National Park Service
U.S. Department of the Interior

Historic Architecture, Conservation,
and Engineering





Brown Mountain and Jordan Pond Gatehouses

Character-Defining Features Report

Acadia National Park, Mount Desert Island, Maine

March 2014

“Brown Mountain and Jordon Pond Gatehouses, Character-Defining Features Report” by James Lee, Architectural Conservator, NER NPS/HACE/HSR&D, 2014.

Cover photographs:

top - Brown Mountain Gatehouse, Gate Houses No. 1 & 2 looking northeast, HAER photograph ME-53.2;

bottom - Jordon Pond Gatehouse, looking northeast, HAER photograph ME-54.1.

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EXECUTIVE SUMMARY

PROJECT PURPOSE AND SCOPE

Acadia National Park (ACAD) has proposed the rehabilitation of the Brown Mountain and Jordan Pond Gatehouses (PMIS 187711). These structures are listed on the National Register of Historic Places as contributing the national significance of Acadia National Park. The buildings are currently threatened by deferred maintenance.

The park intended the first phase of work to be the preparation of Historic Structure Reports (HSRs) and Preservation Plans for the two gatehouses. The HSRs would provide baseline documentation necessary to guide the rehabilitation of the two gatehouses and related structures (PMIS 187711). However, due to restricted funding, full HSRs were not funded in the current fiscal year. An interim step in assuring the preservation of these structures is the identification of those features that give them their unique character (i.e., character-defining features or CDFs).

The National Park Service's regional Historic Architecture, Conservation and Engineering Center (HACE) offered ACAD technical assistance to identify the exterior and interior character-defining features of the Brown Mountain and Jordan Pond Gatehouses. The character-defining features report will serve as baseline documentation for the structures, in lieu of more thorough historic structure reports. Ideally, CDFs are prepared as part of a HSR, which documents the structure's developmental history, appearance during its significant period(s), and includes an assessment of current conditions, along with treatment recommendations. The HSR documentation informs the development of the CDFs. The CDFs described herein are preliminary, considering the more thorough historical and architectural documentation has not yet been undertaken.

A CDF may relate to the structure's shape, materials, craftsmanship, decorative details, interior spaces, and related architectural/engineering components; it may also relate to aspects of its site, landscape, and environment.[1] A historic structure may be significant for its architectural features and/or its association with historic events, places, and persons. The character-defining features of a structure are those

1 Lee H. Nelson, "Preservation Briefs 17 – Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character" (Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior, September 1988), p. 1.

visual features and elements that define the structure, and contribute to its historic integrity. A CDF may date to the structure's initial construction, or be a later alteration within the period of significance. Finally, if appropriate, a CDF may be a missing or earlier-period architectural element that was extant during the historically-significant period. To retain the historic integrity of the structure, it is important to retain and preserve those CDFs.

When, and if, any treatment of the Brown Mountain and Jordan Pond Gatehouses is planned and/or performed, it is imperative that the architectural and historical character be preserved in the process of change. Doing otherwise has potential to irreversibly diminish or change the architectural and/or historical integrity of the buildings.

DOCUMENTATION AND RESEARCH

In preparation for the CDFs report, the Brown Mountain and Jordan Pond Gatehouses were documented by James Lee, Architectural Conservator, Historic Structures Research and Documentation Branch (HSRD) of HACE.

The existing documentation for the gatehouses includes copies of original drawings, original building specifications, and historic photographs, most of which were furnished by the park in digital format. The park has some blue print copies of the building plans, and digital versions of some plans are available on the NPS Denver Service Center's Technical Information Center website. Both Brown Mountain Gatehouse and Jordon Pond Gatehouse were included in "The Carriage Paths, Bridges, and Gatehouses, Acadia National Park" 1979 nomination to the National Register of Historic Places (NR). They are also listed in the 2005 Multiple Property Documentation Form (MPDF) for the Historic Resources of Acadia National Park. Both NR forms describe the gatehouses and context of the ACAD Carriage Road system that they are part of (see subsequent section, "Background"). Research also included review of the Draft Cultural Landscape Inventory for the "Hadlock and Aunt Betty Pond Carriage Roads," which provided useful information regarding the construction of the carriage road system, the natural and planned landscape, and the people involved. The HSR for the Schoodic U.S. Naval Radio Station Apartment Building (aka Rockefeller Hall) was used for background information on the park, John D. Rockefeller, Jr., and Grosvenor Atterbury. That structure and the related Power House were nominated for, and listed on, the National Register in 2012. The criterion for listing those structures included the architectural style, designed by Atterbury, and association with JDR, Jr.

The current documentation of the gatehouses includes field notes, digital photography, and some measurements. This project also included physical investigation of the gatehouses focusing on building materials and character-defining features. James Lee performed the primary and secondary source research, building investigation, documentation, digital photography, and the written descriptions in the following report. Unless noted, all current photogrpahs in the subsequent sections were taken by James Lee in 2013.

The report focuses on the CDFs of the buildings, and includes limited descriptions of some building elements and materials, as well as photographs. Since the design, function, materials, and specifications for the Brown Mountain and Jordan Pond Gatehouses are similar, some of the subsequent descriptions and CDFs for the structures are similar.

The primary source materials available for research include copies of 1931 building plans and specifications, and historic photographs. Those documents, along with current building investigations, provided sufficient information to describe some of the architectural elements and CDFs. Copies of some of the historic documentation are appended to this report. Floor plans for both Lodges are included in the respective "Interior Elements" sections, and have room, doorway and window numbers assigned for this project.

GENERAL RECOMMENDATIONS

The following recommendations are general in nature and are intended to guide future planning for the preservation of the Brown Mountain and Jordon Pond Gatehouses. Further recommendations that address features and architectural elements of the structures are included in the subsequent sections of this report.

As previously discussed, the park has planned for the production of historic structures reports for both gatehouses. The HSRs should focus on the developmental history of the structure's, which would be useful in helping the park better understand the evolution of the buildings and structures at the gatehouses. Thorough research of primary documents, historic photographs, and historic building plans should be part of the preparation of the HSRs. The HSRs will expand the historical and architectural documentation of historic structures, and will be useful in the preservation and protection of the gatehouses. The park should continue its efforts to have these reports funded and completed.

Efforts to preserve the Brown Mountain and Jordon Pond Gatehouses should include the development of a cyclical plan for monitoring the

landscape, and the exterior and interior conditions of the structures. That system should identify threats to the integrity of the gatehouses, and develop a maintenance plan for addressing adverse conditions and deficiencies.

Preservation and/or rehabilitation efforts at the Brown Mountain and Jordon Pond Gatehouses should strive in-kind repairs to the character-defining features. The use of substitute materials should be reviewed on a case-by-case basis, and any substitute materials should be compatible with the historic materials. Projects that impact the historic structures and/or landscape should be vetted through "Section 106" of the 1966 Historic Preservation Act (as amended) to assure that all treatments comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Additionally, any rehabilitation projects should review the historic specifications, and past treatment and contract files when determining appropriate treatments.

NOMENCLATURE

The National Register documentation and NPS List of Classified Structures lists the gatehouses at Acadia National Park as the Brown Mountain Gatehouse and the Jordon Pond Gatehouse. Those designations refer to the entire complex of structures at each location. In Grosvenor Atterbury's original plans and specifications the complexes were designated "Brown Mountain Gate Lodge (#1)" and "Jordon Pond Gate Lodge (#2)." At Brown Mountain the towered structures on either side of the carriage road gate were designated "Gate House #1" to the north, and "Gate House #2" to the south. The residence at Brown Mountain was informally known as the "Lodge," whereas the residence at Jordon Pond has been referred to as the "Gatekeeper's House."

For the purposes of this report the complex of structures at the respective sites will be referred to as the Brown Mountain Gatehouse and the Jordon Pond Gatehouse. Each residence will be referred to as the "Lodge." Each gatehouse has a "Garage," which was labeled in the original plans. This term will be used herein rather than the term of "carriage house." The historic designations of "Gate House #1" and "Gate House #2" will be used to denote the tower structures at the Brown Mountain Gatehouse.

Historical Context[2]

INTRODUCTION

The following sections describing the historical background and context for the gatehouses relied on the previous documentation. The current project included some primary source research, but that did not extend beyond review of those sources previously listed in the Executive Summary under "Documentation and Research." The following reports and documents can be referred to for further background information and building research:

National Register of Historic Places Nomination Form; "The Carriage Paths, Bridges, and Gatehouses, Acadia National Park;" prepared by Bronwyn Krog, Architectural Historian, NPS, North Atlantic Region, Boston, MA, March 7, 1979.

National Register of Historic Places Multiple Property Documentation Form; "Historic Resources of Acadia National Park Multiple Property Listing;" prepared by Lauren G. Meier, Historical Landscape Architect; Lee Terzis, Historian; revisions by Nancy J. Brown, Historical Landscape Architect; NPS, Olmsted Center for Landscape Preservation, Brookline, MA; June 2001, revised June 2005.

National Park Service, Cultural Landscapes Inventory, "Hadlock and Aunt Betty Pond Carriage Roads, Acadia National Park (Draft);" NPS, Olmsted Center for Landscape Preservation, Brookline, MA; July 16, 2013.

U.S. Naval Radio Station – Apartment Building (Bldg. 1), Historic Structure Report; James J. Lee III, Architectural Conservator; NPS, Northeast Region, Historic Architecture Program, Lowell, Massachusetts; 2009.

Building Specifications:

"Brown Mountain Gate Lodge (1), Acadia Park, Northeast Harbor, Maine, for Mr. John D. Rockefeller, Jr.;" currently housed at Northeast Museum Center Archives, Charlestown Navy Yard, Charlestown, MA (digital copy available).

2 A majority of the subsequent Historical Context were copied directly from "U.S. Naval Radio Station - Apartment Building (Bldg. 1), Historic Structure Report," James J. Lee III, 2009, 14-18 (original footnotes/citations are included).

"Jordan Pond Gate Lodge (2), Acadia Park, Seal Harbor, Maine, for Mr. John D. Rockefeller, Jr.;" ACAD Archives, Box AO, Folder 4 (digital copy available).

Building Plans:

"Brown Mountain Gate Lodge (1), Acadia Park, Seal Harbor, Maine, for Mr. John D. Rockefeller, Jr.; Grosvenor Atterbury, Architect, and John Thompkins, Associate;" 11 sheets; ACAD Archives, Box D, Folders 2 and 3 (folders include other drawings for gatehouses); digital copies from Technical Information Center, Denver Service Center, NPS (http://etic.nps.gov/welcome.aspx).

"Jordon Pond Gate Lodge (2), Acadia Park, Seal Harbor, Maine, for Mr. John D. Rockefeller, Jr.; Grosvenor Atterbury, Architect, and John Thompkins, Associate;" 11 sheets; ACAD Archives, Box D, Folders 2 and 3; digital copies from Technical Information Center, Denver Service Center, NPS.

ACADIA NATIONAL PARK



Figure 1.1: Map of Mount Desert Island with Acadia National Park indicated in green.

