building 3, perhaps indicating that the porch did exist at that time.

At present two chimneys extend up from the roof: one in the middle of the building and the other at the west side. Photographs 53-56 and the protrusion in the east walls of rooms 307 and 310 indicate that in 1907 the building had two additional chimneys at the east wall. Photograph 56 and the protrusion in the west wall of room 303 indicate that a fifth chimney probably existed.

Building 3 now has a tar-and-gravel roof which was installed over a metal roof. The 1955 "Inventory of Buildings " describes the roof as "sheet metal," probably the original type of roof.

3. Interior

When Building 3 was completed, the first floor contained stores and the upper floors were residences. The first floor consisted of, perhaps, two stores (at least one a grocery store) and a stair hall with stairs leading to the upper floors. There is evidence that the brick wall separating the eastern portion of Building 3 from the western portion extended down to the first floor, dividing the large first floor space into two stores. This is indicated by the cavity in the cliff at the south side of the building showing where the wall and cliff met (see photograph 22). Also, as described earlier, when the eastern section of Building 3 was constructed, there was, on its west side, at least five feet of open space. This means that this brick wall would have at one time been an exterior wall and, therefore, would have extended down to the first level. The closets, toilets, and shelving that are found in the large "store" room (room 102) were not there. The wood paneling which now covers the walls, also covered the ceiling (this paneling, however, might have been a later addition). The exposed aggregate concrete floor is certainly not original, being put in after the paneling was added and the interior brick wall was removed. Behind the "store" room was an unfinished "back room" with one window along the east wall, similar to what exists today.

Changes have also been made to the upper floors. The park has altered the floor plans to meet the needs of the park personnel who have used these spaces for residences. While there is no documentation of the alterations made by the park, a study of the building shows indications of changes made over the years. Several partitions on the upper floors do not appear to be original, since the walls are not plaster (which is assumed to be the original wall covering), and some or all of the trim does not match the original types of woodwork.

The partitions which separate rooms 204, 205, and 206 are among those partitions which were later additions. It has not, however, been determined whether this space was one large unbroken space or whether other partitions did at one time divide the space. Two other partitions that do not appear to be original are the walls separating room 202 from room 203 and room 301 from room 302.

Both the second and third floors contain closets (rooms 208, 209, and 311-313) which are not original. The wall construction and trim again all indicate that these closets were later additions.

There is some evidence indicating that the "back room" (room 207) was originally a porch, having no east wall. The dry wall, "celotex," and trim found in the "back room" are not original. These materials are not consistent with the trim and wall coverings in other parts of the building. The "back room" had exposed stone walls covered with whitewash: a section of dry wall was removed from the south wall of the room, revealing a whitewashed stone wall. The ceiling was covered with 3¼-inch strips of dark-stained wood, as revealed when a section of "celotex" was removed from the present ceiling. The door (D 207) on the east wall of this room also does not appear to be original: the top of the masonry opening is not arched like the other second- and third-level openings (compare photographs 10 and 14), and the architrave and panel profile do not match those found in other parts of the building.

Door 209--which is now boarded--may have been the main entrance to the second-floor apartment. It is a very tall opening, indicating that it once contained a door with a transom above.

While the partition separating room 306 from room 305 appears to be original, the doorway in this wall is not: neither the door nor the trim around it is consistent with that found in other parts of the building. Also, there is another entrance to room 306; while this entrance (D 314) is now boarded, it does appear to be an original door opening and was probably the original and only entrance to room 306.

A possible arrangement of the upper-floor residences might have been one apartment on the second floor and three apartments on the third floor. Three entrances exist to the second floor, and, therefore, other partitions may have divided the space into two or three smaller apartments, but no indications of this theory have been found. The doors which open to the hallway (room 302) on the third level at the top of the stairs might indicate three apartments: one covering the whole eastern section of the building and entered at the stairs through door 313 or from the outside through door 310, and two one-room apartments. One of the one-room apartments could have been entered through door 305 at the top of the stairs and through door 306 from the outside. The third apartment would have been located in the northwestern corner of the building, with only one entrance, door 302.

This is only one of several possible arrangements. Since no documentation exists for any of the changes made to this building, and since limited fabric investigations have not revealed more clues, it is impossible to accurately determine the floor plans which Building 3 had in 1907.

B. Existing Conditions

1. Site

Building 3 is situated on Lots 53A and 54B. To the east of it is a vacant lot (Lot 53B) and stone steps leading up to the top of the cliff which is at the rear of the building (see photograph 8). Another vacant lot (Lot 54A) is on the west side (see photograph 11). To the south, on the top of the cliff, is a small yard and a public walkway (see photograph 14). High Street is on the north side, separated from Building 3 by an 8-foot wide brick walk (see photograph 2).

The rear or south side of the first and second floors of Building 3 is built into a cliff, while the rear of the third floor extends over the cliff's edge, resting on bedrock. This enables the two entrances on the south side of the

building at the third-floor level to open onto the public walkway at the top of the cliff. Between the public walkway and Building 3 is a small yard, sloping slightly away from the building. This yard contains two sections of concrete, and the remaining area is covered with grass. The yard is enclosed by a white picket fence with three gates, two of which allow the walkway to pass through the yard. There is evidence that a porch once existed: on the east side of this yard, there are post marks on the concrete slab, and on the south elevation of the building there are wooden nailers and ghost lines above the doors and windows, indicating where the porch was attached to the building (see photographs 14 and 15).

On the east side of the building at the second-floor level, there is another entrance. This doorway is connected to a ledge in the cliff by a wooden bridge. On this side of the building, there is a 9-foot drop in elevation from the top of the cliff to the ledge at the second story. From here there is a 10-foot drop to an area of grass at the foot of the cliff. Where the grass meets the sidewalk along High Street, there is another drop in elevation and a 2 foot, 10-inch retaining wall (see photograph 8).

Two entrances at the first-floor level open directly onto the brick walk that separates Building 3 from High Street. There is evidence of a third entrance, but it has been boarded over by the park (see photograph 2). From the northwestern corner of the building, the brick sidewalk slopes down to the east, towards Shenandoah Street, dropping approximately 2 feet in elevation.

On the west side of the building, there are no entrances. At the cliff there is a drop of about 19 feet; grade then slopes gradually down to the sidewalk's edge, where there is a 1-foot, 1-inch drop in elevation and a retaining wall (see photograph 11). This wall, which turns and runs along the western wall of Building 3, is probably part of a foundation of a building which once occupied the lot.

2. Exterior

a. Walls

Because of the stone cliff at the southern edge of Building 3, the sizes of the three floors, and thus of the exterior walls, vary. The north and south sides of the building are both approximately 41 feet long. The east and west sides, however, are of differing lengths (see photographs 8 and 11).

	East Wall	West Wall
First Floor	28'-8"	23'-5"±
Second Floor	29'-7"±	26'-1"±
Third Floor	31'-9"±	31'-8"±

All of the exterior walls are brick with two exceptions: a stone wall and parts of the rock cliff form the first- and second-story southern exterior wall, and the first story and the front 22 feet of the second story of the east wall are made of stone. There is parging on most of the east stone wall. This parging is painted a dull red, imitating the color of the brick on the remainder of the building (see photograph 9).

All the remaining exterior walls are brick. The first-floor level of the west brick wall was covered with parging; however, recently this parging fell off. The rear quarter of this first-floor level west brick wall is covered by another wall, made of concrete 8½ inches thick (see photographs 12 and 13). It is unclear whether this concrete wall was an attempt to repair the brick west wall or to reinforce the cliff wall. The brick walls on the north and south sides are topped by a dentil-patterned cornice (see photograph 16).

The quality of the bricks is inconsistent. The west elevation appears to have two types of bricks--one of high and one of low quality. Low-quality bricks are found at the first-story level, where the parging recently fell off. The pointing work in this area is not well done. This section was probably in-

tended to be hidden by an adjacent building, or, perhaps, was a part of an earlier building which occupied the site. In contrast, the wall enclosing the upper floors appears to be in good condition, although some of the pointing work has weathered and, thus, the wall might need repointing.

The brick quality and the pointing the work on the north, east, and south walls appear to be good. There are, however, some areas which are in need of work: on the east wall, some pointing work has weathered and been damaged by labor crews, pulling ivy from the brick walls. The paint on the parging is flaking off, and there is a vertical crack in the parging located approximately seven feet from the northeast corner of the building.

The south elevation also needs some repointing. At the west end of the north elevation, the wood lintel above the storefront opening has failed. This has caused the second- and third-floor windows to sag approximately three to five inches (see photographs 1 and 3).

b. Roof

Building 3 has a low-pitched, gabled, tar-and-gravel roof. There is no overhang at the gable walls. A 7/8-inch by 6 3/4-inch bargeboard runs along the eastern and western walls from the ridge to the eaves of the roof. The eaves overhang four inches. The roof edge flashing overlaps the front and rear brick walls and side bargeboards 3½ inches. A painted galvanized steel gutter extends across the south elevation at the eaves.

c. Chimneys

Although Building 3 at one time had five chimneys, only two chimneys now project from the roof. One is located at the western edge of the building; the other sits in the middle of the roof, above the brick wall which runs north to south through the interior of the building.

The chimney at the west wall extends straight up from the roof line for nine courses. For the next four courses, each course is set back 5/16 of an inch and then is corbeled out for one course before continuing straight up for another six courses. At the top of the chimney, a brick sits on each of the four corners supporting an approximately two-inch thick piece of Harpers Ferry shale (see photograph 20).

The other chimney located in the middle of the roof extends straight up above the roof for 17 courses. The next two courses consist of two bricks at each corner. Topping the chimney is a 2-inch thick piece of Harpers Ferry shale (see photograph 21).

d. Windows

Nearly all the original windows and window frames which existed on the first floor of Building 3 have been removed. These windows include one splayed window opening in the east stone wall of the "back room" (room 104) which is covered with pieces of wood and insulation, and three sections of windows along the front or north elevation which either contain vents or have been covered with plywood. Only two small panes of glass remain on what was originally the storefront (see photograph 2).

On the upper floors, there are 24 windows. On the north elevation, there are two rows of six windows. While the windows line up horizontally and vertically, the spacing is irregular: the windows on the eastern section of the building (W 204-206 and 307-309) are spaced further apart than the six windows on the western portion (W 201-203 and 304-306) (see photograph 1). The east elevation has three windows on the third floor and two on the second floor. There are three windows on the west side (see photograph 11) and four windows on the south side (see photograph 14).

All windows on the second and third floors are topped by segmental arches.

All the upper-floor windows are one-over-one and have wooden bull-nose frames and wooden sills (see photograph 18). The park has installed aluminum storm windows which do not function well. Many of the sills have rotted (see photograph 19). None of the windows now have shutters, although shutter hardware and ghost lines of shutters are on many of the windows.

The windows along the third-floor east and south elevations (W 310-316) are not splayed. All other upper-floor windows are splayed. This corresponds to the wall thickness: the south and east walls at the third-floor level are not as thick as the other walls. There are some variations in the window frames and trim, probably representing replacement of window parts over the years or the reuse of various parts from other windows or buildings at the time of the original construction. Details on two of the splayed windows (W 207 and 208) seem to be significantly different, probably indicating that these windows were installed at a different time than the other splayed windows. Photograph 53 reveals that windows 207 and 208 were added after the original construction period.

e. Doors

There are, at present, five entrances to Building 3. All have wooden frames. On the first floor, the storefront has two entrances. These entrances are glass and wood doors: one is a single door (D 101) with one pane of glass and a wood panel below; the other is a double door (D 107) with each side having two panes of glass and a wood panel below (see photographs 2 and 4). Another storefront door did exist at one time, but this door has been removed by the park and replaced with plywood.

There is one exterior door (D 207) on the second floor (see photograph 8); it is located on the east elevation near the rear of the building, close to the cliff. This entrance is connected by a wooden bridge to a ledge in the cliff. The door is a four-panel wood door which is boarded shut.

On the third floor, there are two entrances on the south elevation opening on to the top of the cliff (see photograph 14). Both doors (D 306 and 310) are four-panel wood doors with aluminum storm doors. These two doors are the only doors on which the segmental brick arches found over the windows are repeated. The door on the western side (D 306) of the south elevation has a bull-nose frame, while the door on the eastern side has a square frame.

3. Structural Systems

There has been no archeological investigation of this building and no information is available regarding subsurface conditions. However, it can be reasonably assumed by the frequent appearance of rock outcrops on all sides of the building and past experience with similar structures in Harpers Ferry that the wall foundations are built with local shale on bedrock.

Historically, the front or north wall (facing High Street) at the first-floor level was of typical frame construction with wood posts spaced approximately 5 feet, 4 inches on center. Brick columns were at both corners and at the juncture of the interior brick wall and the north wall. The east half of the north wall has recently been strengthened by use of six 10-inch channels, used as columns (alongside the historic wood posts), and three 10-inch channels for beams spanning the new steel columns. The west half of this wall has received no such treatment. The wood beam supporting the brick wall above the entrance to the stair hall has deteriorated, causing an isolated failure. Photographs 1-3 show the brick courses sagging several inches in this area.

The only part of the south or rear wall visible from the exterior is the approximately nine-inch thick brick wall which exists at the third-floor level. The south wall at the first and second levels is not readily accessible to investigation: at the second level, it consists of a stone wall built against the rock cliff; at the first level, the rock cliff forms the south wall.

The west wall is constructed of brick, and is approximately 1 foot, 1½ inches thick. The east wall was constructed in stages. About the front 22 feet of the east wall consist of a 1-foot, 9 3/4-inch mortared stone wall for the first and second levels; this stone wall is a survival of the earlier stone building which was built on this site between 1849 and 1876. Approximately 6 feet of the rear of the east wall was added to this old stone wall; the 1-foot, 6-inch thick addition was stone at the first-floor level and brick at the second level (see photographs 9 and 10). The third floor of the east wall is built of brick and is approximately 8 inches thick.

Building 3 contains two load-bearing interior walls that are significant to the proposals presented in this report. The first and most puzzling is the 9-inch thick brick wall running north and south which partially divides the structure. Although it is believed that this wall once extended from the basement to the roof, no photographs or other written documents are available to describe its appearance at the first-floor level or explain why this building was constructed with a load-bearing wall dividing it into two parts. It is now assumed that this wall was at one time the exterior wall of the eastern portion of Building 3, and became an interior wall when the western section of Building 3 was added.

The first-floor portion of this wall was removed while the building was being used as a store. Two 8-inch I beams were installed at the second-floor level to support the remaining portion of this brick wall. In turn, the beams are supported by a steel pipe column positioned approximately 7 feet, 7 inches from the front hall, the brick column at the front of the structure, the rock cliff, and the interior stone wall (a 1-foot, 9-inch thick wall, which is original to the building but which had to be extended 6 to 8 inches in order to help support the beams--see photographs 23 and 24). This two-story stone wall is the second interior load-bearing wall; it is located in the rear of the building, 3 to 7 feet from the rock cliff, and only on the east half of the building.

The first floor is constructed of concrete (of undetermined thickness) with a smooth, polished finish.

The second floor consists of 3½-inch tongue-and-groove pine flooring, running perpendicular to the front wall of the building, nailed to 3-inch by 10 inch joists, 16 inches on center. The joists on the west side of the building are supported by the steel I beams (underneath the interior brick wall) by means of U hangers and are inset into the west exterior brick wall or are attached to the framing around the stairway. On the east side of the building, the second-floor joists are toenailed with sixty-penny nails into a 6-inch by 8-inch summer wood beam, approximately 4 inches east of the steel I beam, and are inset into the east exterior wall. This wood beam, runs parallel to the steel I members and is supported by the front wall, stone interior wall, as well as by U hangers connected to one I beam by means of shims.

The third floor consists of 3½-inch tongue-and-groove pine flooring nailed to supporting joists which run north and south. The dimensions, bearing conditions, and spans of the third-floor joists have not been determined because of the limited nature of this investigation. If work is undertaken in this area of the building, this information should be obtained and recorded. All floors have many warped, worn, and rotted boards which should be replaced if the building is ever to be inhabited or opened to the public.

The roof consists of an exterior surface of tar and gravel on metal sheathing and a structural framework consisting of 2-inch by 10-inch joists and 2-inch by 8-inch rafters, approximately 22 inches on center, running north and south. Investigation of the roof was conducted through a 2-foot by 2-foot opening in the third-story ceiling. Because of the limited overhead clearance and maneuvering space, the exact bearing conditions of the joists and rafters were not fully determined. It was, however, possible to discern that the rafters are, in part, supported by two ridge beams, one for each half of the building. These ridge beams bear on the interior brick wall and on each exterior side wall.

4. Interior

a. Floor Plans

The Denver Service Center of the National Park Service uses Building 3 as a field office. The building includes offices for the construction branch as well as offices and lab space for archeologists.

On the first floor there is one large paneled room (room 102) approximately 33 feet by 19 feet; two closets (rooms 103 and 105) and a toilet (room 106) have been added around the perimeter of the large room. Behind the large room is an unfinished "back room" (room 104) which extends along the rear or south side of the building. The stairs in the hall (room 101)--along the west side of the building--lead up to the second and third floors.

Besides the stair hall, the second floor contains six other rooms: a bathroom (room 203); a 19-foot, 3-inch by 8-foot 6 $\frac{3}{4}$ -inch room (room 204) with a sink, cabinets and a linoleum floor indicating that it was a kitchen at one time; a 5-foot, 7 $\frac{3}{4}$ -inch by 20-foot 11 $\frac{1}{2}$ -inch "back room" that contains mechanical equipment and an entrance to the building through its east wall; a 10-foot, 6-inch by 18-foot, 9 $\frac{1}{4}$ -inch room (room 202), and two rooms with closets--one (room 206) 7 feet, 7 $\frac{1}{4}$ inches by 12 feet, $\frac{1}{2}$ inches and the other (room 205) 11 feet, 3 inches by 12 feet $\frac{1}{2}$ inches.

On the third floor there are three small spaces which function as corridors (rooms 302, 305 and 308), one of which (room 305) has a closet. Room 304 is 10 feet, 4 inches by 16 feet, 7 $\frac{3}{4}$ inches and has a sink, cabinets, refrigerator and oven, indicating a second kitchen. There is another bathroom (room 306) and four other rooms: room 303 is 12 feet by 16 feet, 10 $\frac{1}{2}$ inches and has two closets; room 307 is 12 feet, 8 $\frac{1}{2}$ inches by 15 feet, 4 $\frac{1}{4}$ inches and has a door to the outside; room 310 is 8 feet, 4 inches by 14 feet, 1 $\frac{1}{4}$ inches and room 309, is 9 feet, $\frac{3}{4}$ inches by 8 feet, 4 $\frac{1}{2}$ inches.

b. Partitions

The exterior walls, as described in a previous section, are composed of stone, brick, and the rock cliff. Building 3 also has two interior masonry

walls: a two-story, 1-foot, 9-inch stone wall in the eastern portion of the building separating room 102 from 104 on the first level and rooms 204 and 206 from 207 on the second floor; and a two-story 9 3/4-inch brick wall separating rooms 204 and 207 from rooms 202 and 203 on the second floor, and rooms 302, 303, 304, and 311 from rooms 305, 306, 309, and 313 on the third floor. This brick wall has been removed from the first level, where it is supported by two I beams, a pipe column, and masonry walls. All other interior walls--with the exception of some closet enclosures--are wood-stud construction.

Most of the upper-floor walls are covered with painted plaster (layers of wallpaper exist between the paint and the plaster). The first floor, however, has little plaster, the only plastered wall being the east wall of the stair hall (room 101).

The large space on the first floor which was once a store (room 102) has 3-inch vertical strips of wood paneling nailed to a wood-stud partition along all of its walls. This paneling is painted in some areas and is covered with a dark stain in other sections. The paneling extends into room 101 along the north wall. The closets (rooms 103 and 105) and toilet (room 106) that have been added to this room (room 102) are constructed of wood studs covered on one side with painted or unpainted plywood.

The only exposed masonry walls are found on the first floor: the "back room" (room 104) has stone for its east, north, and west walls (part of its north wall is also wood studs and the back of the paneling found in room 102). The rock cliff forms the south wall. There is no evidence of any paint on these walls. The other exposed masonry wall is found in the stair hall (room 101), where the west wall is composed of low-quality painted bricks.

While most of the upper-floor walls are covered with painted plaster, there are exceptions. The partition between rooms 205 and 206 has painted dry

wall on both sides. The east wall of room 204 is covered with painted masonite; the west wall of room 206 and the south wall of room 202 are covered with painted dry wall; and the west wall of room 205 is covered with painted plywood. Painted dry wall conceals the masonry walls of room 207.

The partitions which were added to define the closets (rooms 208, 209, and 311-313) on the second and third floors are also not plastered. Wood walls enclose rooms 208, 209, and 311. Wood studs covered with painted dry wall enclose room 312 and wood studs covered with painted plywood form the partition added between room 305 and room 313 to form closet 313. Portions of the bathroom walls (rooms 203 and 306) are covered with ceramic tile, and one of the bathrooms (room 203) also contains some wood paneling.

c. Floors

With the exception of the "back room" (room 104), the floor on the first level is exposed aggregate concrete with a smooth or polished finish. The floor is in good condition and its appearance, as well as the fact that it butts against the paneling rather than extending beneath it, indicates that it is not the original floor surface.

No floor was put into the "back room." Packed dirt remains exposed. A small cavity exists in the dirt floor approximately three feet from the east wall. A sump pump is located here. From the east wall to the end of the interior stone wall, this dirt floor is approximately level. Where the stone wall ends, there is an approximately 1-foot, 6-inch drop in the floor level. The western section of the dirt floor in room 104 is also fairly level.

Most of the flooring on the second level is tongue-and-groove pine flooring. This 3½-inch pine decking runs north and south, and is found in rooms 201, 202, 204, 205, and 206. The floor is painted gray in room 201, while it has a clear finish in rooms 202, 205, and 206.

The sink and counters indicate that room 204 functioned as a kitchen at one time; the tongue-and-groove floor here has been covered with linoleum. Room 207 has a plywood floor, painted gray. The bathroom floor (room 203) is covered with vinyl tile on top of plywood.

The third floor is covered with 3½-inch pine tongue-and-groove flooring. This decking has a clear finish and, unlike the second-floor decking, runs east and west. In rooms 302, 304, 305, and 306, the wooden floor is covered with linoleum. The pine floors in rooms 309 and 310 have been covered with carpet.

The flooring on the third floor appears to be similar to that on the second: both floors were probably covered with tongue-and-groove flooring with a clear finish during the 1896-1907 construction period. Changes in the finishes occurred later as the needs and uses of the various rooms changed.

d. Ceilings

With a few exceptions, most of the ceilings consist of painted plaster. The exceptions on the first floor are the "store" room (room 102), which has exposed joists with insulation fastened between the joists, and the "back room" (room 104), which also has the wood framing exposed, although there is no insulation.

A few pieces of wood paneling (the same paneling covering the walls of room 102) can be found nailed to the joists in the "store" room; nail holes and marks on the joists indicate that this paneling probably at one time covered the entire ceiling.

Furring strips and dry wall have been added to the plaster ceiling in room 202, dropping the ceiling by approximately one inch. Room 207, the "back room" on the second floor, has panels of "celotex" on the ceiling. Room 311, a closet on the third floor, has a plywood ceiling. The other ceilings are painted plaster.

e. Doors

Most of the doors suspected to be original (D 102, 103, 201, 204, 302, 306, 308, 309, and 310) are four-panel wood doors. The top two panels are larger than the bottom two panels (see photograph 37). The exterior doors (D 101 and 107) on the first level, which are also probably original, are wood with one or two panes of glass on the top portion and a panel below (see photographs 2 and 4).

Door 312 is an original opening, but the door appears to have been changed. It is a five-panel wood door, and there are hinge marks on the frame that indicate this opening had another door at one time.

Doors 104, 105, 106, 202, 205, 206, 208, 210, 301, 303, 304, and 315 were added when new partitions were constructed in the building. These doors were either newly constructed (D 105, 208, 210, 303, 304, and 315) or were salvaged from other areas of Building 3 or from some other building at Harpers Ferry (D 104, 106, 202, 205, 206, and 301).

Door 207 was probably added when the porch or second-floor "back room" (room 207) was enclosed. The door is a four-panel wood door, but its panel profile does not match that of the original four-panel doors. Photograph 55 indicates that a glass door covered the opening at one time.

Door 307 was added when a new opening was made in an existing wall. This door appears to have been salvaged and modified for this opening.

Door openings 203, 209, 305, 311, 313, and 314 appear to be original, but they have no doors. Openings 209 and 314 are boarded; hinge marks on openings 203, 209, 305, 311, and 313 indicate that these openings did at one time have doors.

f. Trim

There are several types of architraves and corner blocks found on the windows and doors of Building 3. There appears to be a definite pattern in the distribution of these architraves and corner blocks: among the door (D 101-103, 107, 201, 203, 204, 209, 302, 305, 306 and 308-314) and window openings (W 201-206, 301-310, and 312-316), which appear to be original, type 3 architrave and type 1 corner block tend to be found in the eastern section of the building, while type 1 architrave and type 4 corner block tend to be found in the western section of the building (see photographs 32 and 33 and the charts on pages 41 and 42).

There are two types of plinths found on the original door openings (see photograph 38). Both types can be found in the western or newer section, but only type 1 can be found in the eastern or older section.

ORIGINAL DOORS AND WINDOWS: DISTRIBUTION OF TRIM AND HINGES

EASTERN SECTION BUILDING 3

DOORS

DOOR NO.	ARCHITRAVE	CORNER BLOCK	PLINTH	HINGE
D 103	None	None	None	Type 2 ^a
D 204	Type 1 ^b (North side only)	Type 4 ^B (North side only)	Type 1 ^c	
D 308	Type 3 ^d	Type 1 ^d	Type 1	Type 2
D 309	Type 3	Type 1	Type 1	Type 2
D 310	Type 3	Type 1	Type 1	Type 3 ^e
D 311	Type 3	Type 1	Type 1	
D 312	Type 3	Type 1	Type 1	
D 314	Type 3	Type 1	Type 1	

WINDOWS

WINDOW NO.	ARCHITRAVE	CORNER BLOCK
W 204	Type 1	Type 1
W 205	Type 3	Type 1
W 206	Type 3	Type 1
W 307	Type 3	Type 1
W 308	Type 3	Type 1
W 309	Type 3	Type 1
W 310	Type 3	Type 1
W 312	Type 3	Type 1
W 313	Type 3	Type 1
W 314	Type 3	Type 1

^aSee photograph 39 and detail 4 on sheet 20 of the drawings.

^bSee photograph 32 and details 4 and 6 on sheet 19 of the drawings.

^cSee photograph 38 and details 1 and 3 on sheet 19 of the drawings.

^dSee photograph 33 and details 1 and 8 on sheet 19 of the drawings.

^eSee detail 7 on sheet 20 of the drawings.

ORIGINAL DOORS AND WINDOWS: DISTRIBUTION OF TRIM AND HINGES (Cont'd)

WESTERN SECTION OF BUILDING 3

DOORS

DOOR NO.	ARCHITRAVE	CORNER BLOCK	PLINTH	HINGE
D-101	None	None	None	
D-102	Type 1 ^a	Type 4 ^a	Type 2 ^b	
D-107	None	None	None	
D-201	Type 1	Type 4	Type 2	Type 1 ^c
D-203	Type 1	Types 3 ^d and 4	Type 2	Type 1
D-209	Type 1	Type 4	Type 2 ^b	
D-302	Type 1	Type 4	Type 1 ^b	Type 2 ^e
D-305	Type 1	Type 4	Type 1	Type 1
D-306	Type 1	Type 4	Type 1	Type 1
D-313	Type 1	Type 4	Types 1 and 2	Type 1

WINDOWS

WINDOW NO.	ARCHITRAVE	CORNER BLOCK
W-201	Type 1	Type 4
W-202	Type 1	Type 4
W-203	Type 1	Type 4
W-301	Type 1	Type 4
W-302	Type 1	Type 4
W-303	Type 1	Type 4
W-304	Type 1	Type 4
W-305	Type 1	Type 4
W-306	Type 1	Type 4
W-315	Type 1	Type 4 ^f
W-316	Type 1	Type 1

^aSee photograph 32 and details 4 and 6 on sheet 19 of the drawings.

^bSee photograph 38 and details 2 and 4 on sheet 19 of the drawings.

^cSee photograph 40 and detail 3 on sheet 20 of the drawings.

^dSee detail 3 on sheet 18 of the drawings.

^eSee photograph 39 and detail 4 on sheet 20 of the drawings.

^fSee photograph 33 and details 1 and 8 on sheet 19 of the drawings.

g. Stairways

Building 3 contains only one stairway (see photographs 41-46). It is located at the west side of the structure, against the brick exterior wall, and consists of a "straight-run" flight from the first floor to the second, a landing on the second floor, and an L shaped flight to the third floor. The 2-foot, 7-inch wide "straight-run" flight consists of 21 risers, 6 $\frac{9}{16}$ inches high and 20 treads, 10 $\frac{3}{8}$ inches deep. The floor to floor distance is 11 feet, 4 $\frac{3}{8}$ inches and total flight run is 17 feet, 3 $\frac{1}{2}$ inches.

The L shaped flight consists of two series of steps separated by a 2-foot, 10 $\frac{3}{8}$ inch by 2-foot, 4 $\frac{1}{2}$ -inch landing. The lower section consists of 11 risers, 6 $\frac{3}{4}$ inches high, and 10 treads, 9 $\frac{1}{2}$ inches deep. The floor to landing distance is 6 feet, 2 $\frac{1}{4}$ inches. The flight run is 7 feet, 11 inches. The upper half of the L-shaped flight consists of 8 risers, 6 $\frac{1}{2}$ inches high, and 7 treads, 10 $\frac{1}{8}$ inches deep. The landing to floor distance is 4 feet, 1 $\frac{1}{8}$ inches.

The stairway is bounded by a stair rail opposite the brick wall, which is supported by balusters, two per tread, and newel posts at the ends of each stair section. The bottom of the handrail averages 2 feet, 7 $\frac{1}{2}$ inches above the nosing at the riser.

Overall, the condition of the stairway between the first and second floors is poor. If the second floor is opened to the public, it is strongly recommended that measures be undertaken to strengthen this structural system and increase its load-carrying capabilities.

h. Paint Study

Building 3, having been constructed around the turn of the century, is of less historical significance than most of the other buildings at Harpers Ferry. Thus, the amount of architectural investigation has been limited, and a paint study was not attempted.

5. Heating/Cooling/Electrical/Plumbing Systems

When Building 3 was constructed, it had five chimneys. While no evidence of any fireplaces exists, all of the chimneys do have stovepipe holes which indicate that at one time stoves were vented through the chimneys.

Rectangular openings are found in some of the interior walls on the second and third floors. These openings are located near the ceilings (see photograph 35). The purpose of these openings is not known, but it is suspected that they might have been added to aid in the circulation of heated air.

Portable electric heaters placed along the exterior walls now provide the only heat for Building 3. They are found in rooms 102, 202, 205, 206, 303, 304, and 309. Three window air-conditioning units cool the building; they are found in rooms 205, 303, and 304.

There is ample electricity in the building. The circuit breakers are located in the second-floor "back room" (room 207), and it appears that additional breakers were added to satisfy increased demand. Room 207 also contains two electric meters, an indication that the building contained apartments at one time.

The plumbing system in Building 3, which was probably added after the 1896-1907 construction period, is in operating condition. There are, however, problems in the system: the drain under the sink in the second-floor bathroom (room 204) does not work, and water stains on the ceiling in room 207 and peeling paint in room 204 (see photograph 28) indicate that there have been leaks in the plumbing of the bathroom (room 306) above.

6. Water Problems

Building 3 has always had water and moisture problems. According to the Army Corps of Engineer's Report, "Potomac River--Part 1: Flood Plain

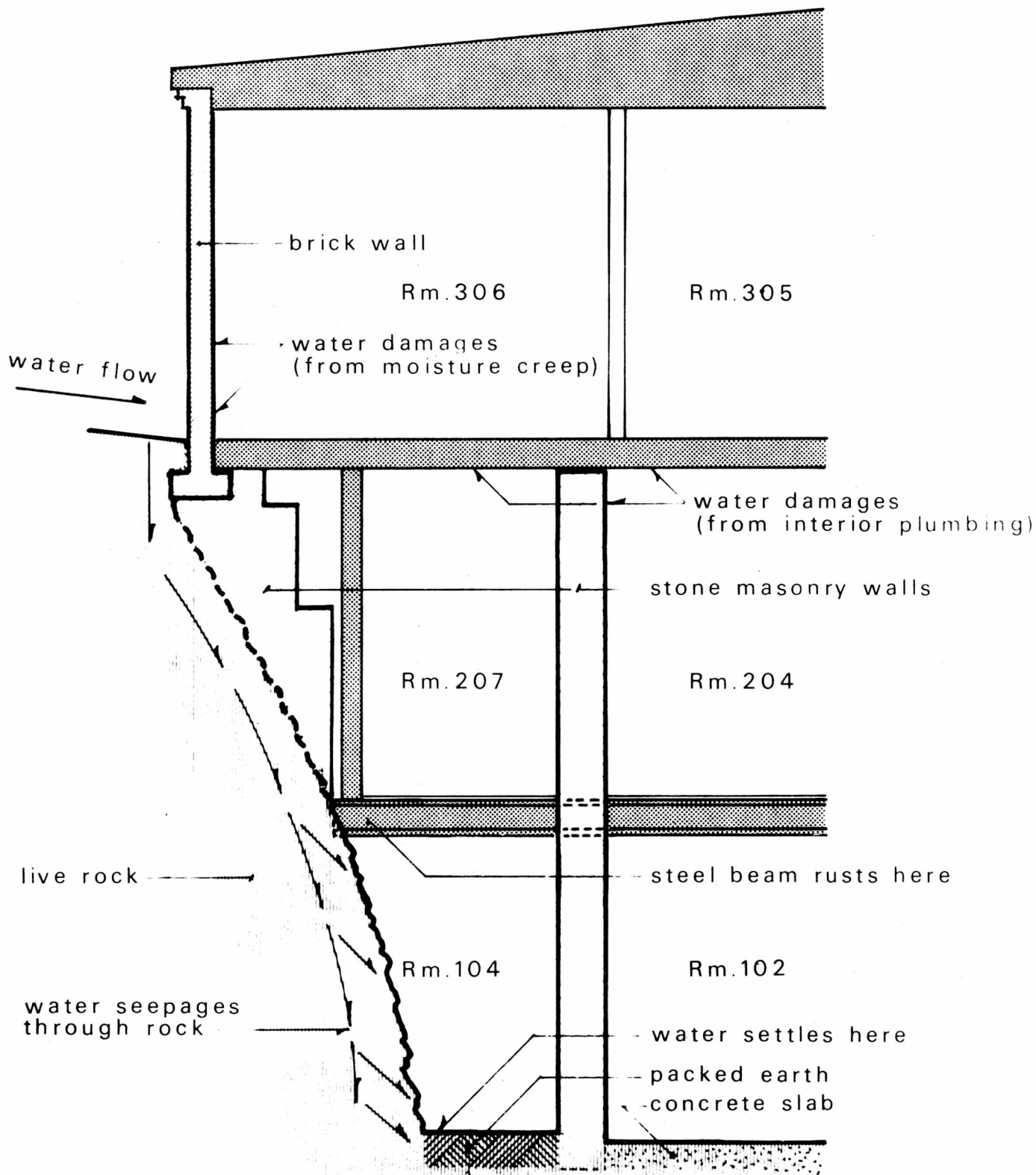
Information," Building 3 is located just inside the upper boundary of the 100-year floodplain. Thus, it can be assumed that this building will be flooded once every 100 years. The last flooding which came close to Building 3 was in 1936; at that time the water rose to within three inches of the first floor.

A more constant water problem, however, is caused by the fact that Building 3 is built against a cliff and is surrounded by a poor drainage situation (see figure 9). Because the south wall of the first and second floors of the building is built against the cliff's face, and the cliff is composed of Harpers Ferry shale, which exhibits steeply tilted bedding planes with voids which allow water to penetrate, water seeps out of the cliff and easily enters the building. A sump pump is located in the "back room" (room 104) of the first floor to remove the water. This water has caused the southern end of the steel I beams, which support the interior brick wall, to rust.

The problem of water seeping down through the cliff is aggravated by the fact that there is no drainage system for the public walkway, which is located at the top of the cliff, behind Building 3. Water is not directed to the base of the cliff at some point away from the building; rather it is allowed to seep into the ground and work its way to the base of the cliff and, perhaps, into Building 3.

Two cisterns located at the top of the cliff behind the building probably also contribute to the water problems. A sump pump is located in one cistern (on the west side) to carry the water away.

The concrete slab situated behind Building 3 causes additional water problems. This slab directs water toward the building's third floor--which is about level with the top of the cliff--rather than away from the building. Evidence of this problem can be seen on the walls of the southeastern corner of room 307 where the plaster has been damaged (see photograph 29).



PARTIAL SECTION
THROUGH THE EASTERN HALF OF BLDG. 3

FIGURE No. 9
SOURCES of WATER PROBLEMS
and DAMAGES

V. Proposed Work Program

A. Base Work

The proposed adaptive restoration of Building 3 will restore the exterior of the building to its appearance in 1907. The interior, however, will be adaptively restored: this means that while the original fabric will be preserved in the interior, present-day needs will also dictate some of the construction work.

This work program is divided into two parts. The first part is the base work which includes the exterior restoration and interior work that would help facilitate adaptive work. The second part is the adaptive work which would change or modify the interior to meet the needs of the park (the adaptive work is discussed in part B of this section). The base work is composed of twelve work elements:

1. Exterior

- a. Brick walls
- b. Storefront
- c. Doors
- d. Windows
- e. Chimneys
- f. Roof, Gutters, and Downspouts

2. Interior

- a. Partitions
- b. Floor Systems
- c. Doors
- d. Stairways
- e. Molding
- f. Interior Finishes

Building 3 is, at present, in a stable condition. It is, however, vulnerable to a loss of historic fabric due to its structural and water problems. Therefore, all elements of work in the section "Part I--Exterior" should be performed as soon as possible.

Only after the completion of the base work can part B or the adaptive work be initiated. However, part B could be deferred indefinitely if the building is not to be used in the near future. It is recommended, however, that any unoccupied floors of the building be well-ventilated and secured.

The following is a discussion of the work elements listed above, including recommendations for the work which needs to be done and an analysis of the impact this work would have on Building 3. Any work which involves the loss of or damage to any historic fabric will cause an adverse impact on the building. In all cases, adverse impacts can be lessened or eliminated by an accurate design of any replacement parts, good and complete specifications, close supervision, and the use of skilled workers. The historic fabric should be treated with care and as much of it as possible should be repaired and reused rather than discarded and replaced with duplications.

1. Exterior

a. Brick Walls

Recommendations:

The walls should be cleaned with a low-pressure warm-water wash, using no detergents or abrasives. A natural bristle brush should be used in stubborn areas, using only horizontal and vertical brush strokes. This process should remove loose mortar, dirt, and vegetation, exposing the brick masonry for examination and repointing. Any damaged brick should be replaced. The walls should be repointed with a lime mortar which matches the existing in composition, color, and texture. The parging found on the east and west walls should be removed and two coats of new parging applied, sealing inferior bricks on the west wall and stones on the east wall. The vent on the west wall should be removed and the opening bricked up to match the existing west wall.

The wood lintel above the storefront on the western side of the north elevation should be replaced with a steel channel. This new channel

should be supported by new channels (these channels will be concealed) which would replace the existing wood columns. This new structural arrangement should resemble that found in the eastern section of the north wall.

That portion of the north wall on the western section of the building between the wood lintel above the storefront and the eaves of the roof should be taken down and rebuilt. In order to do this, the building needs to be carefully cribbed on all floors. The wall should be photographed and recorded in sufficient detail to permit accurate restoration. The brick should be dismantled by hand, keeping separate the exterior face brick, the filler brick, and the interior face brick.

This portion of the north wall should be restored using original brick with a lime mortar which matches the original in composition, color, and texture. The wall should be reinforced with horizontal reinforcing and should be coursed and tooled to match the existing adjacent wall areas. The details around the windows should be rebuilt to match the original details. Any replacement brick which is needed should match the existing brick in size, hardness, texture, and, as closely as possible, color.

Impact Analysis:

The repairs made to the brick walls will have several beneficial effects: they will help protect the walls from water intrusion, help prevent the loss of bricks, and retard any structural problems. The more extensive repairs to the north wall will correct the sagging condition which now presents a serious threat to the structural stability of the building.

Careful removal and recording of the north wall is necessary so that the restoration is accurate and does not have a negative impact on the building. The replacement of the wood lintel and columns by steel channels will mean a loss of historic fabric and, thus, an adverse impact on the building. The poor condition of the west side of the front wall, however, necessitates the installation of new structural members.

b. Storefront

Recommendations:

Structural modifications (as described in the previous section) need to be made only to the western section of the storefront. All of the load-bearing wood members in the eastern section have already been replaced with steel columns and lintels composed of channels. Steel members should replace all load bearing wood members in the western section.

Photograph 55 should be used as a guide for the restoration of the storefront. As this picture indicates, there should be one double door on the eastern section with a large area of fixed glass on either side. On the western side, there should be a large section of fixed glass between the existing double door and the existing single door. All glass should be double-pane insulating glass.

All the existing doors and frames in the western section of the storefront should be used as a guide in the construction of the new doors. Actual historic hardware should be reused wherever possible; where this is not possible, replicas should be made.

In front of the double doors in the western section of the building, the sidewalk should be warped up to meet the door sill, thus eliminating the step in front of that door, and making wheelchair access easier.

Just above the storefront, two sections of boxed cornice "supported by" decorative brackets should be built: one over the western section of the storefront and one over the eastern section of the storefront. The cornice and supporting brackets should match those shown in photographs 5-7.

Impact Analysis:

Restoring the storefront will have the beneficial impact of restoring the historical appearance of the front of the building. The structural changes

made to the western section of the storefront will help to stabilize the brick wall above the storefront, which now presents a threat to the integrity of the north elevation. The installation of the storefront windows will make room 102 a more pleasant space as well as make the view along the sidewalk in front of Building 3 more attractive and interesting. The fact that these windows will be made with double-pane insulating glass will add to the energy efficiency of the building. Warping the brick sidewalk will make Building 3 and its exhibits more accessible to those in wheelchairs, yet it will cause little disturbance to the historic scene.

c. Doors

Where repairs are required, the existing exterior door frames and doors should be carefully removed, restored and put back in their original location. Any replacement parts which are needed should be historically accurate. As discussed in the previous section, a new double door is needed on the eastern side of the storefront; this door should match those shown in photograph 55 and the existing double doors on the western side of the building. In all cases, new door assemblies should incorporate usable historic components, be treated with a preservative, and be protected by copper clad foil if they are in contact with brick or stone.

Impact Analysis:

The removal and repair of the exterior door assemblies will have the beneficial impact of stabilizing the wall openings and allowing for the inspection of concealed lintels. The restoration of the doors will also improve the appearance of the building.

d. Windows

Recommendations:

Where repairs are required, the window frames should be carefully removed, restored, and put back in their original location. Historical replicas should be

installed only where necessary. The storm windows should be removed. The one-over-one window sashes should be replaced with replicas which have one-over-one double-pane insulating glass. Frame and sash units should be treated with a preservative, and any surfaces in contact with brick or stone should be covered with copper-clad foil. Replicas of the historic shutters should be hung on all the second- and third-floor windows.

Impact Analysis:

The removal and repair of the old window frames and the fabrication of new sashes and shutters will have the beneficial impact of stabilizing the window openings, permitting an examination of concealed wood lintels and sills, and restoring the historic character of the building. In addition, the repair of the windows and the use of double pane insulating glass will make the building more energy efficient.

e. Chimneys

Recommendations:

The existing chimneys should be carefully examined for cracked, spalled, loose, or rotted brick, and historically compatible repairs should be made. Three new chimneys should be constructed to replace the ones that have been removed by the park. Since no good photographs or documents exist of the original (missing) chimneys, careful attention must be given to the design of the three new chimneys, making sure they are compatible with the historic fabric.

Each chimney should be covered by a low-screened chimney cap with a water tight top to reduce water and animal intrusion while these chimneys are not in use. If the chimneys are put to use, the chimney caps should be replaced by spark arresters, and all flues and linings should be examined and repaired.

Impact Analysis:

The repairs and reconstruction of the chimneys will have a beneficial impact of returning the building to its original appearance and saving the existing chimneys from further deterioration.

f. Roof, Gutters, Downspouts and Drainage

Recommendations:

The present structural system of the roof is in generally good condition and should remain. However, the roof sills, rotted rafters, bad sheathing and end wall collar ties should be replaced. The sills should be anchored to the brick walls by anchor bolts set in grout. A standing seam metal roof, which is probably the original type of roof, should be installed, replacing the present tar-and-gravel roof.

Existing gutters, gutter brackets, and downspouts located at the rear (south elevation) of the building should be removed and replaced with new lead-coated copper gutters and downspouts painted flat black. They should be fastened to the building by historic-looking wrought iron brackets also painted flat black. Gutters and downspouts should also be installed at the front (north) elevation, where none presently exist. All downspouts should be installed in such a manner that they lead water away from the structure. Historic photographs 53-55 should be used to help determine the location of the downspouts.

At the rear of the building there are two concrete slabs. The eastern slab is situated in such a way that it directs water toward the building. This slab should be removed and reconstructed so that it directs water away from the building. Also, the cisterns at the rear of the building should be filled with dirt to help eliminate the problems caused by the accumulation of water near the building.

Impact Analysis:

Repairs to the roofing system, the installation of new gutters and downspouts and the reconstruction of the concrete slab will have the beneficial impact of preventing water from entering the building, providing proper drainage down from the roof and away from the building, stabilizing the roof structure and exterior walls, and restoring the building to its historic appearance.

2. Interior

a. Partitions

Recommendations:

All nonhistoric partitions, shelving, and cabinets should be removed. Any deteriorated plaster on the remaining partitions should be removed, and the exposed wood lath and stud framing should be examined for needed repairs. The wood lath and stud framing should be replaced only when repairs are not possible. New plaster should be applied to the walls matching the original historic finish.

Impact Analysis:

The removal of the nonhistoric partitions will have the beneficial impact of restoring the building to its historic appearance. However, while nonhistoric parts of the building can be identified and removed, the original floor plan cannot be completely restored: there are no records of where partitions might have been originally located and later removed. When the nonhistoric additions to Building 3 are removed, clues might be discovered indicating the locations of original but no longer existing partitions.

b. Floor Systems

Recommendations:

The floor systems of Building 3 should be carefully examined for missing or

deteriorated historic fabric. The condition of the steel beam which runs north and south through the interior of the building should be studied; any rusting parts should be reinforced or removed and replaced.

Joist and sill members should be core drilled to reveal any damage. Any framing members which need to be replaced should be fabricated to match the historic fabric. Wherever necessary, new joists should replace the old in continuous spans paralleling the old material. If continuous new spans are not possible and enough of the old material is sound, new wood can be spliced to the old using galvanized steel straps, bolts, hangers, etc. All wood surfaces should be treated with a preservative, and wood in contact with masonry should also be lined with copper-clad foil.

The tongue-and-groove flooring should be examined and those boards which are in poor condition should be replaced with matching material. Boards or building felt should be laid over the tongue-and-groove flooring to protect its surface during the construction work.

Impact Analysis:

Repairs to the floor system will be beneficial for the building. First, the floor system will be restored to its original load-bearing capacity and, second, further deterioration of the existing historic fabric will be halted.

c. Doors

Recommendations:

All nonhistoric doors, door frames, and hardware should be removed from the building. The remaining original doors, door frames, and hardware should be inspected and repaired where necessary; any replacement parts needed should be made to match the original historic parts.

Impact Analysis:

The repair of existing and the installation of new interior doors will have the beneficial impact of restoring the historic character of Building 3.

d. Stairways

Recommendations:

The stairway between the first and second floor should be removed and replaced with a new stairway which duplicates the original. The stairway between the second and third floors should be repaired.

Impact Analysis:

The repair of the stairways will provide safe public access to the second and third floors of the building.

e. Molding

Recommendations:

Moldings should be repaired and replaced at the time the interior walls are restored. Any new material which is required should match the historic fabric. The moldings serve as plaster grounds and should be fastened to blocking set into the walls.

Impact Analysis:

Repairing the molding in Building 3's interior will have the beneficial effect of restoring the historic character of the building. This work will have the potential for adverse impact because wood grounds will be set in the walls for installation.

f. Interior Finishes

Recommendations:

The interior walls, ceilings, and trim should be painted. However, if the upper floors are to remain unoccupied for a period of time, these spaces should be left unpainted. Trim and wood walls should be primed to reduce humidity damage.

Impact Analysis:

The application of interior finishes will have the beneficial impact of protecting interior surfaces. However, if these finishes are used to conceal any deteriorating historical fabric, are incompatible with the historic fabric, or encourage decay, then these finishes will have an adverse impact.

B. Adaptive Restoration

Possible alternatives for the interior adaptive restoration of Building 3 were studied, and five of these alternatives are discussed in this section. The discussion of alternatives gives descriptions, design considerations, and necessary structural modifications for each alternative. The intention of this study is to find a solution which is consistent with the plans for the park, and which follows the guidelines set forth in the Management Policies.

The plans for the park are stated in the interpretive prospectus, which recommends that a large model be placed on the first floor of Building 3 to show "the town as it was in the 1850's." It is suggested the model "might be central with an elevated walkway on all sides."⁸ The interpretive prospectus does not mention uses for the upper floors, but it does state that, "with one exception (Building 9), the visitor uses are designed for first-floor

⁸National Park Service, "Harpers Ferry Interpretive Prospectus," p. 26.

levels and first-floor access only. The upper floors of most buildings will be used adaptively for offices, quarters, and storage."⁹ The guidelines in the Management Policies state that in adaptive restorations "original fabric is retained wherever practicable."¹⁰

The areas designed for visitor use in each of the following alternatives comply with Public Law 90-480, thus insuring that the physically disabled visitors will have access to the model and exhibits. No access, however, is provided for the physically disabled to the upper-level storage and office spaces. Office space is available for the physically handicapped park employees in the upper floors of Buildings 9, 10, 11, 11A, and 12: an elevator provides access to most of the upper-level spaces of these buildings. Since these spaces could be made available to any physically disabled park employees, no provision was made for the installation of an elevator in Building 3, and thus the upper-floor office spaces in this building were not designed to be used by physically disabled.

Before discussing the alternatives studied, some mention needs to be made concerning the use of ramps in Building 3. Some means of access for the disabled must be provided whenever there is a change in elevation. The required slope of ramps for wheelchair accessibility makes the use of ramps impracticable for Building 3. To illustrate, assuming a 1 inch in 12 inch maximum slope is allowed,¹¹ access to a walkway around a model elevated only two feet would require a ramp 24' long. A ramp of this size would require too much of the space in Building 3 to make this option feasible. As a result, ramps were eliminated from consideration and, instead, access to any change in elevation is provided by a lift.

⁹Ibid. p. 8.

¹⁰National Park Service, Management Policies, p. v-16.

¹¹American National Standards Institute, Inc., Specifications for Making Buildings and Facilities Accessible to, and Usable by, the Physically Handicapped (New York: American National Standards Institute, 1971), p. 8.

1. Alternative One

General Description:

This alternative places the model on the eastern side of the large "store" room (room 102) of the first-floor level. This model could either sit flat on the floor with a walkway leading visitors around it, or the eastern side of the model could be elevated with visitors viewing the model from the west side of it. Parts of the brick wall that once divided the large room into two store spaces are partially restored.

The second and third floors are both used for offices and storage. The only changes made to the upper floors are the removal of nonhistoric doors, partitions, cabinets, fixtures, wall coverings, and ceilings.

Design Considerations:

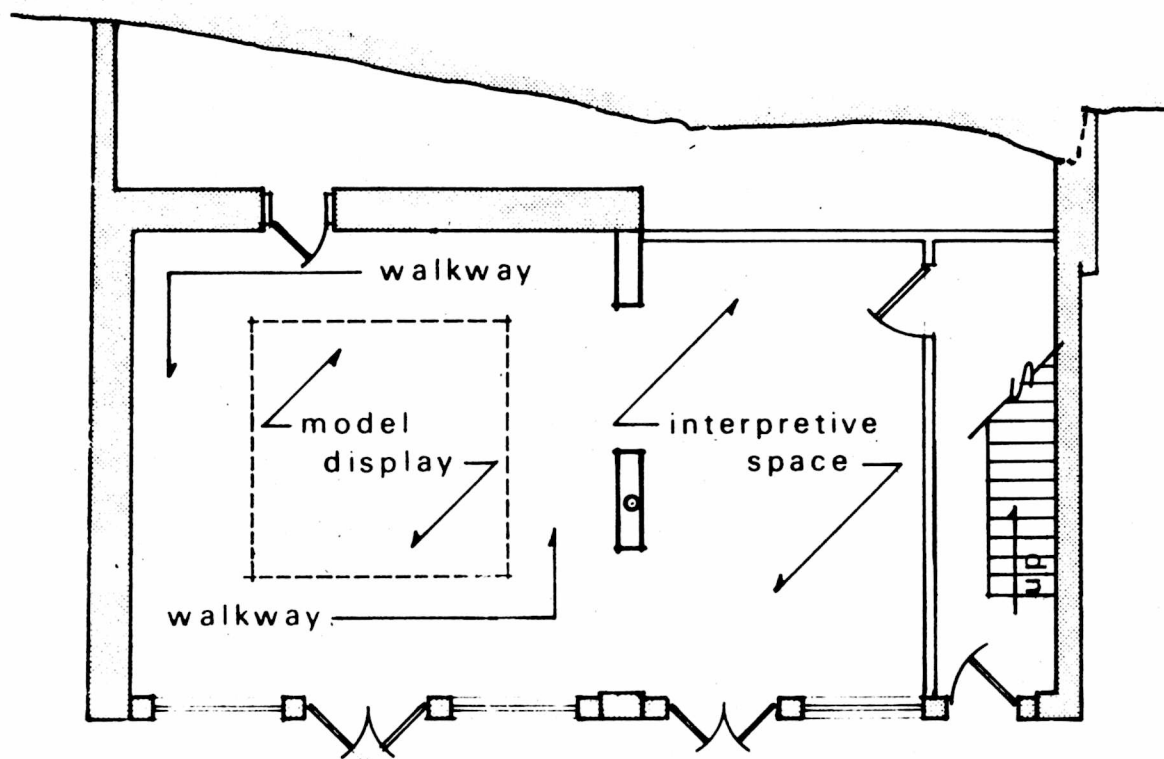
By retaining as much of the historic fabric as possible and limiting visitor access to the first level, this solution conforms to the plans and guidelines found in the interpretive prospectus and Management Policies.

Since visitors stay on the first level, this plan simplifies visitor circulation and requires no lift. The partial reconstruction of the interior brick wall gives some indication of the historic room divisions, directs visitor traffic, defines the space for interpretive purposes, and helps support the brick wall above.

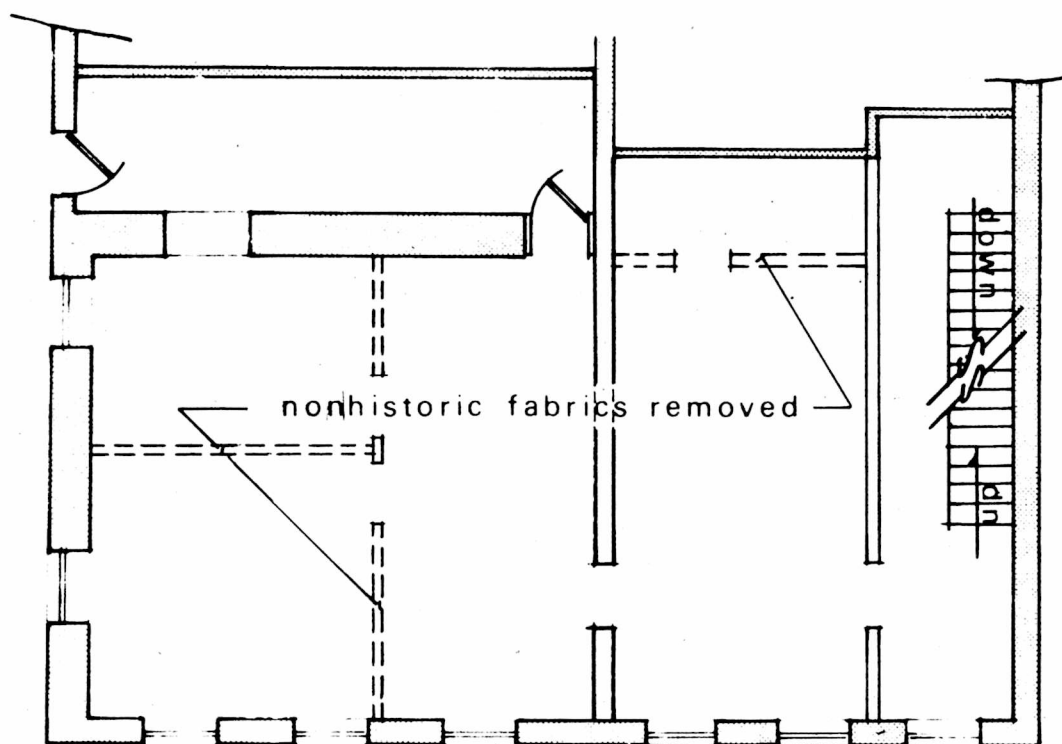
Since this alternative requires no lift and no significant structural changes, it is the least expensive way to adapt the building to meet the needs of the park.

Structural Modifications:

In this alternative, there is only one structural modification: the interior brick wall which at one time ran north and south through room 102 is partially reconstructed. This wall will help support the brick wall above and enable the pipe column to be removed.



FIRST FLOOR



SECOND FLOOR

ALTERNATIVE ONE

2. Alternative Two

General Description:

As in alternative one, this alternative places the model on the eastern side of the "store" room (room 102) with a walkway around it. This walkway, however, is elevated and has a lift and steps along its western edge. Parts of the brick wall which at one time divided the "store" room are reconstructed.

The second and third floors are used for office and storage space, and the nonhistoric additions and modifications found on these upper floors are removed.

Design Considerations:

This alternative also follows the plans and guidelines stated in the Management Policies and the interpretive prospectus for Harpers Ferry.

The elevated walkway around the model provides visitors with an ideal "bird's eye view" of the lower town of Harpers Ferry. If the model requires that the visitors have a higher "bird's-eye view," the model could be placed in an excavated area as shown in section A-A of alternative two. Circulation of visitors around the model is controlled by the elevated walkway and the partial restoration of the interior brick wall. The space on the west side of the partially restored brick wall is well defined for interpretive purposes.

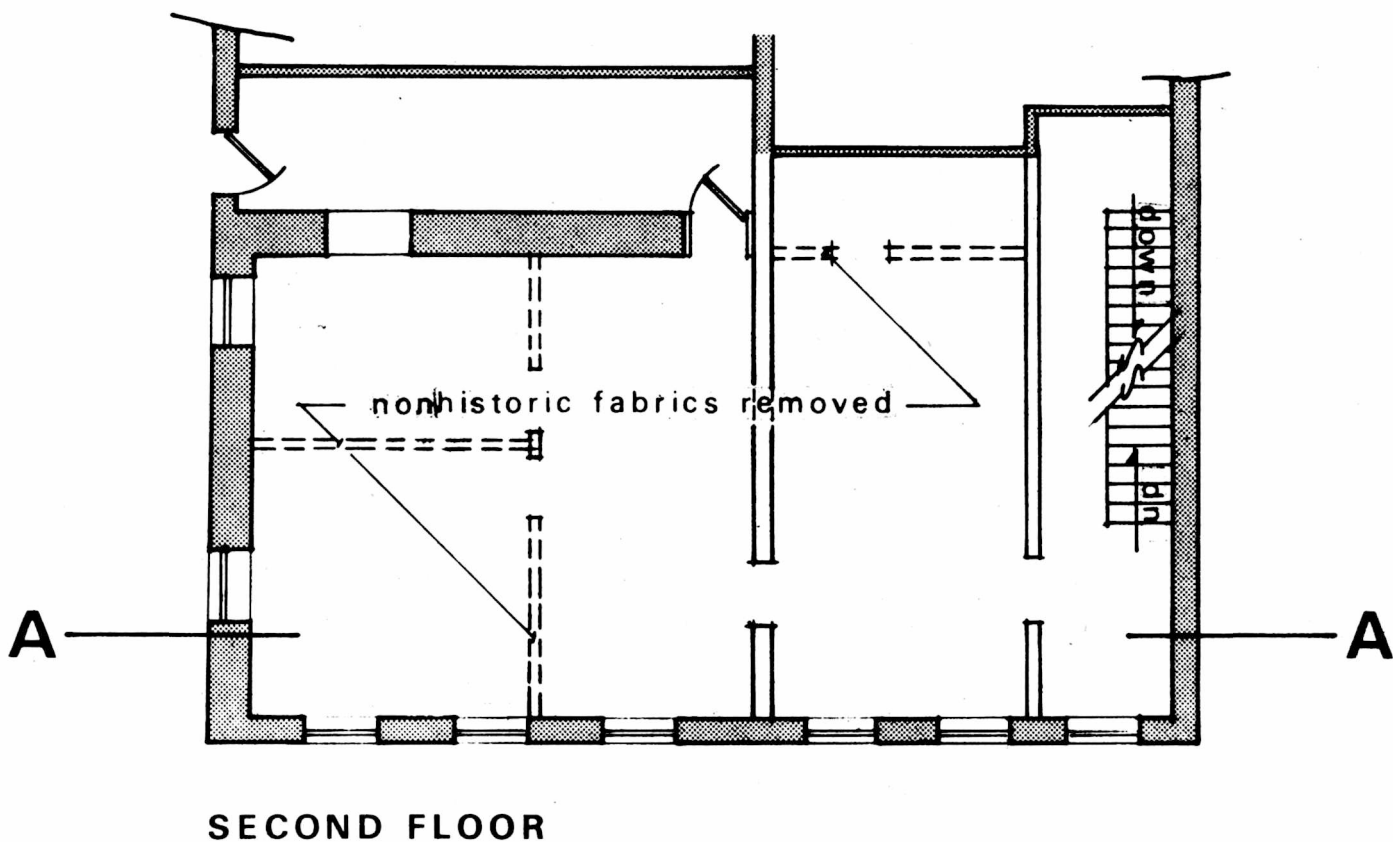
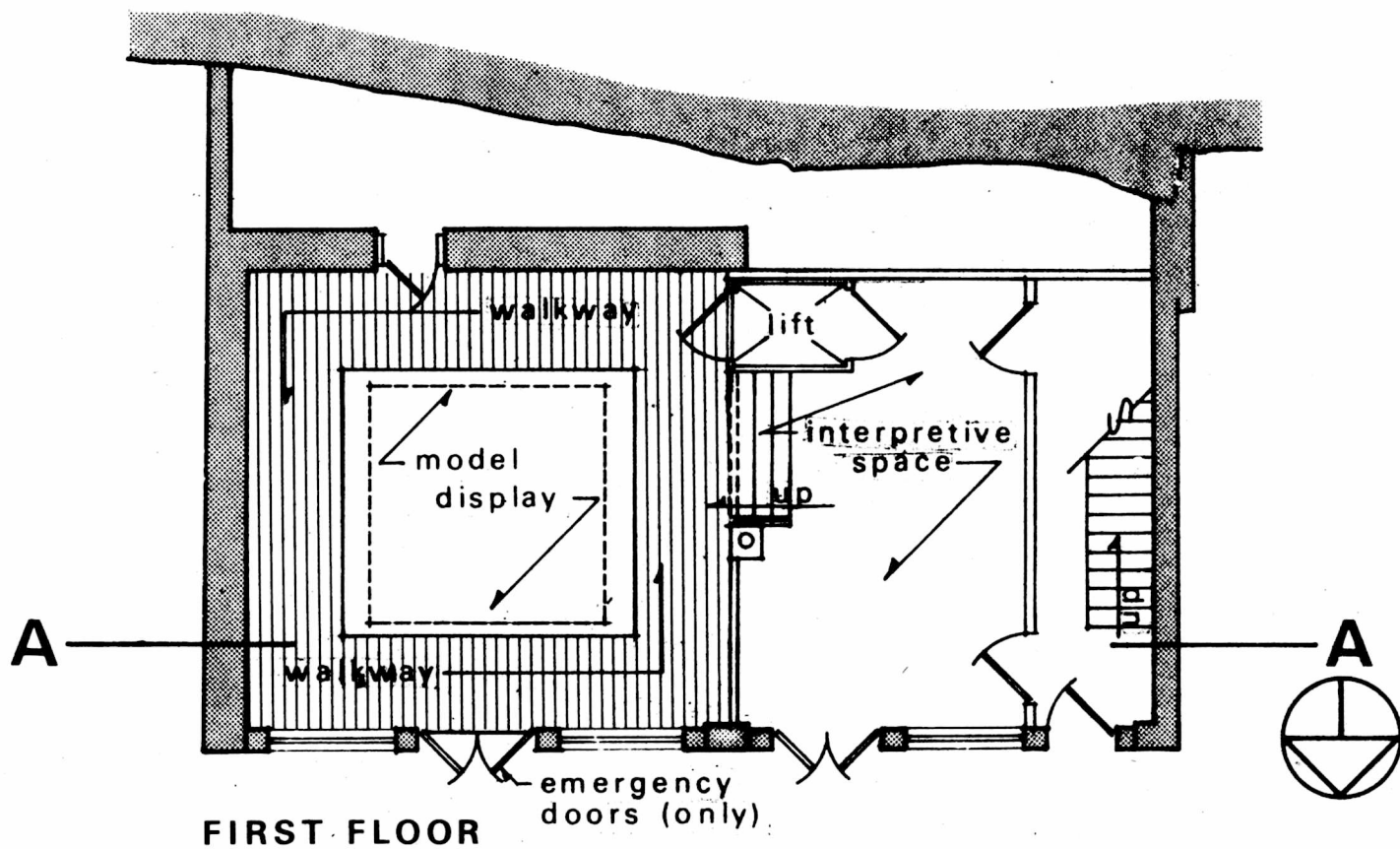
The few alterations required in this alternative make it an inexpensive solution. The cost of installing a lift and also, if required, the cost of excavating a space for the model makes this alternative, however, more expensive than alternative one.

Structural Modifications:

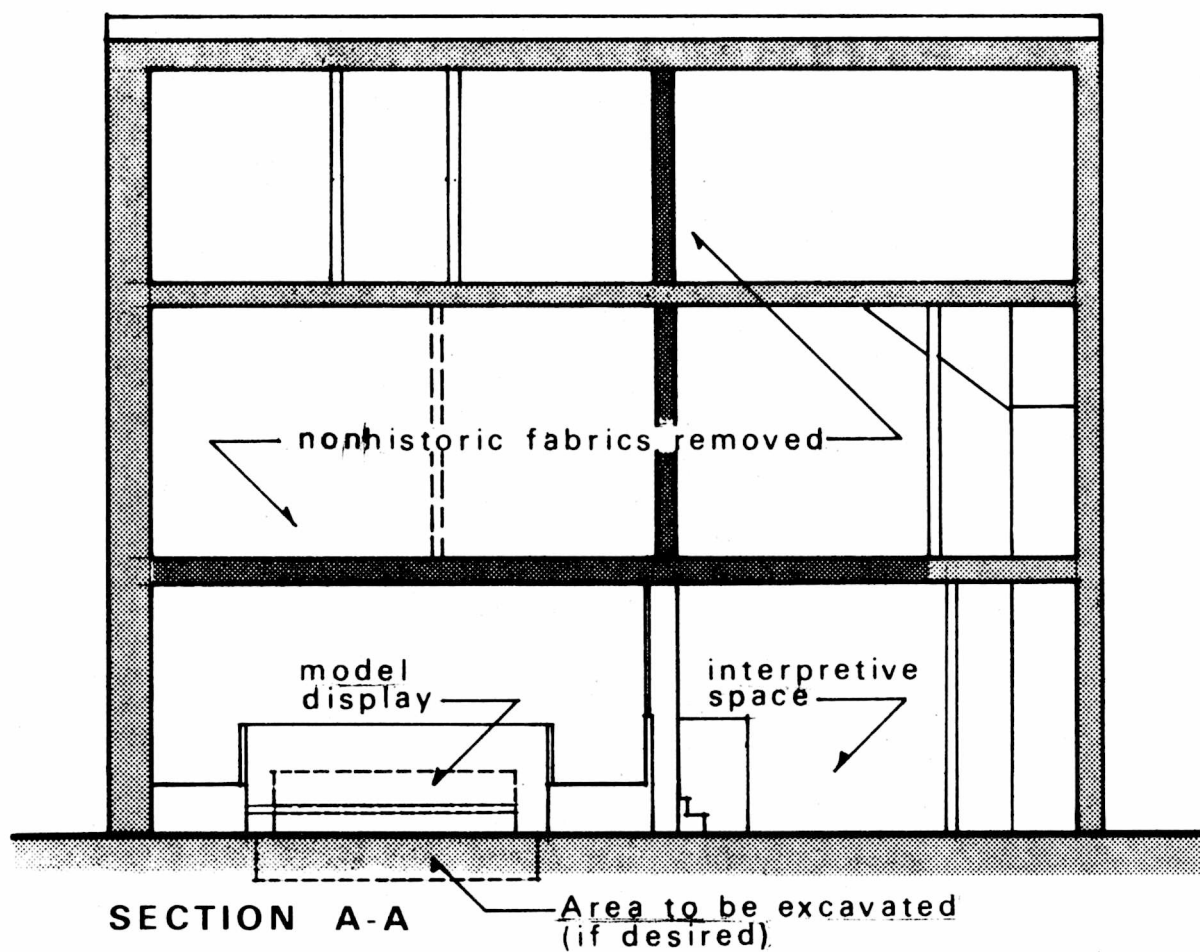
As in alternative one, there are no significant structural modifications that would affect the historic fabric of the building. If the area under the model

is excavated, however, certain factors must be considered. No archeological investigations have been done under the floor; thus, any excavation work would have to be supervised by an archeologist. Also, the location of bedrock has not been determined, but it is probably not far below the floor and, thus, might present problems. Water problems already exist in this building, and any excavation might make these problems worse.

The elevated walkway requires additional structural work, but this work will not affect the historic structure. The reconstruction of the interior brick wall will provide additional support for the brick wall above and enable the pipe column to be removed.



ALTERNATIVE TWO



ALTERNATIVE TWO

3. Alternative Three

General Description:

This alternative is similar to alternative one on the first level. The model is located on the east side of the "store" room (room 102) and space is left for visitors to walk around it. Parts of the interior brick wall are restored. The partition between the "store" room and the stair hall (room 101) is removed, enlarging the interpretive space and opening up the stairs and allowing visitors to go up to the second level. An alternative means for reaching the second floor is provided by a lift. To make more room for the lift, the western portion of the south wall of room 102 is moved back to the cliff.

While the first floor provides the major interpretive space, the western section of the second floor provides additional or secondary interpretive space. The eastern section of the second floor contains an opening in the floor which is surrounded by a walkway from which visitors can view the model below.

Only the third floor and the "back room" of the second floor (room 207) are used for offices and storage. Any nonhistoric modifications or additions are removed from these areas.

Design Considerations:

This alternative does not conform to the plans and guidelines presented in the Management Policies or the interpretive prospectus: historic partitions and floors are removed, and visitor access is not confined to the first level.

This alternative does, however, allow more space for interpretation and gives the visitors the choice of viewing the model from either the first-floor level or the second-floor level. Viewing the model from the second-floor level will

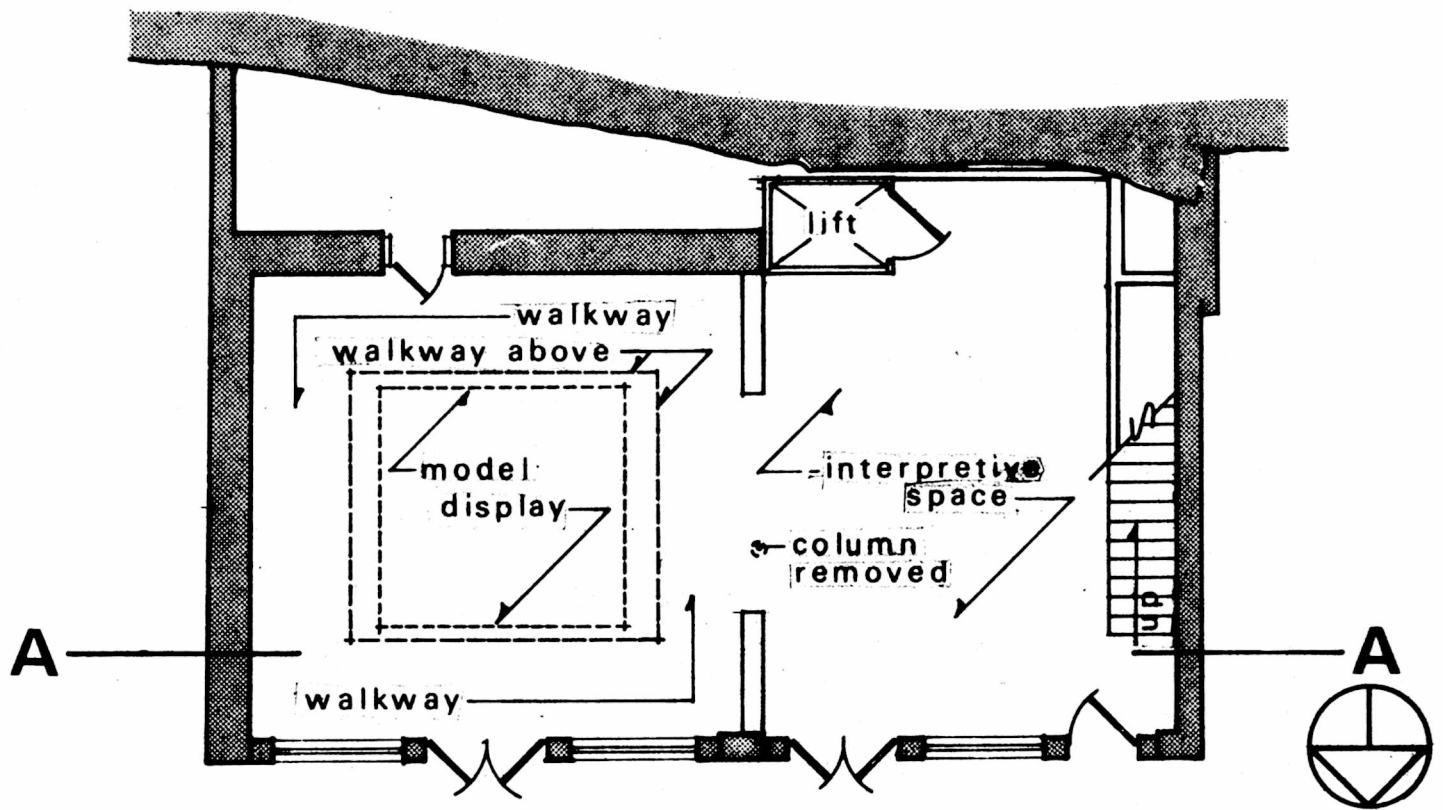
enable the visitors to get a view of the whole model at once, but they will be looking down about 15 feet and will probably not be able to distinguish much of the model's detail.

The removal of the eastern section of the second floor will give the first floor a spacious feeling and will put a strong focus on the model. However, the substantial structural modifications involved in the removal of part of the second floor also make this alternative more expensive than the previous two plans.

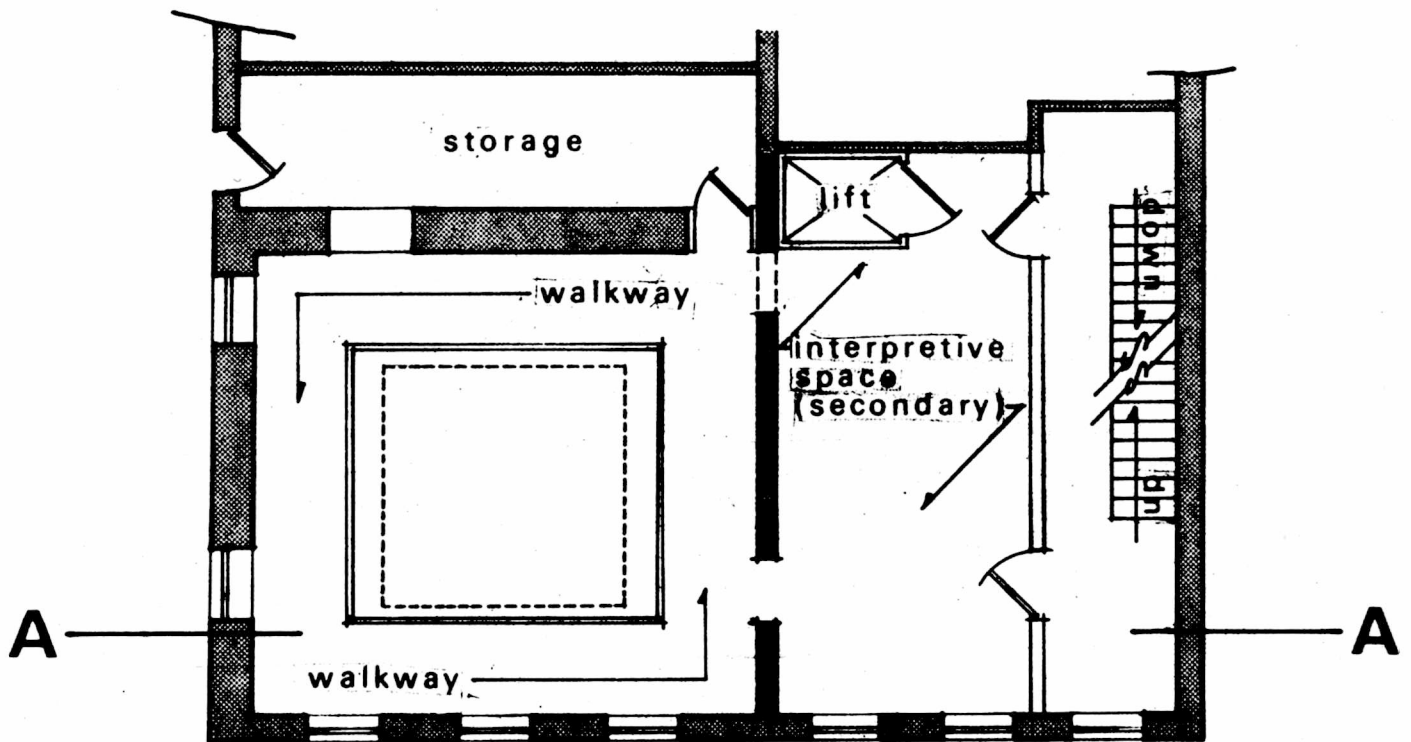
Structural Modifications:

This alternative requires a significant amount of structural modification. The removal of the partition separating the stair hall (room 101) and the large "store" room (room 102) necessitates the reinforcement of the floor joists supporting the second floor; alternatively, additional vertical members such as steel pipe columns and I beams could be used to replace the bearing wall. A walkway is constructed around the eastern side of the building at the second level.

As in the previous two alternatives, the interior brick wall is partially restored. This wall helps support the brick wall above, and enables the pipe column to be removed.

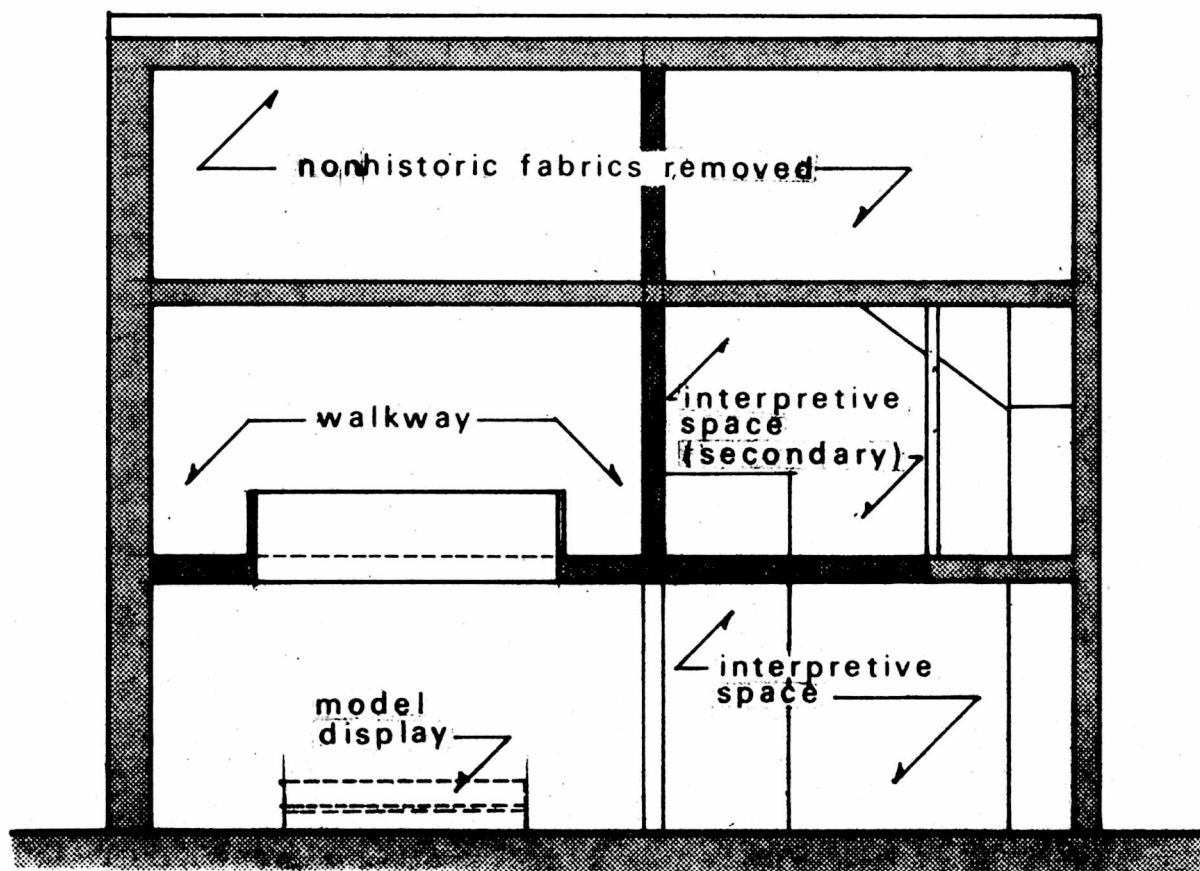


FIRST FLOOR



SECOND FLOOR

ALTERNATIVE THREE



SECTION A-A

ALTERNATIVE THREE

4. Alternative Four

General Description:

In this alternative, the large "store" room (room 102) and stair hall (room 101) become one space, and the model of the lower town is placed in the center with space around it for visitor circulation and interpretive areas. Visitors are permitted upstairs, where most of the second floor is removed, leaving a walkway around the perimeter from which visitors can view the model. As in alternatives two and three a lift is provided to make the walkway accessible to the disabled.

This plan necessitates the removal of the interior brick wall from both the second and third floors. Only the third floor and the "back room" (room 207) of the second floor are used for storage and office space: nonhistoric modifications and additions are removed from these areas.

Design Considerations:

As in the previous solution, this alternative, by destroying much of the historic fabric and allowing visitor access above the first floor, does not strictly adhere to the plans and guidelines found in the Management Policies and the interpretive prospectus.

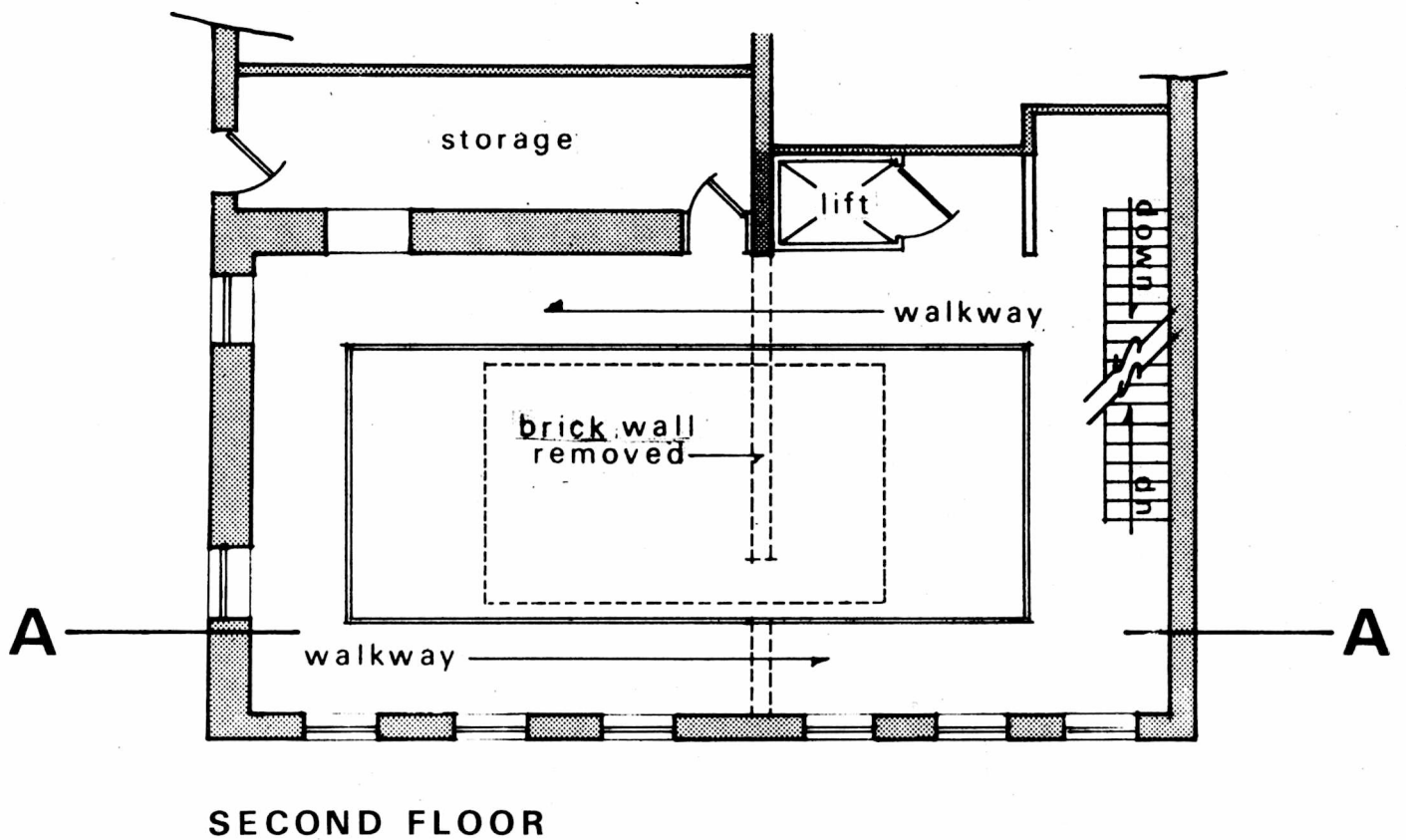
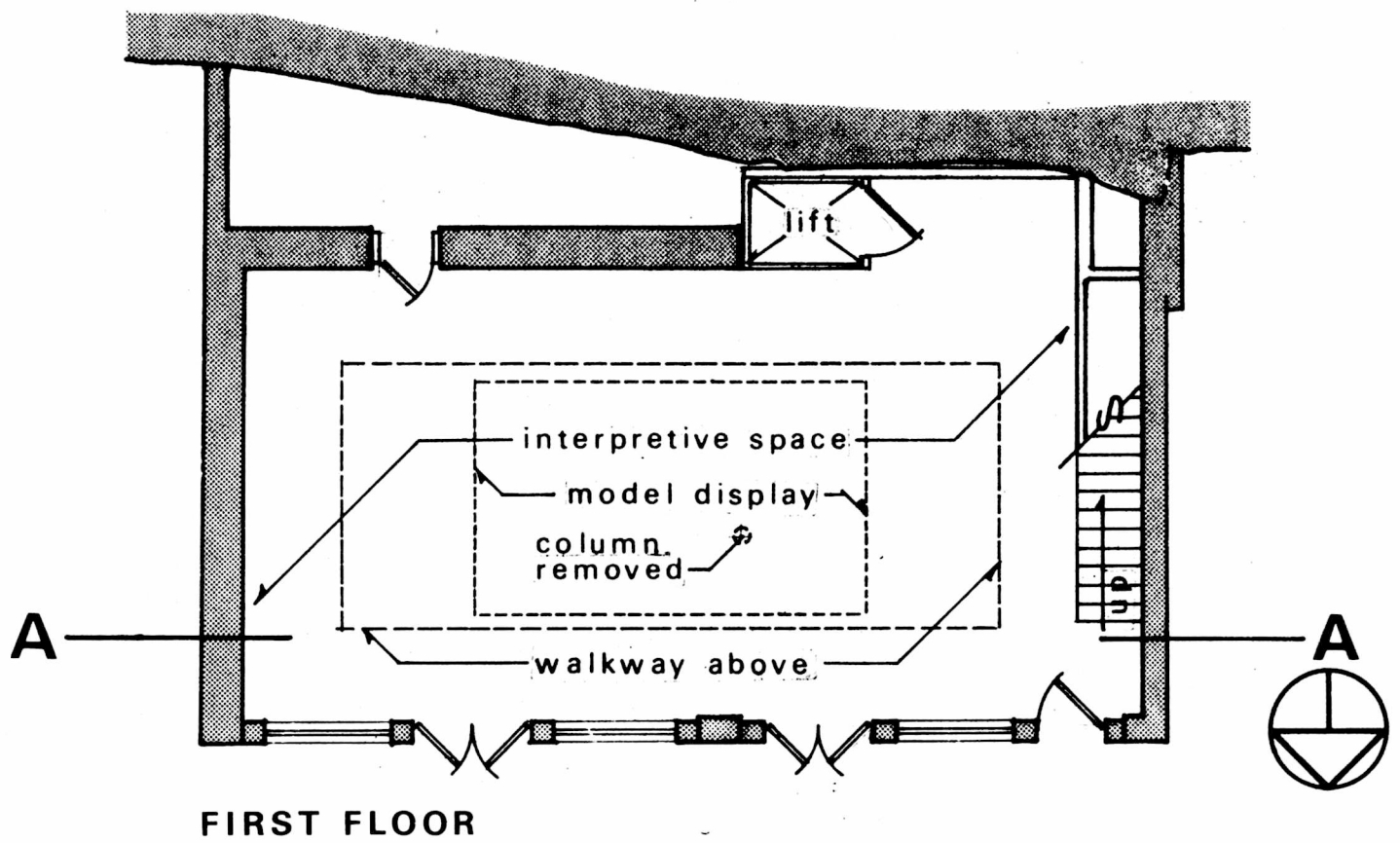
The first floor is completely opened up for the model, allowing space for a much larger model than the other alternatives. The walkway around the perimeter of the second level of the building provides an opportunity for visitors to look at the model from "up high." Because this model is larger than that in alternative three, the fact that the visitors will be looking down about 15 feet at the model will not be as much of a negative factor.

The more extensive structural work involved in this alternative makes this alternative more expensive than the other solutions.