The establishment of park lands on Mount Desert Island, Hancock County, Maine, began through the efforts of conservation-minded summer residents (fig. 1.1). The increased development of the island

during the 1880s and 1890s led to the creation of the Hancock County Trustees of Public Reservations (HCTPR) in 1901 by some of the areas more prominent residents. The organization was founded by Charles W. Eliot, President Emeritus of Harvard University, and modeled after a similar organization founded by his son, Charles Eliot, Jr., in Massachusetts, The Trustees of Reservations.[3] The primary purpose of the HCTPR was the conservation of land that it acquired through private donations and purchase.

The land managed by the HCTPR was to be set aside for public use and enjoyment. However, increasing pressure to exploit the resources of the area led trustee George B. Dorr to seek the support of the federal government to accept a donation of a portion of the HCTPR property. Dorr was successful in his efforts, and in 1916 Sieur de Monts National Monument was established with George Dorr named as the superintendent. The park was granted national park status as Lafayette National Park in 1919, and was the first national park east of the Mississippi River. The park was renamed Acadia National Park in 1929. George Dorr remained as superintendent of the park until he died in 1944.[4]

JOHN D. ROCKEFELLER, JR., PHILANTHROPIST

Acadia National Park was the first national park created solely from donations of private organizations and individuals. Though he was not involved in founding the park, philanthropist John D. Rockefeller, Jr., the most prominent heir to the John D. Rockefeller, Sr. Standard Oil fortune, was quite important to the expansion of Acadia National Park. Mr. Rockefeller, Jr. purchased a summer residence, "The Eyrie," on Mount Desert Island in 1910 and became instrumental in the future of the park.[5] His friend and biographer Raymond B. Fosdick articulated John D. Rockefeller, Jr.'s interests and contributions to Acadia National Park in the following passage:

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3 William D. Rieley and Roxanne S. Brouse. " Historic Resource Study for the Carriage Road System, Acadia National Park, Mount Desert Island, Maine" (Charlottesville, VA: Rieley & Associates, Landscape Architects, May 1989) 20.

4 "General Management Plan, Acadia National Park, Maine" (Washington, DC: U.S. Department of the Interior, National Park Service, Oct. 1992) pp. 1–2, & Appendix A: Legislation.

H.E. Foulds and Lauren G. Meier. "Cultural Landscape Report for Blackwoods and Seawall Campgrounds, Acadia National Park" (Boston, MA: U.S. Department of the Interior, National Park Service, Olmsted Center for Landscape Preservation, Sept. 1996) 3–4.

5 Rieley and Brouse, 28.

> After the park had been officially created, he began to purchase additional land in order to enlarge its boundaries and join the mountain summits to one another so that ultimately a park road might extend from ocean on one side to Frenchman's Bay on the other. . . . Land acquisition was but one phase of Mr. Rockefeller's participation. There was, in fact, no aspect of the park's development which did not interest him – from the architecture of park buildings to landscaping, forestry, roads, or the destruction caused by beavers and deer. Through his long years of association with Acadia he would come to know and love the island almost inch by inch, and his total expenditures for land acquisition, buildings, roads, bridges, forestry, and planning would reach large sums.[6]

Rockefeller took an active part in the development of Acadia National Park. His involvement in developing the park roadway system was well documented by William D. Rieley and Roxanne S. Brouse in the Historic Resource Study for the Carriage Road System, Acadia National Park, Mount Desert Island, Maine. Soon after purchasing "The Eyrie" near Seal Harbor, Rockefeller started planning the development of the grounds and expansion of the roads. Between 1913 and 1919 he created plans for roads on his own property and a more extensive road system for public enjoyment of the park.[7]

Some of the roads were to be built on land of the HCTPR that would eventually become Acadia National Park. Rockefeller's impetus in creating the road system was to establish carriage roads and bridle paths that were "motor free" and would allow the public to experience the natural beauty of Mount Desert Island from horseback and carriages. His contributions would eventually extend to motor roads as well.[8] Rieley and Brouse documented Rockefeller's extensive involvement in the development and construction of carriage roads, bridle paths, auto roads, bridges, gate Lodges, and other structures at Acadia. The Brown Mountain Gatehouse and Jordon Pond Gatehouse were among the structures Rockefeller commissioned as part of the carriage road system. He was apparently involved in approving the design of the structures. He is noted as having designed cast bells for each gate to signal the gatekeeper when he wished to be let through.[9]

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6 Raymond B. Fosdick. John D. Rockefeller, Jr.: A Portrait (New York: Harper & Brothers, Publishers, 1956) 304.

7 Rieley and Brouse, 72.

8 http://www.nps.gov/acad/historyculture/historiccarriageroads.htm

9 Bronwyn Krog, National Register of Historic Places Nomination Form; "The Carriage Paths, Bridges, and Gatehouses, Acadia National Park;" NPS, North Atlantic Region, Boston, MA, March 7, 1979; Item 7, 5.

Rockefeller's desire to expand the park roads in the 1920s would lead to an ambitious road construction project on Mount Desert Island. The road that was "to be constructed at private expense at an estimated cost of $4,000,000 and to be donated to the Government as the principal highway in Acadia National Park"[10] was apparently financed at least in part, if not completely, by John D. Rockefeller, Jr. That particular project included the reconstruction of Ocean Drive through Otter Creek and would lead to the expansion of the park property on Schoodic Peninsula, Winter Harbor, Maine.

GROSVENOR ATTERBURY, ARCHITECT

In his efforts to create structures at Acadia National Park that would harmonize with the natural beauty of the area, John D. Rockefeller, Jr. commissioned New York architect Grosvenor Atterbury to establish an architectural style for the park. Grosvenor Atterbury was the son of Charles Larned Atterbury, a successful New York lawyer, and had graduated from Yale in 1891. After that he studied at Columbia College, School of Architecture, and during the same time period apprenticed with McKim, Mead and White.[11] McKim, Mead and White had designed his father's home in Shinnecock on Long Island in 1888, and Stanford White was a neighbor and family friend.[12]

Beginning in 1894 Grosvenor Atterbury spent a year in Paris at the atelier/workshop of architect Paul Blondel. It is unclear whether he was also enrolled at École des Beaux-Arts during the same period.[13] Upon returning to New York, Atterbury began his architectural practice, getting his first commission in 1896. His New York and Long Island connections garnered commissions to design mansions and summer cottages for wealthy clients on Long Island, as well as several commissions on Mount Desert Island. The Russell Sage Foundation hired Grosvenor Atterbury as lead architect and the Olmsted Brothers firm (Frederick Law Olmsted, Jr. and John Charles Olmsted) as the landscape architects for the design of the model garden suburb of Forest Hills Gardens, Queens, New York, in 1909.

During his career Grosvenor Atterbury was involved in housing reform. He held the conviction that semi-detached houses, and prefabricated,

10 *Otter Cliffs Station, Acadia National Park, ME*. (Washington, DC: 72nd Congress, February, 1932; copy at ACAD Archive) Document No. 62, 2.

11 Peter Pennoyer and Anne Walker. *The Architecture of Grosvenor Atterbury* (New York; W.W. Norton, 2010) 46.

12 Robert B. MacKay, Anthony K. Baker, and Carol A. Traynor. *Long Island Country Houses and Their Architects, 1860 – 1940* (New York: W.W. Norton & Company, 1997) 49 – 57.

standardized structural elements could alleviate some of the urban housing problems. Funding from the Russell Sage Foundation allowed him to pursue some of those inventions; among them was a nailable concrete known as Nailcrete, which was produced at The Nailcrete Corporation in New York, NY. Forest Hills Gardens allowed Atterbury to pursue his interest in the development of low-cost housing construction and the use of prefabricated building systems.[14] Atterbury called for the use of Nailcrete in his building specifications, including those projects he worked on in Acadia National Park.

Grosvenor Atterbury was first hired by John D. Rockefeller, Jr. to design a barn complex at his estate in Tarrytown, New York. In the late 1920s Rockefeller commissioned Atterbury to create an architectural style for Acadia National Park and design some of the structures for the park carriage road system. Prior to determining what style of architecture would be best for Acadia, Atterbury traveled to the western national parks in August and September of 1929. His trip was sponsored by Mr. Rockefeller, Jr. with the purpose of studying the established park architecture and reporting his observations to Rockefeller.[15] During his survey of the western parks Atterbury developed an opinion on what type of architecture was appropriate for the parks, and what was not. In general he was critical of buildings that did not harmonize with the natural beauty of the area and reserved higher praise for structures that were placed among the trees and had vines growing on the roofs. He was particularly concerned with the color of the structure including the roof and the exterior wall colors. Atterbury also devoted a section of his report to the consideration of roofs; he advocated high-pitched roofs as "the logical, practical, as well as the picturesque type,"[16] and recognized the importance of the proper material, texture, and color of the roofs, which was often dictated by the site.[17] Atterbury noted that "the type of Architectural development directly depends on what you most want to give the people who come to the national parks – education, inspiration or diversion – and the relative importance you give their other functions in scenic, historic, and monumental conservation."[18]

Grosvenor Atterbury did note in the foreword of the report that his observations were "to be taken rather as a point of departure – suggestive leads – rather than conclusions – such as may follow from their further

14 MacKay, Baker, and Traynor. 49 – 57; and Pennoyer and Walker. 53, 255, and 256.

15 Rieley and Brouse, 197.

16 Grosvenor Atterbury. "Notes on the Architectural and Other Esthetic Problems Involved in the Development of Our Great National Parks," August and September 1929 (Technical Information Center, DSC, NPS).

17 Ibid.

18 Ibid.

consideration." In concluding his report, he offered the following points to be considered when handling "the Architecture problem in the National Parks:"[19]

> First, by avoidance, where the structures are kept so small that they need not involve any question of architectural style. While this is frankly begging the question, it is better than a poor solution along definite and conventional lines.
>
> Second, and somewhat similarly, by keeping the buildings entirely outside the picture, placing them where the surroundings and background permit of normal treatment as to size and style: where there is no direct comparison or competition with the scenic marvels that have justified the establishment of the Park area.
>
> Third, by going back to ancient local traditions, where such exist – as, for example, in Mesa Verde and other places in the Pueblo region – and developing a style from these historic precedents that will also satisfy the modern practical requirements.
>
> Fourth, in cases where no such logical precedents exist, by adapting and acclimating some foreign style that has been produced under similar climactic and scenic conditions and which can be properly expressed in local materials.
>
> Lastly, it may be faced squarely, as a new problem, and fought out on its own merits – or, more properly speaking, on the merits of the designer. This means a solution along original or eclectic lines. But to a certain extent it may make use of one or more of the forgoing methods.[20]

Soon after his western trip, Atterbury traveled to Acadia National Park and began planning an appropriate architecture for the park. His efforts at Acadia focused on the fourth point made in the conclusion of his report. Atterbury's design philosophy focused on the then popular Rustic Design, and its variant, the Picturesque Style that was being used for the carriage roads. For the parks structures he chose a revival style that was influenced by Colonial-era French Norman architecture. The architectural style was approved by Superintendent George Dorr who noted that the French tradition was appropriate for the park because of the area's French Colonial associations.[21]

19 Ibid.

20 Atterbury. "Notes on the Architectural and Other Esthetic Problems Involved in the Development of Our Great National Parks."