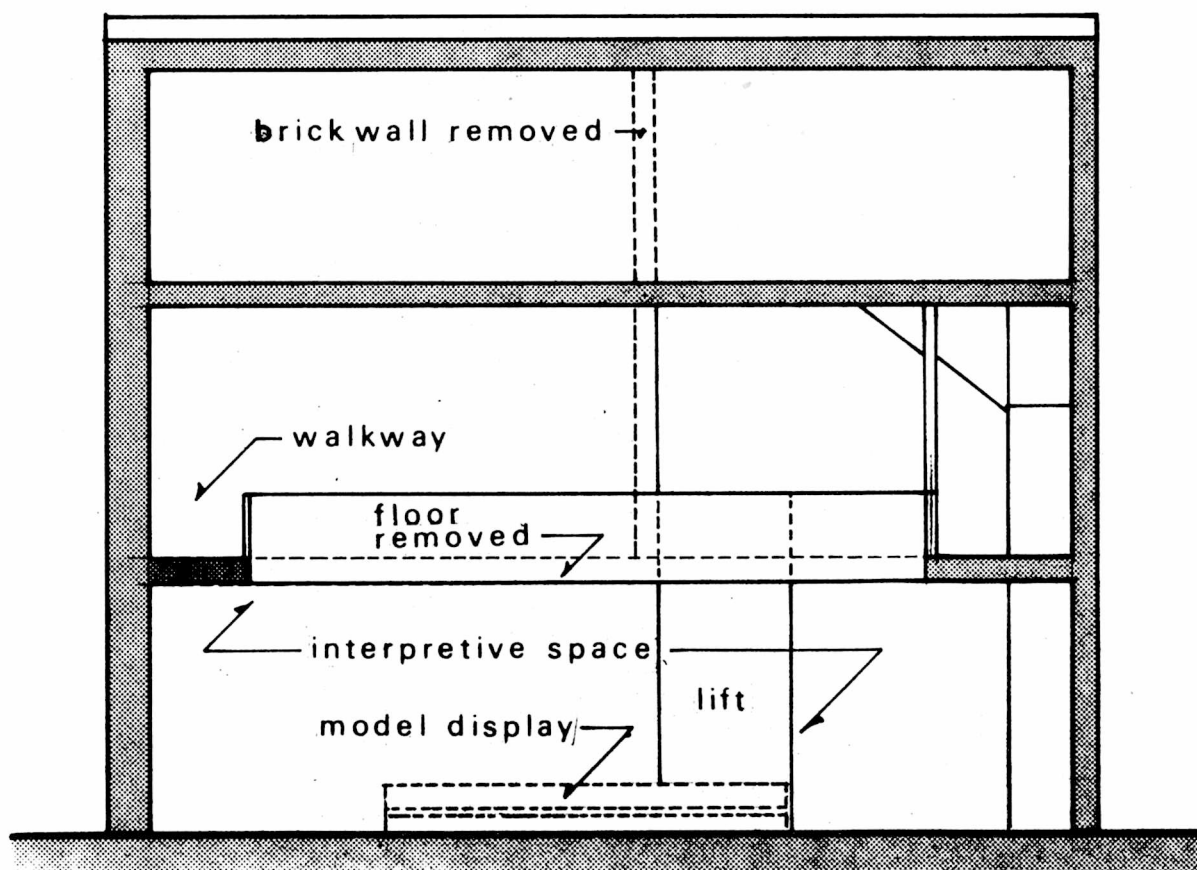
Structural Modifications:

Since the interior brick wall at the second and third floors is removed, this alternative requires extensive structural modification. Because the roof structure is dependent on the interior brick wall which is removed, a new support system is needed for the roof: a new I beam could replace the brick wall and support the third-floor ceiling joists. Steel bracing could be installed inside the building to help keep the exterior walls from bowing out from the forces exerted by the third floor and the roof. Instead of removing the third-floor brick wall and constructing a new roof system, steel I beams could be added to support the third-floor interior brick wall. These I beams could, in turn, be supported by steel channels located on the interior faces of the north and south walls.

In addition, the second-level floor system and the partition between the large "store" room (room 102) and the stair hall (room 101) are taken out. A walkway is constructed around the perimeter of the two-story open space. This walkway would be required to support a load of 100 pounds per square foot.



ALTERNATIVE FOUR



SECTION A-A

ALTERNATIVE FOUR

5. Alternative Five

General Description:

This plan is in some ways similar to alternative two: the model is located in the eastern section of the building surrounded by an elevated walkway. As in alternative two, access to the elevated walkway is provided by steps and a lift. But, unlike alternative two, the partition between the large "store" room (room 102) and the stair hall (room 101) is removed to make this interpretive space larger. The second floor--above the model--is removed to allow for a walkway elevated higher than the walkway found in alternative two.

The remaining portions of the second floor and all of the third floor are used for office and storage space. The nonhistoric additions and modifications are removed.

Design Considerations:

This alternative does restrict visitor access to the first floor, and thus conforms to the plans described in the interpretive prospectus. However, contrary to the guidelines set forth in the Management Policies, a significant amount of original fabric is removed from the building.

Because the stairs and lift located in the western section of the "store" room (room 102) take up a good deal of space, the partition separating this room from the stair hall (room 101) is removed to provide more interpretive space. This exposes the stairs to visitor access, although the upper floors are not open to visitor circulation.

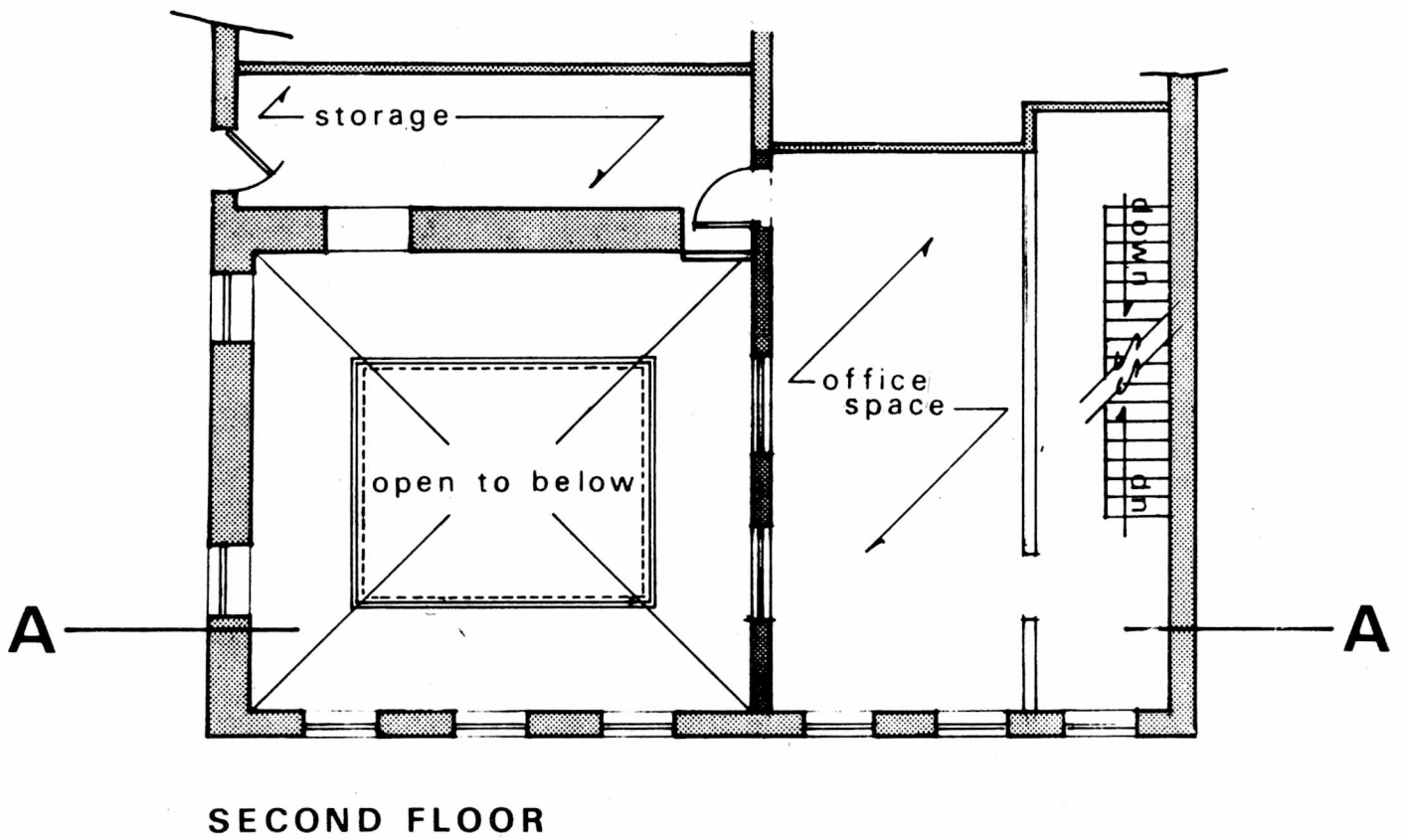
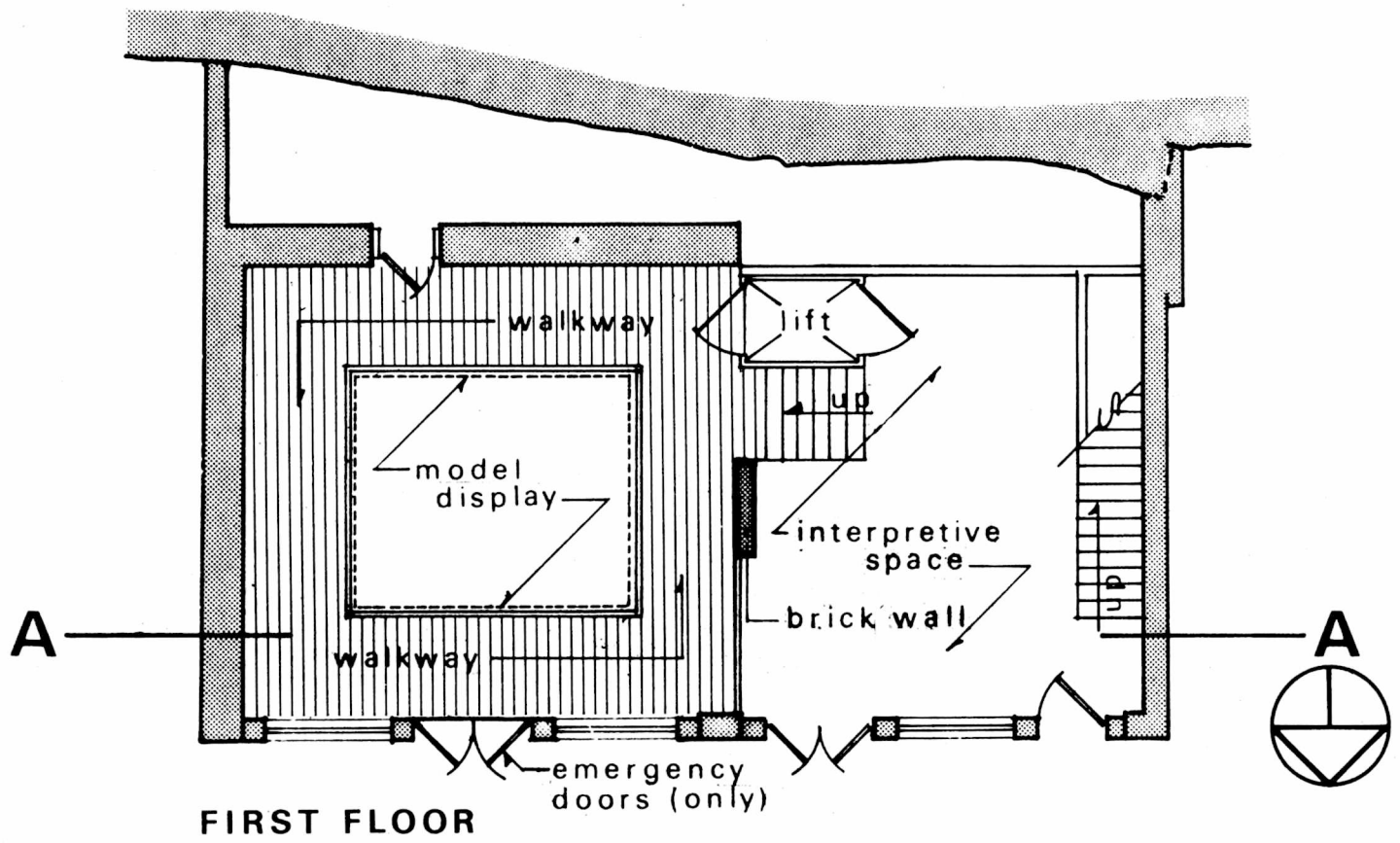
This solution provides a good view of the model, with the walkway elevated four feet. This, however, means the walkway will block some of the doors.

As in alternative four, this alternative requires more structural modifications than alternatives one, two and three, and, therefore, is more expensive than these alternatives.

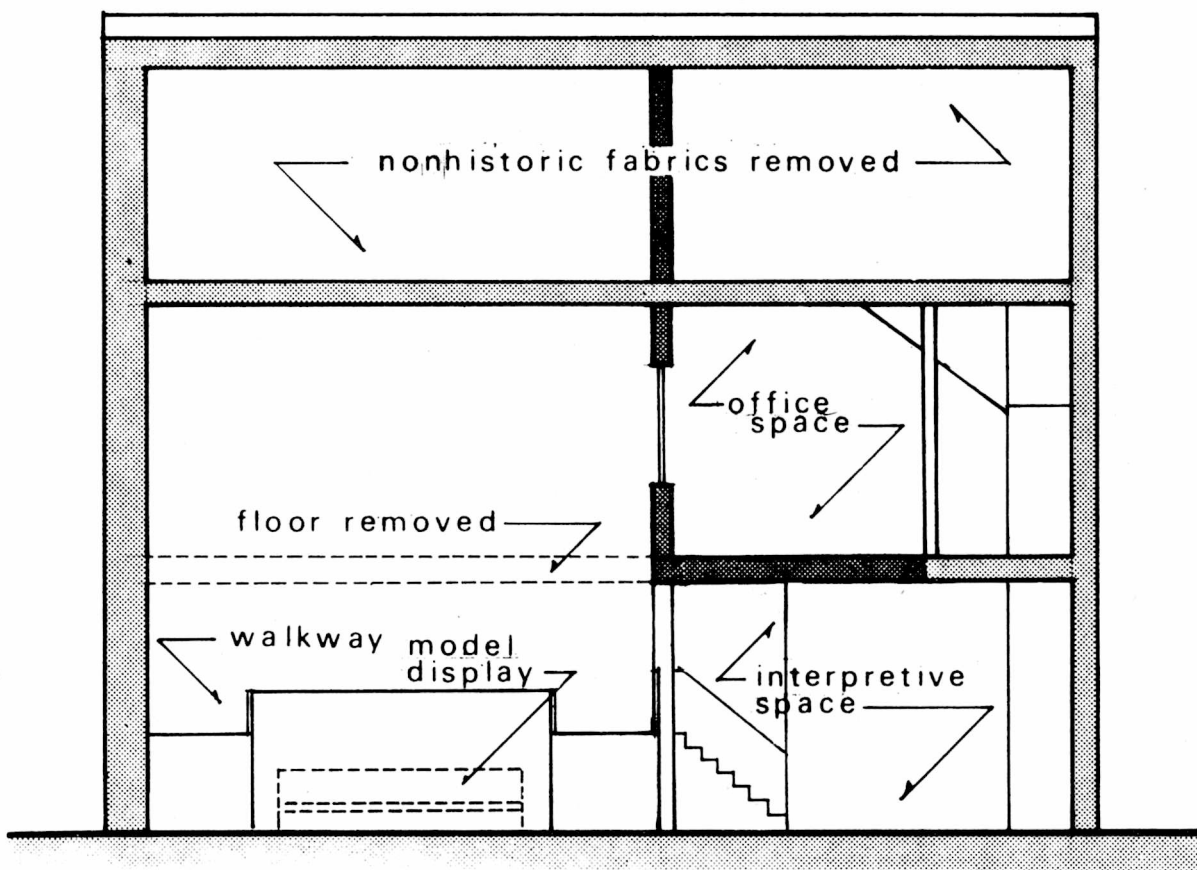
Structural Modifications:

This alternative requires extensive structural modifications. The removal of the partition separating the stair hall (room 101) and the large "store" room (room 102) requires extensive reinforcement of the floor joists supporting the second floor; alternatively, the addition of vertical members such as pipe columns and I beams could be used to replace the bearing wall.

An elevated walkway is constructed on the eastern side of the first floor, but this would not affect the historic structure. One section of the interior brick wall is reconstructed, helping to support the wall above and enabling the pipe column to be removed.



ALTERNATIVE FIVE



SECTION A-A

ALTERNATIVE FIVE

6. Evaluation of the Recommended Alternative

Alternative one is recommended as the solution which best meets the requirements for this project. It follows the guidelines of the Management Policies by preserving as much of the historic fabric as practicable. It is also consistent with the plans described in the interpretive prospectus for Harpers Ferry. Visitor access is limited to the first floor and space is provided for a model with a walkway around it.

The walkway shown in alternative one is not elevated. While it might be desirable to view a model from an elevated position, the probable size of this model does not require it (also, as mentioned in the description of alternative one, the model could be tilted and viewed from one side). The proposals which have the visitors viewing the model from the second floor (alternatives three and four) are not ideal since, in these solutions, the visitors would probably be viewing the model from too far away. Alternatives two and five are attractive in that they probably provide a better view of the model. However, by not having an elevated walkway, alternative one does not require a lift, and none of the doors are blocked and made inoperable by the walkway.

By limiting visitor access to the first level, circulation is better controlled and simplified. Accessibility is certainly easier for the disabled, with the need for lifts or ramps eliminated. The two double doors along the storefront can be used by visitors (the western double door with its ramp eliminates the step for wheelchair access). The single door at the western end can be used by park personnel for access to the stairs leading to the second- and third-level offices and storage areas. This space is kept separate from the visitor spaces by retaining the partition separating the large "store" room (room 102) and the stair hall (room 101).

Alternative one with its limited changes is less expensive than the other alternatives. Since the building can be repaired and the desired objectives for the building can be obtained without completely rebuilding the interior of Building 3 and destroying its historic fabric and form, it seems unnecessary and wasteful to adopt schemes three, four, or five.

C. Estimates

A conceptual type or class C estimate (based on September 1980 costs) was determined for each of the five alternatives. Each estimate consists of two parts:

- (1) estimated cost for the base work
- (2) estimated cost for the adaptive work

The base work, as described in part A of this section, is the same for all the alternatives, and, therefore, the cost is the same. The estimate for the base work is \$95,000:

Exterior work	56,000
Interior work	<u>30,000</u>
Total	\$86,000
Contingencies	<u>\$ 8,600</u>
	\$94,000
round off to	\$95,000

The following figures were used to calculate estimates for the adaptive work:

minimal structural changes- \$50/sq. ft.
moderate structural changes- \$75/sq. ft.
extensive structural changes- \$100/sq. ft.

Since this work will be completed after the base work, \$20/sq. ft. was deducted from the above figures to compensate for the work completed under the base-work phase. Table 1 calculates the cost of the adaptive work for each of the alternatives, excluding the cost of installing a lift; table 2 shows the total cost for each alternative, adding the cost for the lift. The figures indicate that alternative one would cost about \$225,270 and would be the least expensive of the alternatives.

TABLE I

Alternative	Floor	Structural Change	Cost/sq. ft.	sq.ft.	Cost/ floor	Total Cost
1	1st	moderate	\$55	1,042	\$57,310	
	2nd	minimal	\$30	1,125	\$33,750	
	3rd	minimal	\$30	1,307	\$39,210	
						\$130,270*
2	1st	moderate	\$55	1,042	57,310	
	2nd	minimal	\$30	1,125	33,750	
	3rd	minimal	\$30	1,307	39,210	
						\$130,270*
3	1st	moderate	\$55	1,042	57,310	
	2nd	moderate	\$55	475	26,125	
		extensive	\$80	650	52,000	
	3rd	minimal	\$30	1,307	39,210	
						174,645*
4	1st	moderate	\$55	1,042	57,310	
	2nd	extensive	\$80	1,125	90,000	
	3rd	extensive	\$80	1,307	104,560	
						251,870*
5	1st	moderate	\$55	1,042	57,310	
	2nd	extensive	\$80	1,125	90,000	
	3rd	extensive	\$80	1,307	104,560	
						251,870*

The above estimates are based on September 1980 costs.

*These estimates do not include the cost of the lift and its installation.

TABLE 2

Alternatives	Base Work	Adaptive Work	Lifts & Installation	Total Cost Estimates
1	95,000	130,270	-	225,270
2	95,000	130,270	5,000	230,270
3	95,000	174,645	8,000	277,645
4	95,000	251,870	8,000	354,870
5	95,000	251,870	8,000	354,870

The above estimates are based on September 1980 costs.

VI. Sources Consulted

Army Corps of Engineers, Baltimore District. "Potomac River--Part 1: Flood Plain Information, Washington County, Maryland." 1977.

Meeting with Don Campbell, Park Superintendent, and Paul Lee, Chief of Interpretation, on April 22, 1980 at the Morrell House, Harpers Ferry National Historical Park.

American National Standards Institute, Inc. Specifications for Making Buildings and Facilities Accessible to, and Usable by, the Physically Handicapped. New York: American National Standards Institute, 1971.

National Park Service. Management Policies. Washington, D.C.: Government Printing Office, 1978.

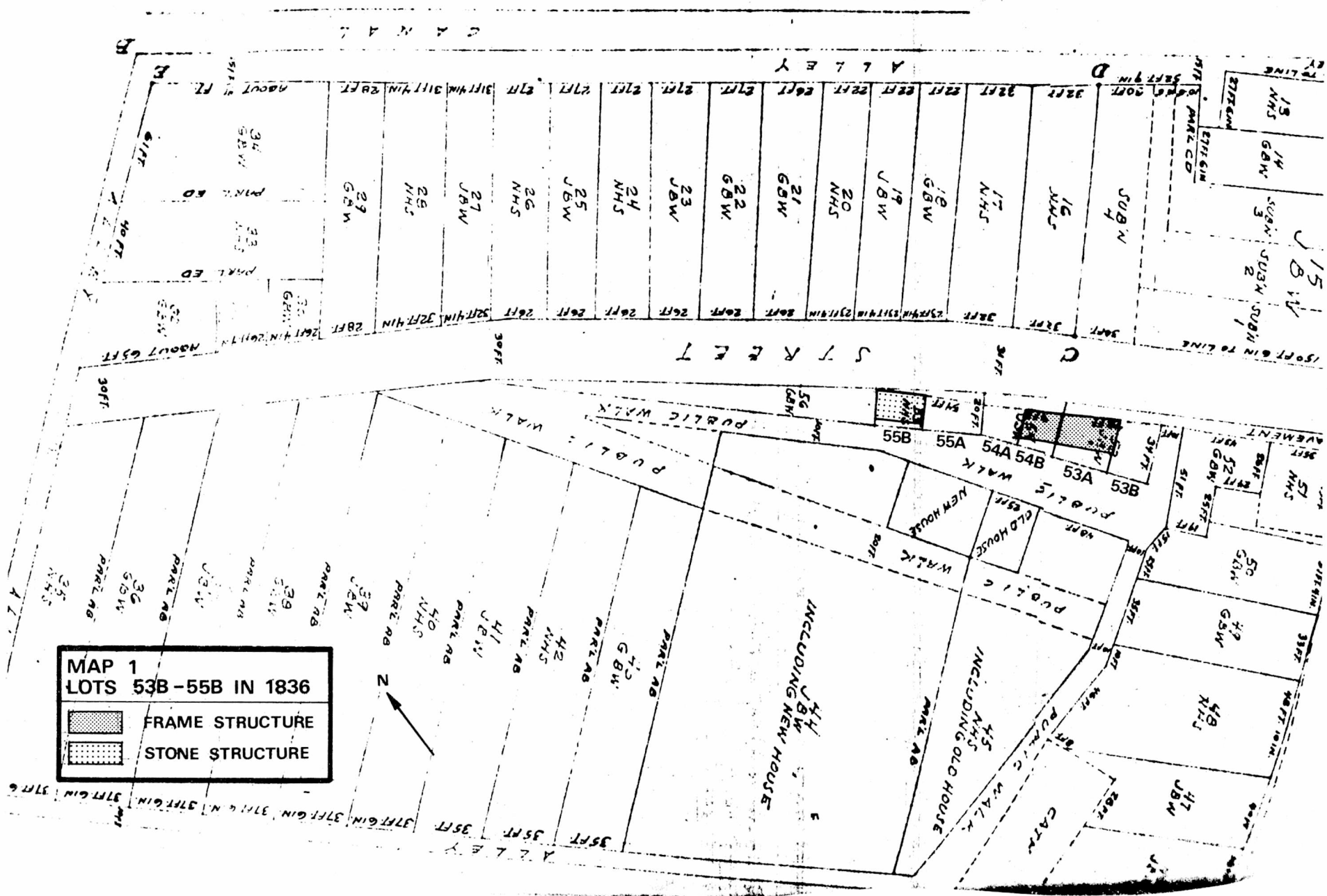
National Park Service, Denver Service Center. "Historic Structure Report, Nichols/Williams Building, Building 3, Historical Data Section," by Charles W. Snell. 1980.

National Park Service, Denver Service Center. "Task Directive, Package 115." 1976.

National Park Service, National Capital Region. "Harpers Ferry National Historical Park Interpretive Prospectus." 1980.

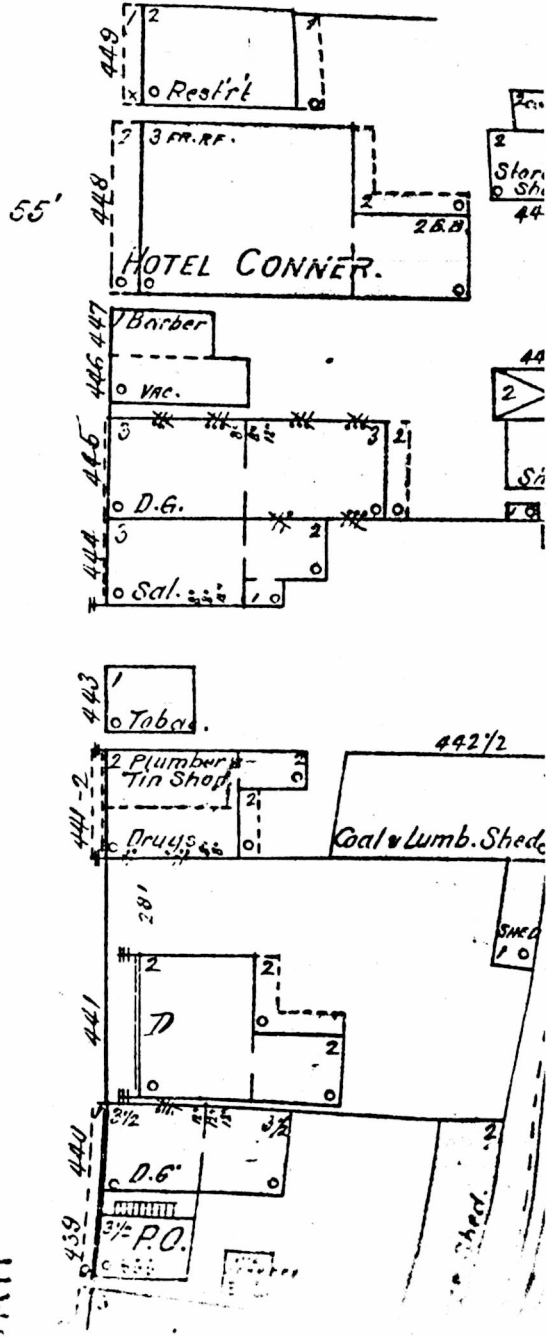
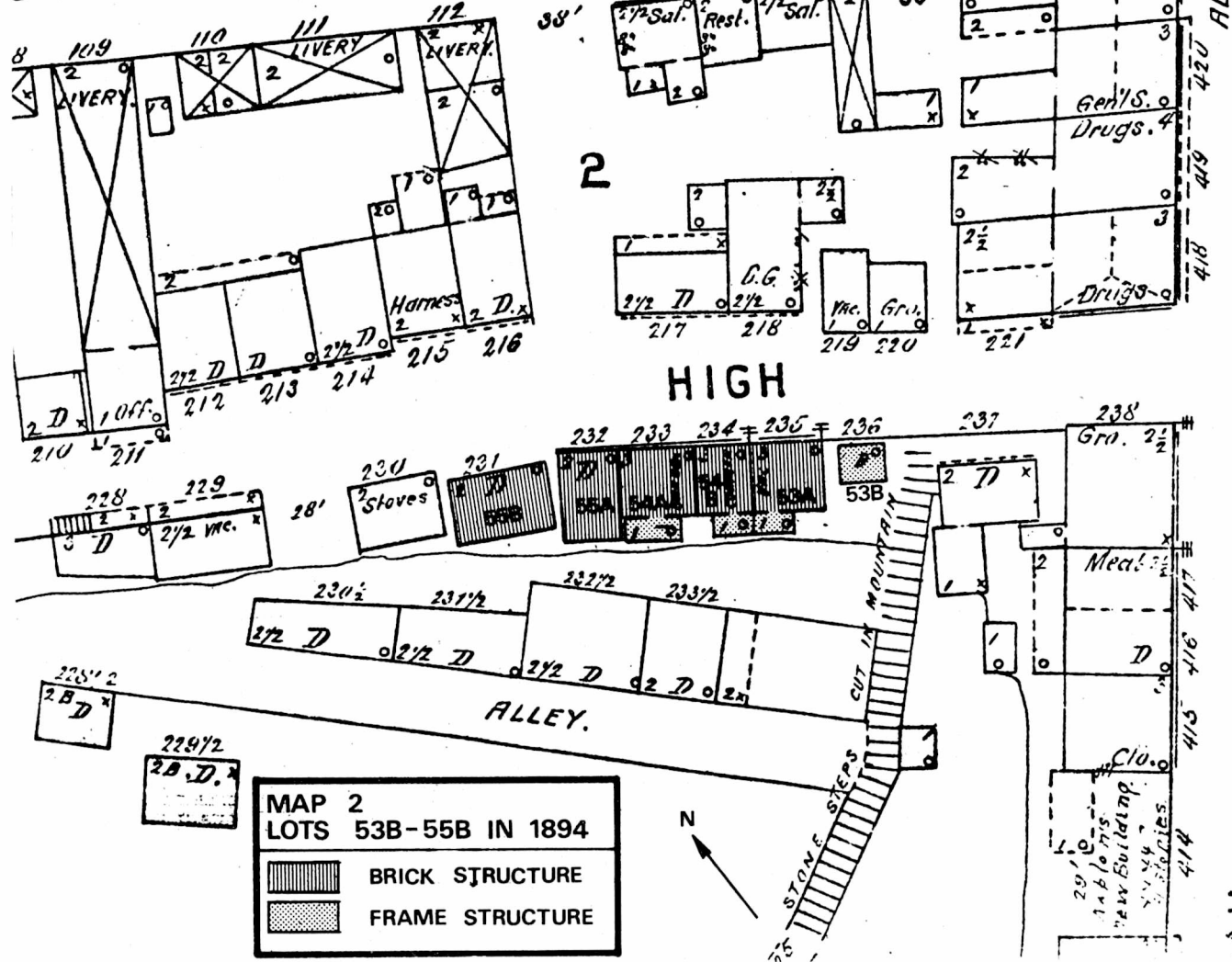
APPENDIX

A. MAPS



MAP 1
 LOTS 53B-55B IN 1836
 [Solid Black Box] FRAME STRUCTURE
 [Cross-hatched Box] STONE STRUCTURE

STOMAC

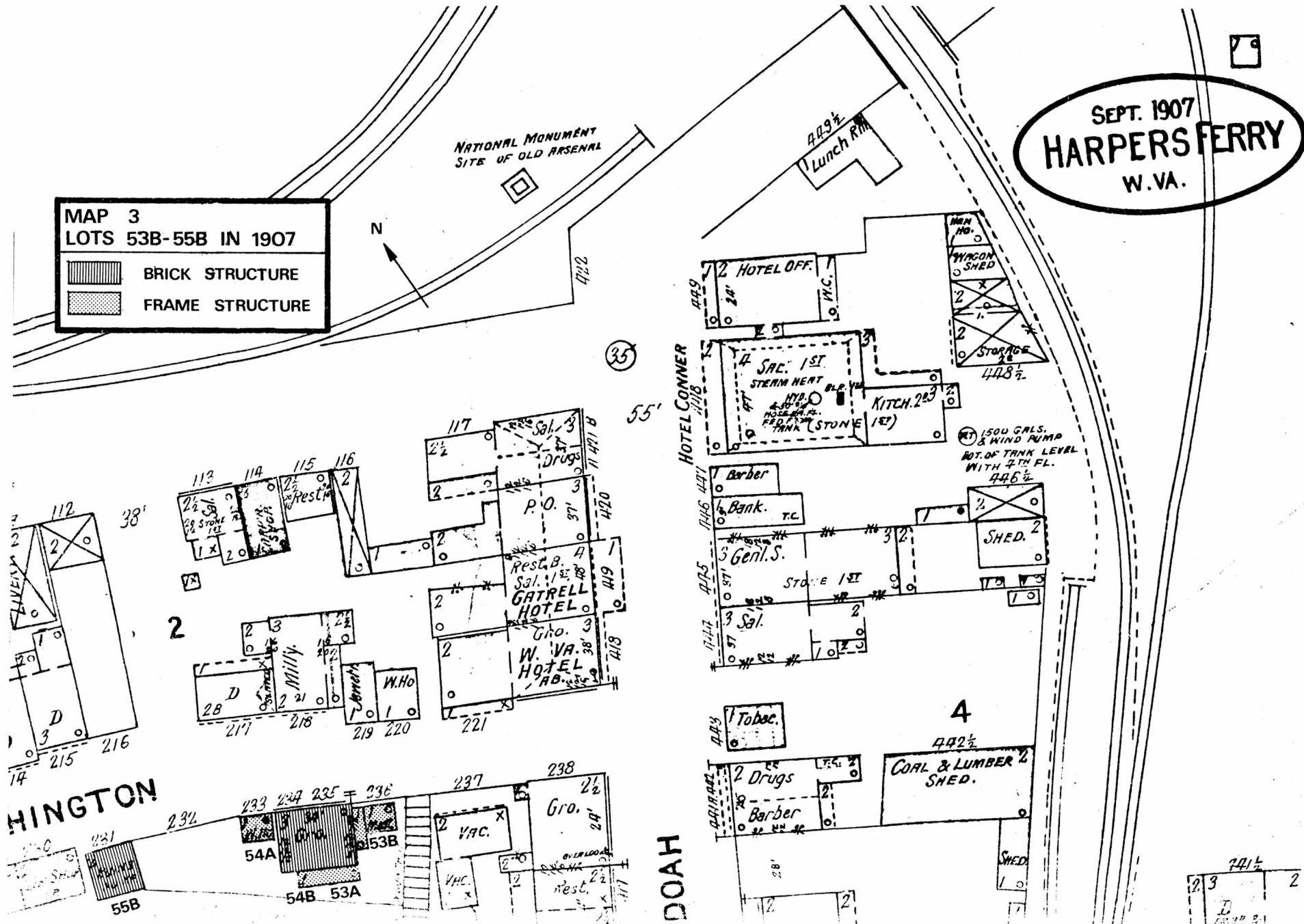


SEPT. 1907
HARPERS FERRY
 W. VA.

MAP 3
 LOTS 53B-55B IN 1907

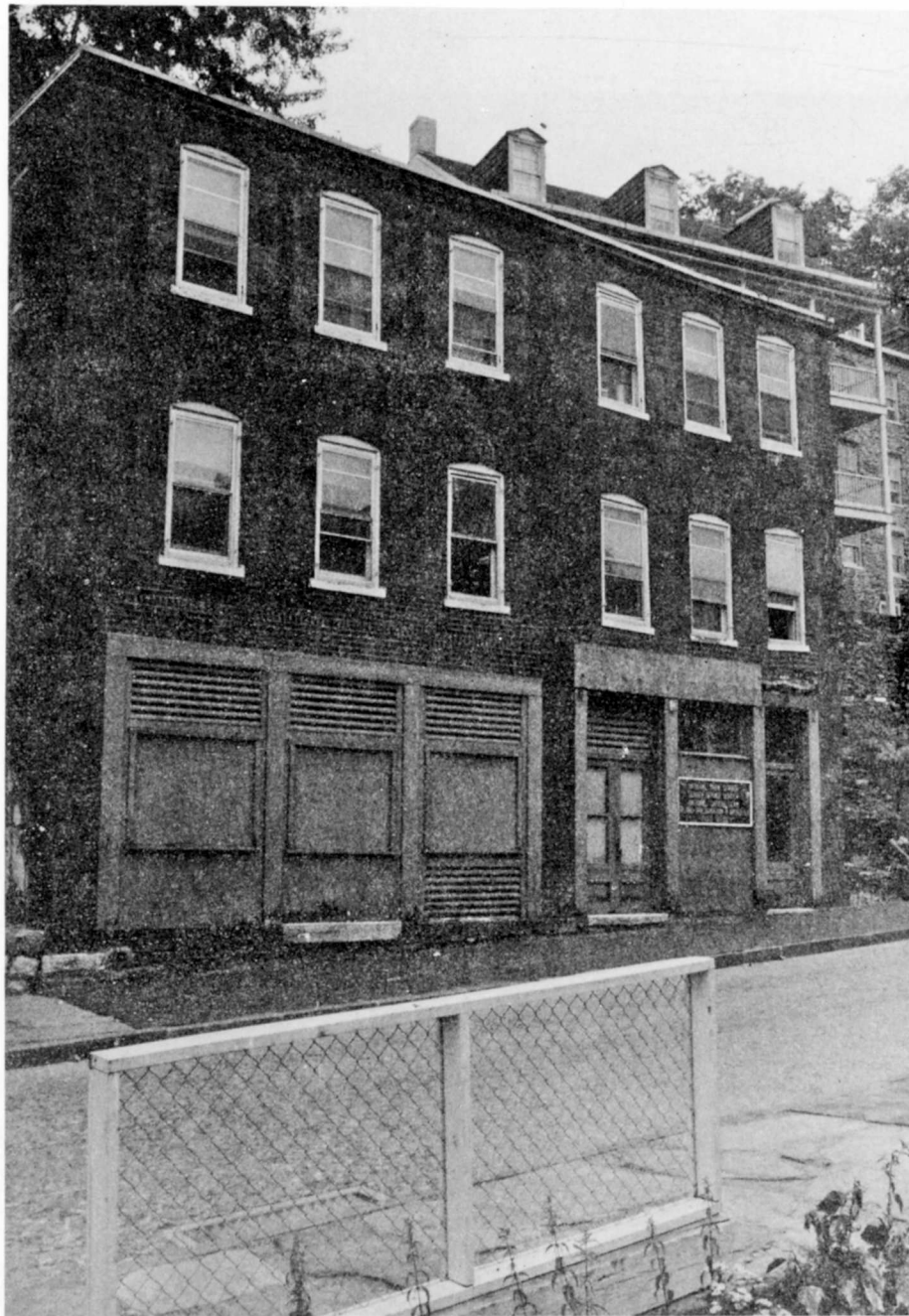
BRICK STRUCTURE
 FRAME STRUCTURE

NATIONAL MONUMENT
 SITE OF OLD ARSENAL



DOAH

B. PHOTOGRAPHS
OF
EXISTING CONDITIONS



PHOTOGRAPH 1 (1980)
North Elevation

Note that the window spacing on the western portion of the building is different from that on the eastern side.



PHOTOGRAPH 2 (1980)
Storefront Doors

Two of the original three storefront doors remain. The sill on the eastern side of the storefront marks the location of the third door.



PHOTOGRAPH 3 (1980)
Area above Western Side of Storefront

Note the deterioration of the wood beam supporting the brick wall at the second floor level.



PHOTOGRAPH 4 (1977)
Storefront Doors

Note the deterioration of the frame.



PHOTOGRAPH 5 (1977)
Boxed Cornice over Storefront

This boxed cornice was originally above the storefront on both the east and west sections of the building. In 1977 this cornice existed only on the west section; now none of it remains.



PHOTOGRAPH 6 (1977)
Boxed Cornice over Storefront

The boxed cornice, which is no longer on the building, had two types of brackets which differed in size and design.



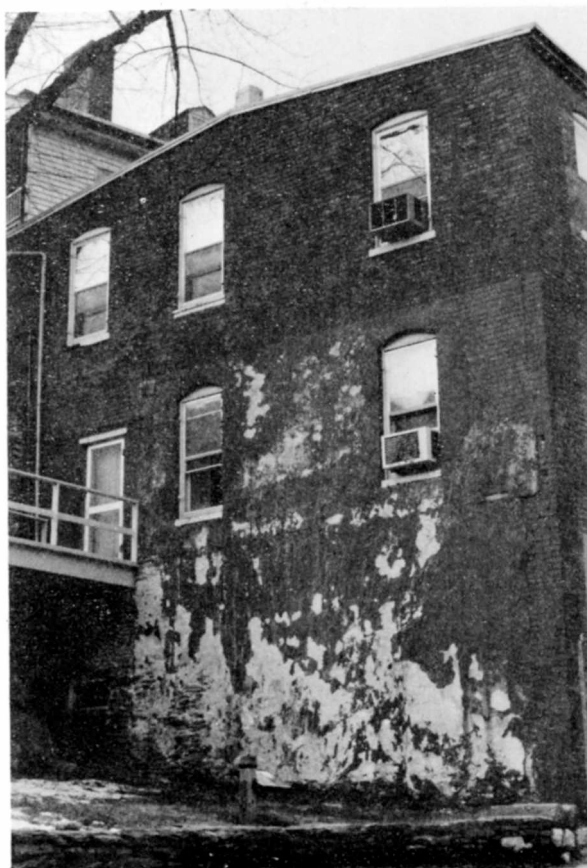
PHOTOGRAPH 7 (1977)
Boxed Cornice over Storefront

The brackets supporting the cornice were each composed of several pieces of wood.



The east wall was built in stages. A stone wall, constructed between 1849 and 1876 by Samuel Williams forms the front (or north) 22 ft. of the first and second stories. The rear 6 ft. of this wall and all of the third floor were added later. This addition is stone at the first level and brick at the second and third levels.

PHOTOGRAPH 8 (1980)
East Elevation



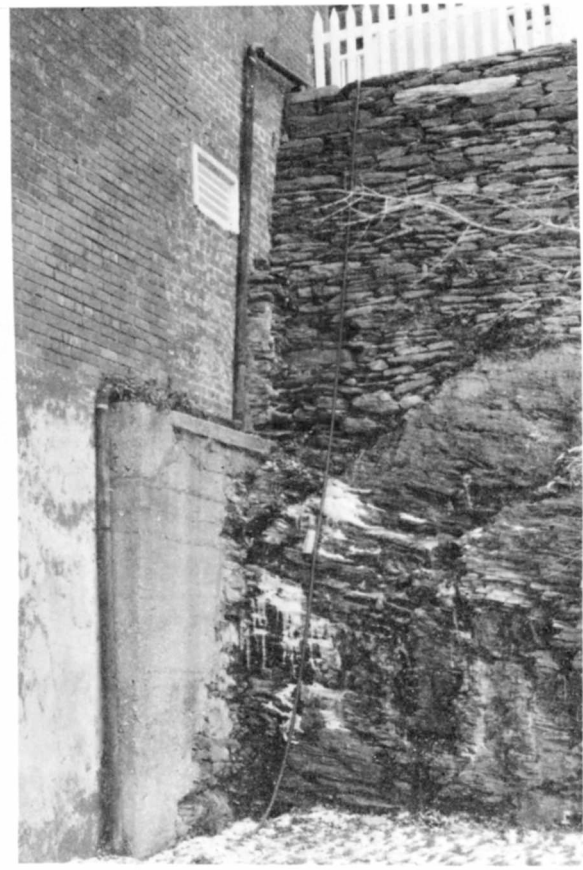
PHOTOGRAPH 9 (1980)
East Elevation



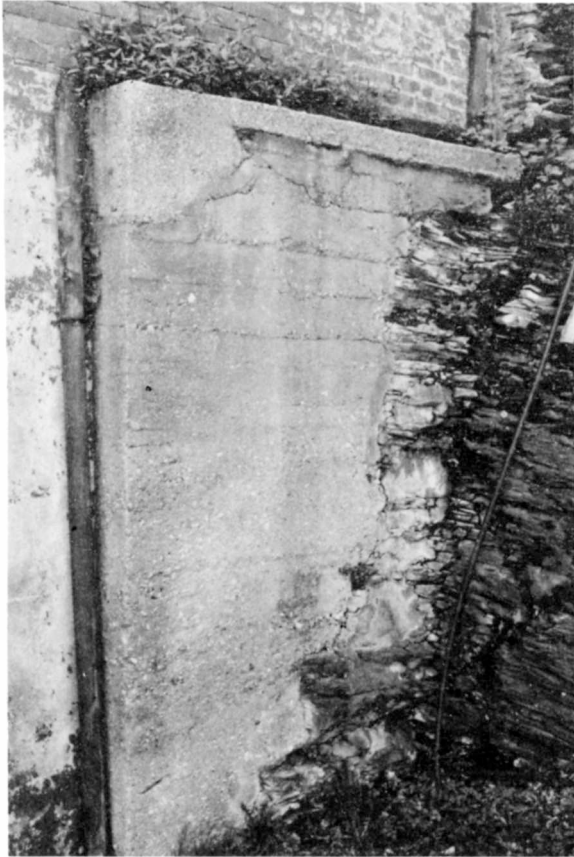
PHOTOGRAPH 10 (1980)
East Elevation



PHOTOGRAPH 11 (1980)
West Elevation



PHOTOGRAPH 12 (1980)
West Elevation



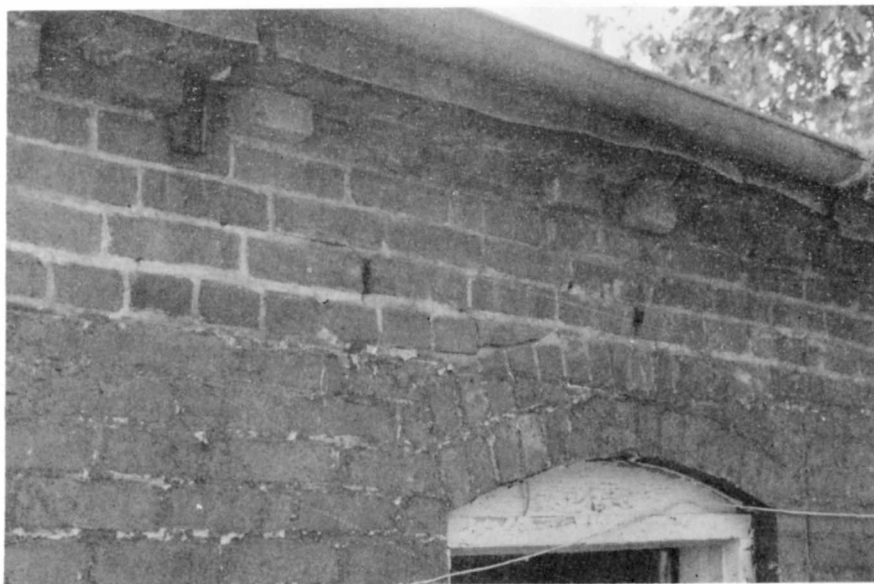
PHOTOGRAPH 13 (1980)
West Elevation

Since these pictures were taken,
the parging on the west wall at
the first story has fallen off.