21 Charles Peterson to Director of NPS, H. Albright, Oct. 27, 1931. Rockefeller Family Archives (RFA); Record Group: OMR; Series: Homes; Box: 84 (copy at ACAD Archives).

Grosvenor Atterbury was apparently influenced by his exposure to French architecture during his training in Paris and his subsequent trip to Le Puy-en-Velay in southern France (fig. 1.10).[22] In 1919 he also served in the American Expeditionary Forces'(A.E.F.) educational commission in Beaune, France. There he supervised the conversion of large hospital (Hospices de Beaune) into college-style campus for educating American soldiers (fig. 1.10a). Atterbury also taught planning and construction in the A.E.F.'s School of Architecture.[23] The revival style employed by Atterbury at Acadia NP has been described as French Norman Revival style. NPS Landscape Architect Charles E. Peterson wrote that Atterbury told him the type of architecture employed for the gate Lodges "originated in the Romanesque period" of France (figs. 1.10-11).[24]

Among Grosvenor Atterbury's early commissions for John D. Rockefeller, Jr. at Acadia National Park were the designs for the gatehouses on the carriage roads. The first Lodge was planned for Eagle Lake. The preliminary plans were completed in 1930, but the building was not constructed. Plans for the gatehouses at Jordon Pond and Brown Mountain followed a year later, and those structures were completed in 1932.

The picturesque qualities of the Brown Mountain and Jordan Pond Gatehouses were enhanced by their location in naturalistic and informal landscapes. Both structures used local granite, pecky-cypress half-timbering with red brick, and terra-cotta-like clay roof tiles. Those materials used in combination with wooden doors, leaded window sashes, decorative hardware, and other decorative elements characterized the style envisioned by Atterbury. Grosvenor Atterbury's designs for the gatehouses would become part of the Rockefeller legacy at Acadia, and would influence the architectural style of other structures in the park creating a cohesive design throughout Acadia National Park.

22 Pennoyer and Walker, 52.

23 Pennoyer and Walker, 52.

24 Peterson to Albright, Oct. 27, 1931.



Figure 1.2: Brown Mountain Gatehouse looking northeast. The structures from left to right include the masonry end post, masonry wall, gate and gate towers, Lodge, masonry wall, and corner of the Garage. HAER photograph no. ME 53-1.

Brown Mountain Gatehouse

BRIEF DESCRIPTION

Introduction

A Historic Structure Report includes descriptions of a buildings historic appearance, and current appearance describing the architectural elements and aesthetics of the structure. Since this report is focused on the character-defining features of the two gatehouses, the subsequent description is abbreviated. It is based on onsite observations, and the descriptions from the 1979 NR Inventory – Nomination Form.[25] Some of the elements described are more fully illustrated in subsequent sections of this report.

Brown Mountain Gatehouse

Built to control access to the carriage paths and to house the gatekeeper, Brown Mountain Gatehouse is located in Northeast Harbor, Maine. It is on Route 198 near Lower Hadlock Pond at the west end of Asticou-

25 Krog; NR, Item 7, 5-7.

Jordon Pond Road (fig. 1.2). The Brown Mountain Gatehouse was commissioned in 1931 by John D. Rockefeller, Jr. It was designed by New York architect Grosvenor Atterbury and his associate, John Thomkins, and was constructed in 1932.

The original plans and building specifications referred to the Brown Mountain Gatehouse complex of structures as the "Brown Mountain Gate Lodge (#1)," and the towered structures at the carriage road gate were labeled as "Gate House #1" to the north, and "Gate House #2" to the south. The residence in that complex was informally known as the "Lodge."

Grosvenor Atterbury designed Brown Mountain Gatehouse in the French Norman Revival style.[26] A style chosen by Mr. Atterbury for the buildings in Acadia National Park, because he felt the references to the French colonial associations of Mount Desert Island and the stylized architectural treatment were appropriate for the park.[27]

The Brown Mountain Gatehouse complex includes (from north to south) Gate Houses #1 and #2, the gate, the Lodge, and the Garage all of which are tied together by a unifying masonry wall anchored at the north and south ends by large gabled masonry posts (fig. 1.2). The west side of the entire ensemble forms a semi-octagonal plan that curves away from the main road.

The unifying masonry wall is constructed with alternating horizontal bands of granite rubble and variegated red brick. The granite bands are typically 12 to 14 inches wide, and the brick is 4 inches wide. The specifications called for locally-quarried granite laid up in random rubble patterns. The bands of granite are separated by a row of bricks that include both whole and broken bricks laid in a shiner course (oriented with the largest face exposed and the longest dimension horizontal). The same banding is carried over into the walls of the three main structures. The walls are capped with crude clay tiles in shades of red, brown and black.[28] The same tiles are used on the roofs of the main structures, further unifying the Brown Mountain Gatehouse complex.

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26 The NR described the style as late-date Tudor Revival style, but further research indicated that Atterbury intended the gatehouses to be French Norman Revival style (MPDF, Sec. E, 53).

27 "Historic Resources of Acadia National Park Multiple Property Listing (MPDF);" NPS, Olmsted Center for Landscape Preservation, Brookline, MA; revised June 2005; Sec. E, 53.

28 The NR accurately describes these as "similar to terra cotta." The specified product is a clay roof tile from Ludiwici-Celadon Company and the colors were chosen by the architect.

A lower masonry wall extending from the east elevation of the Lodge has the same characteristics. It separates the driveway from the lawn, and has a wooden gate.

On the northeast facet of the semi-octagonal plan are the towered Gate Houses. The Gate Houses flank two wooden-picket gates and are connected by a gable-roofed bridge, which covers the gates. Each tower is an uneven octagon in plan, with four long sides and four short sides.[29] The walls of the towers incorporate the granite and brick banding with a course of rowlock bricks set to form dentils at the cornice. The towers are crowned by steeply-pitched, eight-sided spires with copper finials. The segmentally-arched opening that spans the towers has a pecky-cypress lintel supported by cypress half-posts, which spring from the masonry walls. The roofs of the towers and the connecting arch are shingled with the same clay tiles found on the wall coping. Each tower roof has two four-sided, blind dormers that on the south tower housed the gatehouse bells, which are not extant.

The tower doorways are masonry openings with wooden frames, pecky-cypress lintels and wooden doors, two of which on the south tower are Dutch doors. The towers have a variety of windows set into the masonry including round-topped windows with prominent keystones and voussoirs, and an oculus window/vent surrounded with a ring of brick. The arched windows and the oculus are screened with ornamental turned-wooden spindles; those in the oculus form a wheel, which is reminiscent of medieval architecture.

At the center of the Brown Mountain Gatehouse complex is the two-and-one-half story Lodge. The exterior of the first story continues the masonry banding pattern, while the upper stories are distinguished by half-timbering that extends up into the gables of the steeply-pitched roof, and the cross-gable dormers on both the east and west elevations. The half-timbering is characterized by the pecky-cypress timbers with red brick infill laid in decorative bond.

Both the east and west elevations have prominent cross gables. At the second story the west-façade gable extends beyond the plain of the main elevation and is supported by large pecky-cypress brackets. Both cross gables have attic vents with decorative wooden elements.

The primary entrance doorway to the Lodge is on the east façade oriented toward the more private east lawn. The entrance has a covered porch and connecting terrace north of the porch. The porch has a gable

29 The NR describes these as "square in plan with chamfered corners giving them eight sides," while that does indicate the uneven nature of the eight sides, the description as a square plan might be confusing.

roof with half-timbering and a vent with decorative wooden spindles venting the storage space above the porch. The porch roof is supported by masonry columns with paired pecky-cypress pilasters supporting pecky-cypress lintels. The main entrance doorway has a paneled door with four lights over one panel with vertical tongue-and-groove boards. The door has decorative strap hinges, which are typical of the Brown Mountain Gatehouse. The door is flanked by sidelights with two lights over one tongue-and-groove panel. The lights in the door and sidelights have circular lead panes.

The Lodge has three other exterior doorways with wooden doors, one with ten lights over a narrow panel. All the doors have decorative hardware including wrought strap hinges, and Suffolk-style latches.

The Brown Mountain Gatehouse has a variety of wooden windows used in varying applications throughout the complex. The window schedule in the plans depicts five types of windows, in addition to the basement windows and attic vents. The windows typically have double casement sashes, with one having a single casement sash. The sashes have either plain glass lights, or lights with circular leaded panes. The attic vents are concealed behind vertical, turned wooden spindles, similar to those in the tower windows.

The Lodge has steeply-pitched roofs with flared, or bellcast eaves, which are also used on the cross gables. All roofs are covered with the same clay tiles used on the roofs of the gate towers. The east and west slopes have dormers with modified hipped roofs. The lead-coated copper gutters are attached at the eaves. They drain into decorative leader heads and leaders also of lead-coated copper.

Both gable ends of the Lodge have projecting masonry chimneys. Both chimneys replicate the banded masonry, and transition to brick and stone near the top. At the top of both chimneys, the active flues are ventilated through clay chimney pots.

The interior of the Lodge has a full basement, and an attic with pull-down stairs. The first story has an entrance Hall with an open staircase to the second story, a large Living Room, a Dining Room, a Kitchen with connecting Laundry, and a Pantry with an exterior doorway. The second story has a central Hall with a linen closet, four bedrooms with closets, and a full bathroom. There is access to the storage above the porch through one of the bedroom closets, and the pull-down stairs for the attic are in the second-story hall. The interior elements include wooden floors, plaster walls, plaster ceilings, and wooden doors and windows with original hardware. Most rooms have molded baseboards, picture rail moldings, and some of the original built-in cabinets remain.

The rooms also retain some of the historic light fixtures, and brass switch and outlet plates.

The Garage is south of the Lodge on the southeast facet of the semi-octagonal Brown Mountain Gatehouse plan. The Garage is a one story structure with storage loft under a steeply-pitched hipped roof. The granite and brick banding is continued in the masonry walls of the Garage. It has an wooden overhead door on the northeast elevation, and casement windows on the other elevations. The northwest elevation features a band of windows with turned wooden spindles fixed between the granite windowsill and the pecky-cypress lintel. The roof of the Garage has the same tiles seen throughout the complex. It has a gabled dormer with a "suicide door," and two small shed-roof dormers. The roof is crowned with a four-sided, peaked cupola with turned wooden spindles covering the vents on all sides. The spire-like roof of the cupola is flared and is covered with standing-seam copper.