PHOTOGRAPH 14 (1980)
South Elevation

Note that the window spacing on the western portion of the building is different from that on the eastern side. The stone walk in the foreground is part of the public walkway that passes behind Building 3.



PHOTOGRAPH 15 (1980)
South Elevation

Note the ghost line and wood nailers in the brick wall. They indicate the location of a porch that was formerly attached to the south elevation.



PHOTOGRAPH 16 (1980)
South Elevation Near Roof Line



PHOTOGRAPH 17 (1980)
South Elevation Near Grade

These pictures show evidence of a butt joint, indicating where a corner might have existed before the western portion of Building 3 was added to the eastern section.



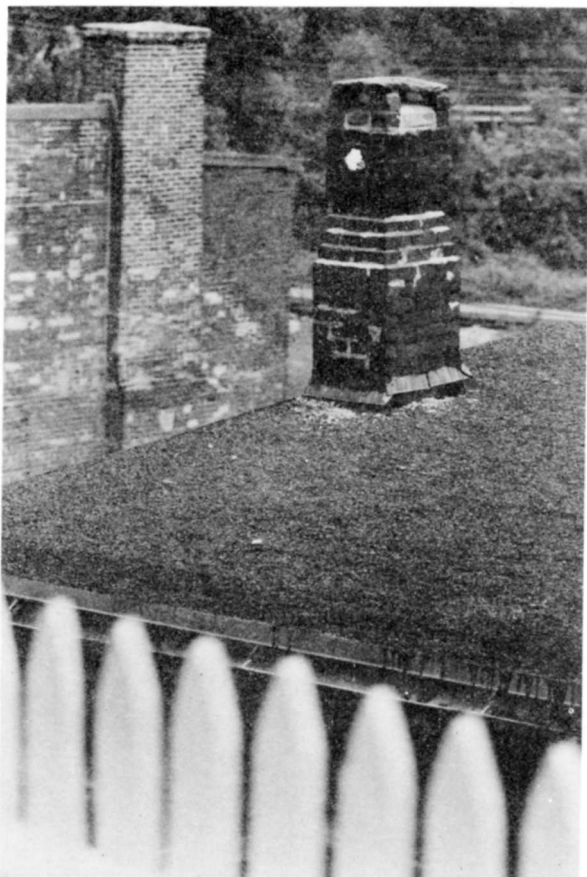
PHOTOGRAPH 18 (1980)
Window 301

This window is typical of the second-
and third-floor windows.



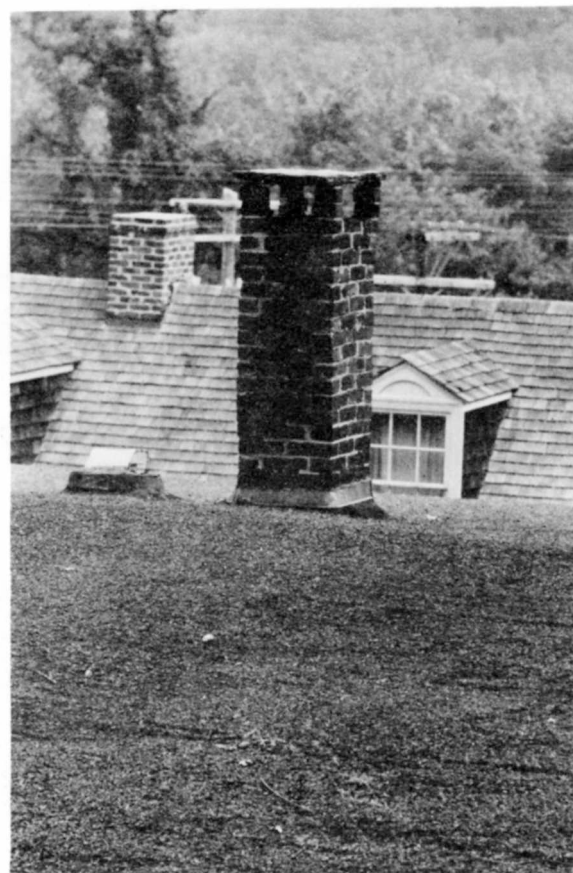
PHOTOGRAPH 19 (1980)
Window 312

Some of the windows are in poor
condition.



PHOTOGRAPH 20 (1977)

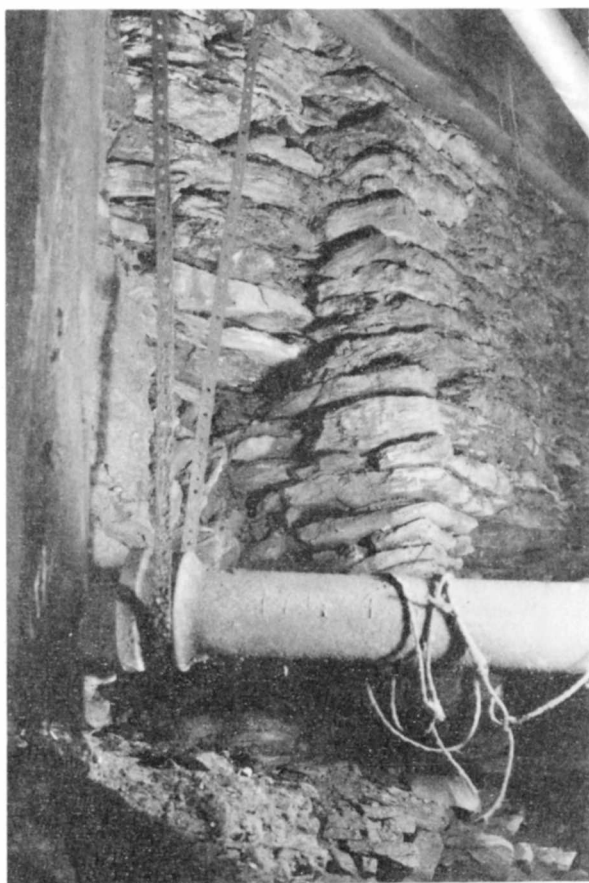
Chimney No. 1



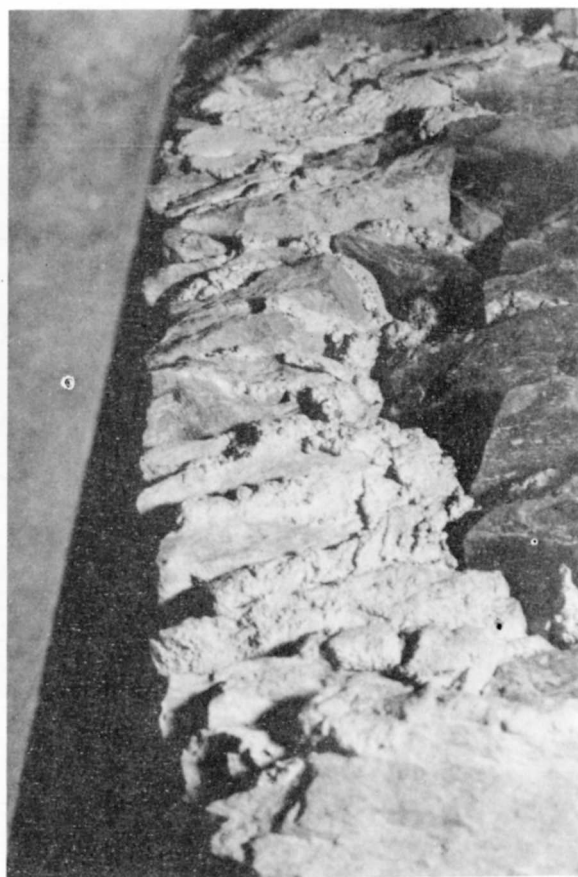
PHOTOGRAPH 21 (1977)

Chimney No. 2

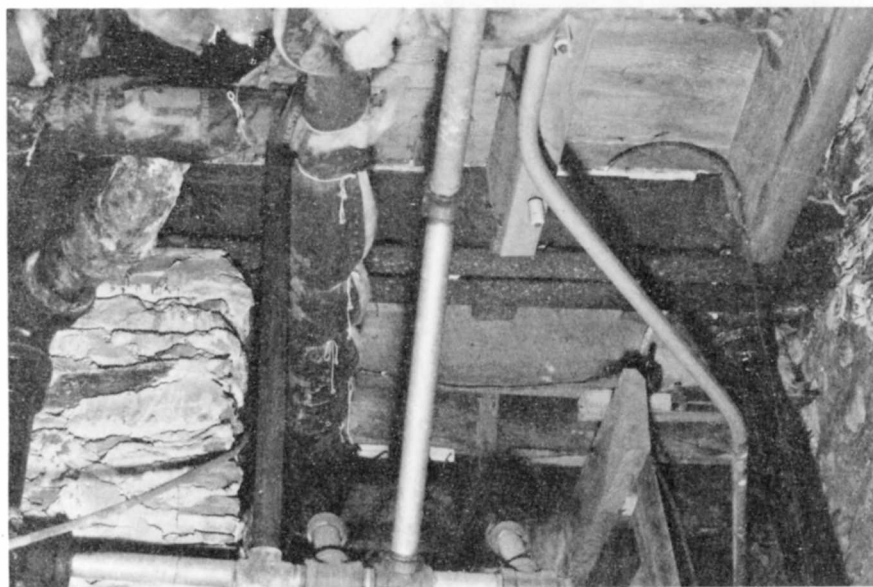
Only two of the original five chimneys remain.



PHOTOGRAPH 22 (1980)
Room 104, South Wall

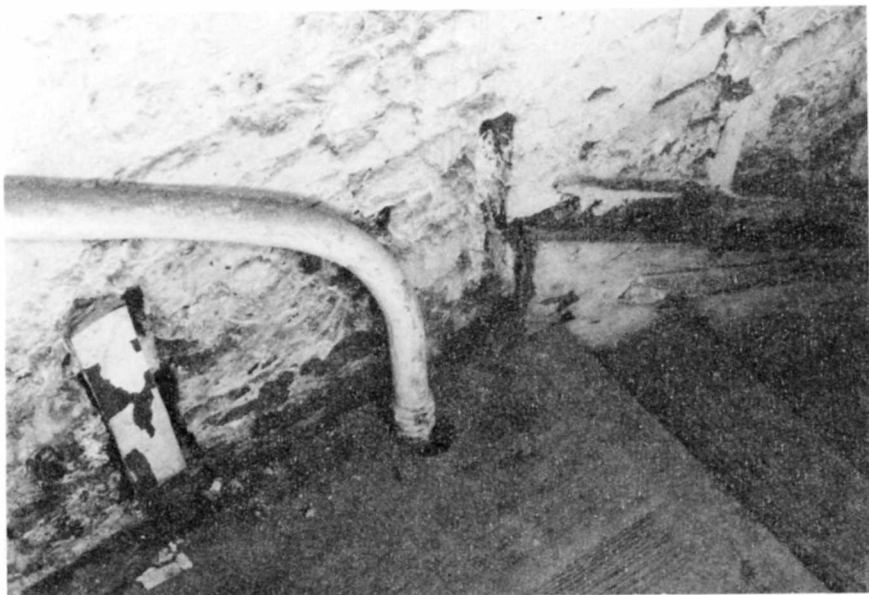


PHOTOGRAPH 23 (1980)
Room 104, Six to Eight Inch Addition
to Interior Stone Wall

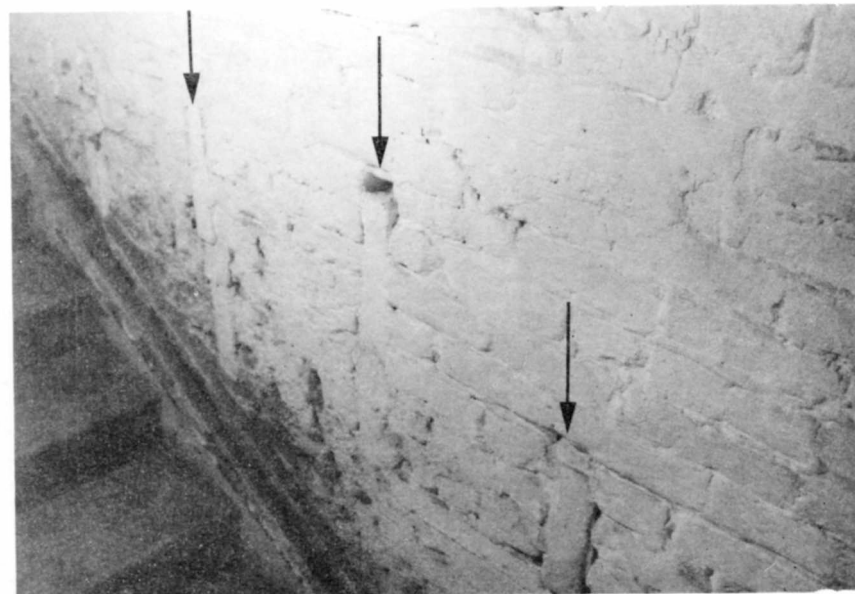


PHOTOGRAPH 24 (1980)
Room 104, Steel Beams Supported by Stone Wall and
Rock Cliff

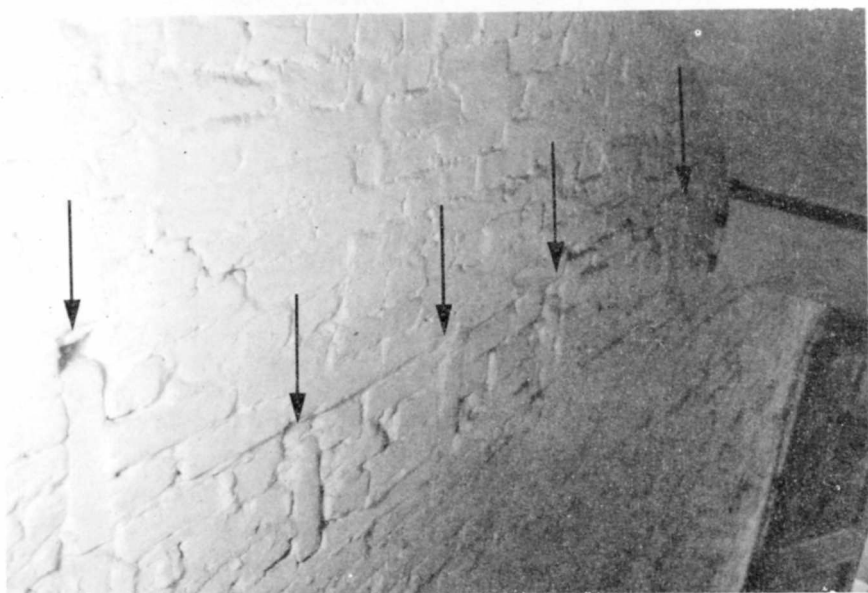
The interior brick wall which exists on the second and third floors, at one time extended down to the first floor. The cavity in the stone wall, visible in PHOTOGRAPH 22, indicates where the brick wall and rock cliff met on the first-floor level. When the interior brick wall was removed from the first floor, two steel I beams were added to support the brick wall above. The interior stone wall between rooms 102 and 104 was extended six to eight inches to help support these beams.



PHOTOGRAPH 25 (1980)
Top of Stairs, Second Floor

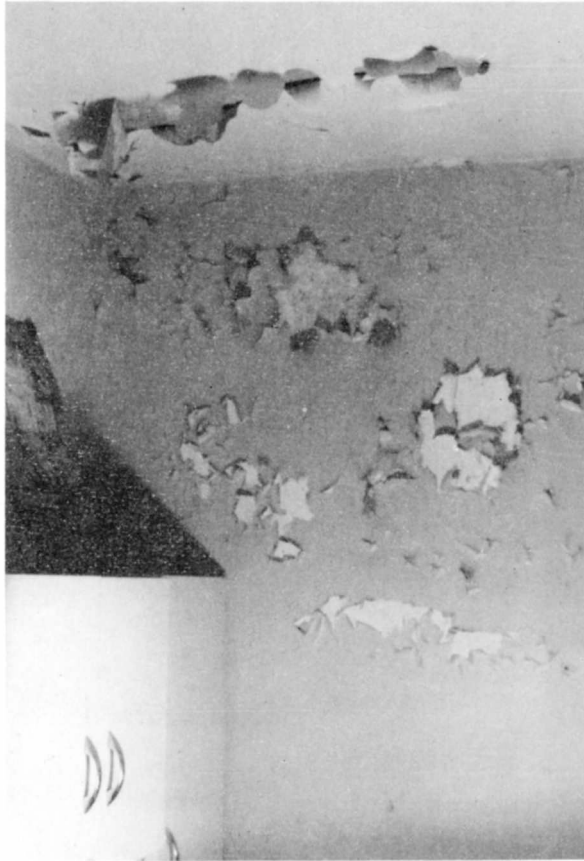


PHOTOGRAPH 26 (1980)
Stairs between First and Second Floors, West Wall



PHOTOGRAPH 27 (1980)
Stairway between First and Second Floors, West Wall

Note the joist pockets along the west wall at the second floor which have been filled with bricks.



These photographs show evidence of water problems. PHOTOGRAPH 28 shows possible interior plumbing problems. PHOTOGRAPH 29 shows evidence of rising damp due to poor drainage outside the south exterior wall.

PHOTOGRAPH 28 (1980)
Room 204, Southeast Corner



PHOTOGRAPH 29 (1980)
Room 307, Southeast Corner

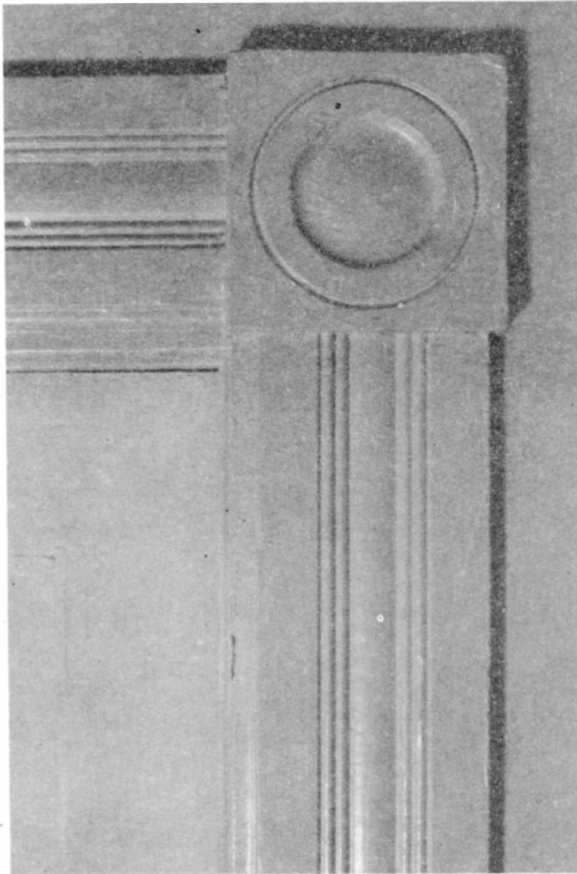


PHOTOGRAPH 30 (1980)
Room 309, West Wall



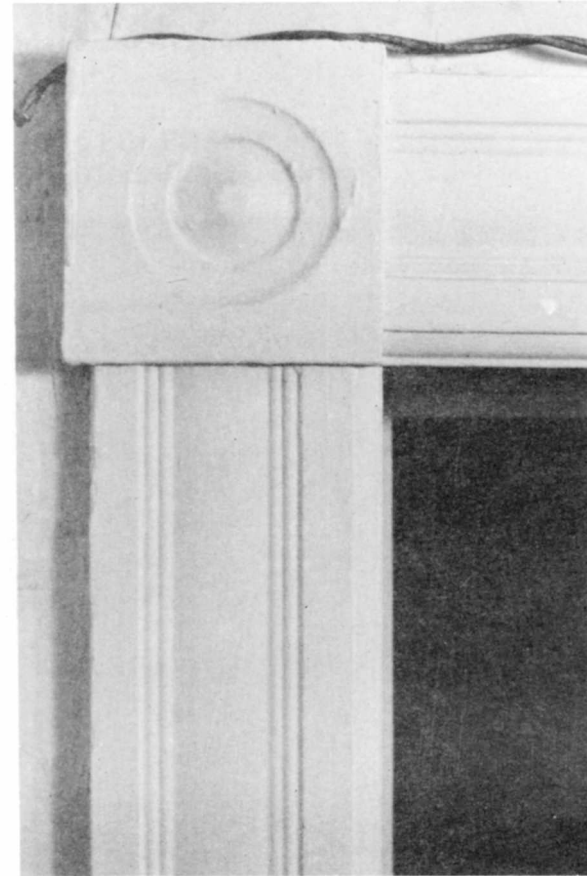
PHOTOGRAPH 31 (1980)
Room 303, East Wall

This opening in the interior brick wall was probably a window before the western section of Building 3 was constructed.



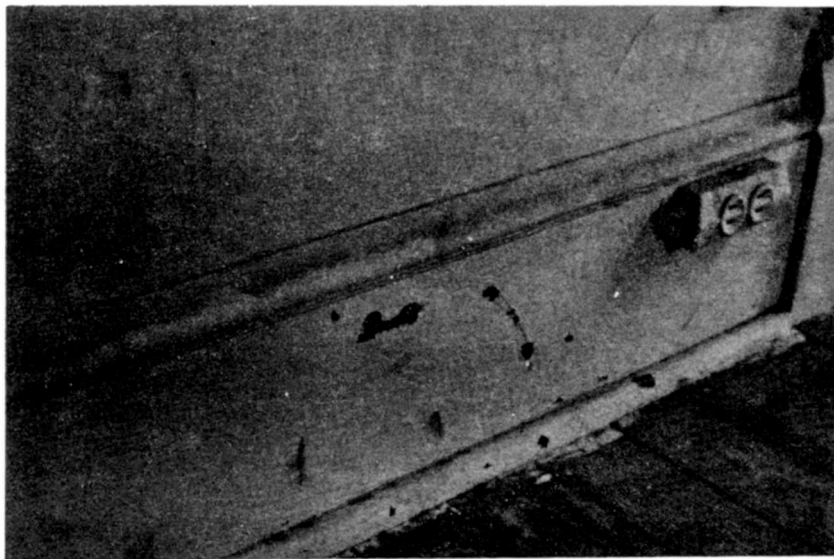
PHOTOGRAPH 32 (1980)
Type 4 Corner Block
Type 1 Architrave

This trim is found on the original windows and doors in the western section of Building 3



PHOTOGRAPH 33 (1980)
Type 1 Corner Block
Type 3 Architrave

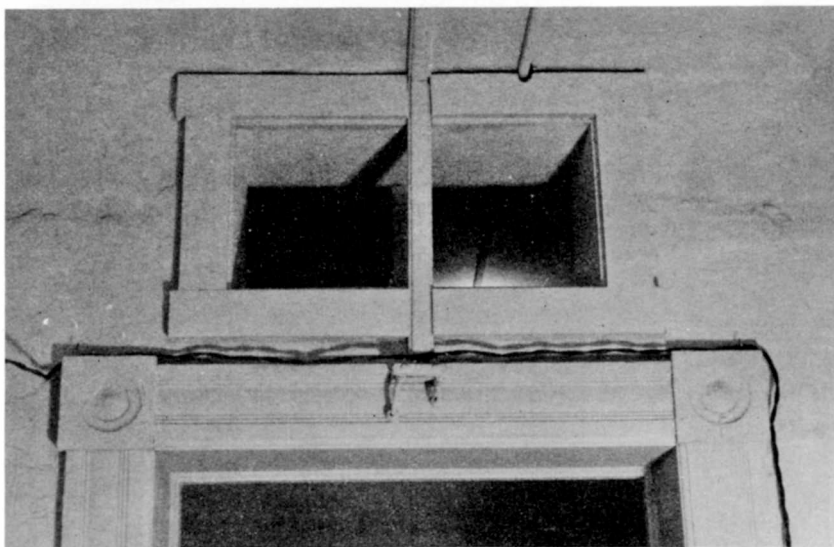
This trim is found on the original windows and doors in the eastern section of Building 3.



PHOTOGRAPH 34 (1980)

Base

This base is the most common type found in Building 3.



PHOTOGRAPH 35 (1980)

Opening above Door 313

Openings similar to this one are found in several places near the second- and third-story ceilings.

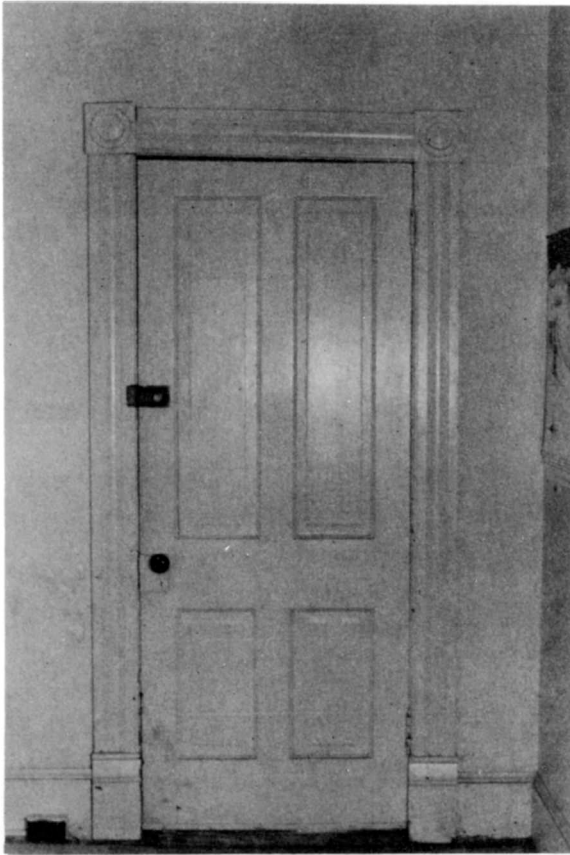


PHOTOGRAPH 36 (1980)

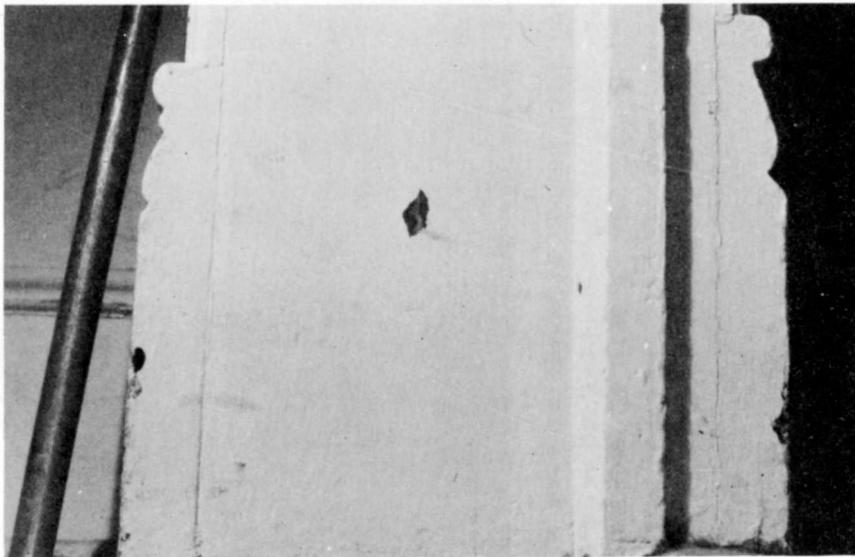
Type 2 Corner Block

Type 2 Architrave

This type of trim is found around windows 207 and 208. These windows are not original; they were added sometime after 1917.



This door is typical of
the original interior
four-paneled doors.



PHOTOGRAPH 38 (1980)

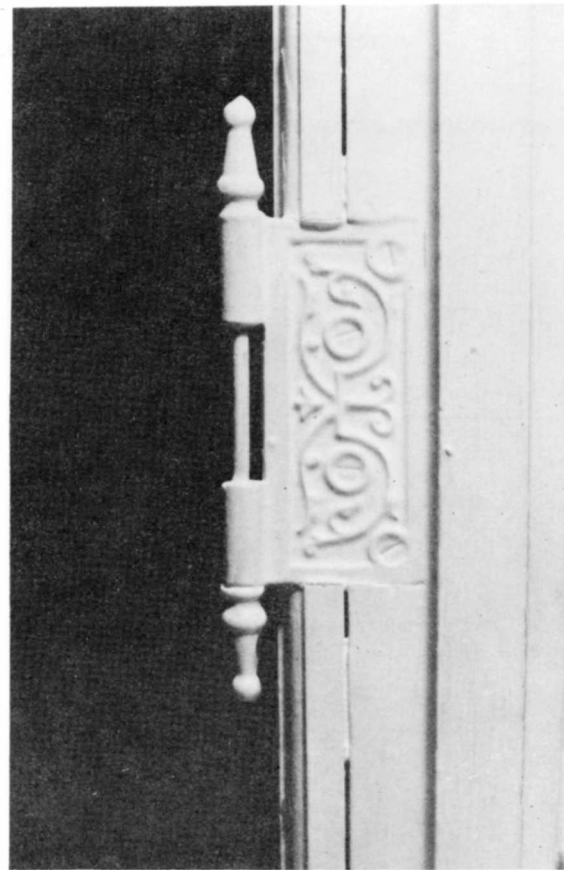
Plinth Profiles

These plinth profiles represent the two types of plinths
found in Building 3.



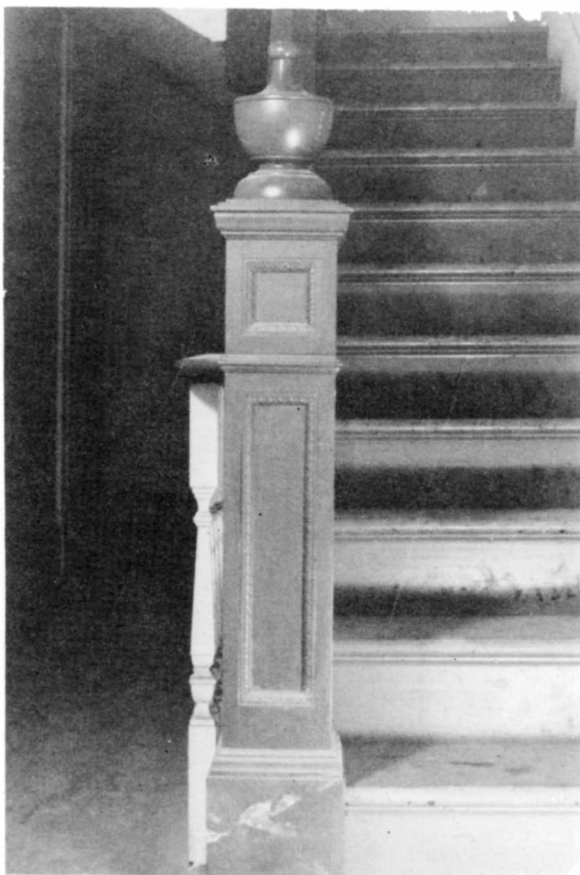
PHOTOGRAPH 39 (1980)
Type 2 Hinge

Type 2 Hinge is representative of the hinges on the original doors in the eastern section of Building 3.

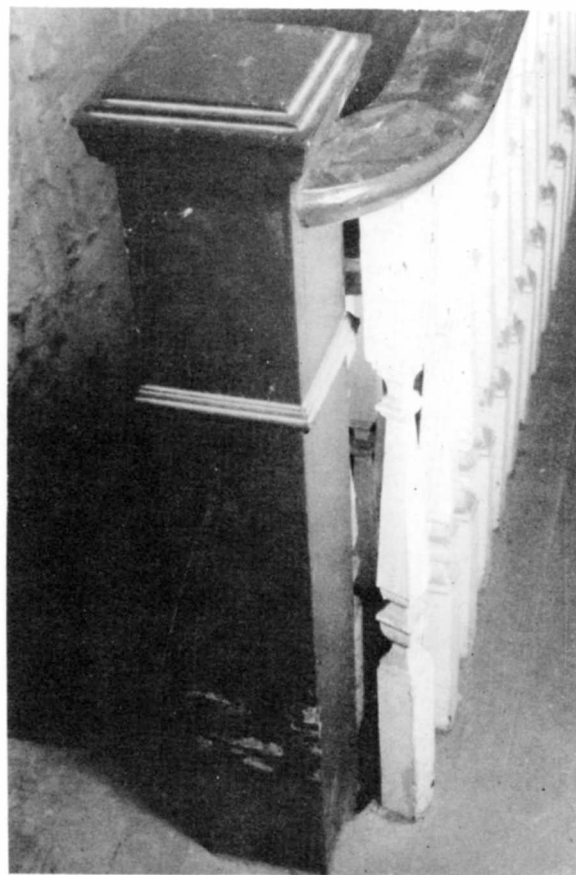


PHOTOGRAPH 40 (1980)
Type 1 Hinge

Type 1 Hinge is representative of the hinges on the original doors in the western section of Building 3.



PHOTOGRAPH 41 (1980)
Newel Post, Second Floor



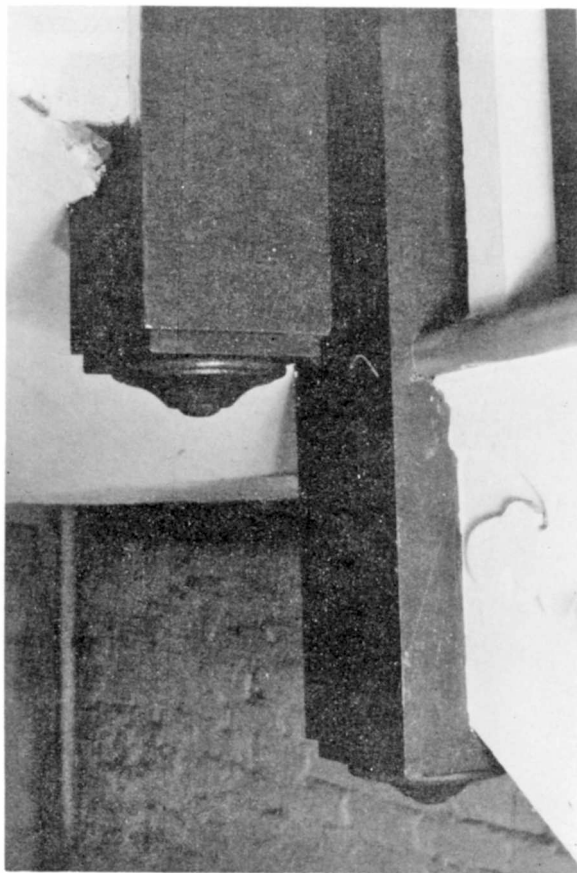
PHOTOGRAPH 42 (1980)
Newel Post, Second Floor



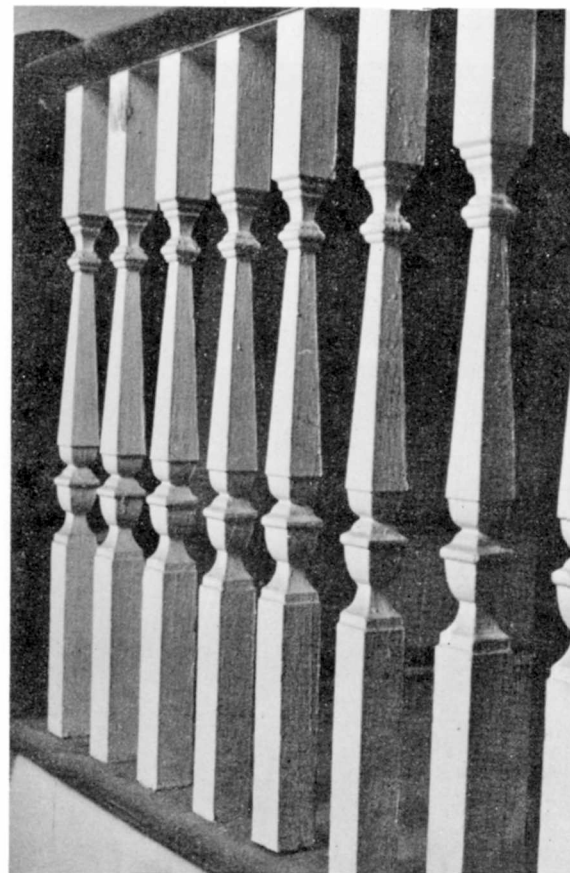
PHOTOGRAPH 43 (1980)
Newel Cap, Second Floor



PHOTOGRAPH 44 (1980)
Newel Cap, Third Floor



PHOTOGRAPH 45 (1980)
Newel Posts at Landing Between Second
and Third Floors



PHOTOGRAPH 46 (1980)
Balustrade

C.HISTORIC PHOTOGRAPHS



PHOTOGRAPH 47 (ca. 1870-1871)
High Street, Looking East

Lots 53-A and 54-B are not visible in this view of High Street. The buildings on the right side of the photograph are Marmion Row; there are public walks along the front and rear of these buildings.



PHOTOGRAPH 48 (ca. 1876-1896)
High Street, Looking West

The three-story stone building which once occupied Lot 53-A and the 3½-story brick building which once occupied Lot 54-B are the first two buildings on the left side of this photograph.



PHOTOGRAPH 49 (ca. 1876-1896)
High Street, Looking West

The two-story stone wall of the tinsmith's building, visible in this photograph, is the same stone wall which forms the first and second stories of the east wall of the present-day Building 3.



PHOTOGRAPH 50 (ca. 1882-1889)
Public Walkway in Front of Marmion Row

This public walkway is located behind (south of) Building 3.



PHOTOGRAPH 51 (ca. 1892-1896)
View of Harpers Ferry from Loudoun Heights

The road on the right side of the picture is High Street.

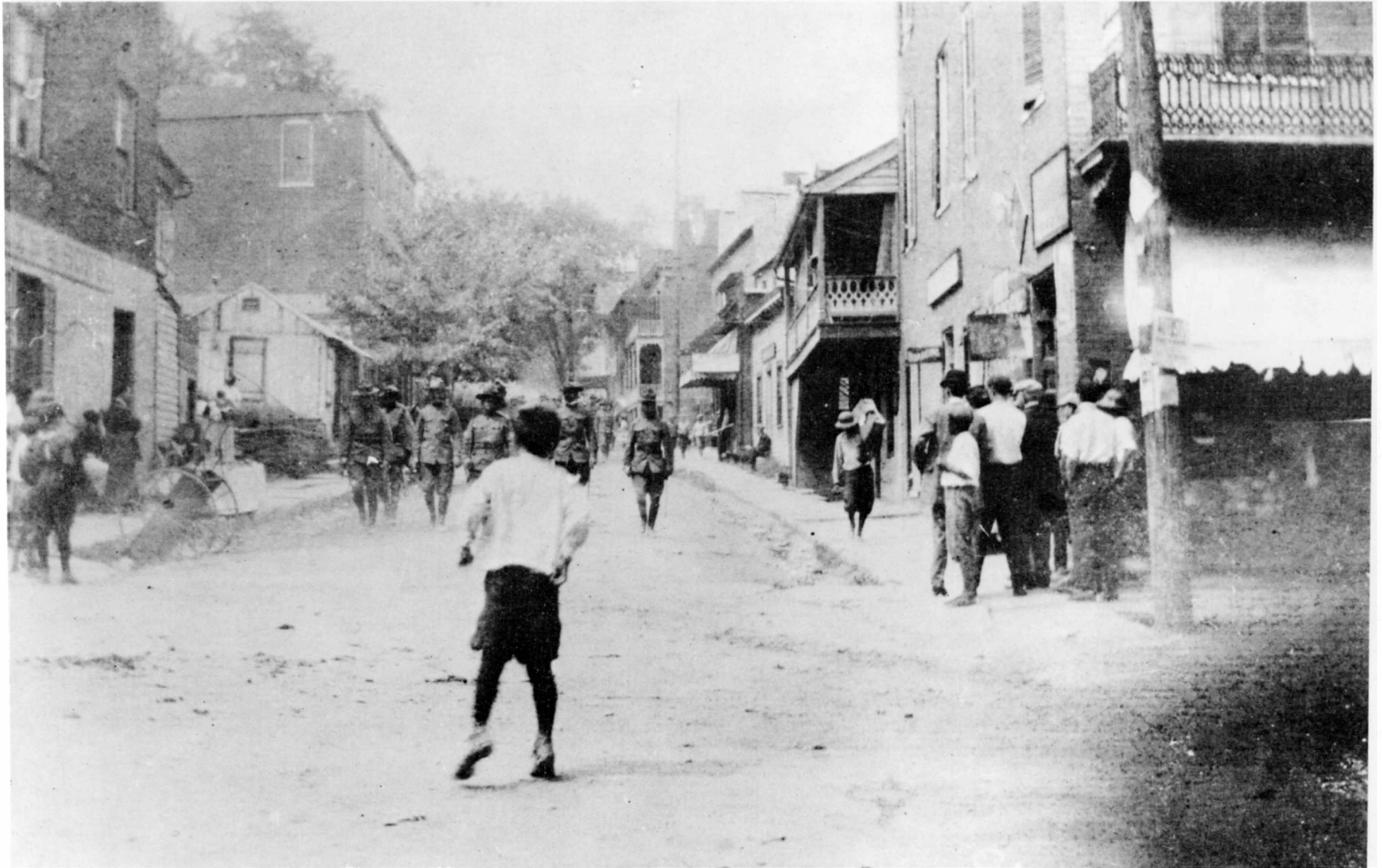


PHOTOGRAPH 52 (ca. 1896-1901)
View of Harpers Ferry from Maryland Heights



PHOTOGRAPH 53 (ca. 1902-1907)
High Street, Looking West

This photograph was probably taken just after Building 3 (located just beyond the one-story frame structure on the left or south side of the street) was completed. Note that only one window is visible on the east elevation.



PHOTOGRAPH 54 (ca. 1917-1921)

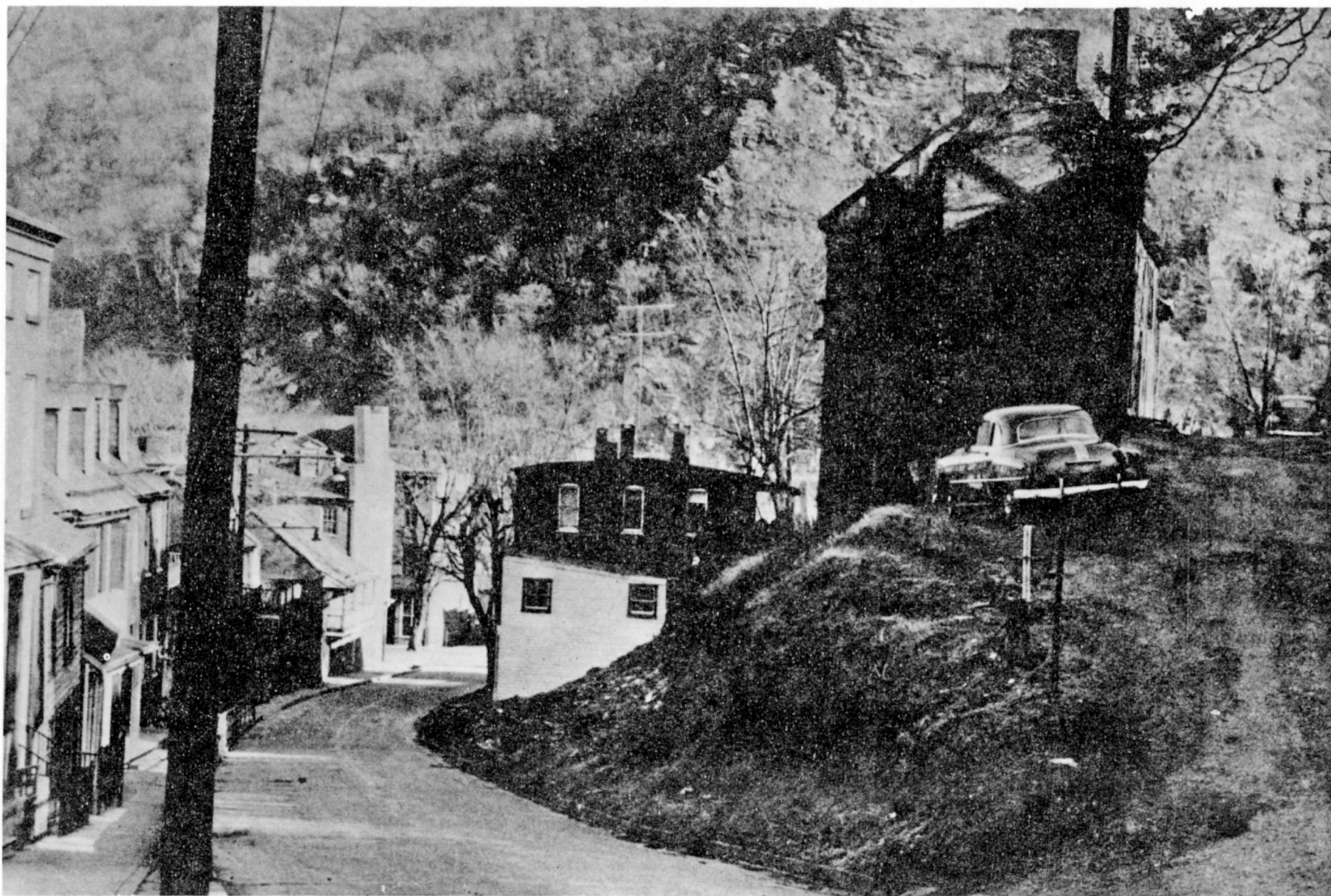
High Street, Looking West

Building 3 is the three-story brick building located just beyond the one-story frame building on the left (south) side of the street. As in PHOTOGRAPH 53, only one window is visible on the east elevation.



PHOTOGRAPH 55 (1955)
Building 3, East and North Elevations

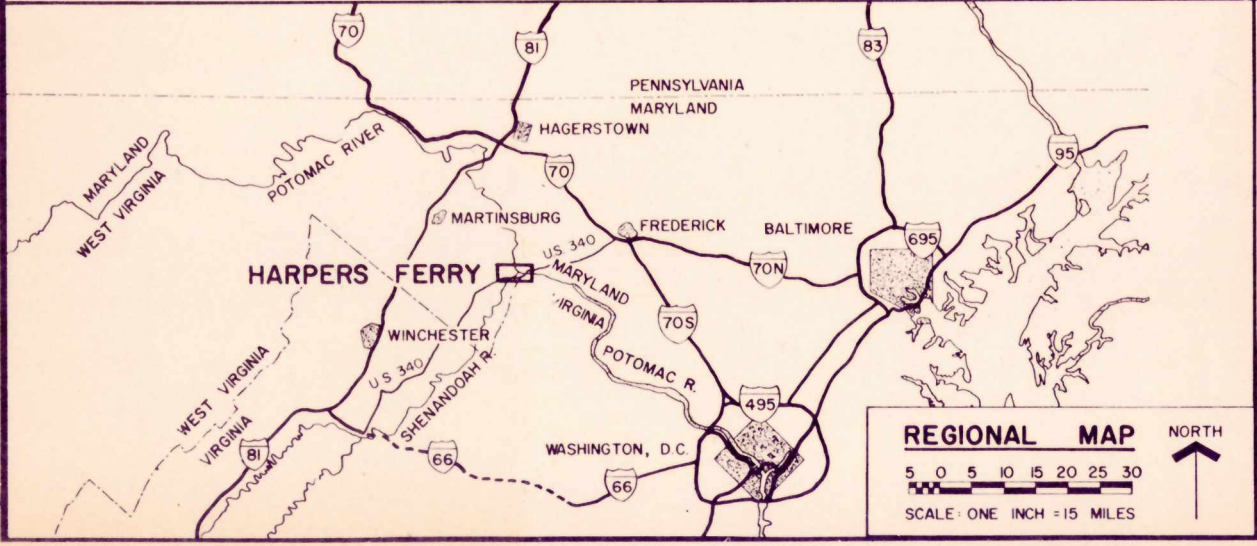
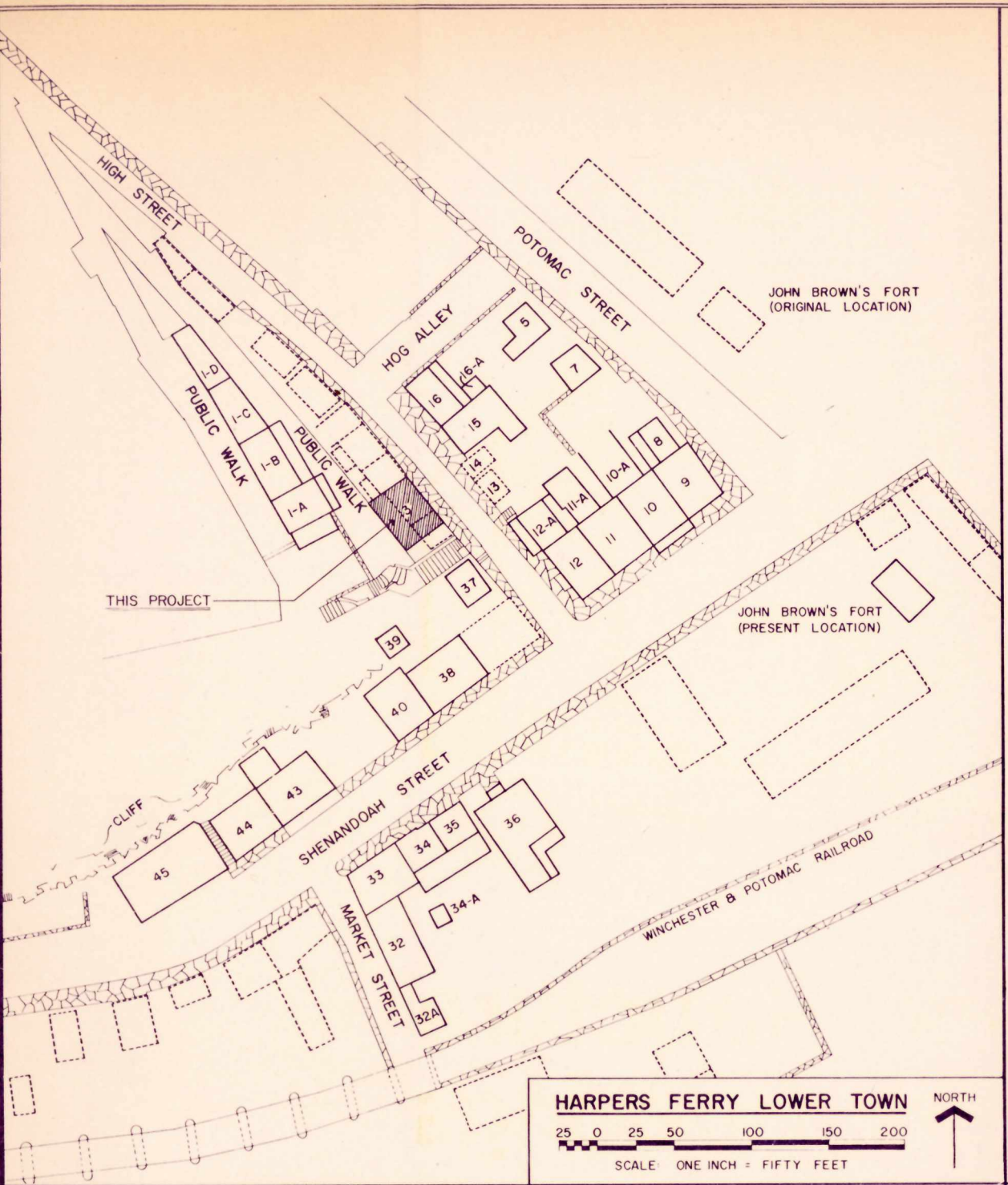
At one time there were three entrances on the front (north side) of Building 3 and a porch at the rear.



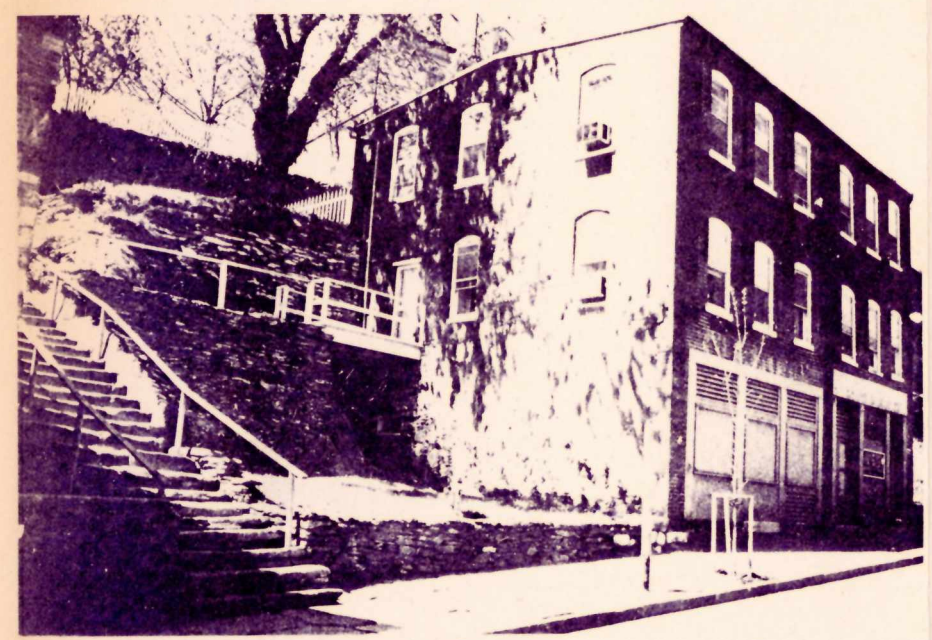
PHOTOGRAPH 56 (1955)
High Street, Looking East

Part of the west elevation of Building 3 is visible in the center of this photograph, just beyond the small two-story frame building. Note the rear porch and the five chimneys.

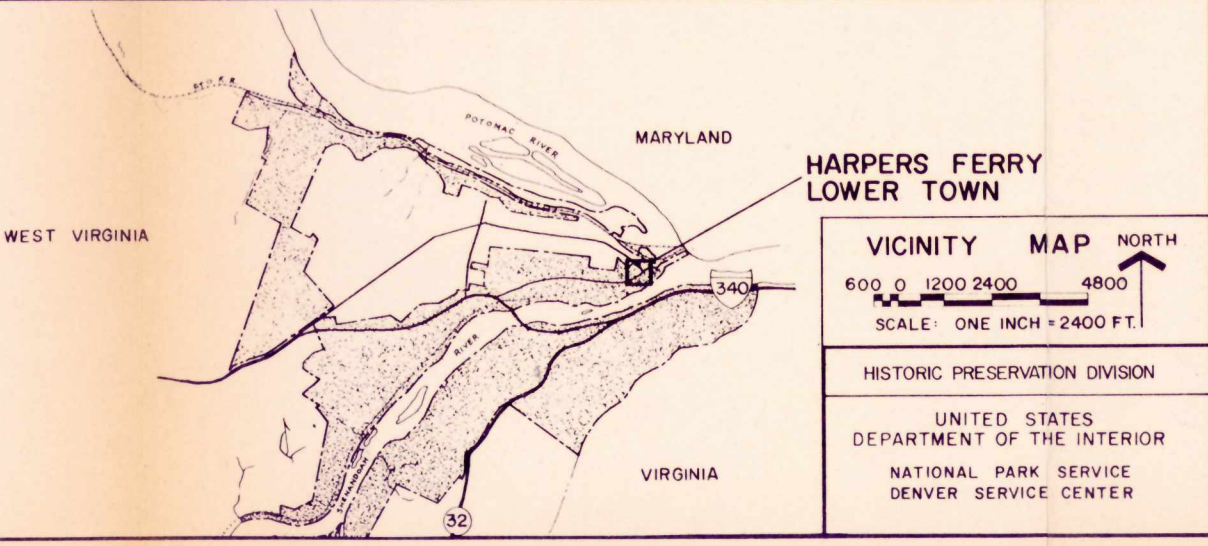
D. DRAWINGS OF
EXISTING CONDITIONS
AND
PROPOSED RESTORATIONS



Nichols/Williams Building
Building 3



Historic Structures
Report Drawings



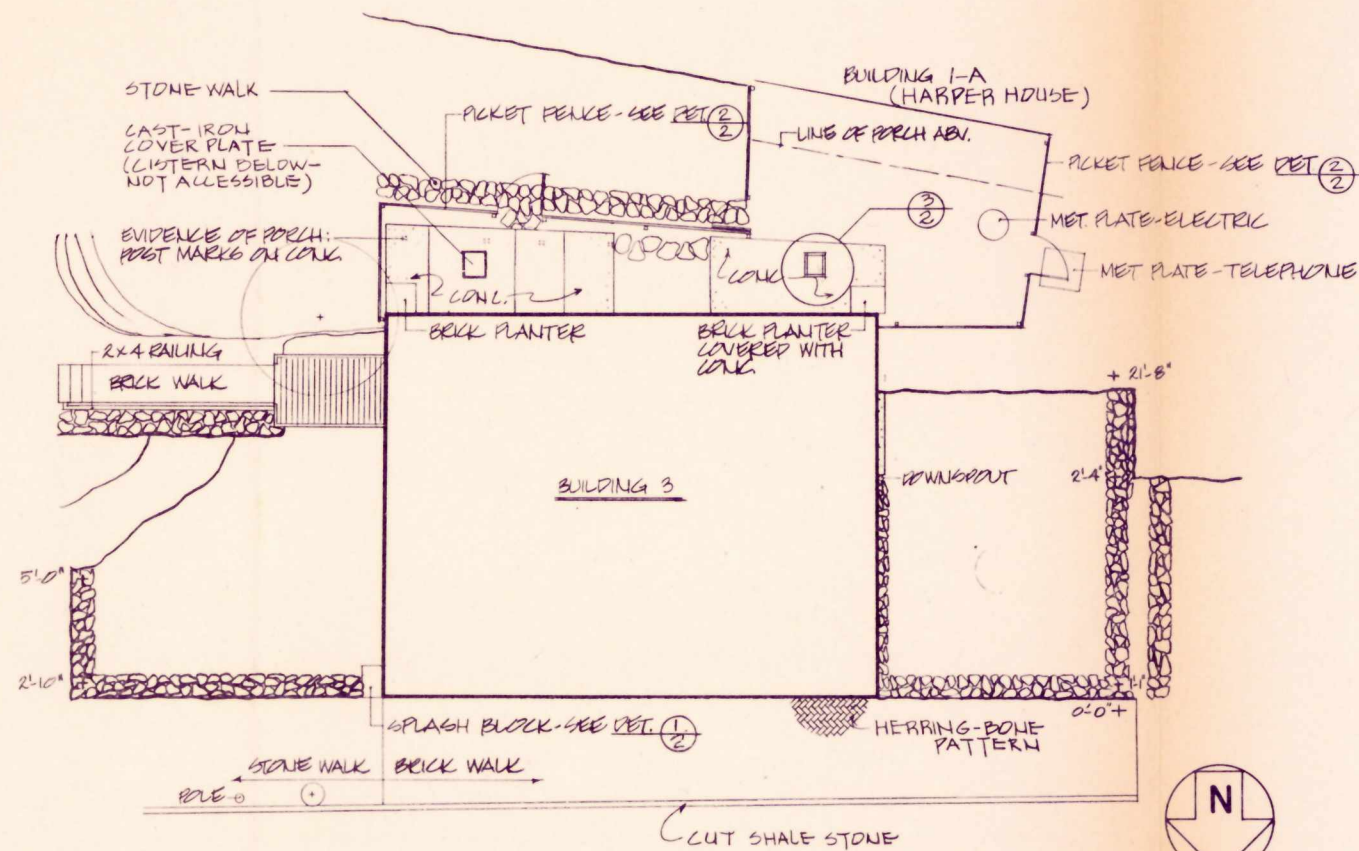
INDEX TO DRAWINGS

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| 3. FIRST & SECOND FLOOR PLANS | |
| 4. THIRD FLOOR & ROOF PLANS | |
| 5. NORTH & WEST ELEVATIONS | |
| 6. SOUTH & EAST ELEVATIONS | |
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| 21. FIRST & SECOND FLOOR PLANS | PROPOSED RESTORATION |
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| 24. SOUTH & EAST ELEVATIONS | |

DESIGNED S.L.S. DRAWN A. DONALD CHECKED 9-2-80 DATE	TITLE OF DRAWING NICHOLS/WILLIAMS BUILDING - BUILDING 3 LOCATION WITHIN PARK LOWER TOWN NAME OF PARK HARPERS FERRY NATIONAL HISTORIC PARK N.C.R. JEFFERSON WEST VIRGINIA REGION COUNTY STATE	
	PREPARED HISTORIC PRESERVATION DIVISION UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE DENVER SERVICE CENTER	

DRAWING NO. 385
28007
PCIP PKG
SHEET 1
OF 24

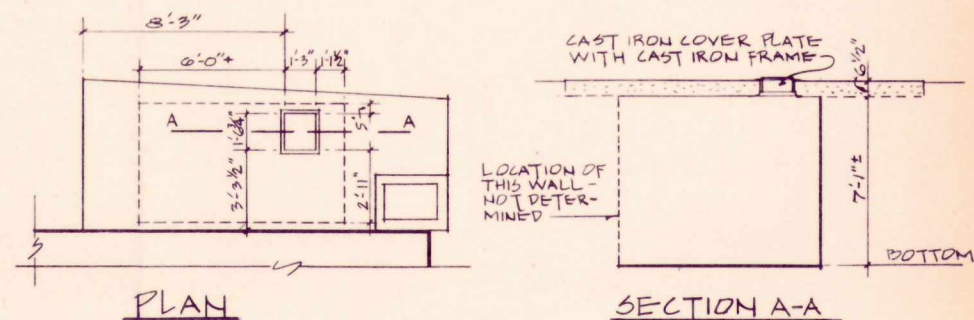
Harpers Ferry N. H. P.



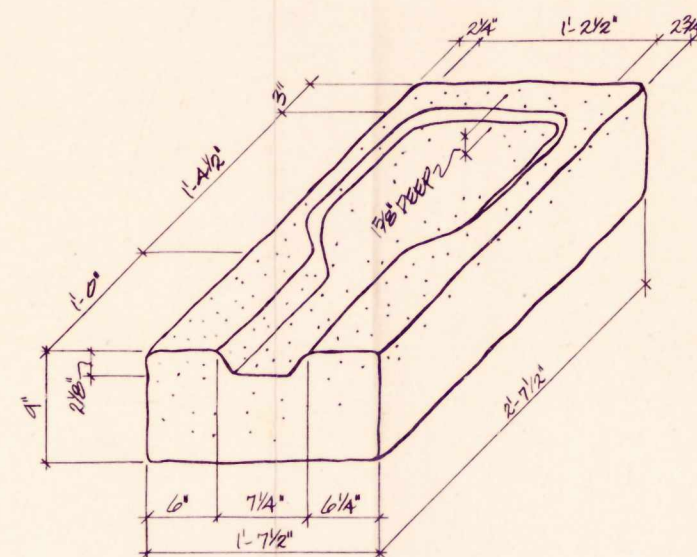
SITE PLAN

SCALE: 1/8" = 1'-0"

NOTE: THIS PLAN IS NOT INTENDED
TO REPRESENT A PROFESSIONAL
LEGAL SURVEY.

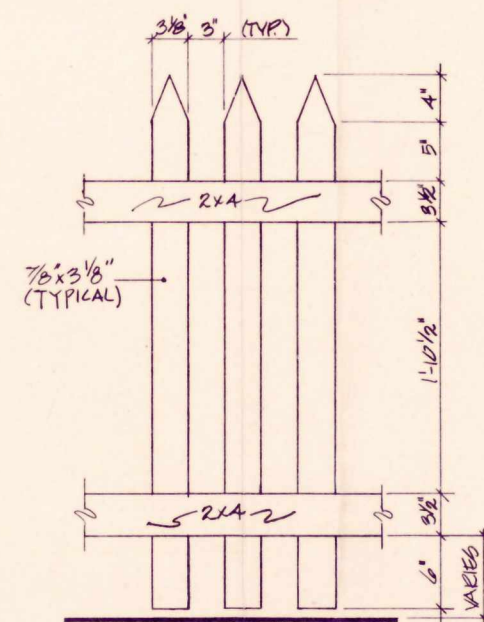


DETAIL - CISTERN



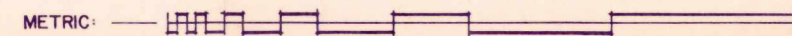
SPLASH BLOCK

SCALE: $1\frac{1}{2}'' = 1' - 0''$

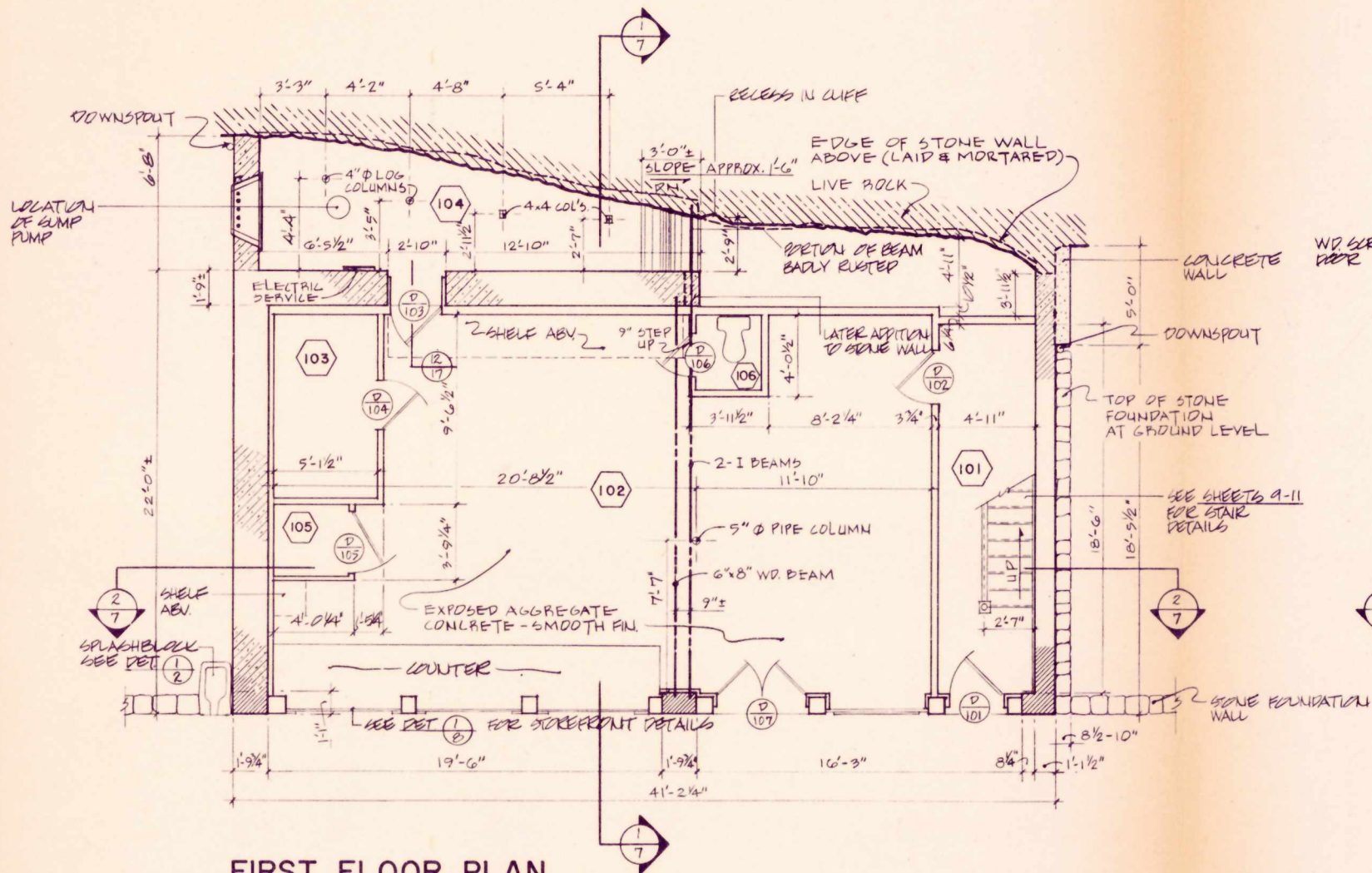


TYPICAL PICKET FENCE
(non-historic)

SCALE: $1\frac{1}{2}'' = 1' - 0''$

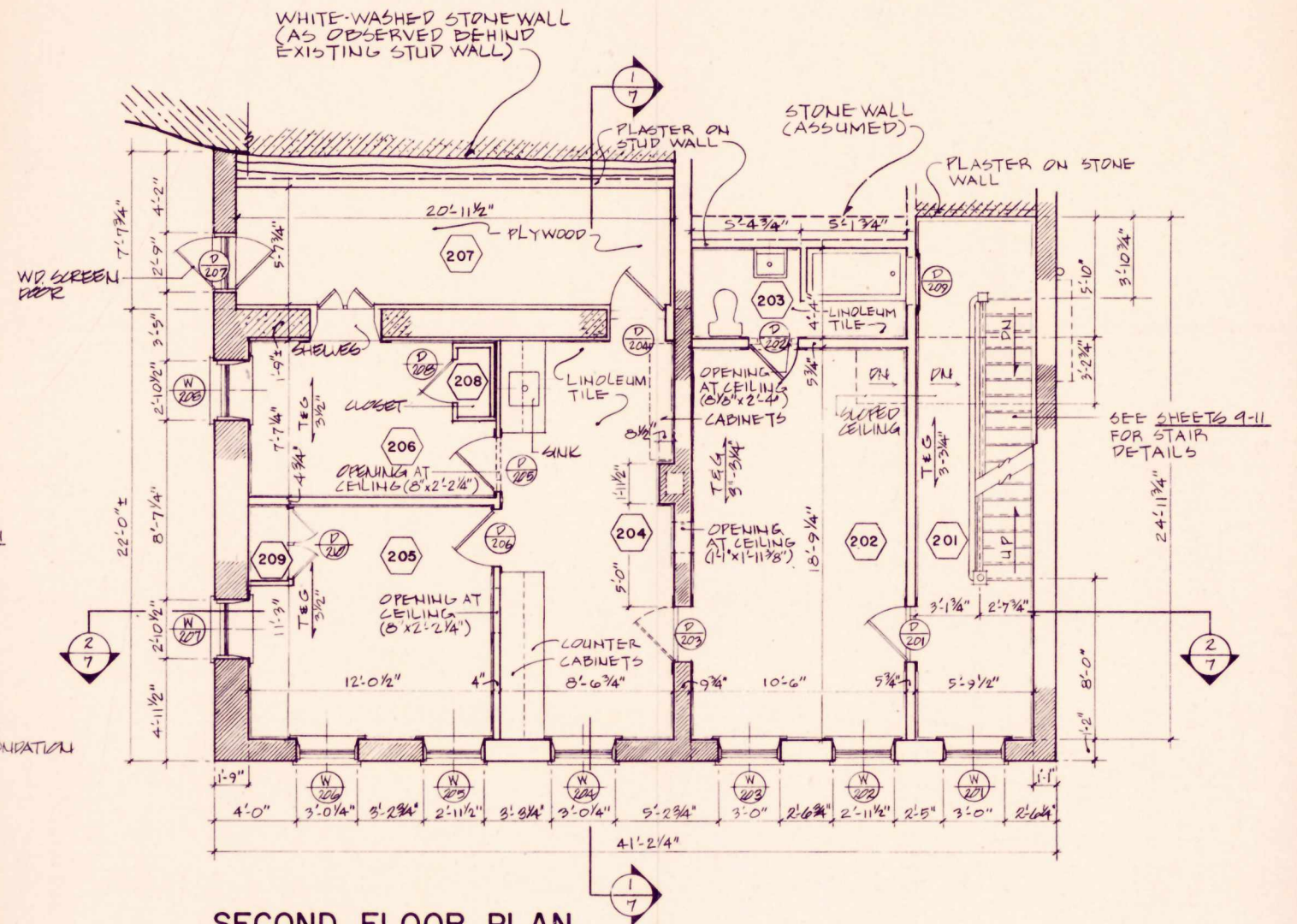


PREPARED	DRAWING NO.	
	385	
DESIGNED	28007	
SL.S.	PCIP	SHEET
DRAWN	PKG.	2
A. DONALD		
CHECKED		
9-2-80		
DATE		OF 24



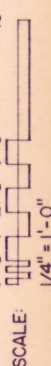
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



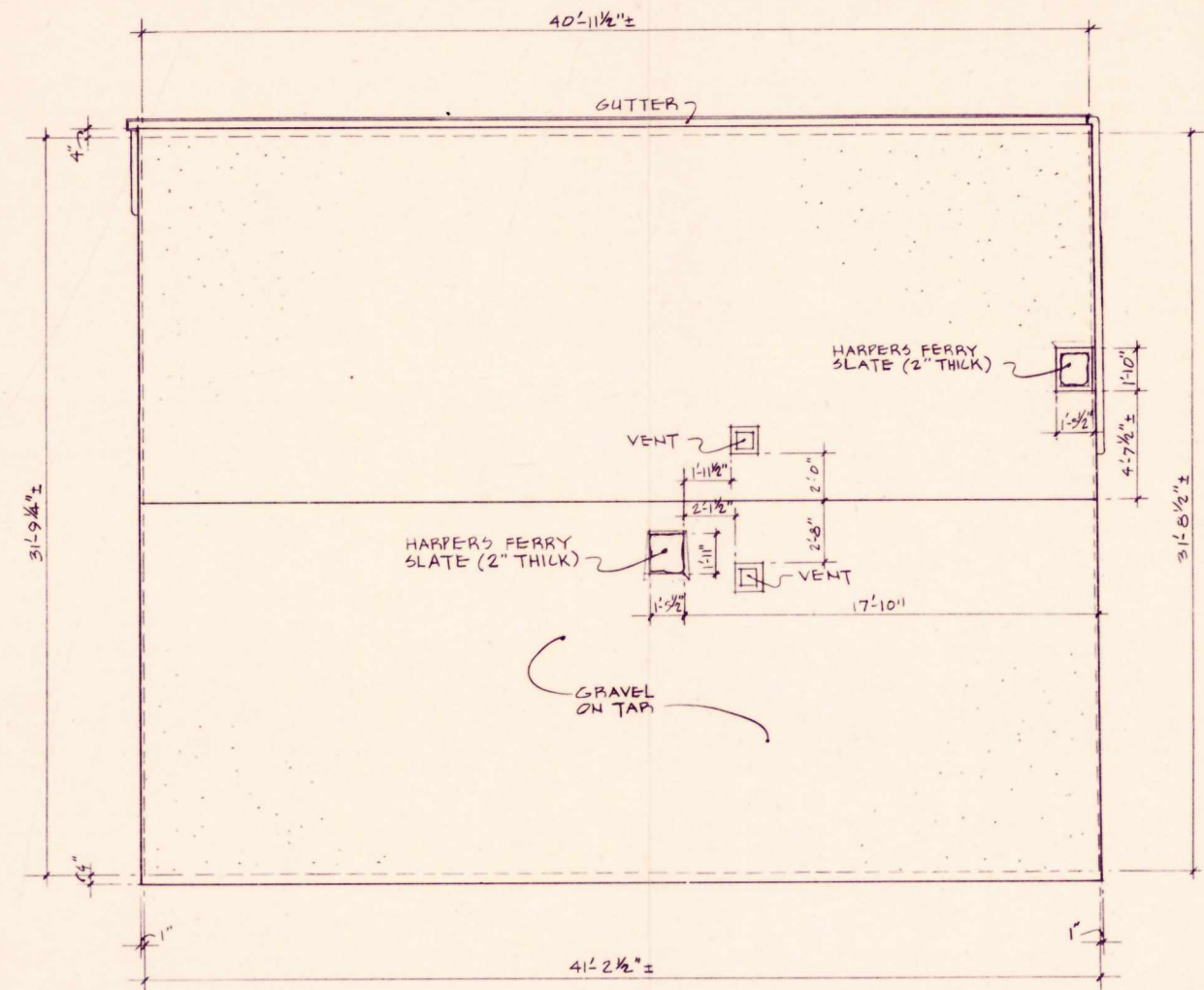
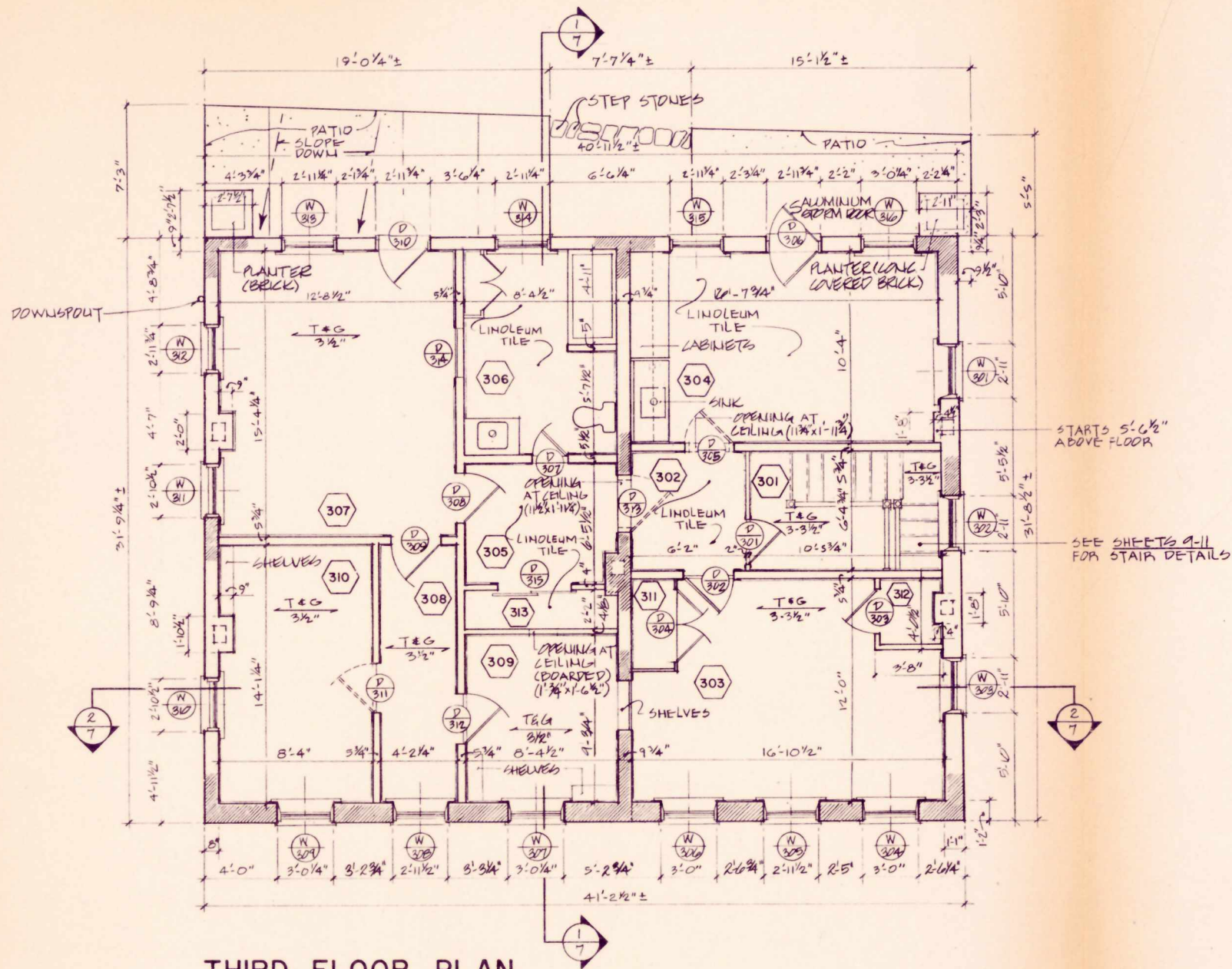
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PREPARED	DRAWING NO.
DESIGNED	385
T.E.F.	28007
DRAWN	PCIP
A. DONALD	PKG.
CHECKED	SHEET
9-2-80	3
DATE	OF 24

METRIC:

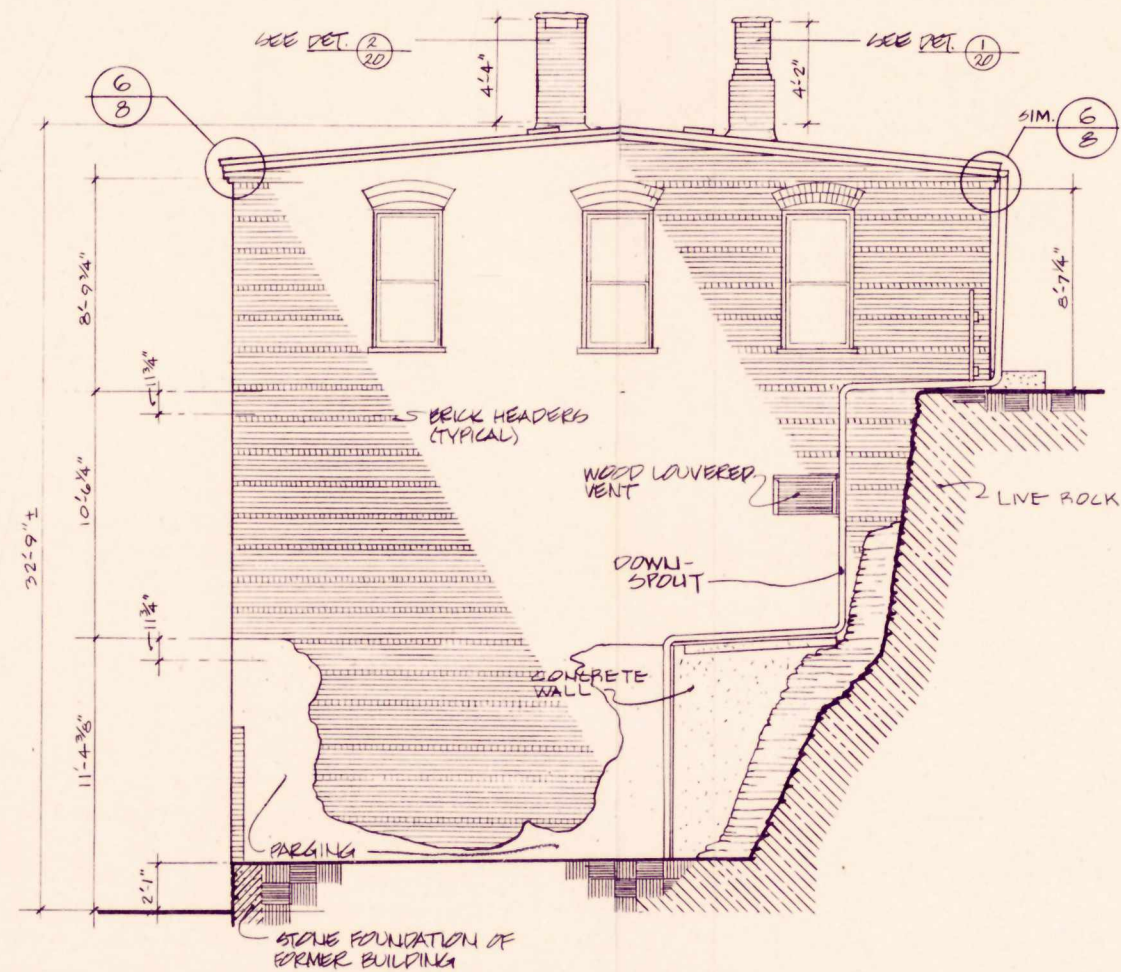


PREPARED	DRAWING NO.
DESIGNED	385
T.E.F.	28007
DRAWN	PCIP
A. DONALD	PKG.
CHECKED	SHEET
9-2-80	4
DATE	OF 24



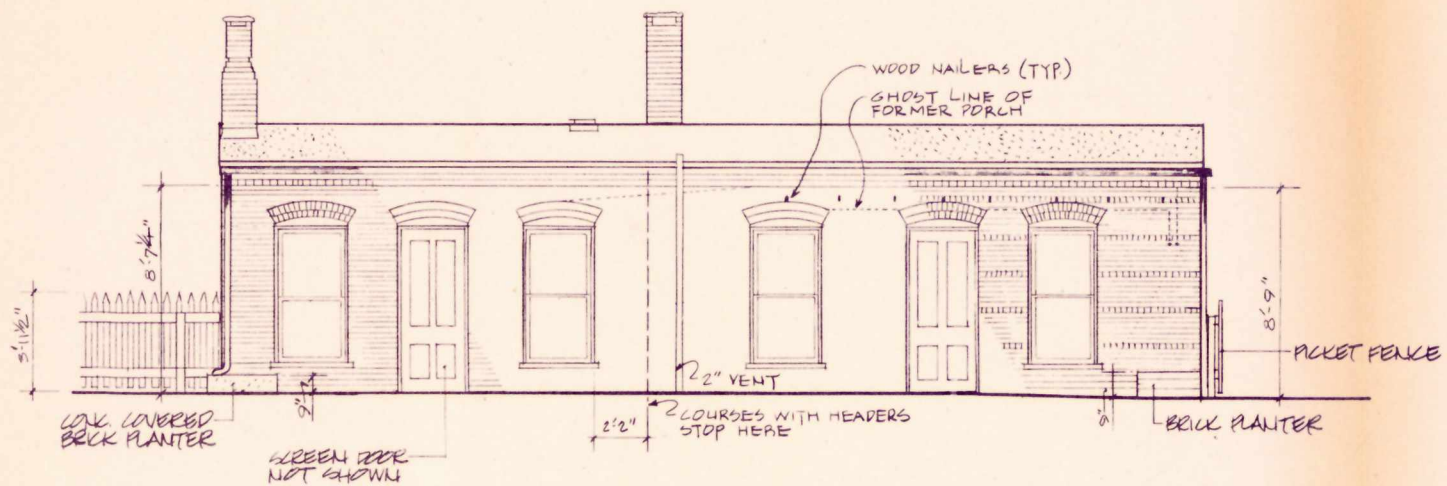
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



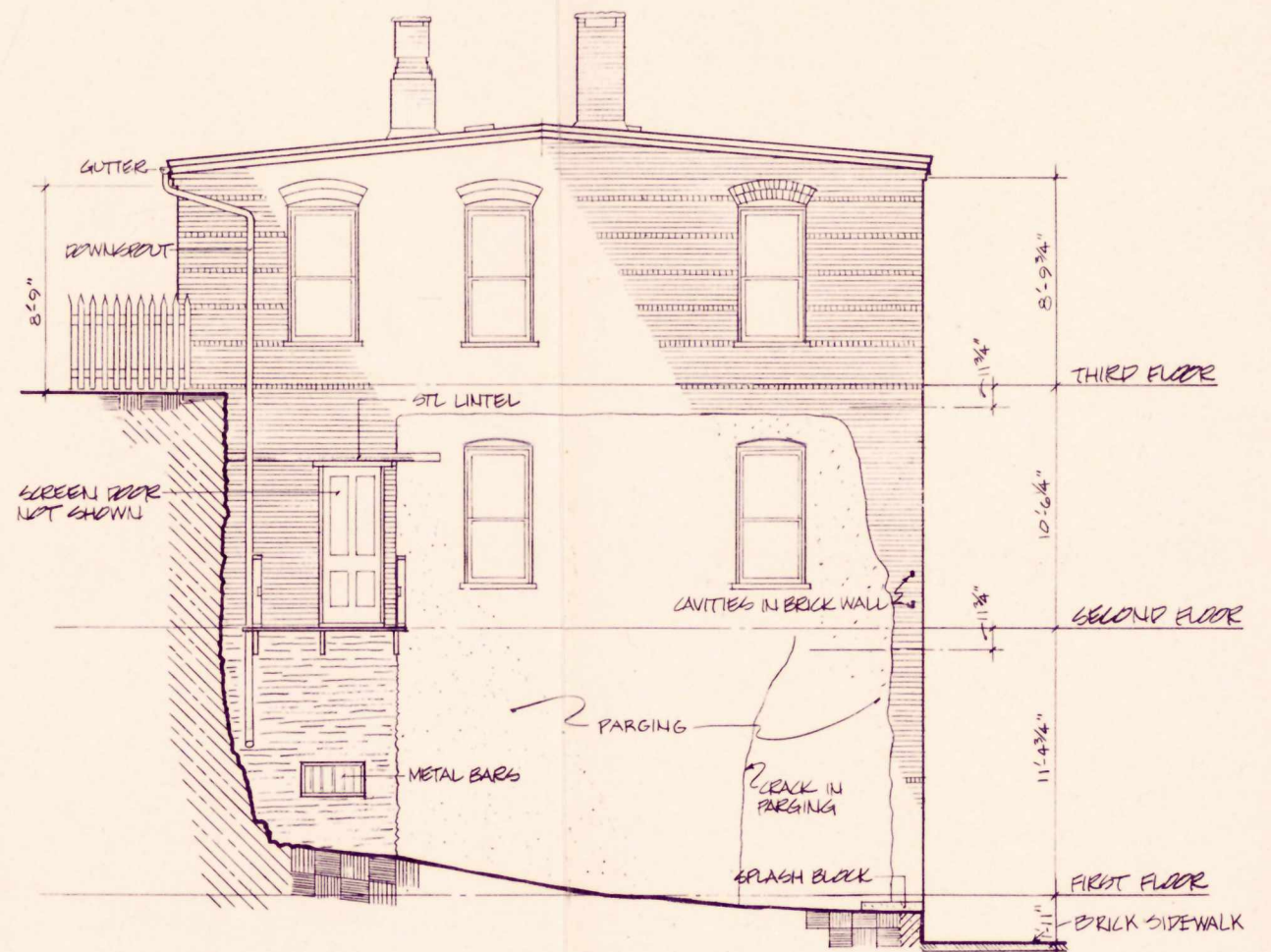
WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

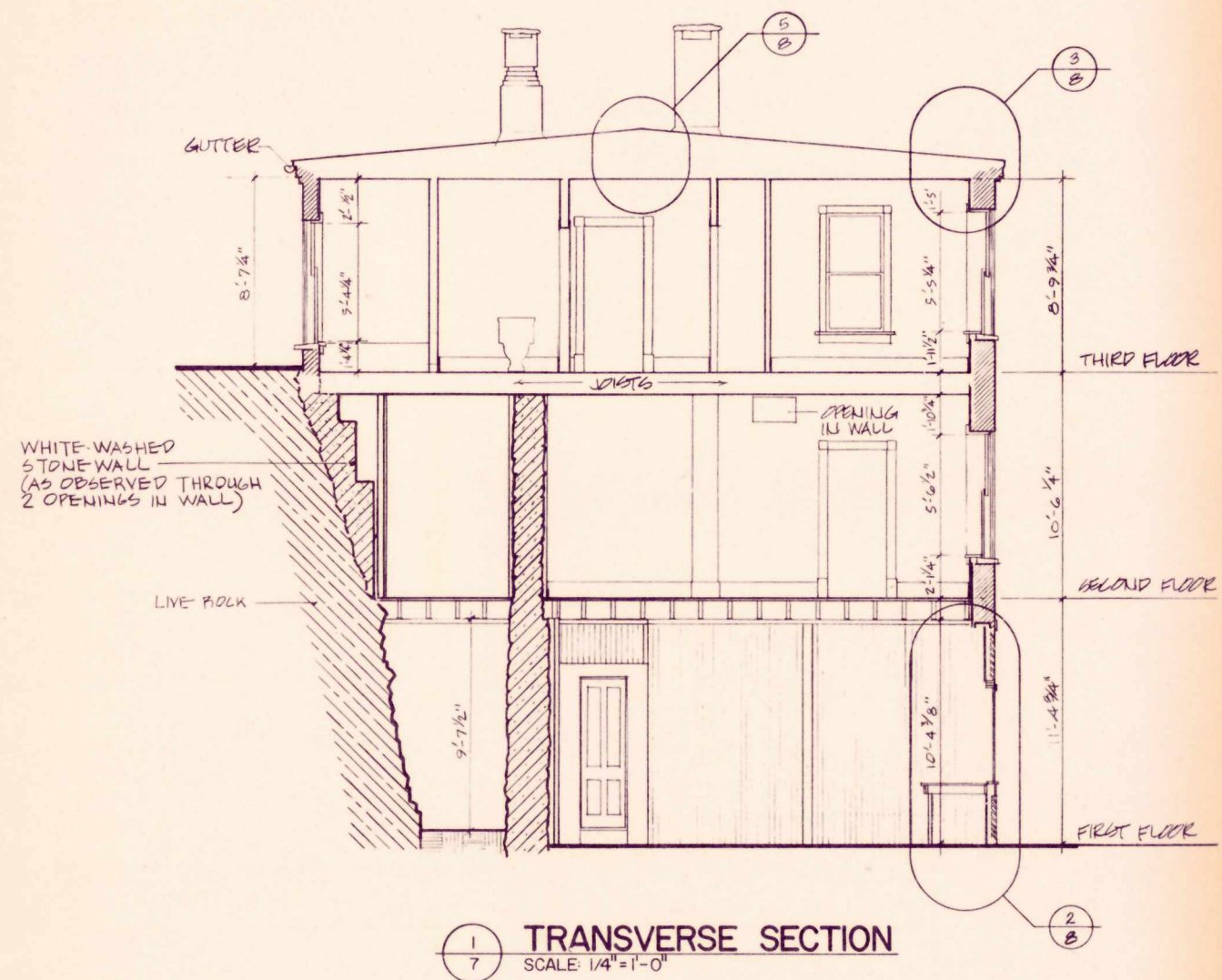
SCALE: 1/4" = 1'-0"