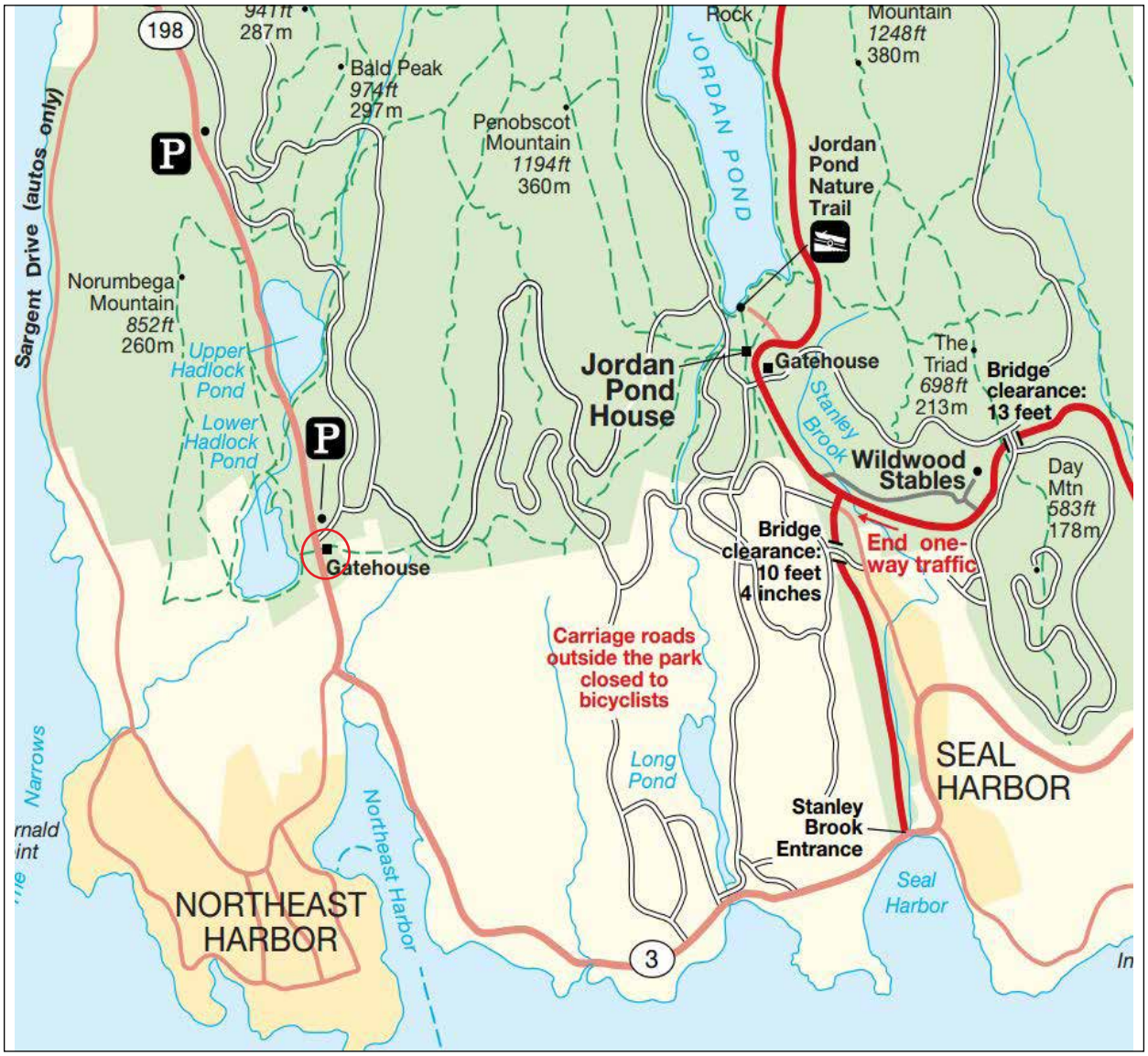


Figure 1.3: Detail section of Mount Desert Island map showing Brown Mountain Gatehouse (circled in red) on Route 198 north of Northeast Harbor. From Acadia National Park map.

Brown Mountain Gatehouse

Location/Siting

The subsequent CDFs relate to the location of the Brown Mountain Gatehouse within the larger context of Mount Desert Island, and the more specific location on the carriage road system of Acadia National Park.

CHARACTER-DEFINING FEATURES

- Influences on the Brown Mountain Gatehouse design associated with its location include the French-colonial associations, and rugged natural landscape of Mount Desert Island.

- Now and historically the island has been valued for it natural beauty, and as a retreat from more densely populated urban areas. John D. Rockefeller, Jr.'s desire to preserve that natural beauty, and to create an area where visitors to the island could enjoy automobile-free recreation, had a direct influence on the location, siting, and design of the Brown Mountain Gatehouse.

- The location of the Brown Mountain Gatehouse on one of the islands primary auto routes, Routes 198 and 3, is a character-defining feature (fig. 1.3). Starting near the entry bridge to Mount Desert Island, Route 198 bisects the island and joins Route 3, which continues along the perimeter of the island and north to Bar Harbor. Route 3 continues to the entrance to the island where it meets Route 198, closing the loop (fig. 1.1). There are only a handful of roads that provide circulation throughout the island, and the location of the Brown Mountain Gatehouse on one of them is an important feature of the site and structure.

- The addition of the gatehouses to the carriage road system was influenced by Frederic Law Olmsted, Jr. In his review of the overall plan for the auto routes Olmsted recommended that the carriage roads be blocked or gated to exclude motorized vehicles.

- Paul Simpson was one of the local engineers hired by Rockefeller to develop, design, and oversee the construction of the carriage road system. Simpson prepared topographic surveys of the area, and chose a relatively level site for the Brown Mountain Gatehouse. The siting of the gatehouse was specifically related to the planning of the carriage road system, and thus the siting is an important characteristic of the structure.

- The placement and orientation of the structures was deliberate; the Gate Houses and gate are placed at the carriage road entrance; the Lodge is placed at the center of the complex and is oriented with the entrance on the more private side of the complex; and the Garage is placed near the Lodge, and oriented for access from the private driveway.

- The Brown Mountain Gatehouse is situated near the southwestern edge of a portion of the park and at the southwestern end of Asticou-Jordon Pond Road. In that location the gatehouse welcomes visitors into the park and carriage road system. It is in the context of this location that the Brown Mountain Gatehouse has particular significance.

RECOMMENDATIONS

- Without these influences the Brown Mountain Gatehouse would not exist in its current location or configuration. Therefore these associations with location are CDFs of the structure. Preserving the location of the Brown Mountain Gatehouse maintains the context in which the structure was built and lends to an understanding of the structures function and design.

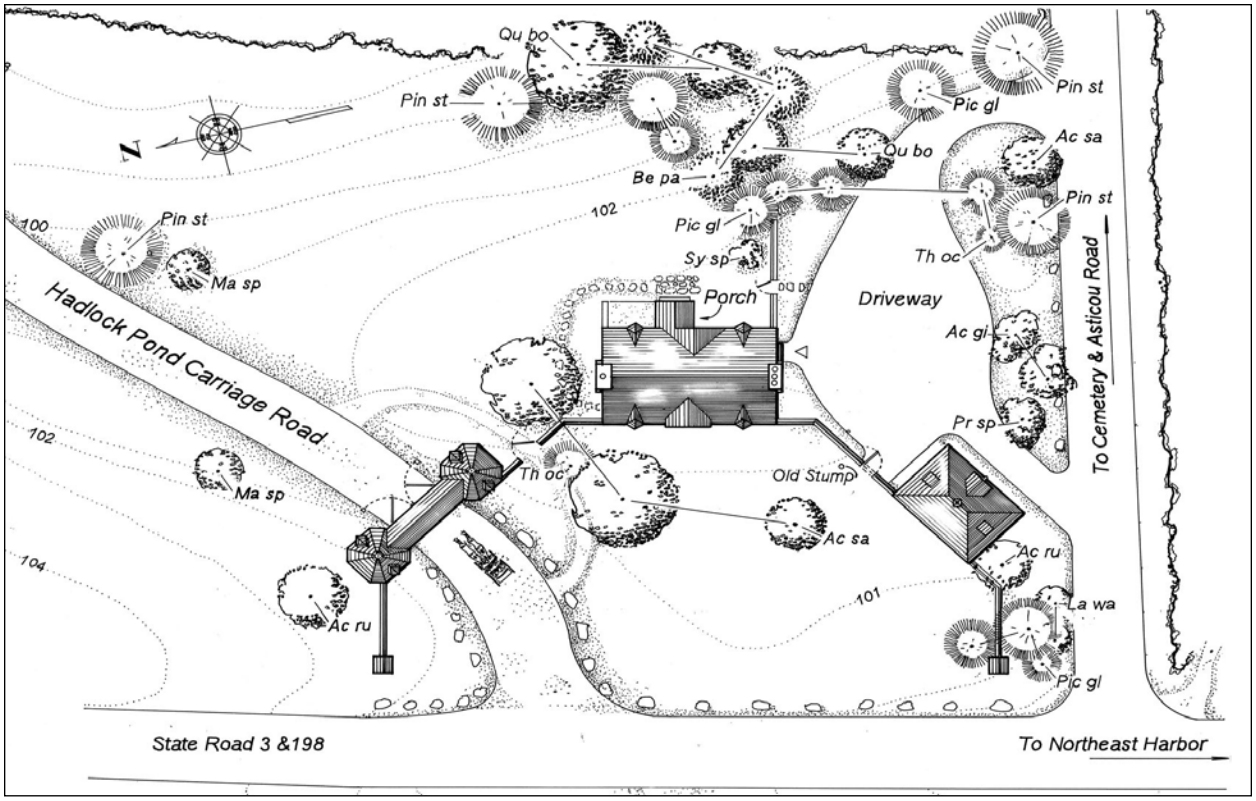


Figure 1.4: Brown Mountain Gatehouse site plan, illustrating aspects of the location and setting. Detail from HAER Drawing, Sheet 1 of 2, ME-53, by Sarah F. Desbiens, 1995.

Setting

The setting relates to the surrounding landscape, both natural and man made, and how the structure was positioned on the landscape. The setting of the Brown Mountain Gatehouse was planned and purposeful; its relation to the natural setting of the area, the auto and carriage roads, and the boundaries of the park are character-defining features.

CHARACTER-DEFINING FEATURES

- The setting of the Brown Mountain Gatehouse in relation to the surrounding landscape is a character-defining feature .
- The Brown Mountain Gatehouse provides a barrier between the more developed auto route and the natural landscape; thus protecting the natural landscape. In addition the gatehouse provides a transition between the two, and is deliberately sited to serve that function.
- The setting of the structures is related to the natural and planned landscape. Directly and indirectly influenced by the Olmsted Brothers penchant toward the Rustic Design and the picturesque, the landscape retains the rugged natural beauty associated with that

design movement and the area. The Brown Mountain Gatehouse was designed as an integral part of that picturesque landscape.

• The setting of the gatehouse is also related to the planted landscape that is attributed to Beatrix Farrand (fig. 1.5). Her use of native plants to enhance the carriage roads and to reinforce the natural landscape extended to the gatehouses. Though some of Farrand's plantings were destroyed by fire in 1947, the existing lawns and trees at the Brown Mountain Gatehouse are representative of the historic design intent (whether any plantings of Farrand's are extant has not been determined).[30]

RECOMMENDATIONS

• The siting of the Brown Mountain Gatehouse provides a context for understanding its relationship to the carriage road system, and the surrounding landscape. The preservation of the siting is important for retaining those associations, which are considered CDFs of the gatehouse complex.



Figure 1.5: Brown Mountain Gatehouse looking northeast. The photograph shows the structures and landscape five years after completion. Illustrating the intentional siting, picturesque design, and planted landscape. Acadia NP Archives, Box 41 1937.