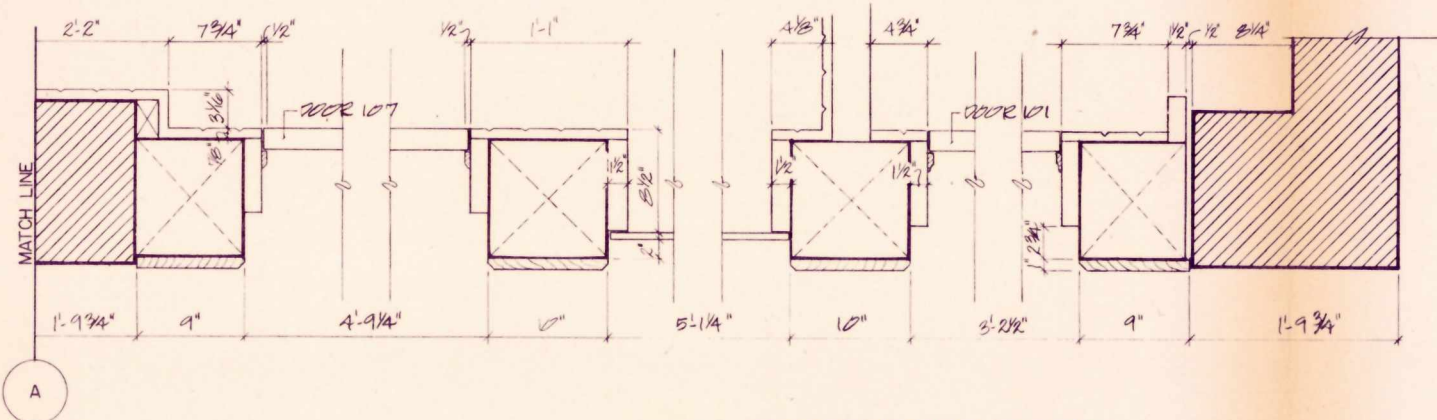
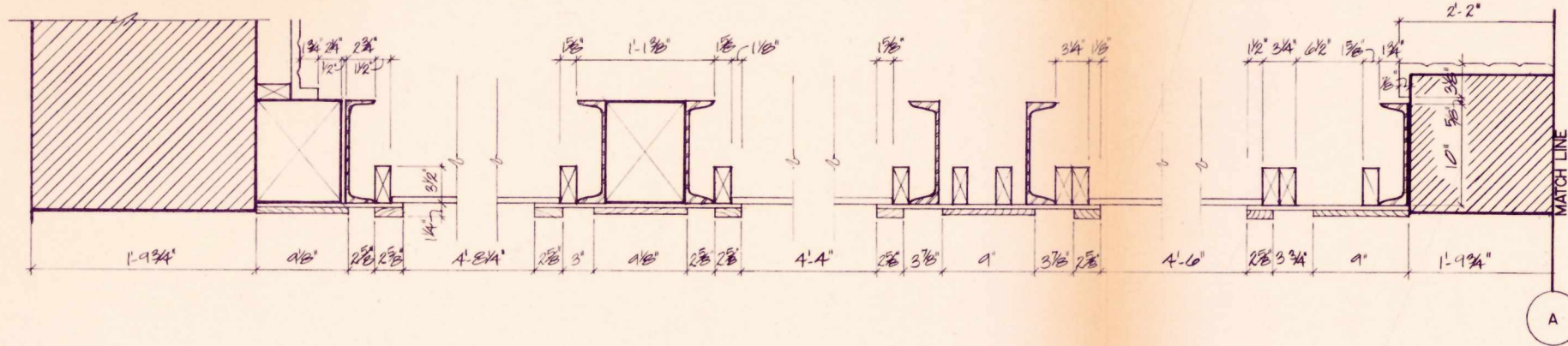


EAST ELEVATION

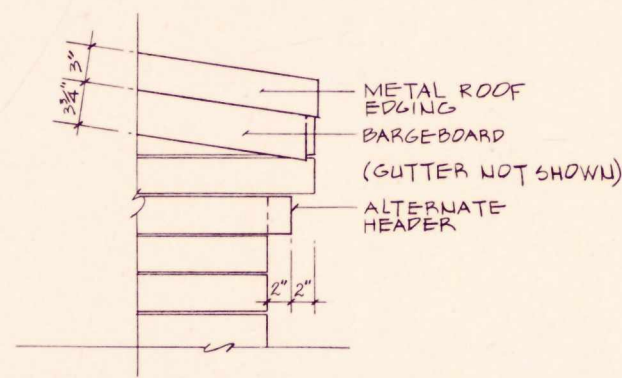
SCALE: 1/4" = 1'-0"

PREPARED	DRAWING NO.
DESIGNED	385
T.E.F.	28007
DRAWN	PCIP
A. DONALD	PKG.
CHECKED	SHEET
9-2-80	6
DATE	OF 24

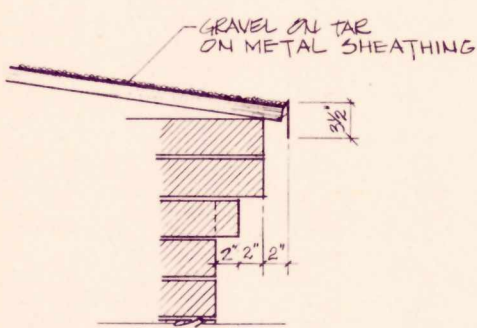




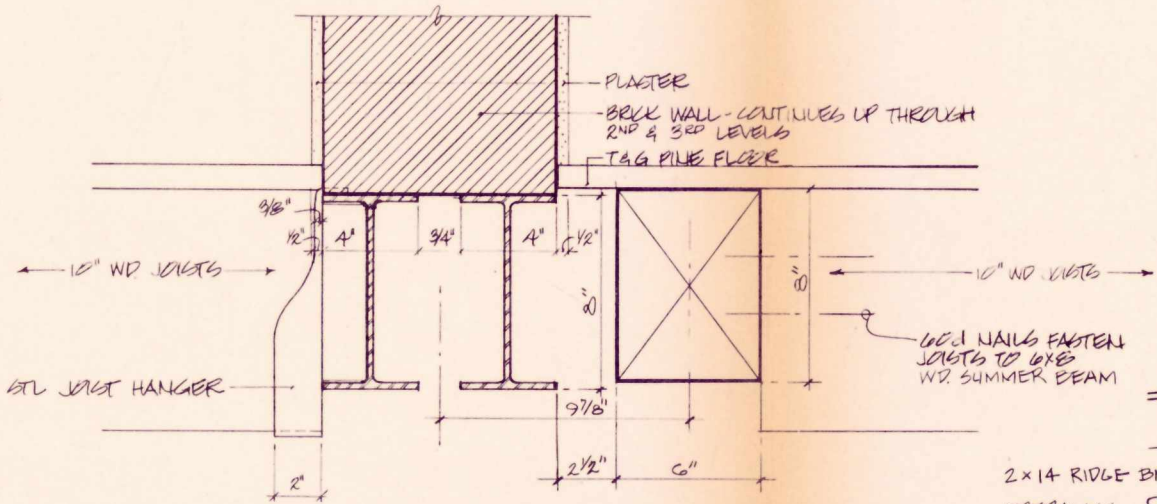
1
8 STOREFRONT DETAIL
SCALE: 1 1/2" = 1'-0"



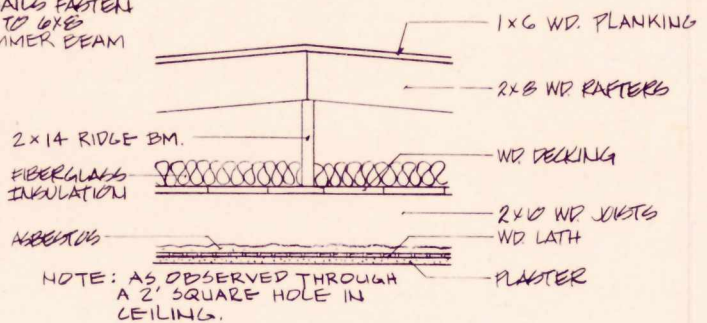
6
8 DETAIL: ROOF & WALL
SCALE: 1 1/2" = 1'-0"



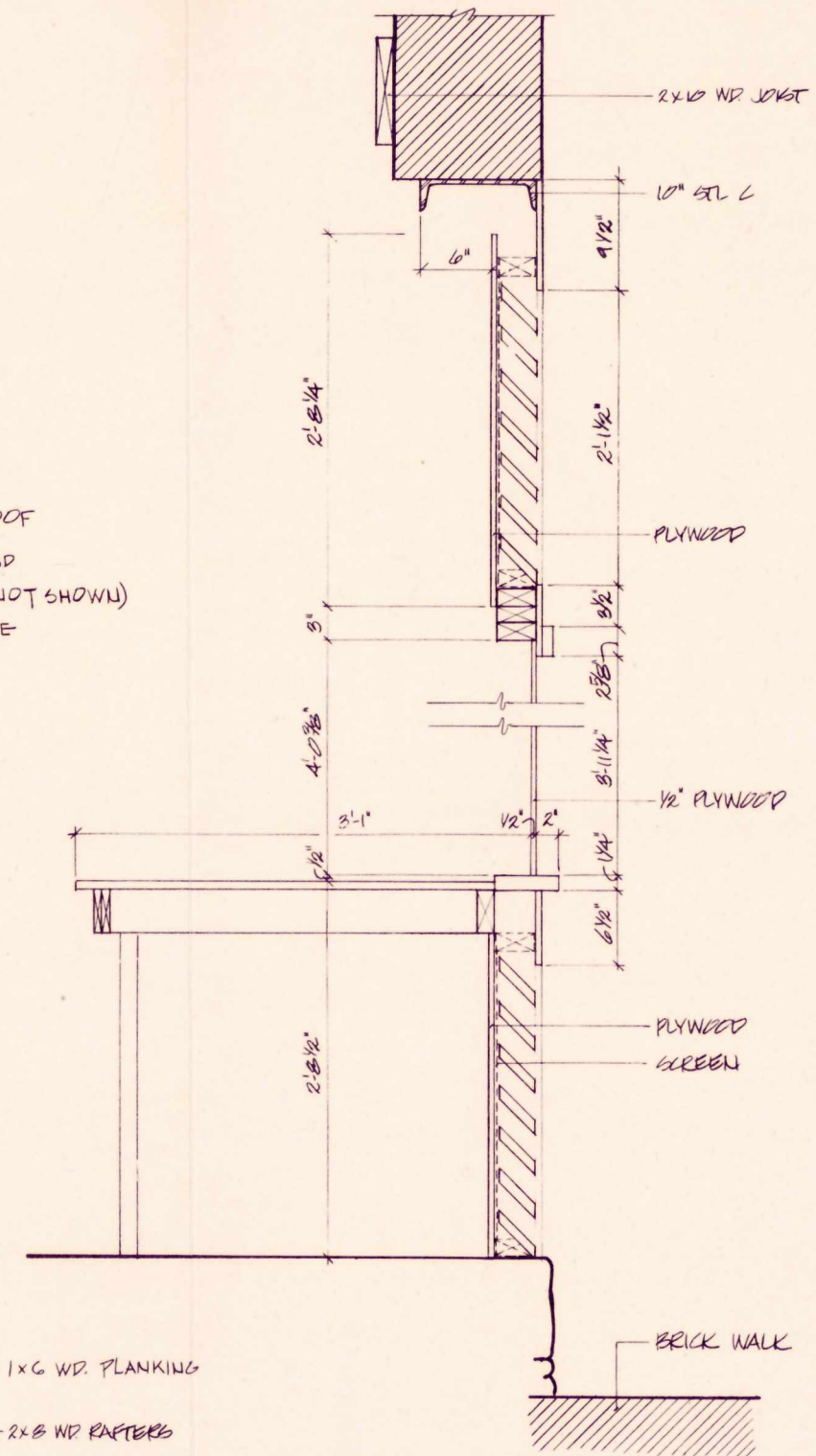
3
8 WALL SECTION AT ROOF
SCALE: 1 1/2" = 1'-0"



4
8 STL. BEAMS SUPPORTING INT. BRICK WALL
SCALE: 3" = 1'-0"



5
8 ATTIC SECTION
NO SCALE



2
8 WALL SECTION (non-historical)
SCALE: 1 1/2" = 1'-0"

2nd & 3rd FLOORS
SCALE: $1/2" = 1'-0"$

1st & 2nd FLOORS
SCALE: 1/2" = 1'-0"

ELEVATION-STAIRWAY
SCALE: 3/4" = 1'-0"

METRIC:

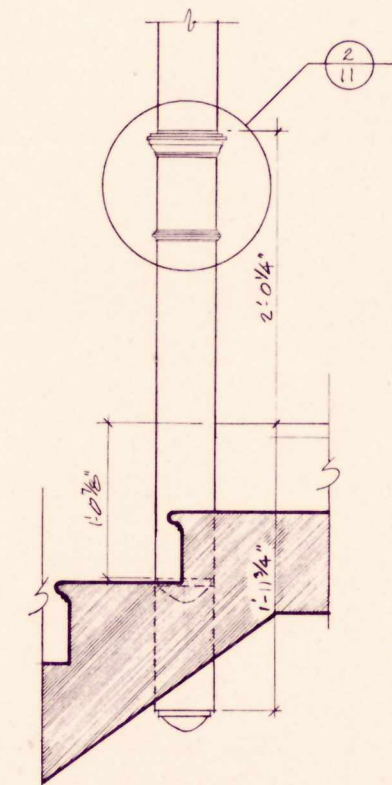
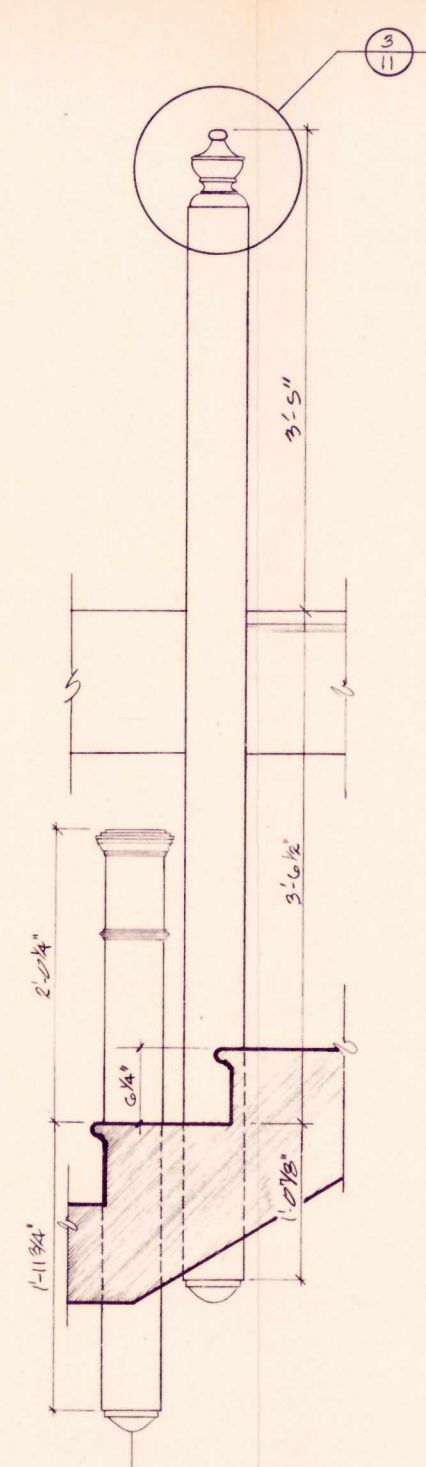
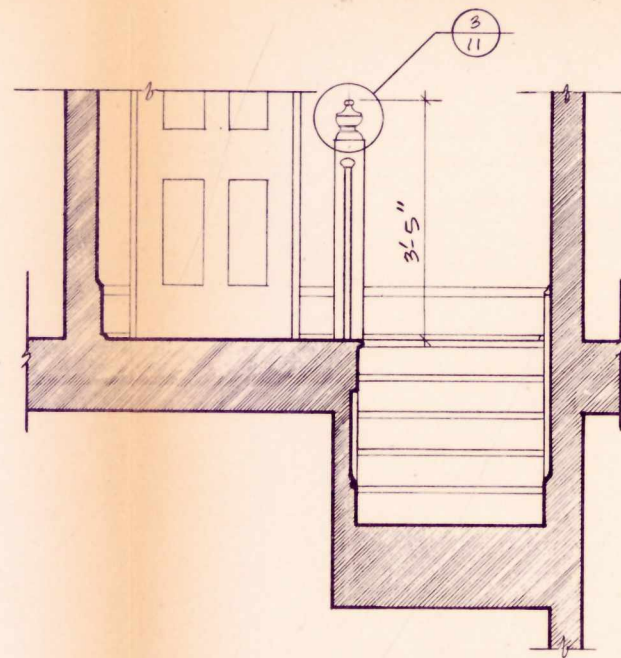
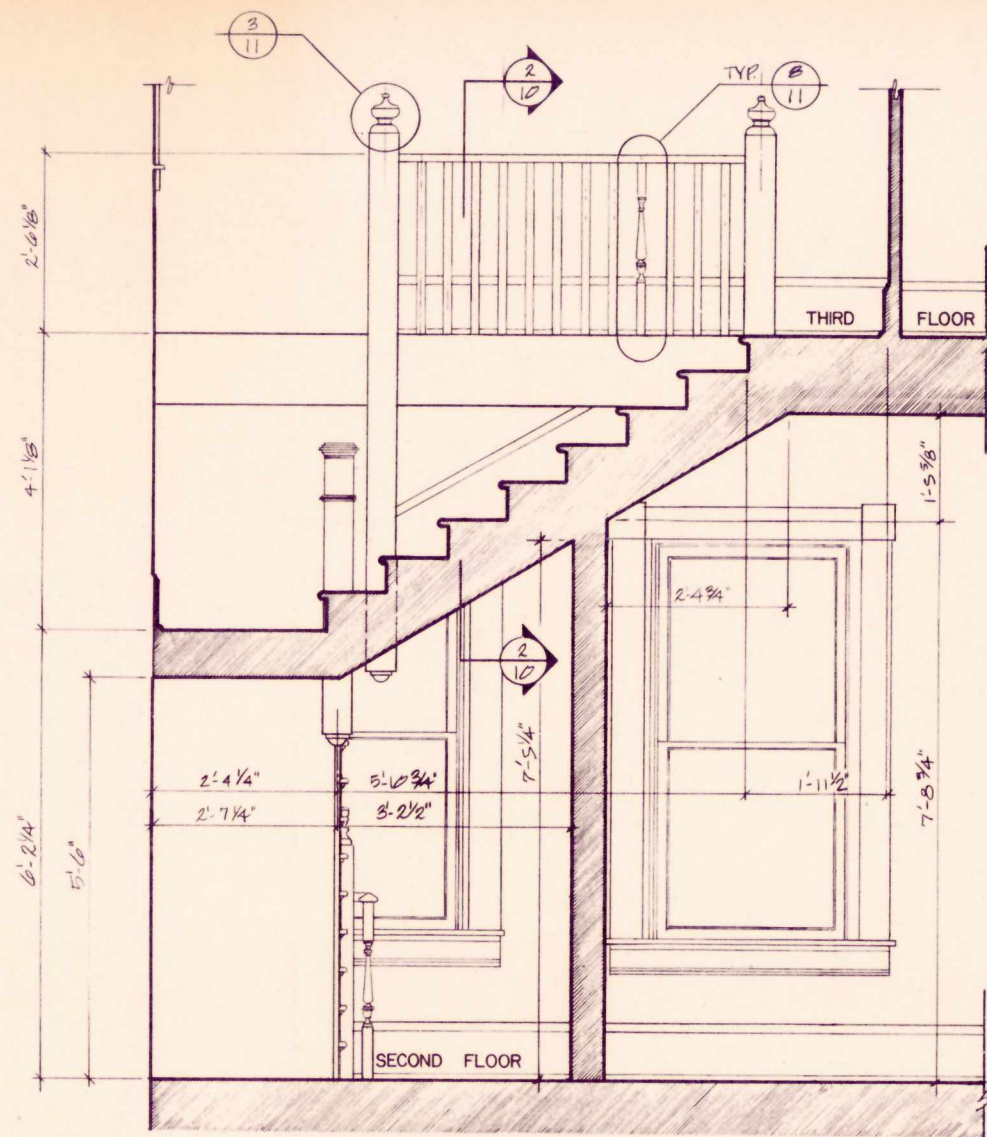
STAIRWAY DETAILS

BUILDING 3

EXISTING CONDITIONS

PREPARED
DESIGNED
T.E.F.
DRAWN
A. DONALD
CHECKED
9-2-80
DATE

DRAWING NO.	
385 28007	
PCIP PKG.	SHEET
	9
	OF 24

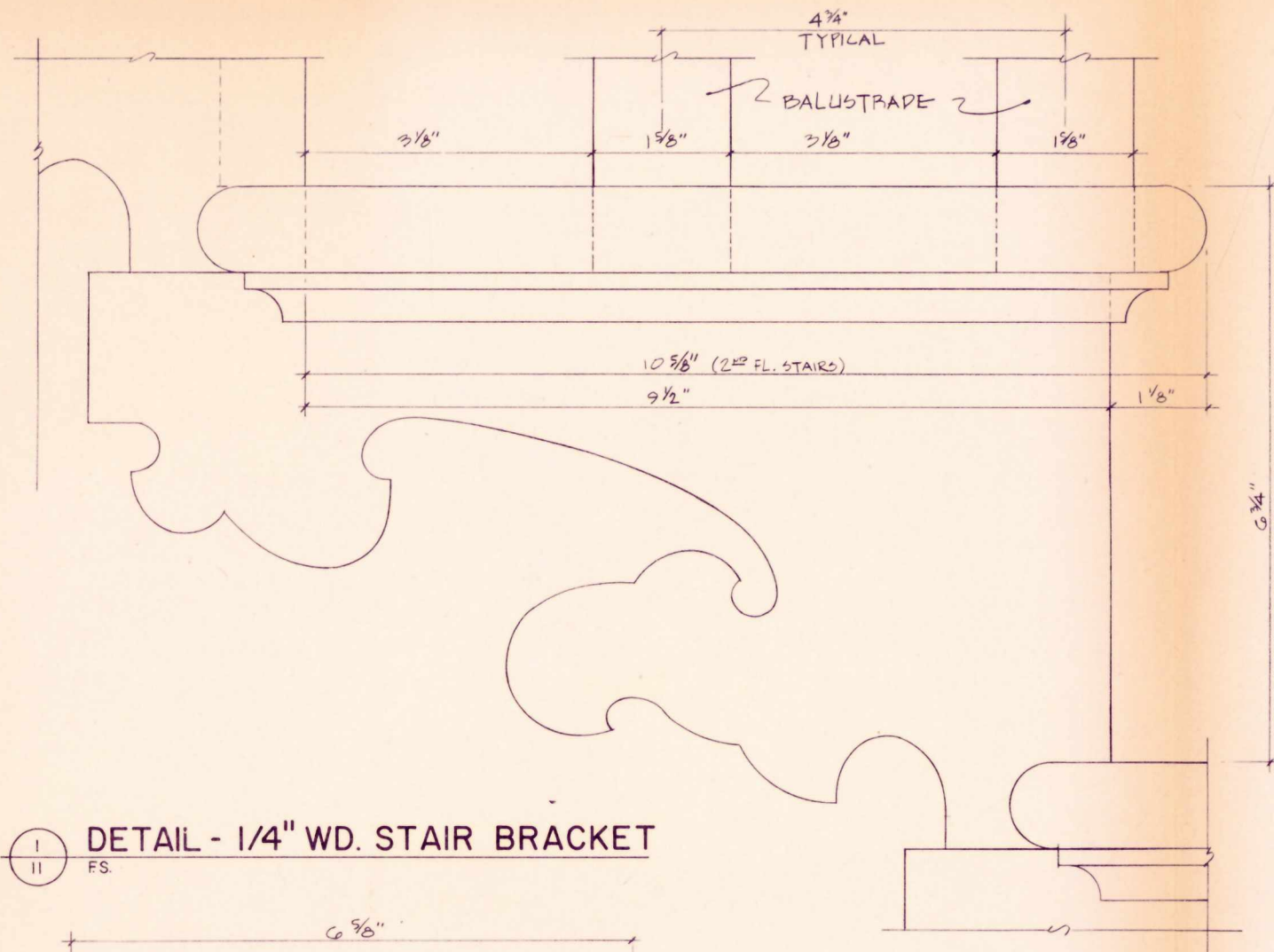


STAIRWAY DETAILS

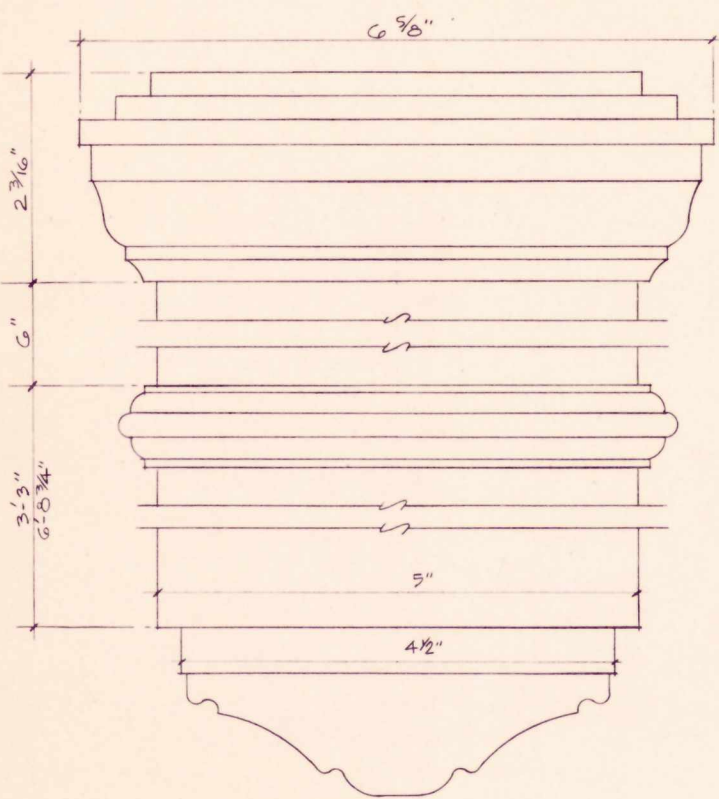
BUILDING 3
EXISTING CONDITIONS

PREPARED	DRAWING NO.
DESIGNED	385
SLS/TEF	28007
DRAWN	PCIP
A. DONALD	PKG.
CHECKED	SHEET
9-2-80	10
DATE	OF 24

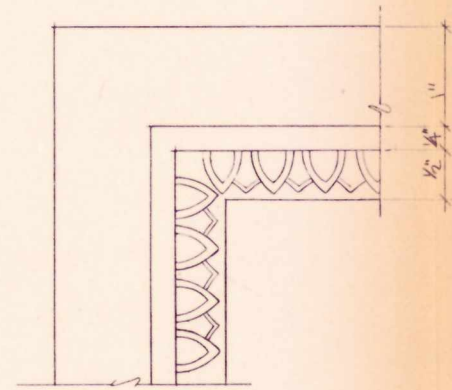
METRIC: ———



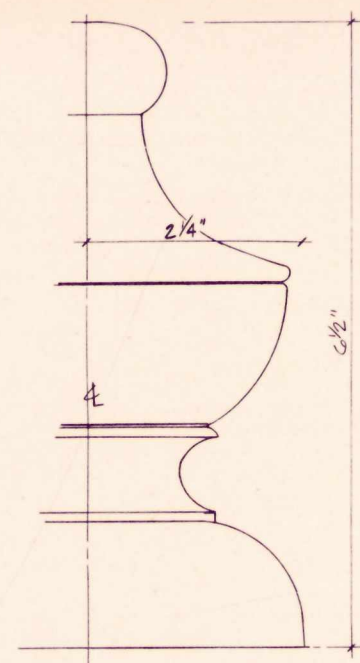
1 FS. DETAIL - 1/4" WD. STAIR BRACKET



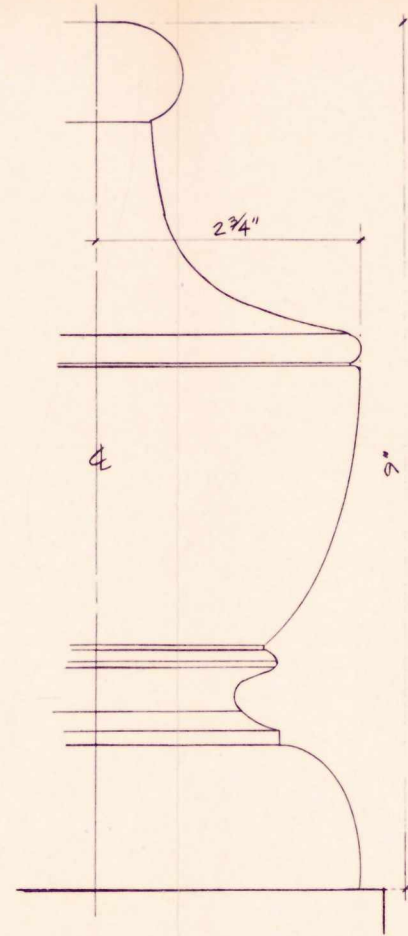
2 FS. NEWEL POST - SECONDARY



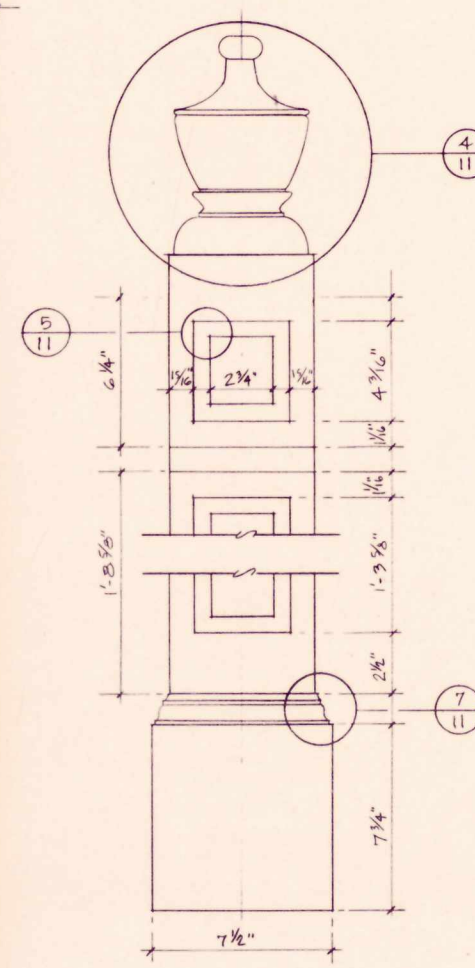
5 FS. DETAIL



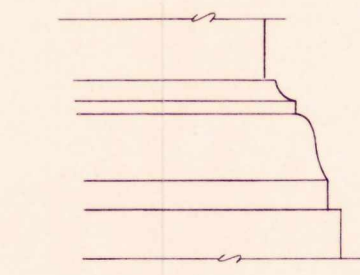
3 FS. NEWEL CAP - MINOR



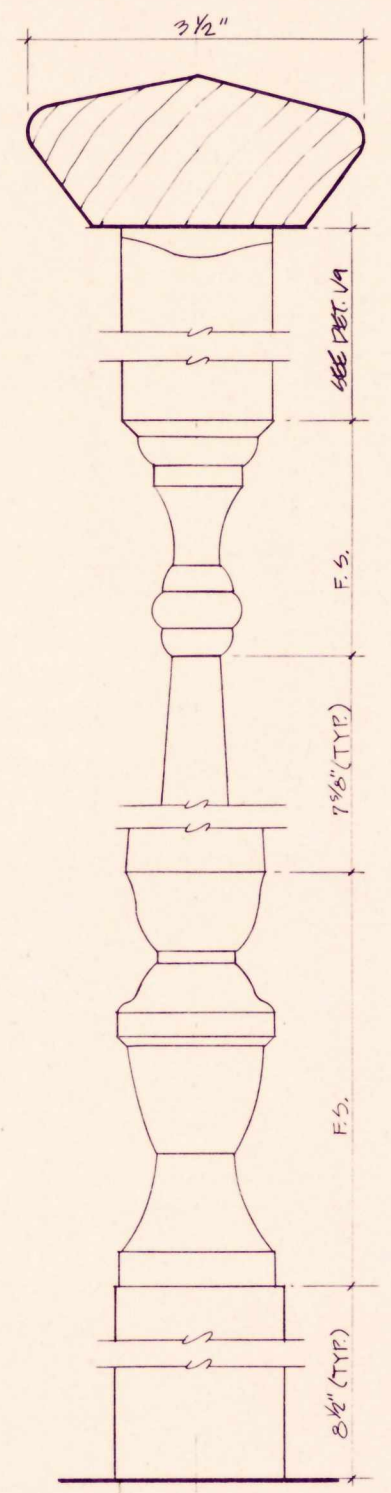
4 FS. NEWEL CAP - MAJOR



6 FS. NEWEL POST - MAJOR
SCALE: 3" = 1'-0"



7 FS. DETAIL



8 FS. BALUSTRADE

METRIC:

ROOM FINISH SCHEDULE

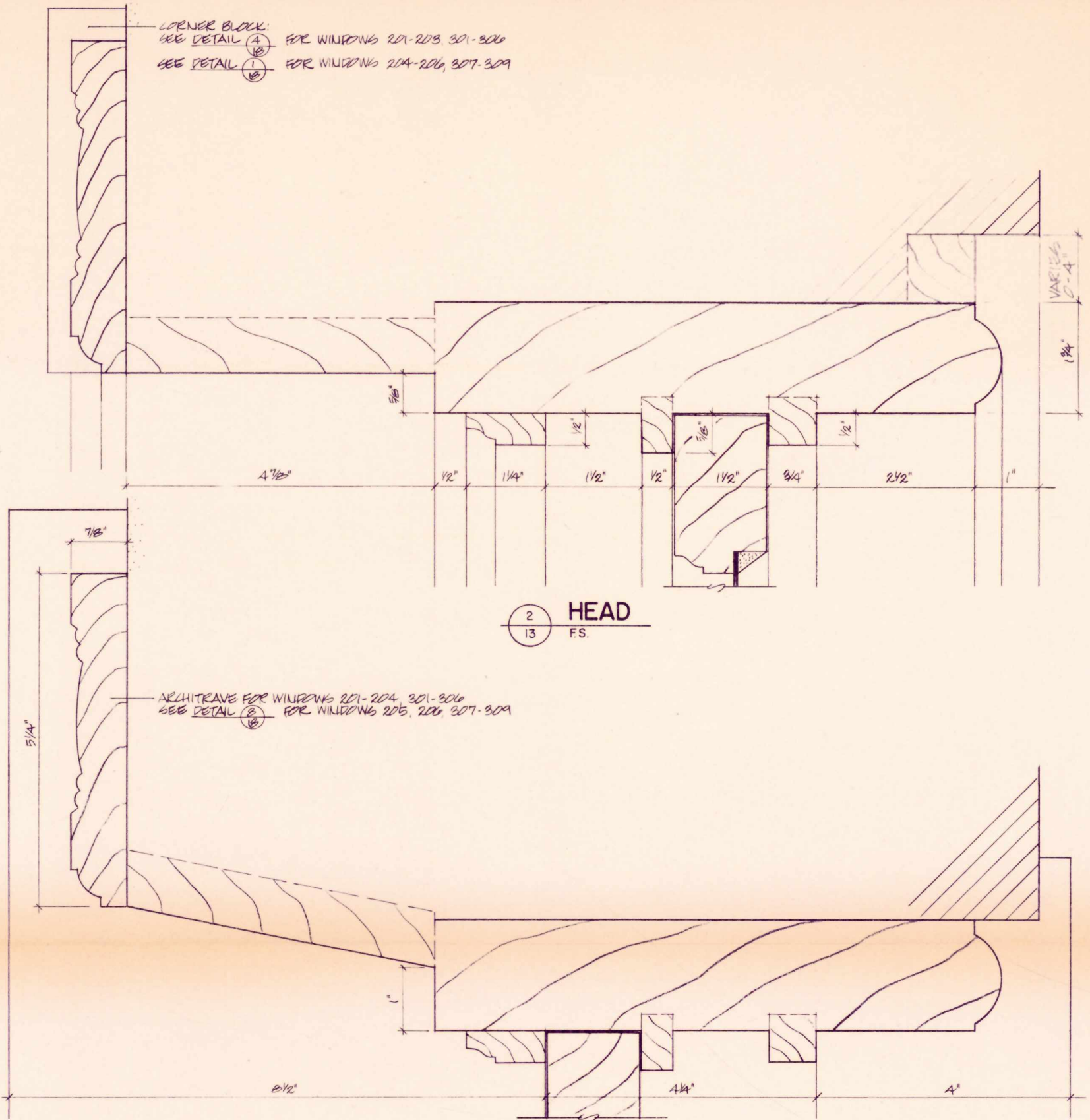
FLOOR	ROOM	FLOOR		WALLS								CEILING		BASE												REMARKS
		MATERIAL	FINISH	NORTH		SOUTH		EAST		WEST		MATERIAL	FINISH	NORTH			SOUTH			EAST			WEST			
				MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH			MATERIAL	HEIGHT	FINISH	MATERIAL	HEIGHT	FINISH	MATERIAL	HEIGHT	FINISH	MATERIAL	HEIGHT	FINISH	
FIRST	101	EXP AGGREGATE CONC	POLISHED	BRICK & WP PANEL	PAINT	WOOD PANELING	PAINT	PLASTER	PAINT	BRICK	PAINT	PLASTER	PAINT	---	---	---	---	---	---	5/19	9"	PAINT	---	---	---	BASE IN POOR CONDITION. GHOST MARKS INDICATE 101" BASE - WEST
	102	EXP AGGREGATE CONC	POLISHED	WOOD PANELING	PAINT	WOOD PANELING	DARK STAIN & PAINT	WD PANEL & PLYWD	DARK STAIN & PAINT	WOOD PANELING	PAINT	EXP. JOISTS INSULATION	---	---	---	---	---	---	---	---	---	---	---	---	---	
	103	EXP AGGREGATE CONC	POLISHED	PLYWOOD & WD STUD	---	WOOD PANELING	DARK STAIN & PAINT	WOOD PANELING	DARK STAIN & PAINT	PLYWOOD & WD STUD	NONE	EXP. JOISTS INSULATION	---	---	---	---	---	---	---	---	---	---	---	---	---	
	104	HARD-PACKED RIET	---	STONE/STUD PART	NONE	LIVE ROCKY STONE	---	STONE	---	STONE	---	EXP. JOISTS INSULATION	---	---	---	---	---	---	---	---	---	---	---	---	---	
	105	EXP AGGREGATE CONC	POLISHED	PLYWOOD	NONE	PLYWOOD	PAINT	WOOD PANELING	DARK STAIN	PLYWOOD	NONE	EXP. JOISTS INSULATION	---	---	---	---	---	---	---	---	---	---	---	---	---	
	106	PLYWOOD	NONE	PLYWOOD & WD STUD	NONE	WD PANEL. STUD	DARK STAIN & PAINT	PLYWOOD & WD STUD	NONE	PLYWOOD & WD STUD	NONE	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
SECOND	201	TONGUE & GROOVE WD	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	5/19	1 1/4"	PAINT	5/19	1 1/2"	PAINT	5/19	1 1/4"	PAINT	5/19	1 1/2"	PAINT	CRACKS IN NORTH WALL PLASTER
	202	TONGUE & GROOVE WD	CLEAR FINISH	PLASTER	PAINT	DRYWALL	PAINT	PLASTER	PAINT	PLASTER	PAINT	DRYWALL OVER PLAST.	PAINT	5/19	1 3/8"	PAINT	5/19	1 3/8"	PAINT	5/19	1 3/4"	PAINT	5/19	1 3/8"	PAINT	CRACKS IN NORTH WALL PLASTER
	203	PLYWOOD	VINYL TILE	WOOD PANELING	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	---	---	---	5/19	9"	PAINT	5/19	9"	PAINT	---	---	---	BASE NO SHOE MOLDING - EAST, WEST & SOUTH WALLS
	204	TONGUE & GROOVE WD	LINOLEUM	PLASTER	PAINT	PLASTER	PAINT	MASONITE	PAINT	PLASTER	PAINT	PLASTER	PAINT	5/19	9"	PAINT	6/19	8 5/8"	PAINT	---	---	---	5/19	8 1/2"	PAINT	MOLDING AT CEILING - EAST WALL. WATER DAMAGE - SOUTH WALL & CEILING
	205	TONGUE & GROOVE WD	CLEAR FINISH	PLASTER	PAINT	DRYWALL	PAINT	PLASTER	PAINT	PLYWOOD	PAINT	PLASTER	PAINT	6/19	9"	PAINT	6/19	9"	PAINT	5/19	8 3/4"	PAINT	5/19	5 3/4"	PAINT	MOLDING AT CEILING - SOUTH & WEST WALLS. DOES NOT INCLUDE CLUG 204
	206	TONGUE & GROOVE WD	CLEAR FINISH	DRYWALL	PAINT	PLASTER	PAINT	PLASTER	PAINT	WALLBOARD	PAINT	PLASTER	PAINT	7/19	1 1/2"	PAINT	5/19	1 1/2"	PAINT	5/19	8 7/8"	PAINT	7/19	9"	PAINT	MOLDING AT CEILING - WEST & NORTH WALLS. DOES NOT INCLUDE CLUG 206
	207	PLYWOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	CELOTEX	PAINT	6/19	2 1/4"	PAINT	6/19	2 1/4"	PAINT	6/19	2 1/4"	PAINT	6/19	2 1/4"	PAINT	BASE - SOME MISSING. NO SHOE MOLDING AT CLUG. WATER STAINS CLUG
	208	TONGUE & GROOVE WD	CLEAR FINISH	PLYWOOD	PAINT	PLYWOOD	PAINT	PLYWOOD	PAINT	WALL-BOARD	PAINT	WOOD	PAINT	NONE	---	---	NONE	---	---	NONE	---	---	7/19	9"	PAINT	BASE - SAME AS ROOM 206
	209	TONGUE & GROOVE WD	CLEAR FINISH	WOOD	PAINT	DRYWALL	PAINT	PLASTER	PAINT	WOOD	PAINT	WOOD	PAINT	NONE	---	---	6/19	9"	PAINT	5/19	8 3/4"	PAINT	NONE	---	---	---
THIRD	301	TONGUE & GROOVE WD	PAINT	PLASTER	PAINT	PLASTER	PAINT	WOOD PANELING	PAINT	PLASTER	PAINT	PLASTER	PAINT	5/19	1 1/2"	PAINT	5/19	1 3/8"	PAINT	7/19	8 1/2"	PAINT	5/19	9"	PAINT	---
	302	TONGUE & GROOVE WD	LINOLEUM	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	WOOD PANELING	PAINT	PLASTER	PAINT	5/19	1 1/8"	PAINT	5/19	1 3/4"	PAINT	5/19	10"	PAINT	5/19	8 3/4"	PAINT	MOLDING ON CORNERS OF WEST WALL
	303	TONGUE & GROOVE WD	CLEAR FINISH	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	5/19	1 5/8"	PAINT	5/19	1 3/8"	PAINT	5/19	1 3/4"	PAINT	5/19	1 3/8"	PAINT	DOES NOT INCLUDE CLOSETS 311 & 312
	304	TONGUE & GROOVE WD	LINOLEUM	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	5/19	8 1/2"	PAINT	5/19	8 1/2"	PAINT	---	---	---	5/19	8 1/2"	PAINT	---
	305	TONGUE & GROOVE WD	LINOLEUM	PLYWOOD	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	5/19	---	PAINT	5/19	8 1/2"	PAINT	5/19	8 1/2"	PAINT	5/19	8 1/2"	PAINT	MOLDING AT CEILING - NORTH WALL
	306	TONGUE & GROOVE WD	VINYL TILE	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER/CEER TILE	PAINT	PLASTER	PAINT	5/19	6"	PAINT	5/19	7 7/8" / 8 1/4"	PAINT	5/19	7 7/8"	PAINT	5/19	8 7/8"	PAINT	INTERMEDIATE LAYERS OF TILE & MASONITE ON FLOOR
	307	TONGUE & GROOVE WD	CLEAR FINISH	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	5/19	8 7/8"	PAINT	5/19	9 1/2"	PAINT	5/19	9"	PAINT	5/19	8 7/8"	PAINT	MOLDING AT CEILING. WATER DAMAGE IN SOUTHEAST CORNER
	308	TONGUE & GROOVE WD	CLEAR FINISH	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	5/19	1 3/8"	PAINT	5/19	8 3/4"	PAINT	5/19	8 3/4"	PAINT	5/19	8 5/8"	PAINT	---
	309	TONGUE & GROOVE WD	CLEAR FIN. CARPET	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	5/19	1 3/8"	PAINT	5/19	7 3/8"	PAINT	5/19	8 3/4"	PAINT	5/19	1 3/8"	PAINT	---
	310	TONGUE & GROOVE WD	CLEAR FIN. CARPET	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	5/19	9"	PAINT	5/19	8 3/4"	PAINT	5/19	9 1/8"	PAINT	5/19	8 1/2"	PAINT	---
	311	PLYWOOD	VINYL TILE	PLYWOOD	---	PLYWOOD	---	PLYWOOD	---	PLYWOOD	---	PLYWOOD	---	---	---	---	---	---	---	---	---	---	---	---	---	SELF-CONTAINED CLOSET
	312	TONGUE & GROOVE WD	CLEAR FINISH	DRYWALL	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	PLASTER	PAINT	PLASTER	PAINT	5/19	1 5/8"	PAINT	5/19	1 3/8"	PAINT	---	---	---	5/19	1 5/8"	PAINT	---
	313	TONGUE & GROOVE WD	LINOLEUM	PLASTER	PAINT	PLYWOOD	---	PLASTER	PAINT	PLASTER	PAINT	PLASTER	PAINT	5/19	8 3/4"	PAINT	---	---	---	5/19	8 1/2"	PAINT	5/19	8 1/2"	PAINT	---

BUILDING 3
EXISTING CONDITIONS

ROOM FINISH SCHEDULE

PREPARED	DRAWING NO.
DESIGNED SLS	385
DRAWN A. DONALD	28007
CHECKED	PCIP PKG.
9-2-80	SHEET
DATE	12
	OF 24

CORNER BLOCK:
SEE DETAIL (A) FOR WINDOWS 201-203, 301-306
SEE DETAIL (B) FOR WINDOWS 204-206, 307-309



2
13
HEAD
FS.