30"Hadlock and Aunt Betty Pond Carriage Roads, Acadia National Park, Draft Cultural Landscapes Inventory;" NPS, Olmsted Center for Landscape Preservation, Brookline, MA; July 16, 2013.

Massing

The massing of a structure refers to the overall configuration or arrangement of the building's major volumes, especially when the structure has major and minor elements.[31] The mass of the Brown Mountain Gatehouse complex is spread across the landscape; it is compatible with the natural setting, and effectively controls access to the carriage road system (fig. 1.5).

CHARACTER-DEFINING FEATURES

- The overall massing of the Brown Mountain Gatehouse complex with three large structures linked by a connecting wall, all in a semi-octagonal plan, is a character-defining feature (figs. 1.4 and 1.6).
- The arrangement of the larger-massed structures is deliberate, and suits the purpose of the gatehouse; the largest-massed structure, the Lodge, is bracketed by the smaller-massed gatehouse towers and Garage.
- The low horizontal mass of the semi-octagonal wall, which is anchored by more heavily massed posts, unifies the larger-massed structures.
- The horizontal massing of the entire complex is congruous with the landscape and vistas of the area.
- The masonry materials add physical mass and weight to the structures and connecting wall; the mass of the high, steep roofs, and the consistent use of clay tiles accentuates the connectivity of the structures.

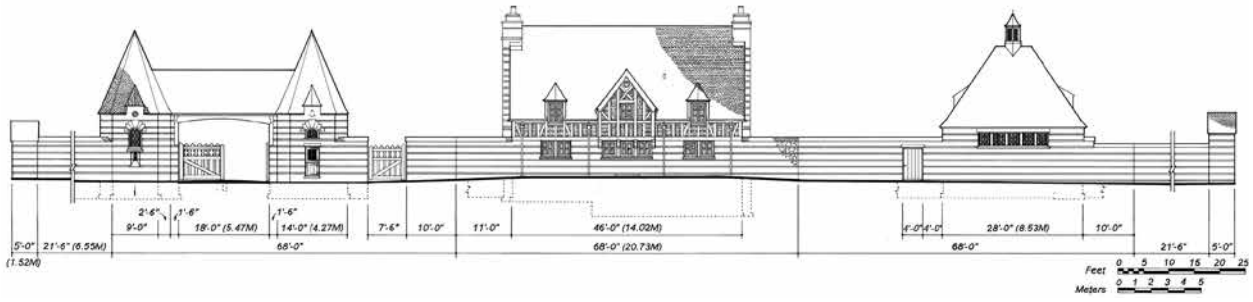


Figure 1.6: West elevation of Brown Mountain Gatehouse illustrating the massing of the complex and structures. Detail from HAER Drawing, Sheet 1 of 2, ME-53, by Sarah F. Desbiens, 1995.

31 Bucher, 286.

- The distinctive massing of the each of the three main structures of the Brown Mountain Gatehouse is also considered a contributing part of the structures CDFs (figs. 1.7-9).

- The massing of the gatehouse towers mimics two substantial piers linked by a connecting bridge; the vertical massing of each tower is emphasized by the spire-like roofs; the horizontal massing of the arched opening covers the actual gates, and connects the vertically massed towers.

- The exterior massing of the Lodge combines projecting porches, cross gables, dormers, projecting chimneys, and a high, steeply-peaked roof; the massing of the Lodge combines the heavier mass of the lower story banded-granite walls with the lighter mass of the half-timber upper stories; while the high-peaked, steeply-pitched roof caps the building.

- The massing of the Garage includes the box-shaped first story capped by the high, steeply- pitched hipped roof with various dormers and a spired cupola.

RECOMMENDATIONS

- The massing of the Brown Mountain Gatehouse complex is very distinctive and a significant characteristic of the structure. It is important to preserve the massing of the entire complex and the individual structures in order to retain these CDFs.



Figure 1.7: Gate Houses 1 and 2, and gate, illustrating the massing and design of the structure.



Figure 1.8: Lodge, illustrating the massing and design of the structure.



Figure 1.9: Garage illustrating the massing and design of the structure.



Figure 1.10: Le Puy-en-Valey, France. Cathedrale Le Puy-en-Valey and surrounding structures showing some of the French Norman architecture that influenced Grosvenor Atterbury (source, wikipedia).



Figure 1.10a: Hospices de Beaune, France with it's steeply-pitched roofs, and half-timbering also influenced the architecture of Grosvenor Atterbury (source, wikipedia).



Figure 1.11: Chapelle St. Michel, near Le Puy-en-Valey, France, which influenced Atterbury during his time in Europe. Photo by Jean-Pol Grandmant (source, wikipedia).

Design

The design of the Brown Mountain Gatehouse is part of the overall concept for the architecture at Acadia National Park. It is a design that was conceived by Grosvenor Atterbury, and vetted and approved by John D. Rockefeller, Jr. Aspects of the structures location, siting, massing, and materials were all considered in the final design of the Brown Mountain Gatehouse. Some of those influences on the design are stand-alone CDFs, as described in previous and subsequent sections. Other characteristics of the design are rooted in Atterbury's experiences as a young architect, and his opinions on the types of structures best suited for National Parks. These are among the reasons why the design of the Brown Mountain Gatehouse is consider a CDF.

CHARACTER-DEFINING FEATURES

- The design of the Brown Mountain Gatehouse in the French Norman Revival style is a CDF.
- Grosvenor Atterbury chose the style based on his design philosophy emphasizing that the structures should be picturesque, and harmonize with the natural setting. His design takes into account the context of the location.
- The French Norman Revival style is influenced by French domestic architecture, and is a reference to the areas earliest European ties (figs. 1.10-11).
- The design is an example of picturesque architecture and was part of the Rustic style.
- The design elements of the Brown Mountain Gatehouse are also considered CDFs.
- The horizontal masonry banding is continued on all of the structures including the wall that links them all. The banding design unifies the complex of structures.
- All of the structures in the complex have steeply-pitched roofs, which is a characteristic of the design.
- The fenestration is also an important part of the design. The design of the structures uses a variety of doorways and windows to accentuate openings and contribute to the picturesque design.
- The materials include locally-quarried granite, red brick, half-timbering, wooden doorways and windows, decorative hardware, and clay roof shingles, all of which are used to enhance the design and create a consistency among the structures in the complex.

RECOMMENDATIONS

- The design of the Brown Mountain Gatehouse complex relates to the history of the area, the natural landscape, and the architectural heritage of Acadia NP. This distinct design is a significant CDF of the structures. It is important to preserve the design of the entire complex and the individual structures in order to retain these CDFs. The impact of any rehabilitation projects should not alter any aspects of the design CDFs.

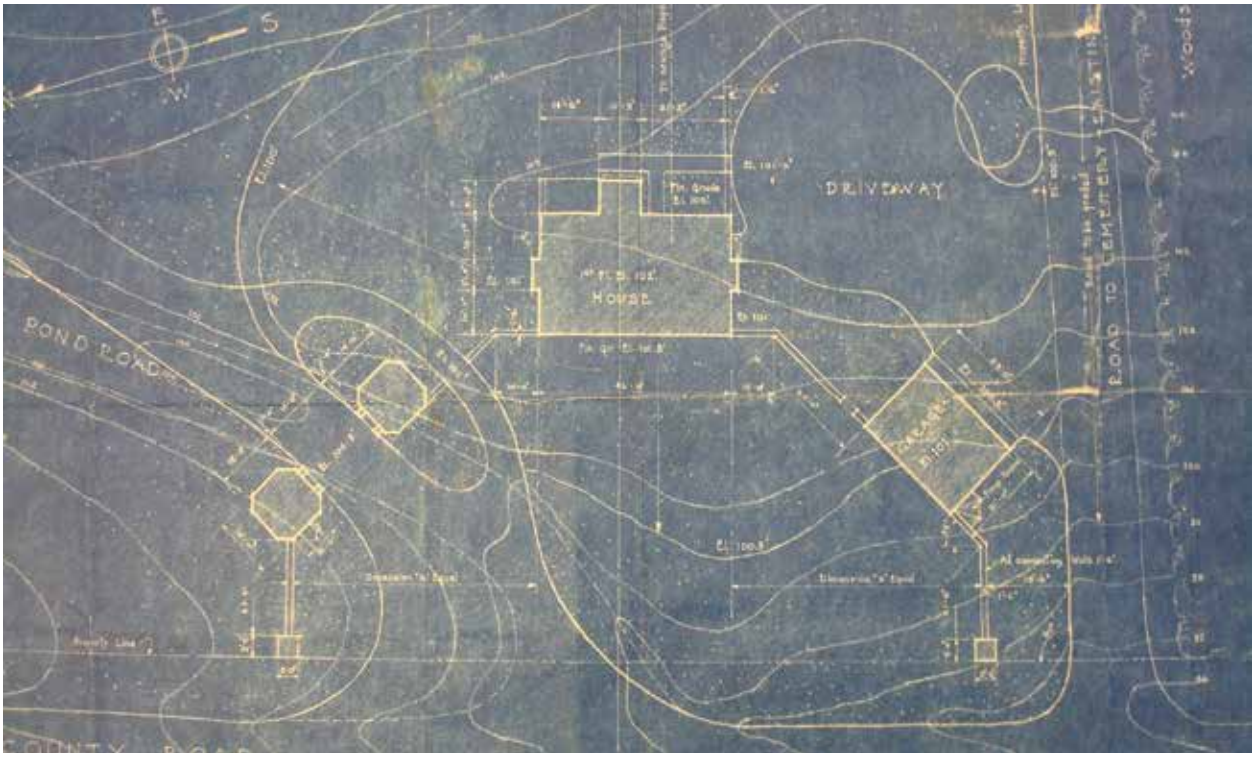


Figure 1.12: Brown Mountain Gate Lodge (#1), Plot Plan, Drawing No. 1, August 6, 1931; Grosvenor Atterbury, Architect, John Tompkins, Associate. Blueprint of Brown Mountain Gatehouse plot plan showing the layout of the structures as they were built. Acadia NP Archives, Plan Files, Drawer #4.

Layout

The layout is the plan showing the scheme for an arrangement of objects and spaces.[32] In the context of the Brown Mountain Gatehouse, the layout relates to the planned arrangement of the structures, and the placement of the structures within the complex (fig. 1.12). The layout is related to other characteristic aspects of the complex; it is influenced by the site, and integral to the design. However the layout of the Brown Mountain Gatehouse should be considered as a stand-alone CDF.

CHARACTER-DEFINING FEATURES

- The overall layout of the Gate Houses, Lodge, and Garage linked by the masonry wall (fig. 1.12).
- The semi-octagonal plan of the complex is related to the function of the gatehouse and its relation to the surrounding landscape.
- The semi-octagonal shape of the complex was designed to curve away from the auto route, and in effect draws visitors into the carriage roads and park. The layout divides the spaces between the carriage roads and the auto roads. This is accomplished by the arrangement of

32 Cyril M. Harris. Dictionary of Architecture and Construction. (New York: McGraw-Hill Companies, Inc. 2006) 580.

the structures and the masonry wall, with the Gate Houses and gate indicating the entrance to the carriage road system

• In the overall plan the structures are intentionally placed relative to their purpose. The layout of the structures is balanced, and they are linked by the masonry wall.

• The layout creates a more private area for the Lodge residents. In the preliminary plan for the complex the entrance to the Lodge was on the more public west elevation (fig. 1.13). John D. Rockefeller, Jr. expressed an interest in keeping the gatekeepers and their families from "spilling over into the front."[33] Thus in the final scheme the entrances to the Lodge are from the side and back yards, and the masonry wall divides the public and private spaces.

RECOMMENDATIONS

• One of the defining characteristics of the Brown Mountain Gatehouse is the layout of the structures. The arrangement of the buildings and the configuration of the connecting masonry wall are a significant part of the complex and should always be preserved. The rehabilitation of the Brown Mountain Gatehouse should not alter the layout of the complex or any other related CDFs.

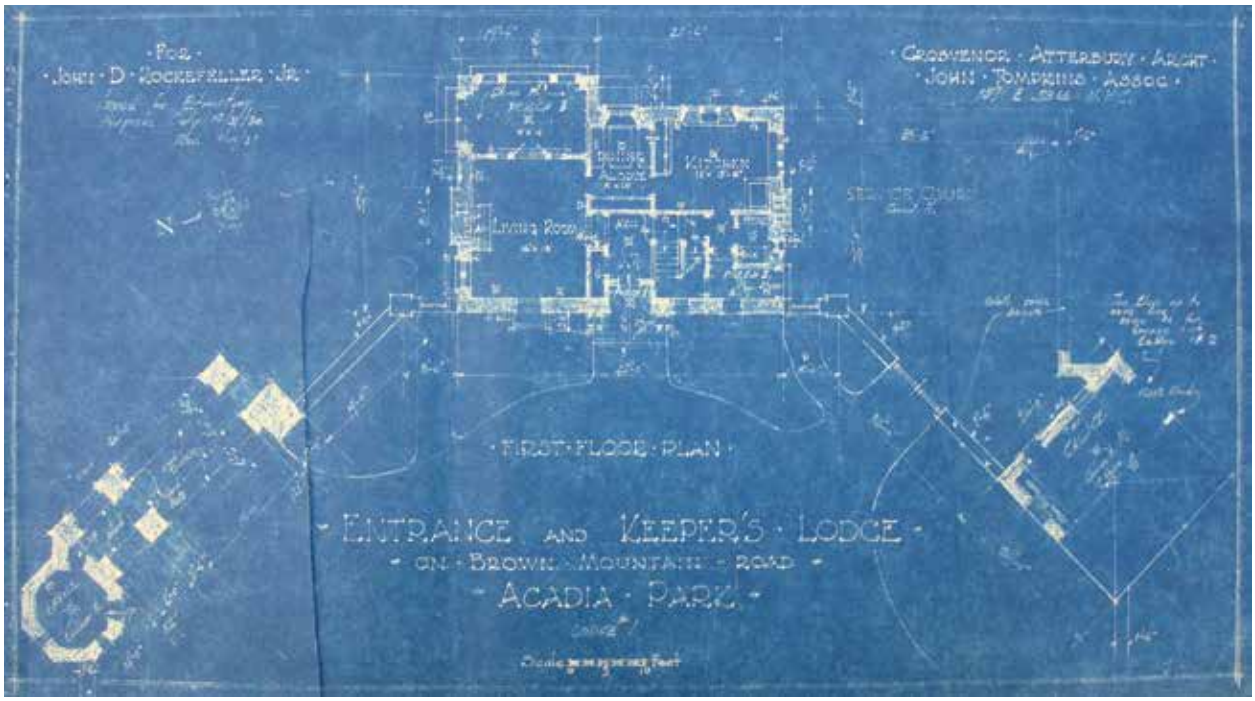


Figure 1.13: Entrance and Keepers Lodge on Brown Mountain Road, Acadia Park, Lodge (#1), revised January 1, 1931; Grosvenor Atterbury, Architect, John Tompkins, Associate. For John D. Rockefeller, Jr. for estimating purposes only. Blueprint of Brown Mountain Gatehouse plan showing the preliminary layout of the structures. Acadia NP Archives, Plan Files, Drawer #4.

33 Pennoyer and Walker, 236; quoting Rockefeller to Atterbury, September 3, 1931.

Exterior Architectural Elements

The exterior architectural elements are those materials and features that were part of the historic design and specifications. These elements were used in the historic construction of the structures, and may also include alterations during the historic period. The exterior architectural elements of the Brown Mountain Gatehouse, including walls, doorways, windows, roofs, gutter systems, and chimneys, as well as related elements/materials are well preserved. It is not only the materials of those elements, but also the visual aspects of those features that lend to the character of the structures. A majority of these elements are character-defining features, and in some cases missing historic elements are also considered CDFs.

Projections

CHARACTER-DEFINING FEATURES

- The Brown Mountain Gatehouse complex has many projections that define the visual character of the structures. The projections include: the masonry posts of the connecting wall; porches, decks and projecting bays of the Lodge; and dormers and cupolas in the complex of structures. These projecting elements are important to the overall visual character of the gatehouse complex and are CDFs.
- The connecting masonry wall has stone and brick posts at either end, which project above, and anchor the wall (fig. 1.7).
- The Lodge has a porch and deck on the east elevation with stone steps at other the entrances all of which project beyond the plane of the exterior walls (fig. 1.8). The porch has two masonry posts and four pairs of pecky-cypress pilasters supporting a gable roof. The porch steps and floor, and the floor of the deck are 2¼-inch thick seam-faced granite. The steps for the other entrances are also seam faced granite with brick risers; Brown Mt. Specifications, 20 and 22.
- The west elevation of the Lodge has a projecting bay or oriel on the second story and attic levels (fig. 1.14). The oriel is supported by pecky-cypress brackets at the belt course.
- The Lodge has cross gables on the west (the roof line of the oriel), and east elevations (figs. 1.8 and 1.14). The cross gables project from the steeply-pitched primary north-south roof line.

• The dormers on the roofs of the Gate Houses and Lodge project above the roof line (fig. 1.8). The dormers have modified hipped roofs and add to the visual character of the structures.

• Likewise the dormers and cupola on the Garage roof are part of the historic design, and are distinguishing physical characteristics (fig. 1.15).

RECOMMENDATIONS

• The rehabilitation of the gatehouse structures should not alter the character of the projecting features. Repair and/or replacement of architectural elements associated with those features should be done with in-kind materials.



Figure 1.14: Brown Mountain Gatehouse, oriel on west elevation of Lodge illustrating the projections of the structures.



Figure 1.15: Brown Mountain Gatehouse, east elevation of Garage illustrating the projections of the structures.

Walls

CHARACTER-DEFINING FEATURES

- The exterior masonry walls of the Gate Houses, Lodge, Garage, and connecting wall, and the half-timbering of the Lodge were part of the historic design, specifications, and construction. The exterior masonry walls are constructed with alternating horizontal bands of granite rubble and red brick (figs. 1.14 and 1.16-17). The granite bands are typically 12 to 14 inches wide, and the brick is 4 inches wide. The same banding is used in the walls of the three main buildings, the connecting wall, and the wall between the driveway and the back lawn, which unifies the complex of structures. The building specifications called for locally quarried granite laid up in random rubble for the exterior walls. At the Brown Mountain Gatehouse brick courses were "face bricks laid as stretchers (aka shiners);" Brown Mt. Specifications, 14. The mortar was specified as waterproofed cement mortar with "1 part cement, 3 parts sand, and 10% by volume of hydrated lime added;" Brown Mt. Specifications, 17.

- In the upper stories of the Lodge the half timbering with brick infill. "Pecky cypress with all extreme defects culled out" was specified for the half timbering of the Lodge and other elements; Brown Mt. Specifications, 38. The pecky-cypress elements were to be hand hewn, and specially treated to give them an aged appearance (fig. 1.18-19). The specifications for the brick veneer stated that the brickwork between the half timbering should be face brick laid in waterproof cement mortar (same as above) in the patterns shown in the plans. The variegated red brick had a particular aesthetic, and was chosen by the architects and delivered to the site. NPS Landscape Architect, Charles Peterson noted that Atterbury was "introducing some handmade brick, some of which he is importing from Holland, and is combining with the so-called 'James River Brick' made in the Mankin plant at Richmond (Virginia)."[34]

- The extant historic trim and details of the exterior walls are also CDFs. These elements include but are not limited to, the pecky-cypress belt course, verge boards, cornice moldings and brackets (figs. 1.18-19).

34 Charles Peterson to Director of NPS, H. Albright, Oct. 27, 1931. Rockefeller Family Archives (RFA); Record Group: OMR; Series: Homes; Box: 84 (copy at ACAD Archives).

RECOMMENDATIONS

- The rehabilitation and repair of the exterior walls should be done with in-kind materials. Efforts should be made to avoid making holes in the exterior masonry for anchoring additional items. Any deficiencies or deterioration of the exterior granite, brick, and mortars should be repaired with materials that replicate the color, strength, and overall appearance of the historic materials and are compatible with the extant materials. Repairs to exterior wooden elements should replicate the historic materials and appearance. In particular, because of its unique characteristics and appearance, any repairs made to pecky-cypress elements should be done with pecky cypress.



Figure 1.16: Brown Mountain Gatehouse Garage and Lodge looking north, illustrating the exterior masonry banding.



Figure 1.17: Brown Mountain Gatehouse, west side of masonry wall between the Lodge and Garage.



Figure 1.18: Half-timbering and bracket supporting oriel on west elevation of Lodge.



Figure 1.19: Typical half-timbering and trim on the east elevation of the Lodge.



Figure 1.20: Lodge east elevation doorway.



Figure 1.21: Gate House #2 doorway with dutch-doors.



Figure 1.22: Board-and-batten gate in masonry wall, and z-braced pedestrian gate in wall near carriage road gates.



Figure 1.23: Z-braced pedestrian gate in wall near carriage road gates.

Doorways and Gates

CHARACTER-DEFINING FEATURES



Figure 1.24: Lodge, detail of Suffolk-style latch on basement doorway.

• The structures at the Brown Mountain Gatehouse have several exterior doorways and gates that are extant from the historic period. The materials and locations of the exterior doorways and gates are considered character defining and should not be altered. Those locations are part of the design of the exterior fenestration, which is an important characteristic of the building. The doorways, gates and related elements were part of the historic plan, specifications and construction, and all are considered CDFs of the Brown Mountain Gatehouse.

• The doorways at the Lodge are framed with cypress set in masonry openings with granite door sills. The doorways typically had white pine doors and cypress molding. Three of the doorways have paneled doors with four lights over a single panel with vertical tongue-and-groove boards (fig. 1.20). The east elevation entrance door has nine lead-camed circular panes in each light. That doorway also has sidelights with two lights with circular leaded panes over a single tongue-and-groove panel. The north elevation doorway is a glass-pane door with ten lights. All of the exterior doors have decorative strap hinges, and Suffolk-style latches (figs. 1.20, 1.21 and 1.24). All of these doorways and the related elements are CDFs.