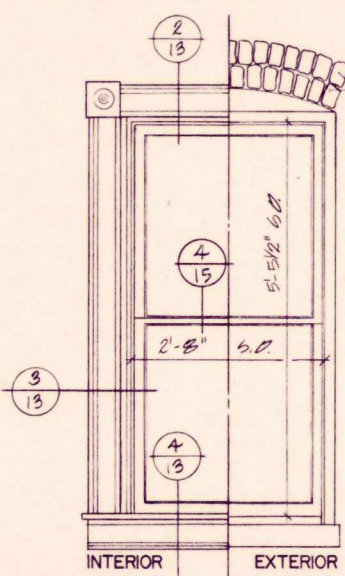
ARCHITRAVE FOR WINDOWS 201-204, 301-306
SEE DETAIL (C) FOR WINDOWS 205, 206, 307-309

3
13
JAMB
FS.

STEEL PROFILE FOR WINDOWS 307-309
STEEL PROFILE FOR WINDOWS 201-206, 301-306
APRON FOR WINDOWS 201-204, 301-306
SEE DETAIL (D) FOR WINDOWS 205, 206, 307-309

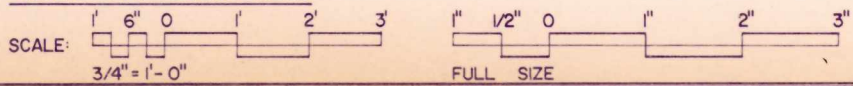
4
13
SILL
FS.

2 ROWS OF BRICK:
WINDOWS 201-203, 301-306 -
15 BRICKS TOP ROW
14 BRICKS BOTTOM ROW
WINDOWS 204-206, 307-309
16 BRICKS TOP ROW
14 BRICKS BOTTOM ROW



WINDOW 202 ELEVATION
(WINDOWS 201, 203-206, 301 - 309 SIM.)
SCALE: 3/4" = 1' 0"

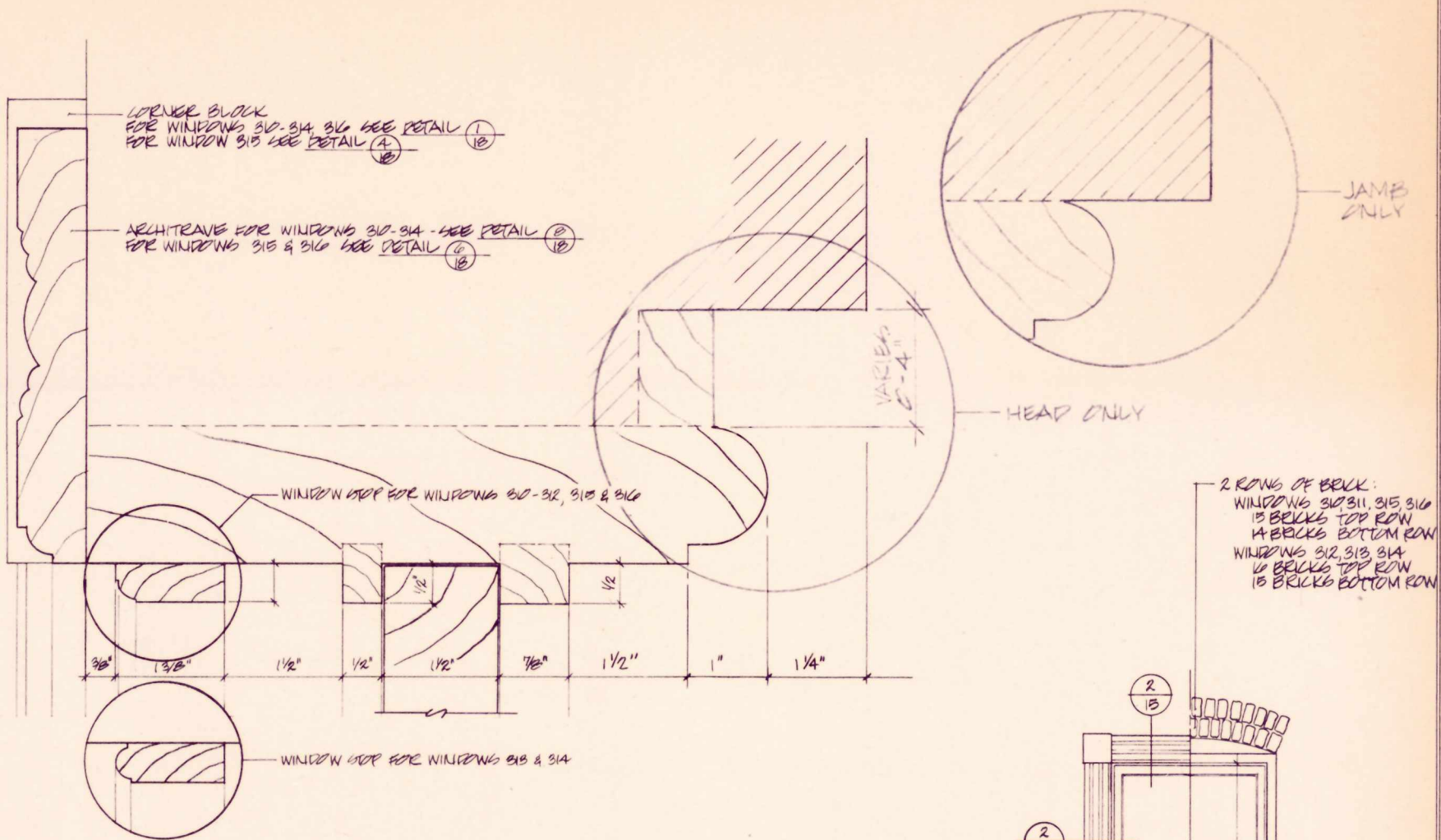
WINDOW DETAILS



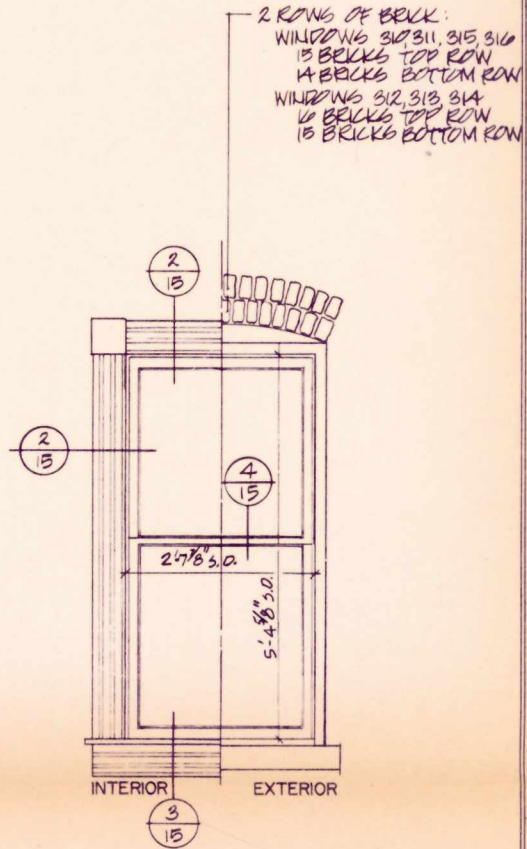
BUILDING 3
EXISTING CONDITIONS

METRIC: —

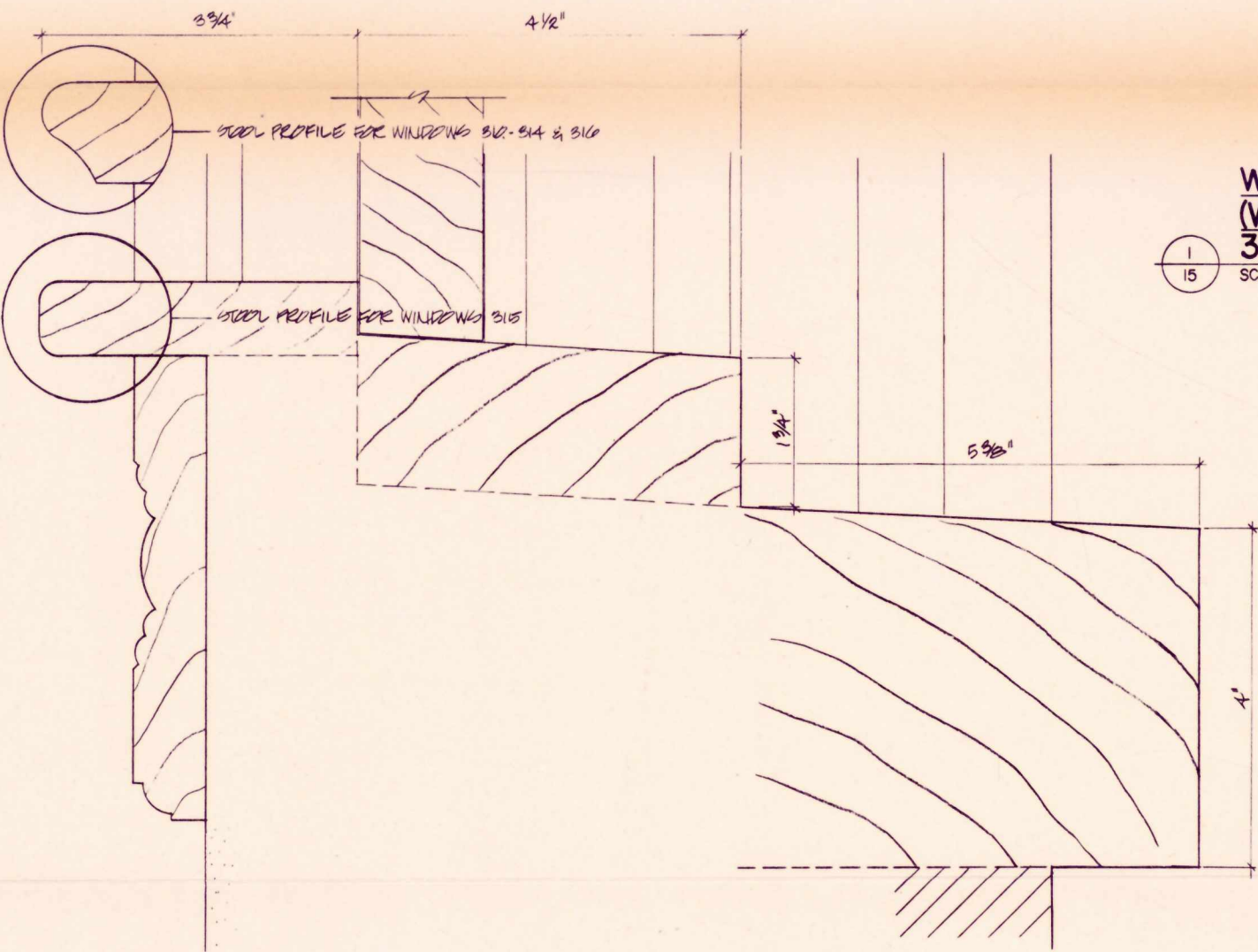
PREPARED
DESIGNED
DRAWN
CHECKED
DATE
385
28007
A. DONALD
9-2-80
DATE
13
OF 24



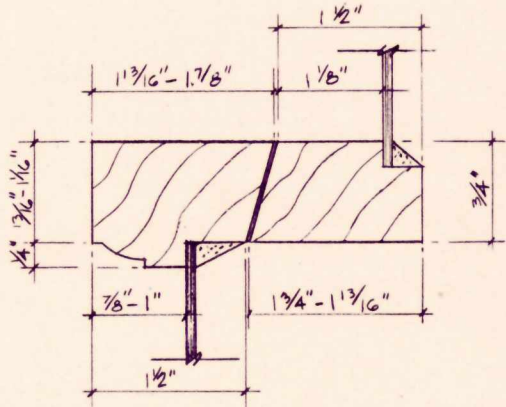
(2) 15 FS. HEAD (JAMB SIM.)



WINDOW 312 ELEVATION
(WINDOWS 310, 311,
313-316 SIM.)
SCALE: 3/4" = 1'-0"

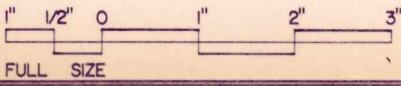
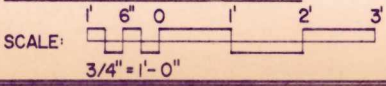


(3) 15 FS. SILL



(4) 15 FS. MEETING RAIL

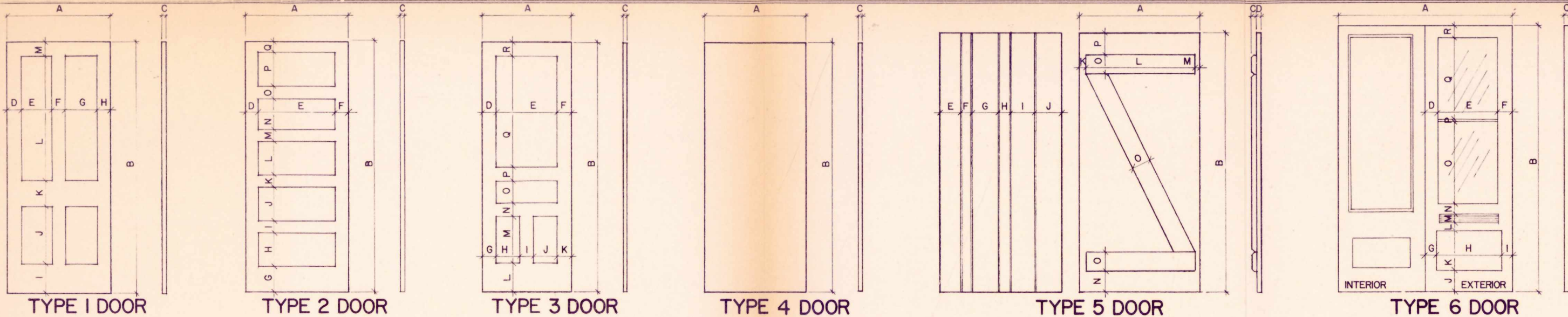
WINDOW DETAILS



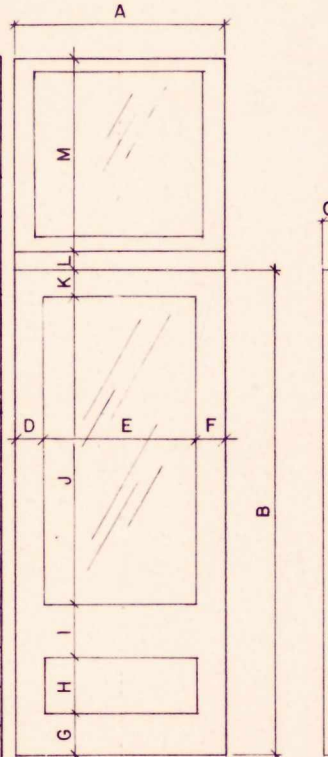
BUILDING 3
EXISTING CONDITIONS

METRIC: —

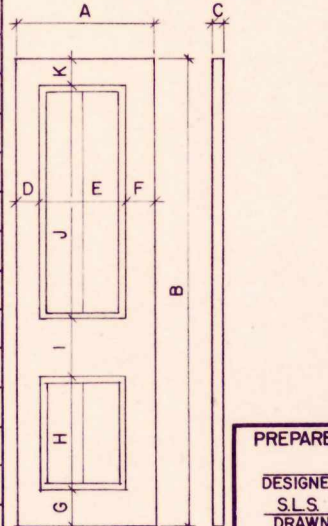
DESIGNED SLS	PREPARED	DRAWING NO.
DRAWN A. DONALD	385	28007
CHECKED 9-2-80	DATE	
DATE		
15		



DOOR SCHEDULE

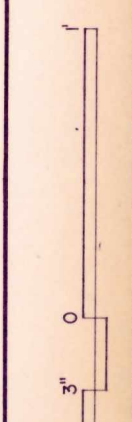
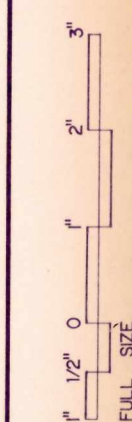
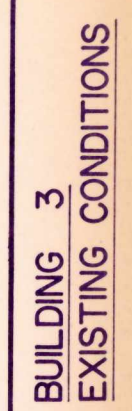
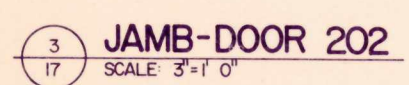
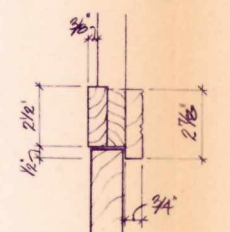
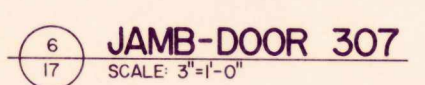
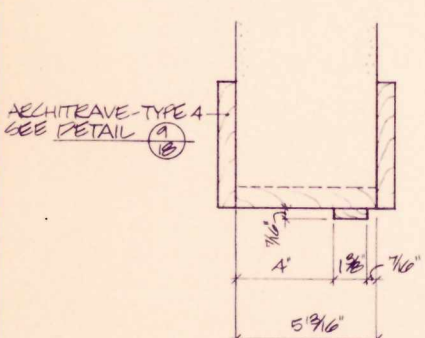
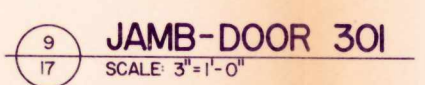
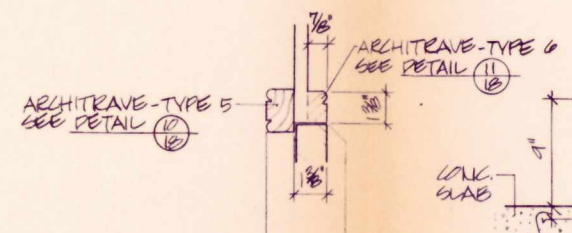
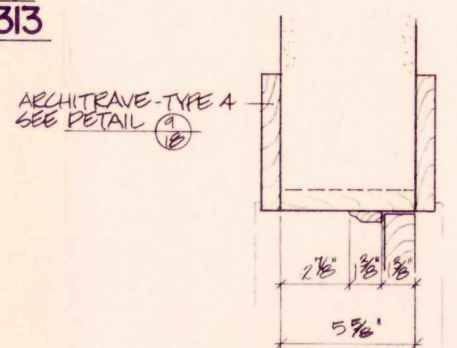
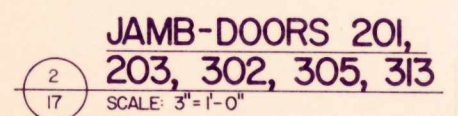
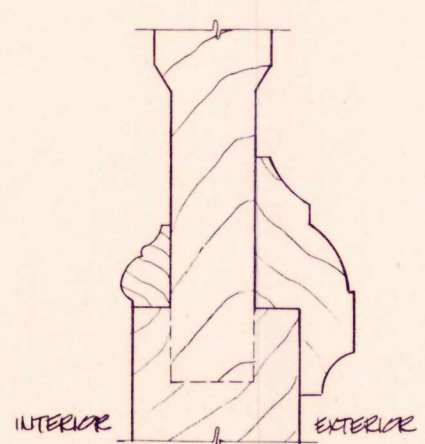
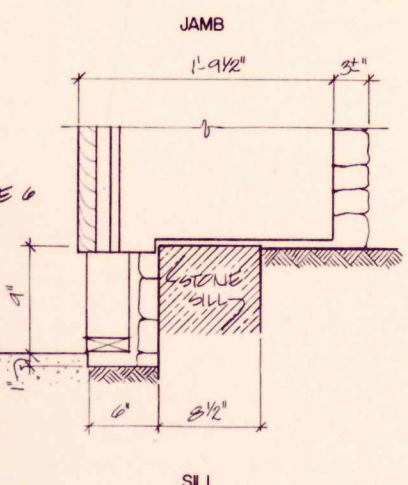
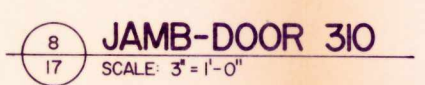
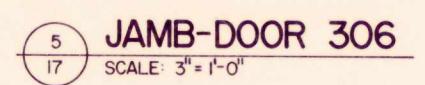
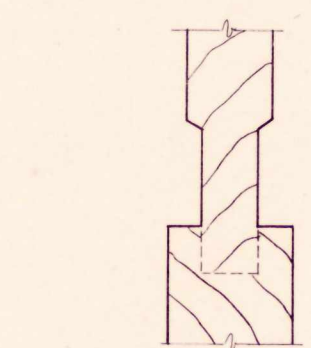
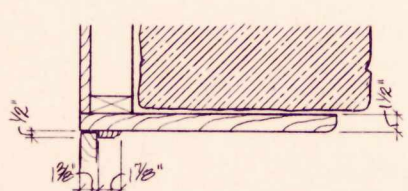
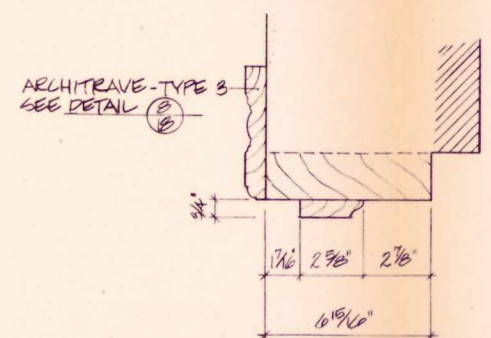
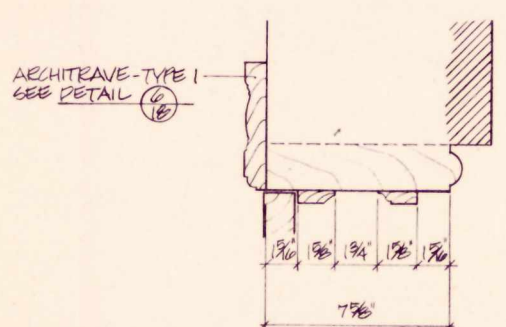
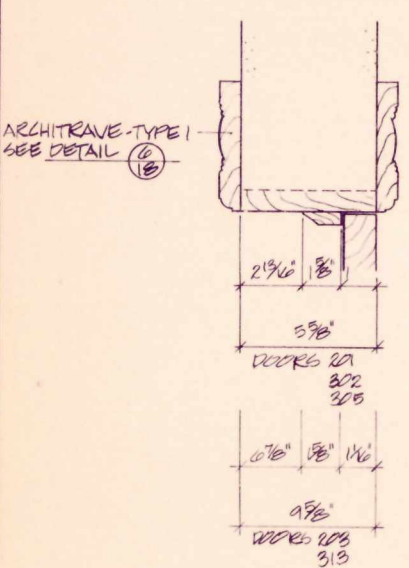
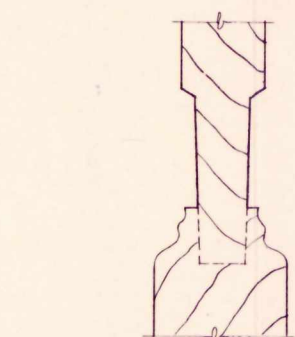
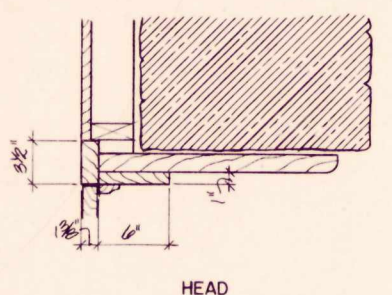
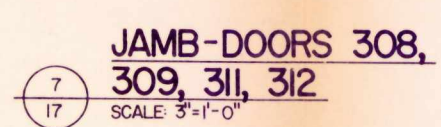
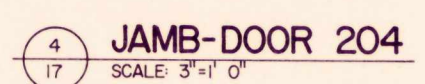
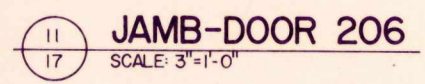
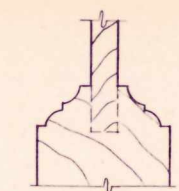
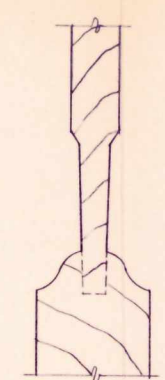
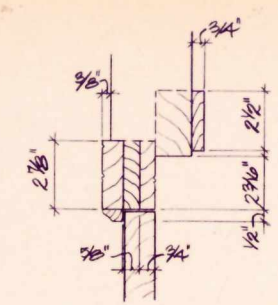
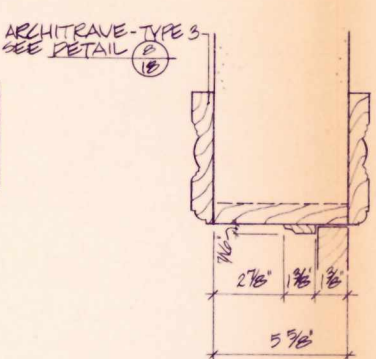
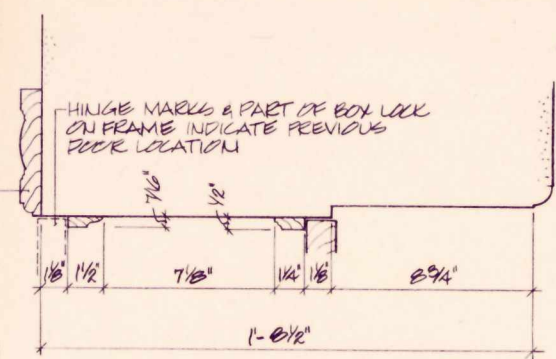
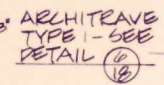


TYPE 7 DOOR

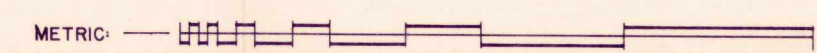


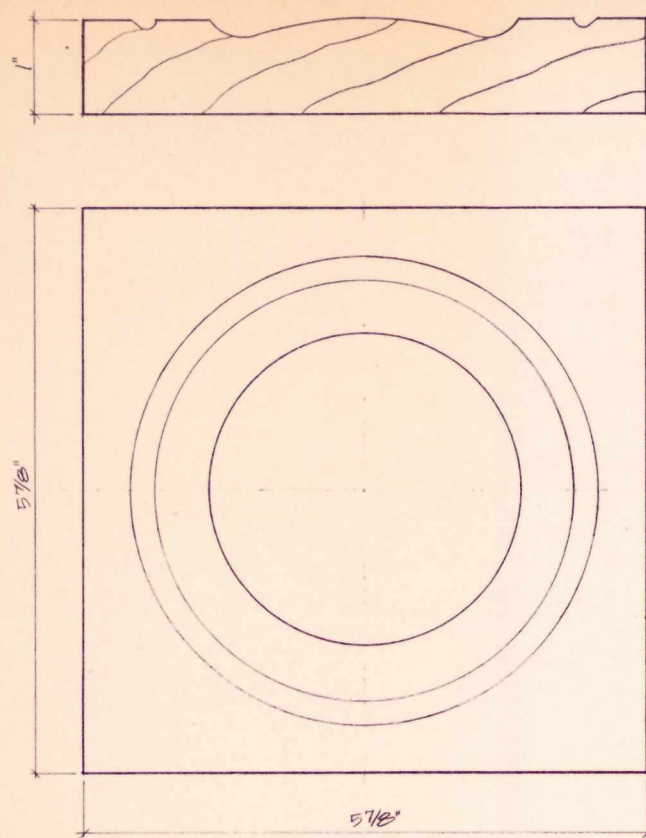
TYPE 8 DOOR

FLR	DOOR NO.	DOOR TYPE	DIMENSIONS																		FRAME DETAILS	ARCHITRAVE	CORNER BLOCK	PLINTH	THRESHOLD	PANEL PROFILE	HARDWARE	REMARKS	
			A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R									
FIRST	101	7	2'-11 3/8"	6'-10 1/2"	1 3/4"	5"	2'-1 3/8"	5"	7"	1 9/16"	1 7/8"	4'-3 3/8"	4 1/2"	3"	2'-8 1/4"						(1) 8	NONE	NONE	NONE	NONE	(15) 17			
	102	1	2'-7 3/8"	6'-6 7/8"	1 1/8"	4 1/8"	1 3/4"	4"	1 3/8"	4 1/8"	8 1/8"	1'-6 1/4"	8"	8'-4 1/4"	4 1/4"						(1) 17	(6) 8	(4) 8	(2) 19	NONE	(13) 17	BOX LOCK, BUTT HINGE, WHITE CERAMIC KNOB	NO ARCHITRAVE ON EXTERIOR SIDE OF OPENING - SEE DET. V17	
	103	1	2'-7 3/8"	6'-5 7/8"	1 3/8"	4 1/8"	1 3/4"	4"	1 1/8"	3 5/8"	1 1/8"	1'-5 3/4"	7 7/8"	3'-2 1/8"	4 1/4"						(12) 17	NONE	NONE	NONE	NONE	(13) 17	BOX LOCK, HINGE - SEE DET. 4120, NO KNOB		
	104	2	2'-11 3/4"	6'-11 1/8"	1 1/16"	4 1/4"	2'-3 3/8"	4 1/8"	8 1/4"	11"	3 7/8"	11"	3 7/8"	11"	3 7/8"	11"	3 7/8"	11 1/8"	4 1/4"		NON-HISTORIC	NONE	NONE	NONE	NONE	(13) 17		NON-HISTORIC DOOR	
	105	5	3'-1 3/8"	6'-8 3/8"	1 1/8"	1 3/16"	6 1/16"	3 7/16"	8 3/8"	3 3/4"	6 3/8"	8 5/16"	2 1/4"	2'-9 7/8"	1 1/4"	6 1/2"	6"	7 1/8"		NON-HISTORIC	NONE	NONE	NONE	NONE			NON-HISTORIC DOOR		
	106	1	2'-1 5/8"	6'-9 5/8"	1 3/8"	3 7/16"	7 3/8"	4 1/4"	7 3/16"	3 1/8"	7"	1'-7 7/8"	7 1/4"	3'-7 7/8"	3 5/8"						NON-HISTORIC	NONE	NONE	NONE	NONE	(13) 17			
	107	6	2'-2 1/2"	6'-10 1/2"	1 3/4"	4 3/4"	1'-6"	4 5/8"	3"	1'-8 1/4"	3 1/4"	6 3/8"	11 1/2"	2 5/8"	2 3/4"	3"	2'-1 1/2"	7 1/8"	2'-1 1/2"	4 1/8"	(1) 8	NONE	NONE	NONE	NONE	(15) 17	BUTT HINGE, KNOB - SEE DET. 3120, 6120	DOUBLE DOOR	
SECOND	201	1	2'-7 3/4"	6'-7 3/8"	1 3/8"	4 1/8"	1 1/16"	3 7/8"	1 3/8"	4 3/4"	8 1/2"	1'-6 1/2"	7 5/16"	3'-4 1/4"	4 3/16"						(2) 17	(6) 8	(4) 8	(2) 19	WOOD	(13) 17	BOX LOCK, HINGE - SEE DET. 3120		
	202	3	2'-3 3/8"	6'-5 1/8"	1 3/8"	4 3/8"	1'-7 1/8"	4 1/4"	4 3/16"	7 1/2"	4 1/8"	7 1/2"	4 3/16"	8 7/8"	1'-2 3/4"	4"	6 7/8"	4 1/8"	2'-10 1/2"	4 1/8"	(3) 17	(6) 8	NONE	NONE	WOOD	(17) 17	BOX LOCK, HINGE - SEE DET. 7120, WHITE CERAMIC KNOB	UPPER PANEL PROBABLY GLASS AT ONE TIME	
	203	NO DOOR																		(2) 17	(6) 8	(3) 16	(4) 8	(2) 19	WOOD		EVIDENCE OF BOX LOCK & HINGE (SEE DET. 3120) ON FRAME	DOOR OPENING: 2'-8 1/4" x 6'-8"	
	204	1	2'-8 5/8"	6'-7 1/4"	1 3/16"	3 1/2"	10 5/8"	3 7/8"	10 7/8"	8 3/4"	7 3/8"	1'-6 1/8"	8 1/4"	3'-6 1/8"	3 3/8"						(4) 17	(6) 8	(4) 8	(1) 19	WOOD	(13) 17	BOX LOCK		
	205	1	2'-8"	6'-4 7/8"	1 3/8"	4 1/4"	10"	4"	1 1/2"	4 1/4"	8"	1'-5 3/4"	7 7/8"	3'-2 3/4"	4 1/2"						(10) 17	NON-HISTORIC	NONE	NONE	NONE	(13) 17	BOX LOCK, HINGE - SEE DET. 4120, BROWN CERAMIC KNOB		
	206	1	2'-9 1/4"	6'-7 1/8"	1 3/8"	3 1/2"	11 1/4"	3 3/4"	11"	4"	7 1/4"	1'-5"	9"	3'-6 1/16"	3 9/16"						(11) 17	NON-HISTORIC	NONE	NONE	NONE	(13) 17	BUTT HINGE		
	207	1	2'-5 3/4"	6'-2 7/8"	1 3/8"	3 9/16"	1 7/16"	3 3/4"	1 3/8"	3 1/4"	6 1/8"	1'-11"	1 1/8"	2'-8 1/4"	3 3/8"						BOARDED OPENING	NON-HISTORIC	NONE	NONE	WOOD	(14) 17	BOX LOCK		
	208	4	2'-0 7/8"	6'-5 1/2"	1 1/16"																NON-HISTORIC	NONE	NONE	NONE	NONE			NON-HISTORIC DOOR	
	209	NO DOOR																			BOARDED OPENING	(6) 16	(4) 8	(2) 19	UNKNOWN			OPENING 5'-9 1/2" HIGH - PROBABLY DOOR & TRANSOM	
	210	4	1'-8"	7'-10 1/4"	1 1/2"																NON-HISTORIC	NONE	NONE	NONE	NONE			NON-HISTORIC DOUBLE DOOR	
THIRD	301	1	2'-1 7/8"	5'-11 7/8"	1 3/16"	4 3/16"	6 1/16"	4 1/16"	6 1/2"	4 5/16"	9"	1'-5 1/2"	8 3/8"	2'-8 5/8"	4 3/8"						(1) 17	NON-HISTORIC	NONE	NONE	WOOD	(13) 17	BOX LOCK, HINGE - SEE DET. 3120		
	302	1	2'-8"	6'-7 3/8"	1 3/8"	4 5/16"	1 3/4"	3 7/8"	1 7/8"	4 3/16"	9"	1'-6 1/2"	8 7/8"	3'-4 1/4"	4 1/8"						(2) 17	(6) 8	(4) 8	(1) 19	WOOD	(13) 17	BOX LOCK, HINGE - SEE DET. 4120, WHITE CERAMIC KNOB		
	303	4	3'-0"	6'-7 3/4"	1 3/8"																NON-HISTORIC	NON-HISTORIC	NONE	NONE	NONE			NON-HISTORIC DOOR	
	304	4	1'-11 3/4"	6'-5"	3/4"																NON-HISTORIC	NONE	NONE	NONE	NONE			NON-HISTORIC DOUBLE DOOR	
	305	NO DOOR																			(2) 17	(6) 8	(4) 8	(1) 19	NONE		PART OF HINGE ON FRAME (SEE DET. 3120)	DOOR OPENING: 2'-8" x 6'-8 1/8"	
	306	1	2'-7 7/8"	6'-7 1/2"	1 3/8"	4 3/8"	1 3/8"	4 1/4"	1 1/8"	4 1/2"	7 7/8"	1'-5 3/4"	8 1/2"	3'-4 7/8"	4 1/2"						(5) 17	(6) 8	(4) 8	(1) 19	WOOD	(13) 17	BOX LOCK, HINGE - SEE DET. 3120, WHITE CERAMIC KNOB		
	307	8	1'-11"	6'-6 1/2"	1 5/16"	4 1/8"	1'-2 1/8"	4 3/4"	6"	1'-7"	10"	3'-2 7/8"	4 1/2"								(6) 17	(9) 16	NONE	NON-HISTORIC	WOOD	(13) 17	BOX LOCK, HINGE - SEE DET. 3120, WHITE CERAMIC KNOB		
	308	1	2'-7 7/8"	6'-5 7/8"	1 3/8"	4 1/8"	1 7/8"	4"	1 5/16"	4 1/4"	8 3/4"	1'-5 3/4"	8"	3'-2 3/4"	4 3/8"						(7) 17	(6) 8	(1) 16	(1) 19	NONE	(13) 17	BOX LOCK, HINGE - SEE DET. 4120, BROWN CERAMIC KNOB		
	309	1	2'-8"	6'-5 3/8"	1 3/8"	4 3/8"	1 3/8"	4"	1 3/4"	4 1/4"	8 3/8"	1'-5 3/4"	8"	3'-2 3/4"	4 1/4"						(7) 17	(6) 8	(1) 16	(1) 19	NONE	(13) 17	BOX LOCK, HINGE - SEE DET. 4120, BROWN CERAMIC KNOB		
	310	1	2'-7 3/8"	6'-7 1/2"	1 3/16"	4"	1 1/2"	3 3/4"	10"	4 1/8"	8 7/8"	1'-6 1/4"	8 1/4"	3'-4"	4 1/8"						(8) 17	(6) 8	(1) 16	(1) 19	WOOD	(13) 17	BOX LOCK, HINGE - SEE DET. 7120, BROWN CERAMIC KNOB		
	311	NO DOOR																			(7) 17	(6) 8	(1) 16	(1) 19	WOOD		EVIDENCE OF BOX LOCK ON FRAME	DOOR OPENING: 2'-8 1/8" x 6'-6"	
	312	2	2'-8"	6'-6"	1 3/8"	4 1/8"	1'-11 3/4"	4 1/8"	7 3/4"	10 1/2"	3 3/4"	10 3/8"	3 3/4"	10 3/8"	3 3/4"	10 3/8"	3 3/4"	10 3/8"	3 3/4"		(7) 17	(6) 8	(1) 16	(1) 19	WOOD	(16) 17	BUTT HINGE		
	313	NO DOOR																			(2) 17	(6) 8	(4) 8	(1) 19	(2) 19	WOOD		EVIDENCE OF BOX LOCK & HINGE (SEE DET. 3120) ON FRAME	DOOR OPENING: 2'-7 3/4" x 6'-7 3/4"
	314	NO DOOR																			BOARDED OPENING	(6) 16	(4) 8	(1) 19	UNKNOWN				
	315	4	2'-0"	6'-8"	1 3/8"																NON-HISTORIC	(6) 16	NONE	NONE	NONE			(12) NON-HISTORIC SLIDING DOOR	

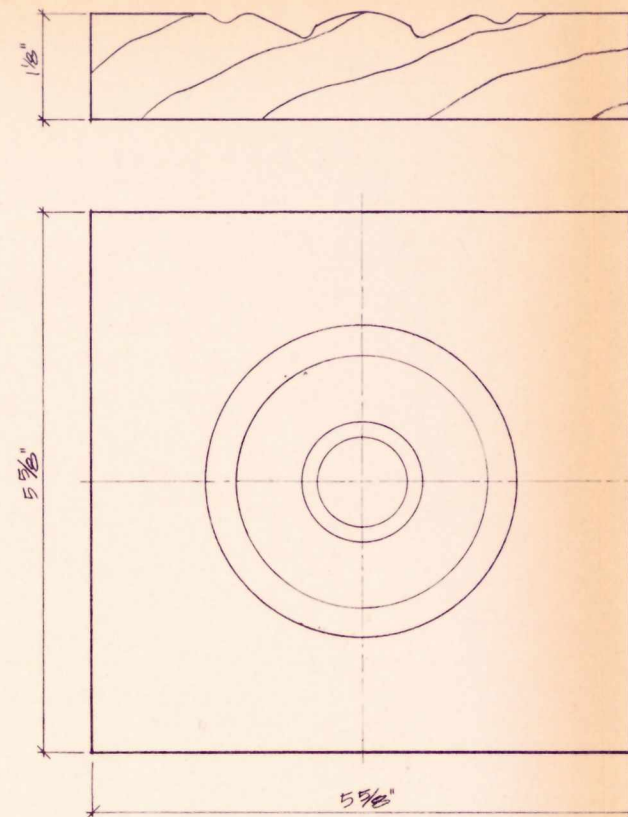


PREPARED	DRAWING NO.	
	385	
DESIGNED	28007	
S.L.S.	PCIP	SHEET
DRAWN	PKG.	17
A. DONALD	_____	
CHECKED	_____	
9-2-80	_____	
DATE	_____	OF 24

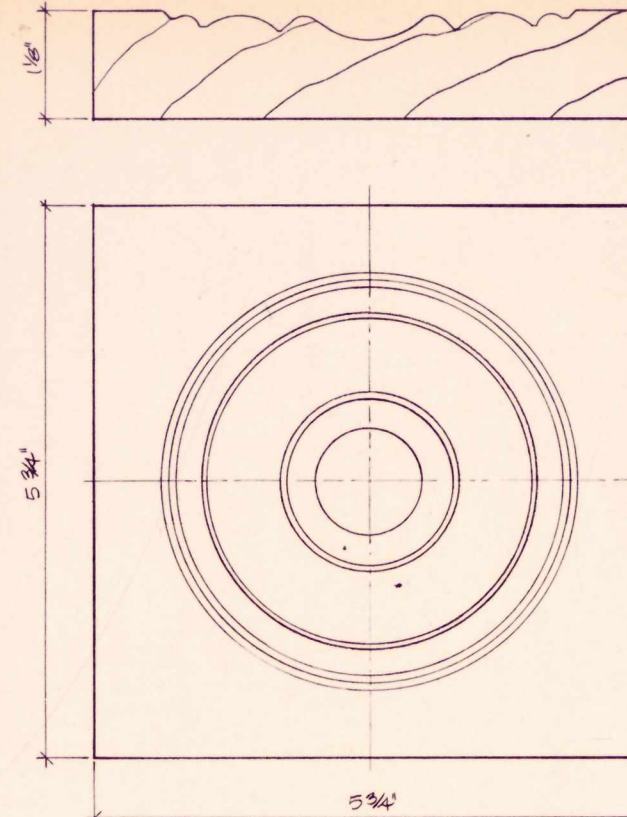




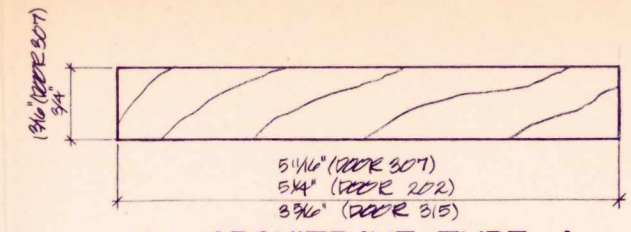
1
18 FS. CORNER BLOCK TYPE 1



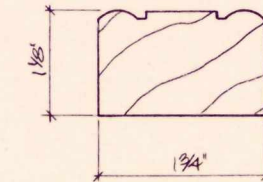
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18 FS. CORNER BLOCK-TYPE 3



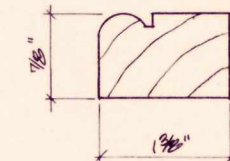
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18 FS. CORNER BLOCK-TYPE 5



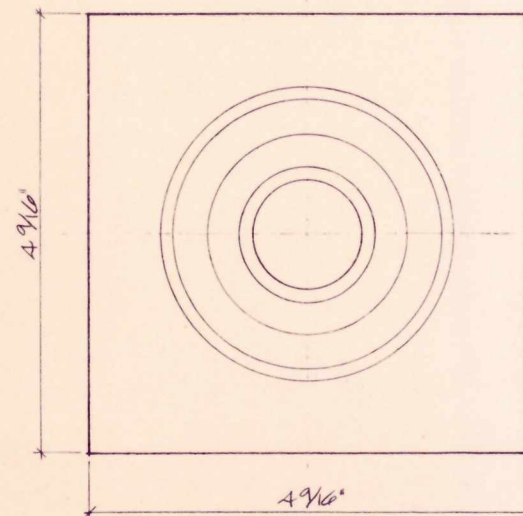
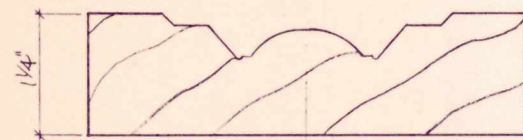
9
18 FS. ARCHITRAVE-TYPE 4



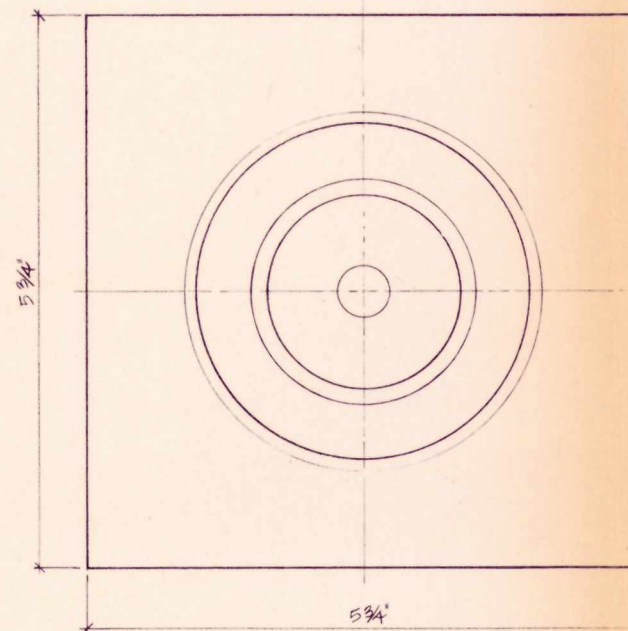
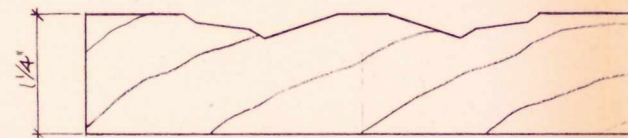
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18 FS. ARCHITRAVE-TYPE 5



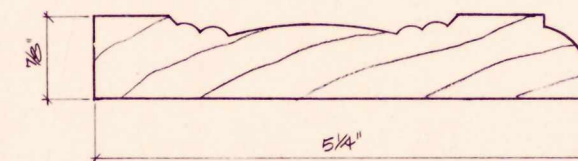
11
18 FS. ARCHITRAVE-TYPE 6



2
18 FS. CORNER BLOCK-TYPE 2



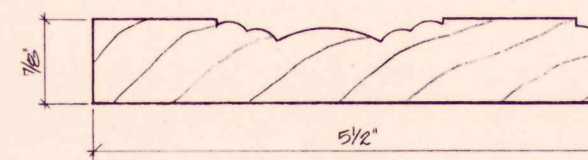
4
18 FS. CORNER BLOCK-TYPE 4



6
18 FS. ARCHITRAVE-TYPE 1

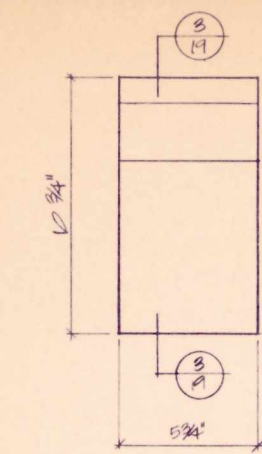


7
18 FS. ARCHITRAVE-TYPE 2

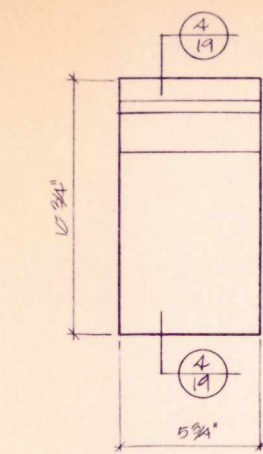


8
18 FS. ARCHITRAVE-TYPE 3

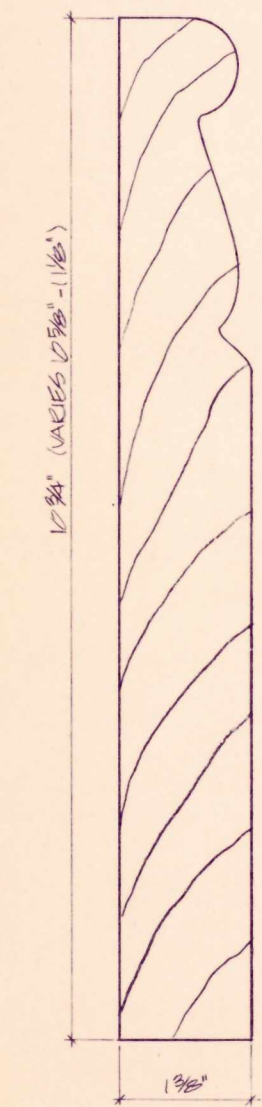
METRIC:



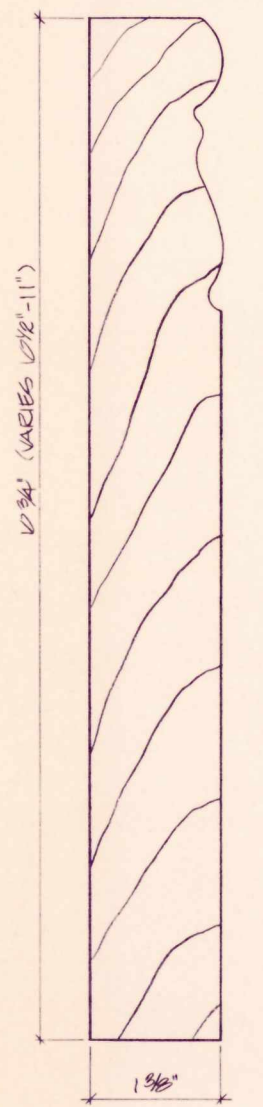
**PLINTH-TYPE 1
ELEVATION**
SCALE: 3"=1'-0"



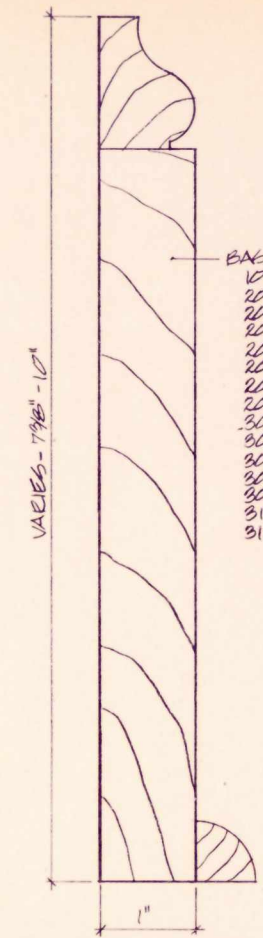
**PLINTH-TYPE 2
ELEVATION**
SCALE: 3"=1'-0"



**PLINTH
SECTION**
FS.



**PLINTH
SECTION**
FS.



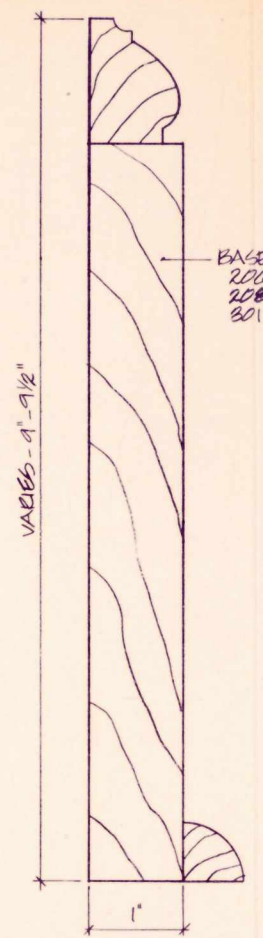
**5
19** **BASE**
FS.