• The doorways on Gate Houses #1 and #2 are similarly constructed (fig. 1.21). However, the north tower doorways have vertical tongue-and-groove board doors with a small light. The light has two panes of glass divided by lead caming. The south tower has paneled doors similar to the Lodge, two of which are Dutch doors. All of the doorways have stone steps with brick risers, and similar decorative hardware. All of these doorways and the related elements are CDFs. There is a screen door stored in Gate House #2 that appears to be original to the structure. Since all other historic screen doors have been replaced with aluminum storm doors, it is important to save the extant screen door as an example.

• The Garage door is also a CDF. It is an overhead door constructed with tongue-and-groove cypress with a pecky-cypress lintel and trim, which was part of the original specifications and drawings.

• The gates of the Brown Mountain Gatehouse complex are also CDFs. The masonry wall has a doorway near the Garage with a board-and-batten door (fig. 1.22). The wall has a pedestrian gate south of

Gate House #2 (fig. 1.23). It is a Z-braced gate with 9-inch wide pickets, all of which is constructed with pecky cypress. The gate between the driveway and the back lawn has a similar gate.

- The entrance to the carriage road is 18 feet wide and has double gates of Z-brace and picket construction (fig. 1.25). Each gate also has a granite block to rest on when open, and the double gates have a similar block where they meet. These blocks were also part of the historic plan and are CDFs (fig. 1.26).

RECOMMENDATIONS

- The preservation of the exterior doorways and gates should retain the historic character, including the locations, of those features. Should any doors or gates require replacement, the new elements should be designed to match the extant historic doors and gates, and be constructed with in-kind materials. Repair and/or replacement of architectural elements associated with the doorways and gates should also be done with in-kind materials. Deteriorated paint finishes should be prepared, primed, and painted with historically-appropriate paint colors.



Figure 1.25: Z-braced carriage road gates with large strap hinges.



Figure 1.26: Granite block for resting gate when in open position.

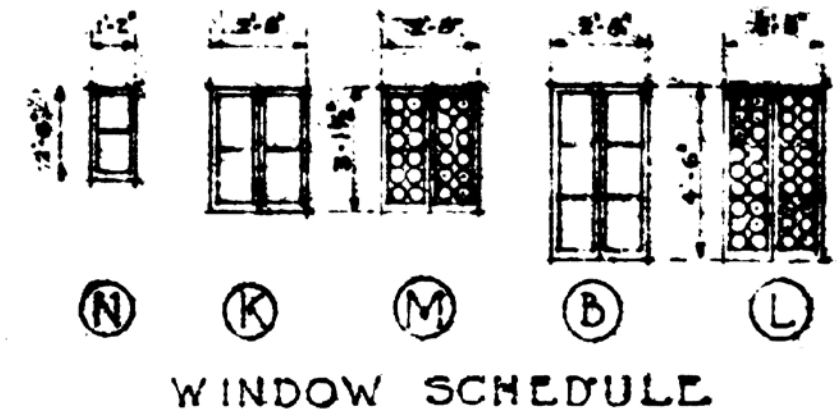


Figure 1.27: Brown Mountain Gate Lodge (#1), West and South Elevations, Drawing No. 5, August 6, 1931; Grosvenor Atterbury, Architect, John Tompkins, Associate. Detail of window schedule from sheet No. 5. Reproduced from eTic file ACAD_123_1055 [id 188546].

Windows

CHARACTER-DEFINING FEATURES

• The windows, vents, and related elements at the Brown Mountain Gatehouse structures are character-defining features. These elements are integral to the design, and were specified in the original plans and construction documents. The locations of the windows and vents are part of the design of the exterior fenestration, which is an important characteristic of the building.

• The historic plans for the Lodge include a window schedule with five types of windows, in addition to the basement windows and attic vents, all of which are CDFs (fig. 1.27). The basement windows have steel sashes that were called for in the specifications (fig. 1.29). Most of the first and second story windows have double-casement sashes, with one single casement on the south elevation (figs. 1.28 and 1.31-32). On the west elevation three of the double-casement sashes are grouped together beneath the oriel (fig. 1.14). They form a ribbon window with wide pecky-cypress mullions and a continuous granite sill. There are also windows with two sets of double-casement sashes; two on the west elevation and one on the east elevation (fig. 1.30). The sashes have either two or three lights, some glazed with plain glass and others with circular leaded panes. According to the specifications the windows are constructed with cypress frames and molding, and white pine sashes; Brown Mt. Specifications, 38. The attic vents and those in the storage area over the porch are concealed behind turned wooden spindles from pecky cypress (fig. 1.34).

• The extant windows in the Gate Houses are similar in construction to the Lodge windows. Gate House #1 has two round-topped windows with wooden spindles in the opening (fig. 1.35). Below the granite sills of both windows are lancet windows with small two-light sashes. Over

the doorway of Gate House #2 is a smaller arched window with a tilt in arched sash and spindles on the exterior. The tower windows are date from the historic period and are CDFs of the Brown Mountain Gatehouse.

- The Garage at the Brown Mountain Gatehouse retains historic windows with casement sashes, and the Garage cupola has vents covered by wooden spindles. The windows have four-light casement sashes with similar construction and framing as those in the Lodge. On the west elevation five windows are grouped together to form a band of windows (fig. 1.36). That feature has wide pecky-cypress mullions between the sashes, a continuous pecky-cypress lintel, and turned spindles covering the sashes. The cupola has vents on all four sides, which are covered by turned pecky-cypress spindles. All of these elements are CDFs of the Garage and the gatehouse complex.

RECOMMENDATIONS

- The historic exterior windows, vents, and dormer windows including related masonry elements, wooden trim, and sashes of the Brown Mountain Gatehouse are generally in good condition and should be stabilized and maintained. Damaged or missing elements should be repaired or replaced with in-kind materials. Features that were historically constructed with pecky cypress, including wooden spindles, should be repaired with pecky-cypress elements replicating the historic design. Any repairs to molded elements (muntins, casings, etc) should match the original profiles. If any of the sashes require replacement, the new sashes should match the design and materials of the existing sashes, especially the sashes with circular lead-camed lights. Deteriorated paint finishes should be prepared, primed, and painted with historically-appropriate paint colors. Window openings should not be covered, blocked, or altered, and new windows should not be added. Windows in the first and second stories have interior sliding storm windows that are in good condition. However, the storm windows are not considered historic. When replacement is required they can be replaced in kind or with other approved interior storm windows; exterior storm windows should be avoided.



Figure 1.28(left): Lodge, W205 with double casement sashes.



Figure 1.29 (above): Lodge, south elevation basement window with steel awning sash.



Figure 1.30: Lodge, W103 with paired double casement sashes with leaded lights.



Figure 1.31: Lodge, W105 with single casement.



Figure 1.32: Lodge, W202 double casements with leaded lights.



Figure 1.33: Lodge, W208 dormer window with double casement sash.



Figure 1.34: Lodge, south elevation attic vent with turned spindles covering the copper vent.



Figure 1.35: Gate House #1, southwest elevation lancet window, round-topped window with spindles, and oculus with spindles.



Figure 1.36: Garage, west elevation band of windows with spindles.

Roofs and Related Elements

CHARACTER-DEFINING FEATURES

- The Brown Mountain Gatehouse structures have steeply-pitched roofs with clay tiles that are characteristic of the picturesque design, and further unify the complex of structures. The shape of the roofs, the roof tiles, and related elements including the dormers, chimneys, gutter systems, and Garage cupola, are CDFs of the complex.

- The plans for the Brown Mountain Gatehouse indicate the unique design of the roofs, and include a detail sheet for the construction of the cornice below the roof line and the bellcast eaves (fig. 1.37). The roof design and details were constructed in accordance with the plans and are CDFs.

- The dormers on the Lodge and the Garage are CDFs. The Lodge dormers are a unique design with modified hipped roofs, and the Garage has a gabled dormer and two smaller dormers with shed roofs (figs. 1.15 and 1.33). All the dormers have pecky-cypress siding and trim, and clay tiles.

- The specifications for the Brown Mountain Gatehouse provide detailed information about the clay tiles and how they should be installed. The tiles are "Imperial 6 inch by 12 inch Crude tile as made by Ludowici Celadon Company." The specifications also noted that the colors were "to be 75% black and 25% red in shades as selected by the Architect;" Brown Mt. Specifications, 33. The historic tiles are extant and are CDFs of the structures.

- The masonry chimneys of the Lodge are constructed with granite and brick bands like the lower walls; the tops of the chimneys are brick and granite, and have concrete caps with clay chimney pots (figs. 1.16 and 1.41). The chimneys are CDFs. Historically the north chimney had a unique cap with a weather vane (figs. 1.5 and 1.42). Though this feature is missing it is considered a CDF of the Lodge.

- The specifications and plans for the Brown Mountain Gatehouse include details for the gutters, leader heads, and leaders, all of which are CDFs (figs. 1.37 and 1.40). All of these elements were constructed with lead-coated copper, and the leader heads had specific designs; Brown Mt. Specifications, 35 and 36.

- Additional roof related elements include the Garage cupola and the copper finals capping the spired roofs of the Gate Houses. These elements and the materials are also CDFs.

RECOMMENDATIONS

• The steeply-pitched roofs with clay tiles, which are characteristic of the Picturesque Style of the Brown Mountain Gatehouse, appear to be in good condition and should be retained and maintained. Repairs and replacement of tiles should be done with in-kind materials. Repairs to the roof tiles should specify "Ludowici Crude Shingle Tiles" in "lava black" (per specification from 1996 contract for the Jordan Pond Gatehouse).[35] The chimneys on the Lodge are historic and should be repaired and maintained. Any chimney repairs should attempt to salvage and reuse the existing granite and brick. If new materials are required they should match the historic materials in color, size, shape, and strength. New mortars used for both repointing and rebuilding the chimneys should match the historic mortars, and replicate the color, strength, and overall appearance of those mortars. Repairs to the gutters, leader heads, and leaders should be done with lead-coated copper and should replicate the historic design. Projects to repair and/or replace architectural elements related to the roof should consult the original specifications and plans, as well as the contract files for information regarding those elements and past repairs (see subsequent section "Alterations").

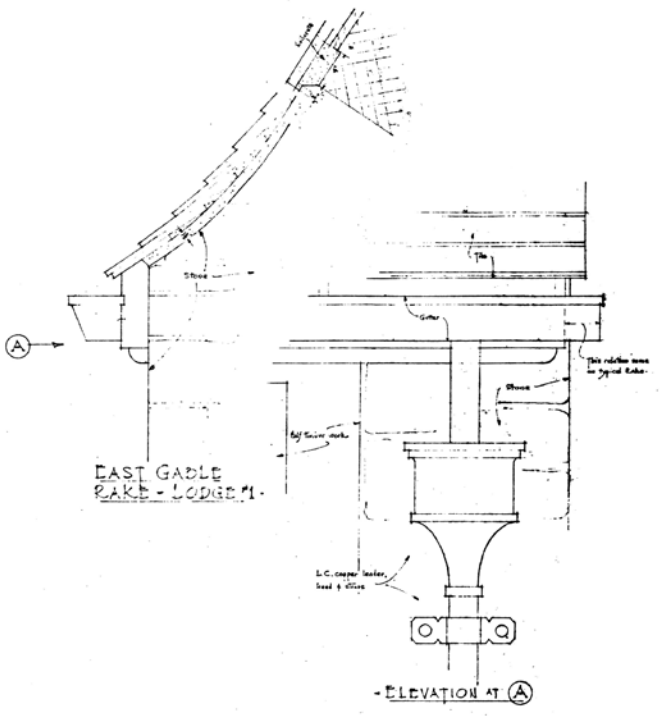


Figure 1.37: Brown Mountain and Jordon Pond Lodges #1 & 2, Cornice Details, Drawing No. 11, August 6, 1931; Grosvenor Atterbury, Architect, John Tompkins, Associate. Details of bellcast roof, and gutter. Reproduced from eTic file ACAD_123_1055 [id 188546].