BASE FOUND IN ROOMS -
201 (EAST WALL)
202
203 (SOUTH & EAST WALLS)
204 (NORTH & WEST WALLS)
205 (EAST WALL)
206 (EAST & SOUTH WALLS)
209 (EAST WALL)
301 (NORTH, SOUTH & WEST WALLS)
302
303
304 (NORTH, SOUTH & WEST WALLS)
305-310
312 (NORTH, SOUTH & WEST WALLS)
313 (NORTH, EAST & WEST WALLS)



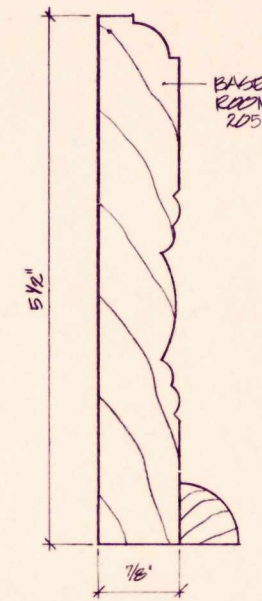
**6
19** **BASE**
FS.

BASE FOUND IN ROOMS -
204 (SOUTH WALL)
205 (NORTH & SOUTH WALLS)
207
209 (SOUTH WALL)



**7
19** **BASE**
FS.

BASE FOUND IN ROOMS -
206 (NORTH & WEST WALLS)
208 (WEST WALL)
301 (EAST WALL)

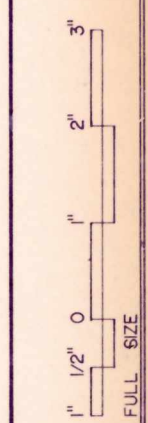


**8
19** **BASE**
FS.

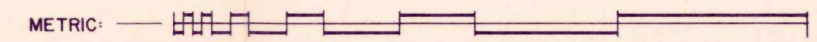
BASE FOUND IN
ROOM -
205 (WEST WALL)

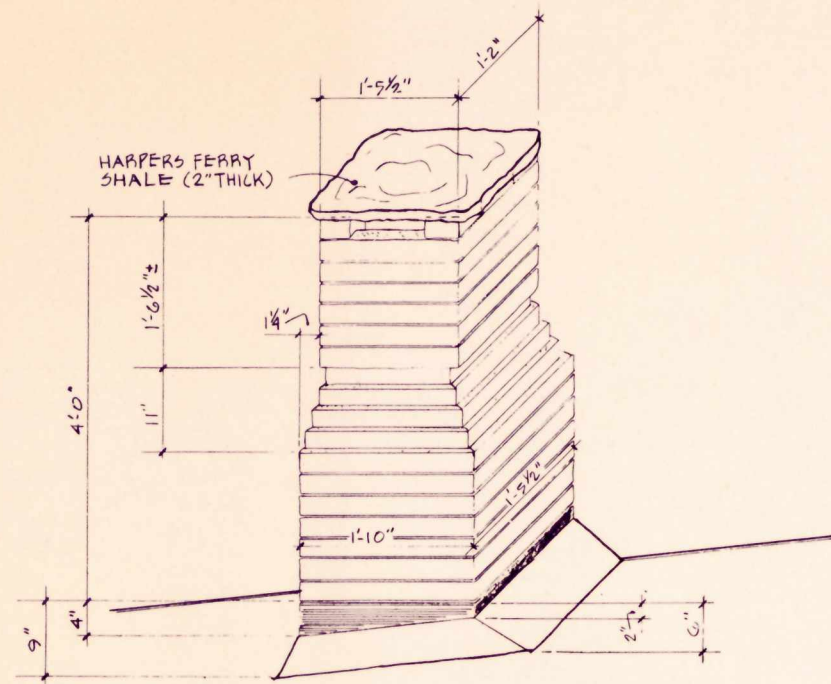
PLINTH & BASE DETAILS

**BUILDING 3
EXISTING CONDITIONS**

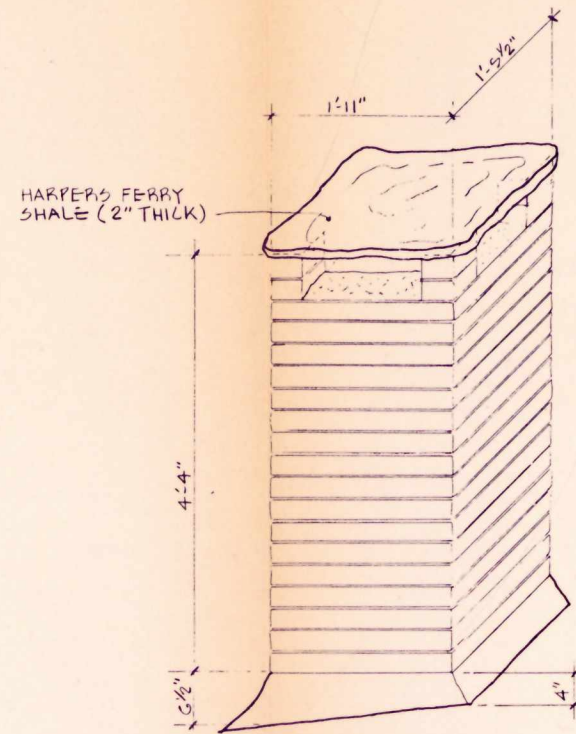


PREPARED	DRAWING NO.
DESIGNED	385
DRAWN	28007
A. DONALD	PCIP PKG.
CHECKED	SHEET
9-2-80	19
DATE	OF 24

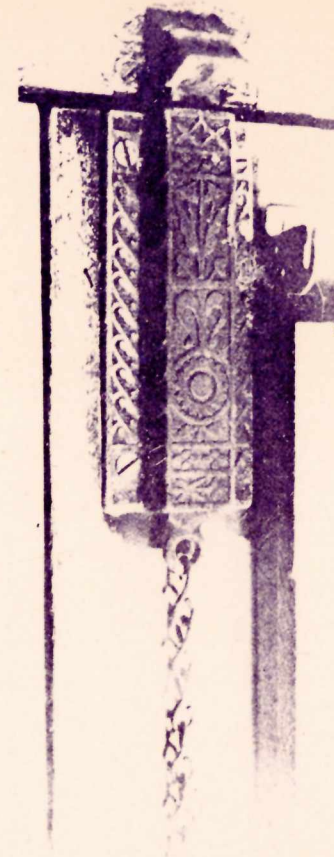




1 CHIMNEY No. 1
SCALE: 1" = 1'-0"



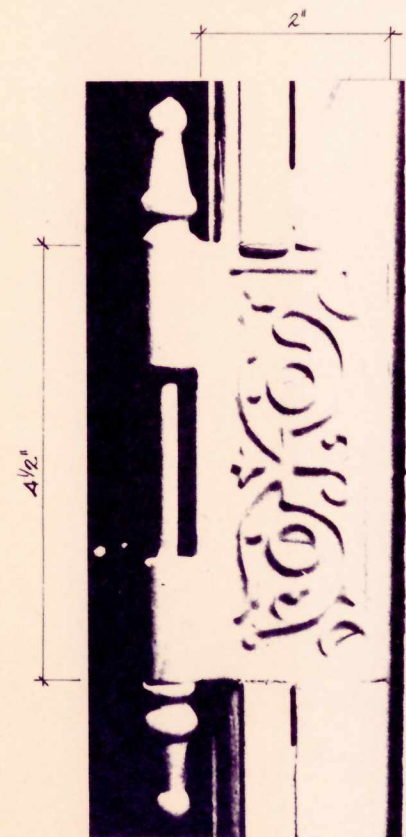
2 CHIMNEY No. 2
SCALE: 1" = 1'-0"



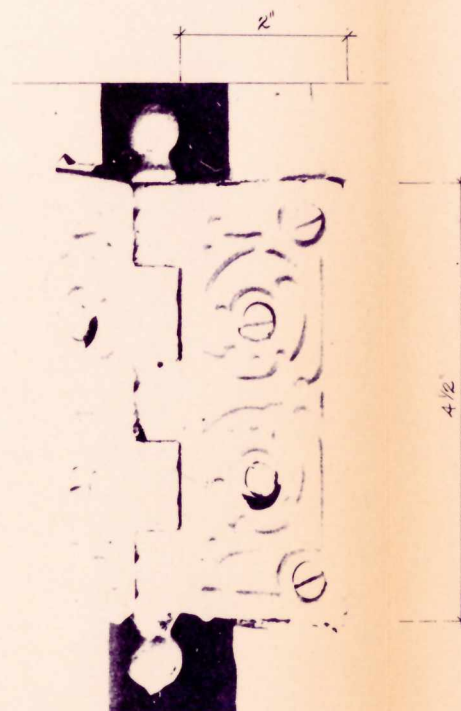
5 LATCH-DOOR 107
FS.



6 HANDLE-DOOR 107
FS.



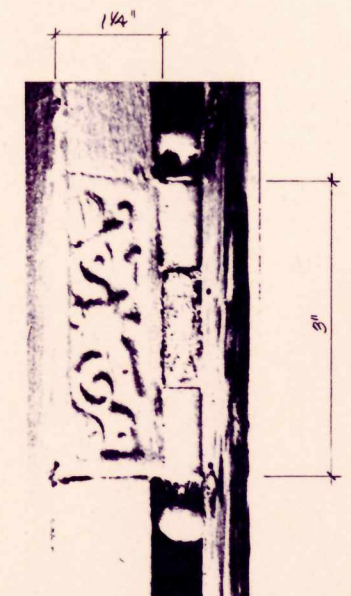
3 HINGE - TYPE 1
FS.



4 HINGE - TYPE 2
FS.



7 HINGE - TYPE 3
FS.



8 HINGE - TYPE 4
FS.

METRIC: ————

CHIMNEY & HARDWARE DETAILS

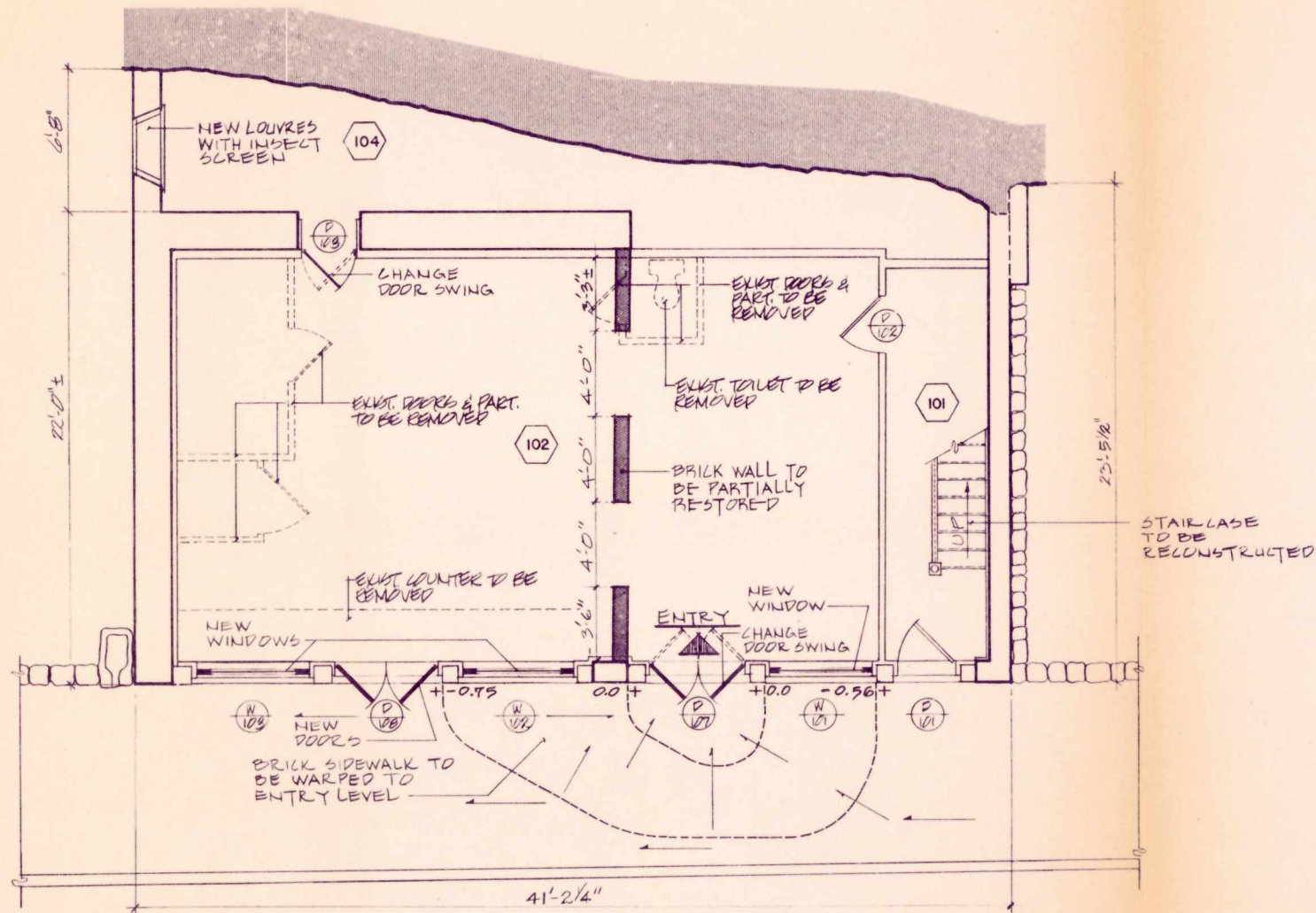
BUILDING 3
EXISTING CONDITIONS

PREPARED
DESIGNED
TE.F./S.L.S.
DRAWN
A. DONALD
CHECKED
9-2-80
DATE

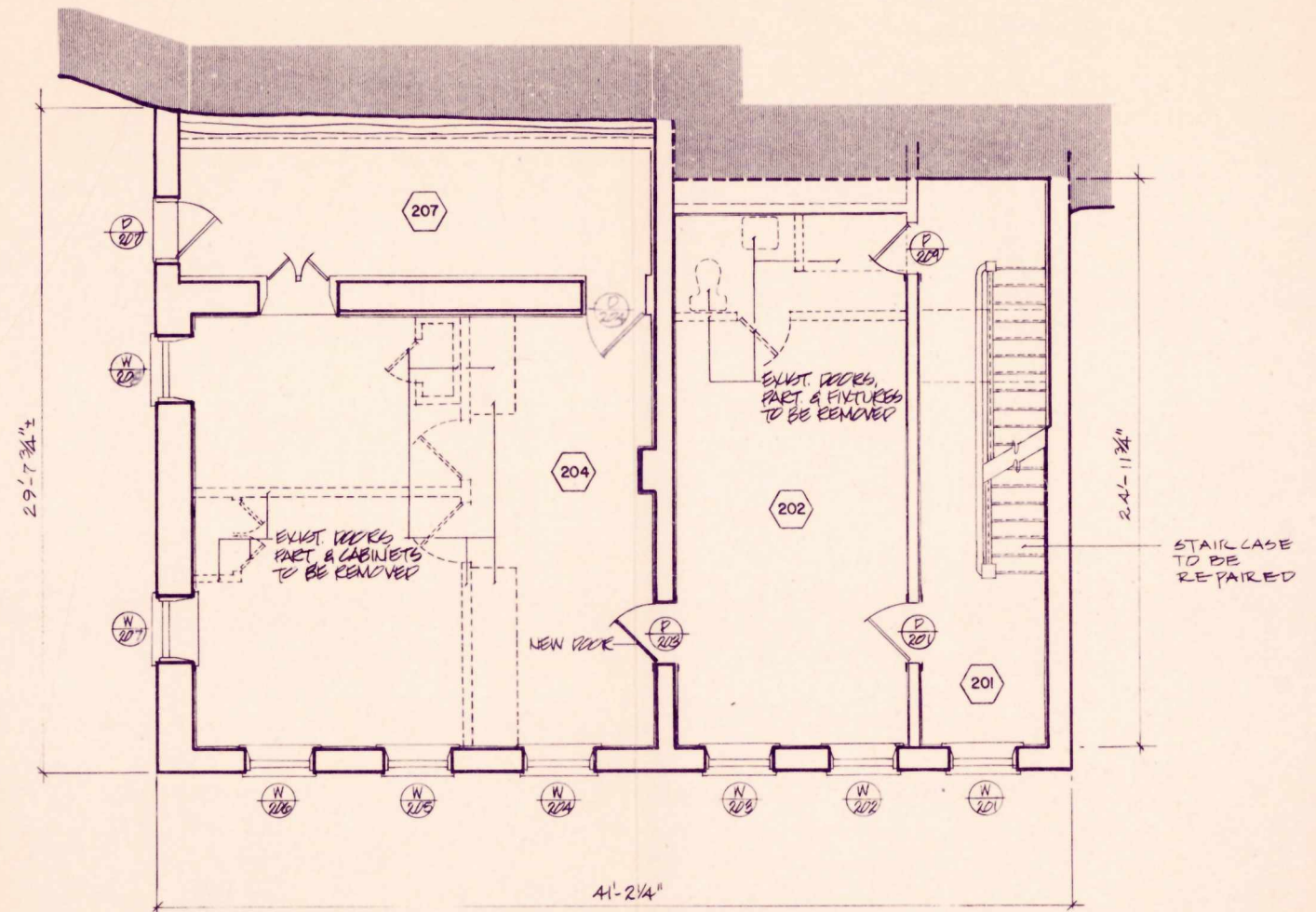
DRAWING NO.
385
28007

PCIP
PKG.

SHEET
20
OF 24



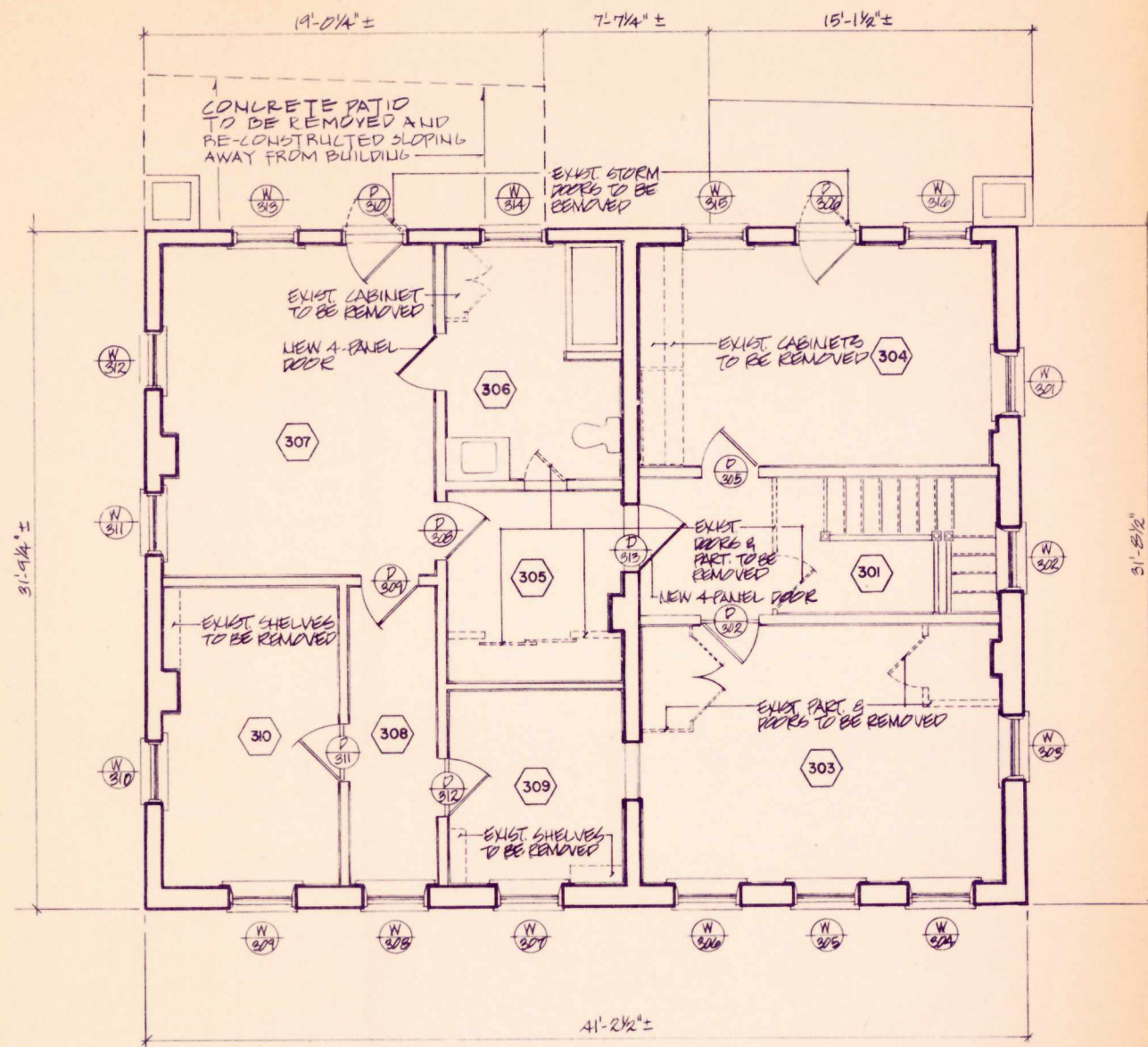
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



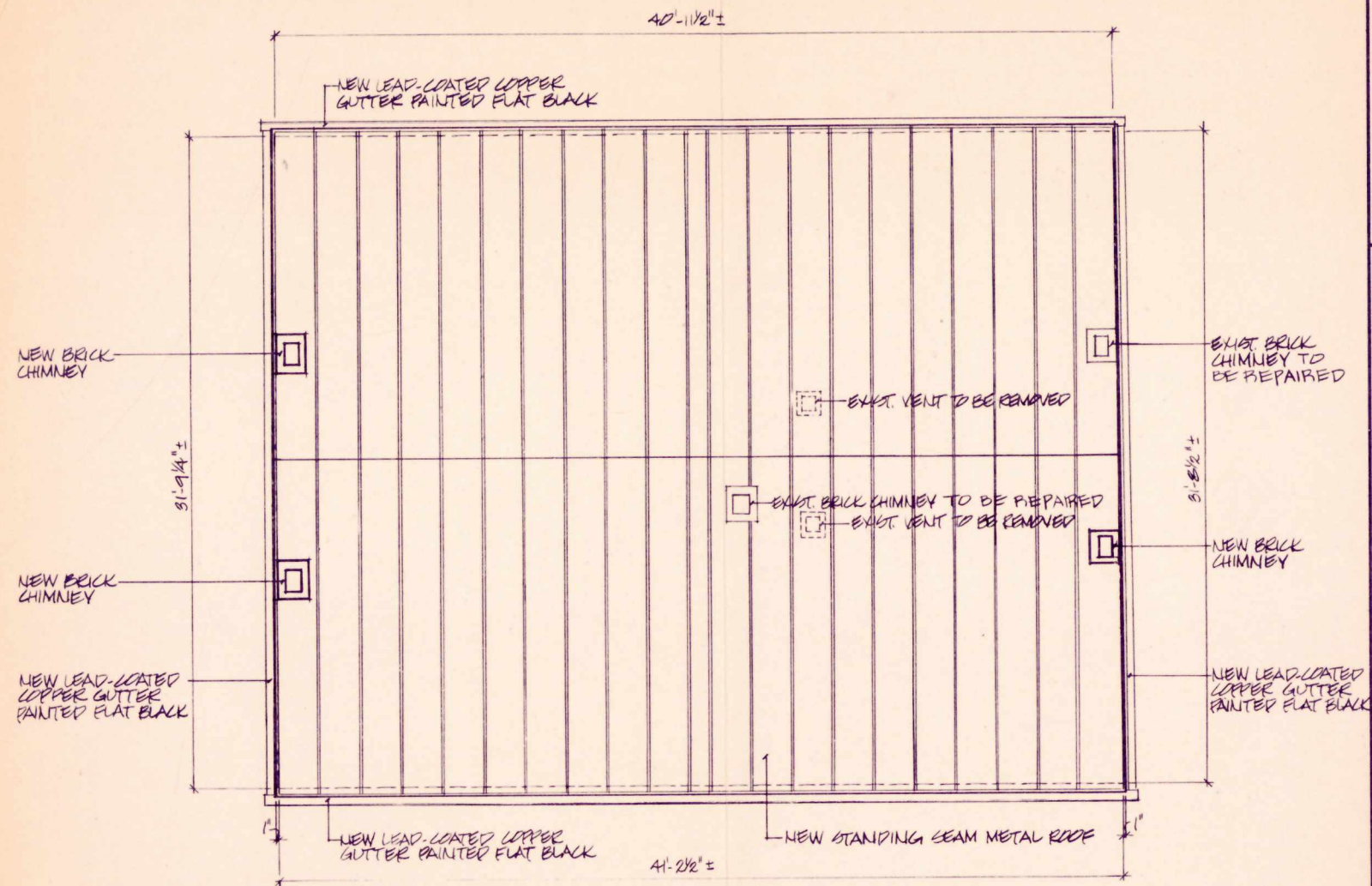
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



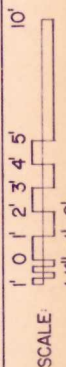
PREPARED	DRAWING NO.
DESIGNED	385
DRAWN	28007
PCIP	SHEET
PKG.	21
CHECKED	OF 24
9-2-80	
DATE	



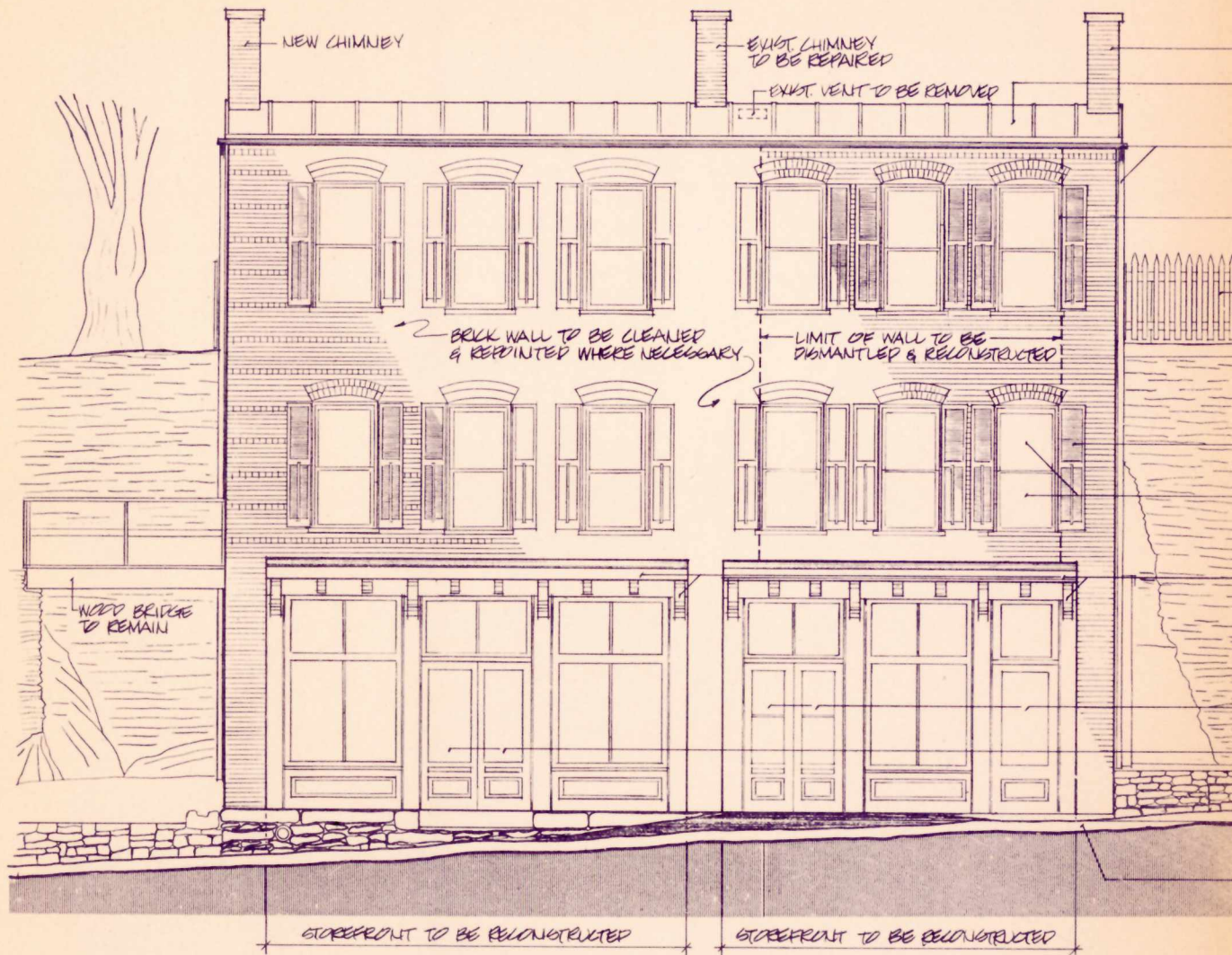
THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



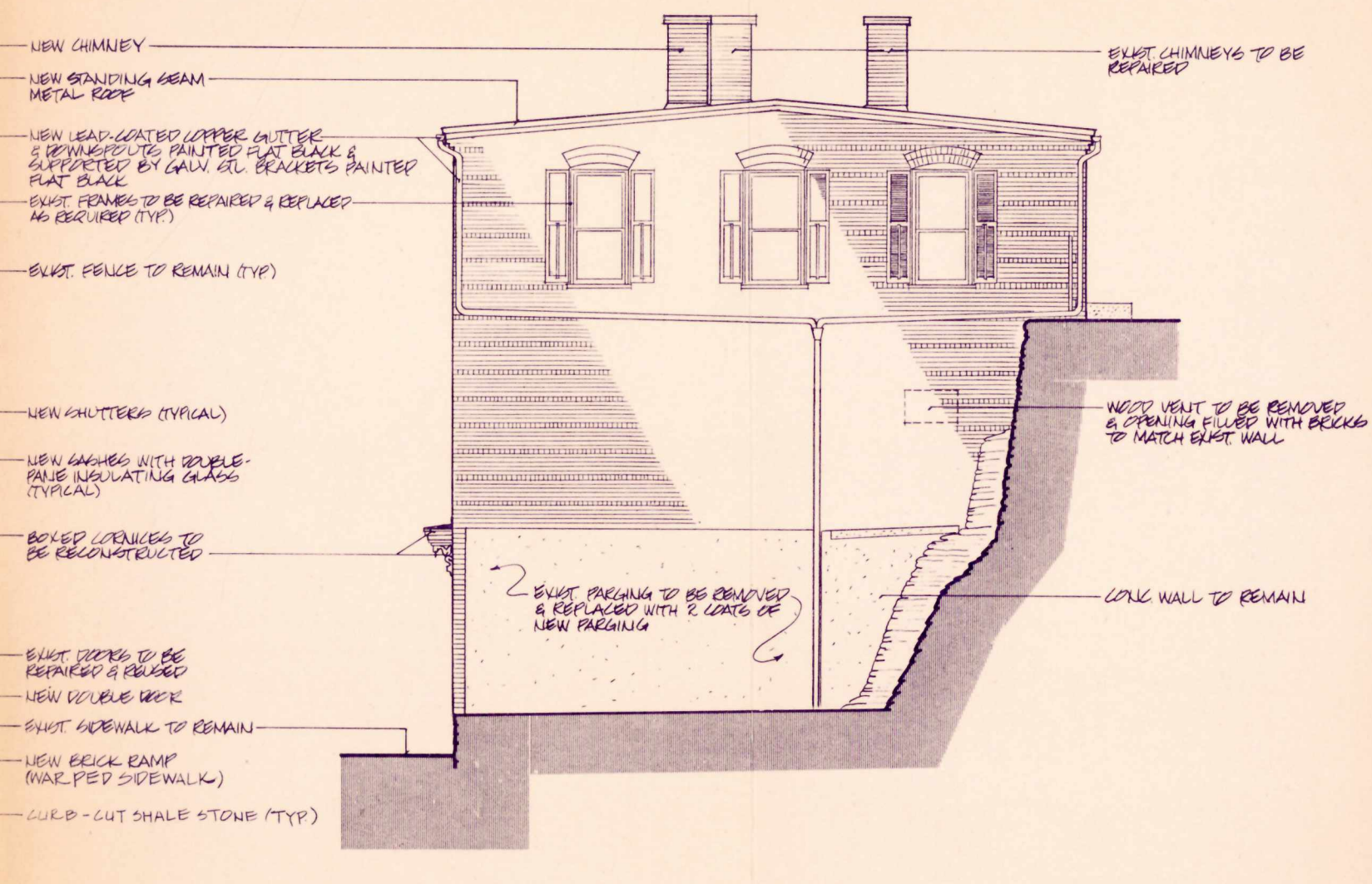
ROOF PLAN
SCALE: 1/4" = 1'-0"



PREPARED	DRAWING NO.
DESIGNED	385
S.L.S.	28007
DRAWN	PCIP
A. DONALD	PKG.
CHECKED	SHEET
9-2-80	22
DATE	OF 24

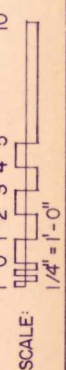


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

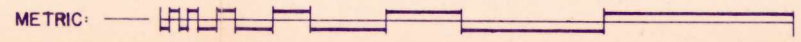


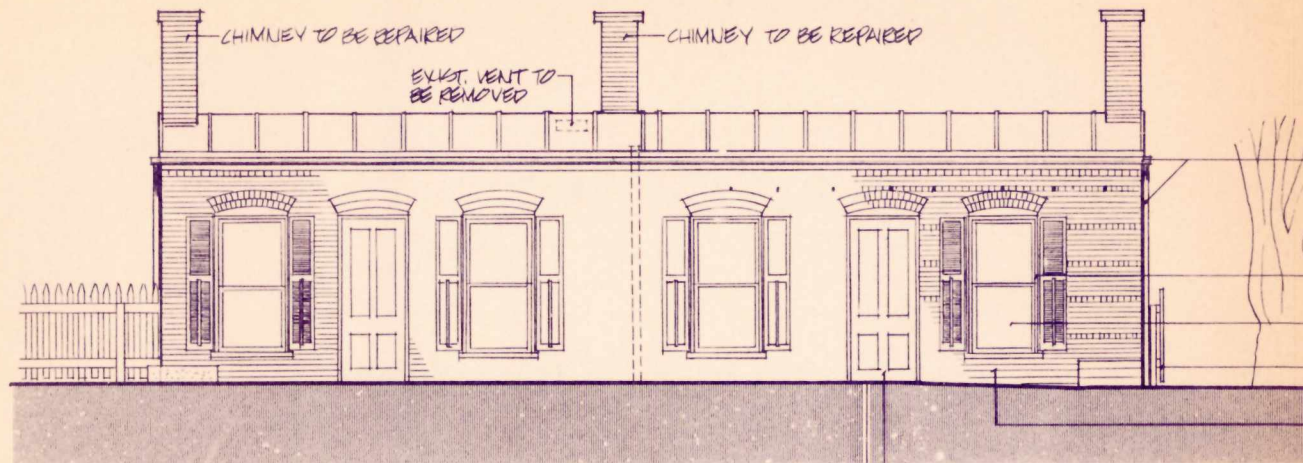
WEST ELEVATION
SCALE: 1/4" = 1'-0"

NORTH & WEST ELEVATIONS



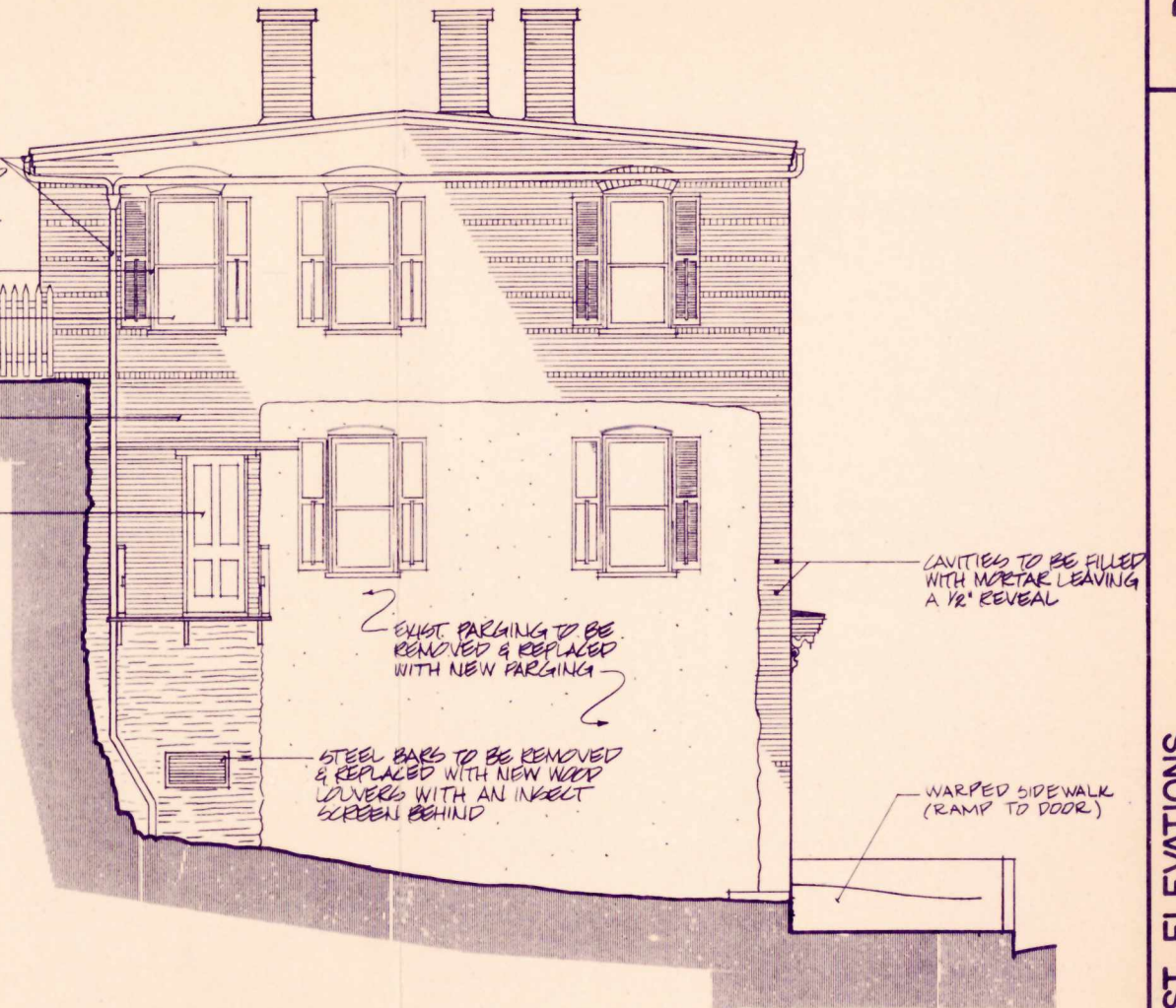
PREPARED	DRAWING NO.
DESIGNED	385
T.E.F.	28007
DRAWN	PCIP
A. DONALD	PKG.
CHECKED	SHEET
9-2-80	23
DATE	OF 24





SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXIST. GUTTER & DOWNSPOUTS
TO BE REPLACED WITH NEW LEAD-COATED
COPPER GUTTER & DOWNSPOUTS
PAINTED FLAT BLACK & SUPPORTED
BY GALV. STL. BRACKETS PAINTED FLAT
BLACK
EXIST. FRAMES TO BE REPAIRED &
REPLACED AS REQUIRED (TYP)
NEW SHUTTERS WITH DOUBLE
PANE INSULATING GLASS (TYP)
EXIST. FENCE TO REMAIN
EXIST. BRICK WALL TO BE
CLEANED & REPOINTED
WHERE NECESSARY
EXIST. DOOR TO
BE REPAIRED & RESEAL (TYP)



EAST ELEVATION
SCALE: 1/4" = 1'-0"