35 Contract No. 1443-CX 1600-95-032. The clay tiles are available from Ludiwici Roof Tile, Inc. The contract noted that the "lava black" was a custom color the Jordan Pond Gatehouse.



Figure 1.38 (left): Gate Houses and gate, northwest elevation depicting roofs.



Figure 1.39 (left): Gate House #2 showing roof details.



Figure 1.40 (right): Lodge, west elevation gutter, leader head, and leader.



Figure 1.41 (left): Lodge, north elevation top corbeled portion of chimney with brick, and rubble and seam face granite.

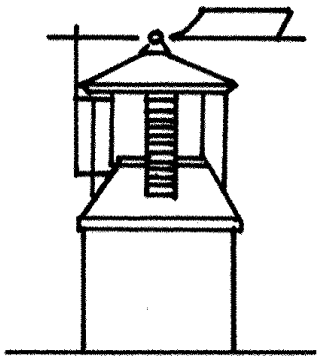


Figure 1.42 (right): Drawing of original north chimney cap with weather vane. Detail from HAER Drawing, Sheet 1 of 2, ME-53, by Sarah F. Desbiens, 1995.

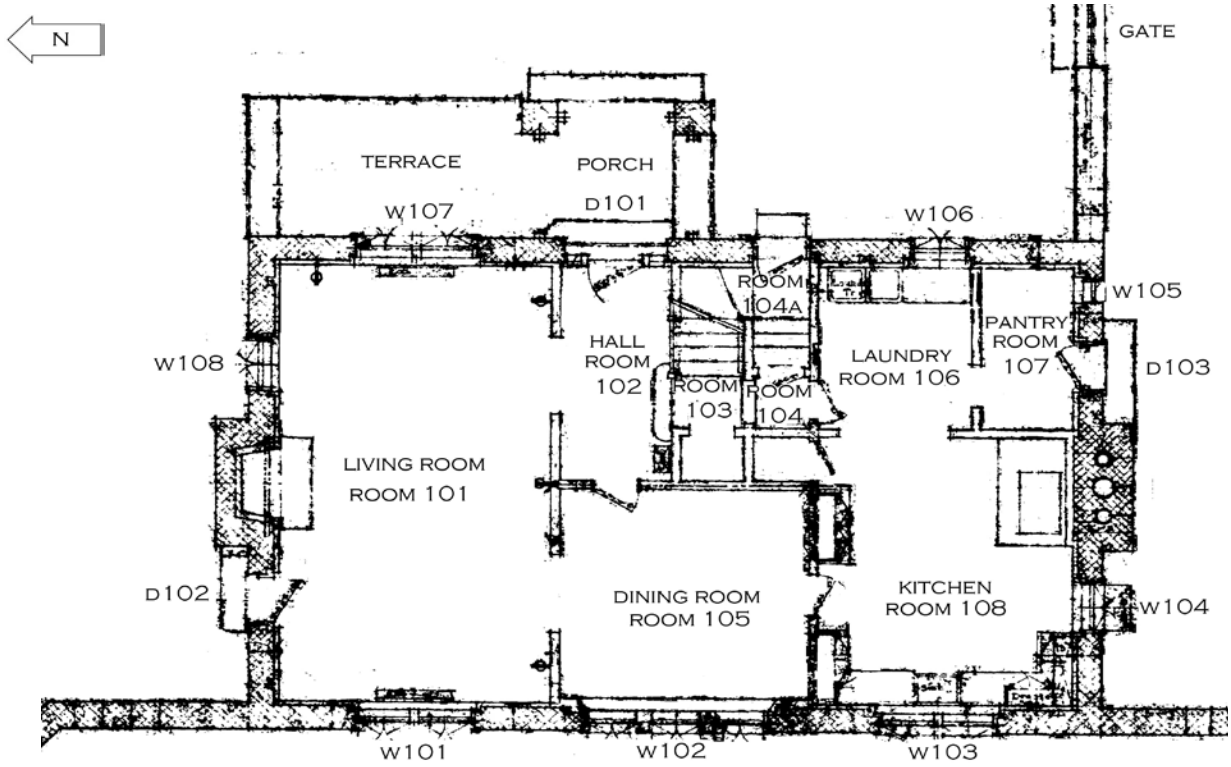


Figure 1.43: Brown Mountain Gatehouse Lodge, first floor plan. Edited version reproduced from eTic file ACAD_123_1055 [id 188546], half-size reproduction of Brown Mountain Gate Lodge (#1), First & Second Floor Plans, Drawing No. 3, August 6, 1931; Grosvenor Atterbury, Architect, John Tompkins, Associate.

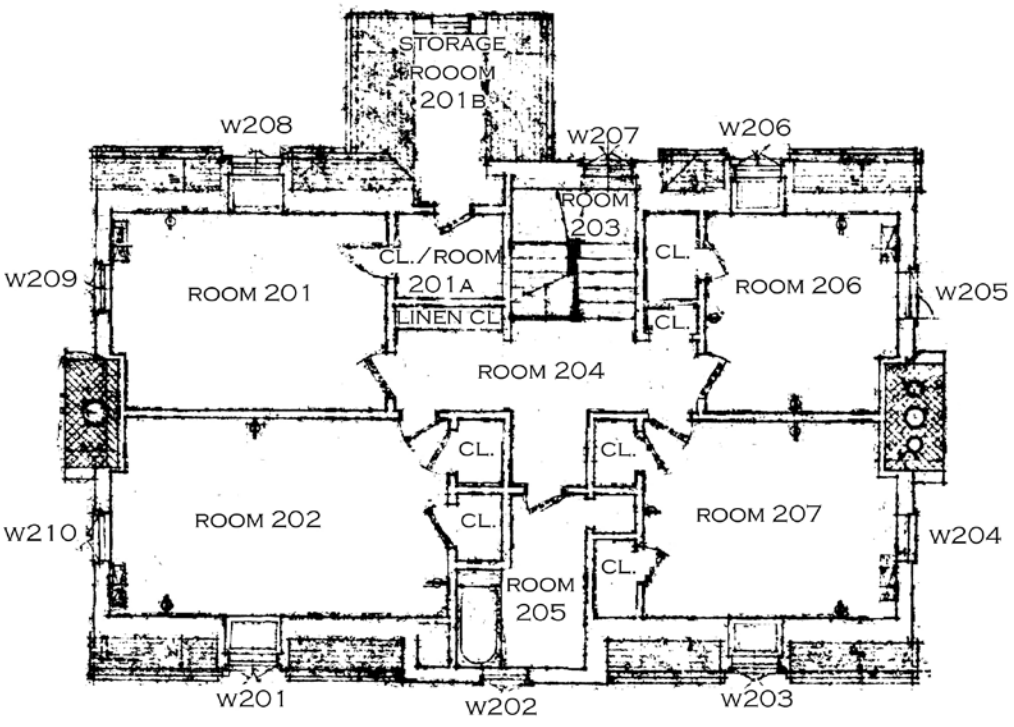


Figure 1.44: Brown Mountain Gatehouse Lodge, second floor plan. Edited version reproduced from eTic file ACAD_123_1055 [id 188546].

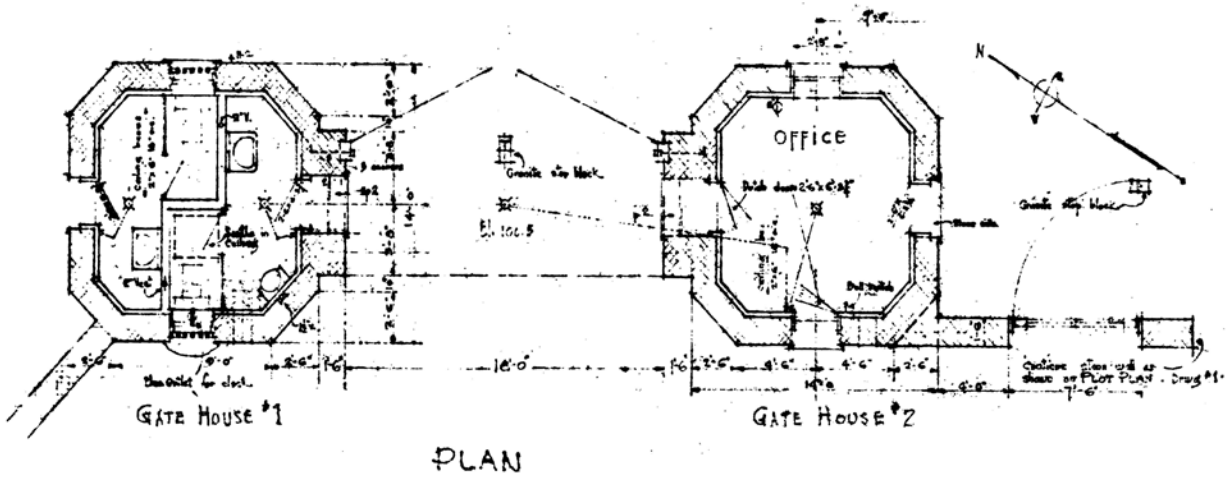


Figure 1.45: Brown Mountain Gatehouse, Gate Houses #1 and #2 floor plan. Edited version reproduced from eTic file ACAD_123_1055 [id 188546], half-size reproduction of Brown Mountain Gate Lodge (#1), Gate Houses #1 & 2, Plans & Elevations, Drawing No. 8, August 6, 1931; Grosvenor Atterbury, Architect, John Tompkins, Associate.

Interior Architectural Elements

Floor Plans and Important Spaces

CHARACTER-DEFINING FEATURES

- The interior floor plans of the Lodge, Gate Houses, and Garage at the Brown Mountain Gatehouse are CDFs (figs. 1.43-44). The historic plans by Architect Grosvenor Atterbury, and his Associate John Tompkins, remain intact and should be preserved. The interior plan includes the individually-important spaces and important related spaces. These spaces add visual character to the buildings and are CDFs.

- On the east elevation, the entrance to the first story of the Lodge (D101) opens in to a Hall with an open staircase to the second story. From the Hall the first floor plan includes a Living Room to the north and the Dining Room to the west; those rooms are connected through a wide doorway and form the common area on the first story (figs. 1.46-49). The south end of the first story has a Kitchen, Laundry, and Pantry forming the service area of the building (figs. 1.50, and 1.52). The rooms that form the common area and the service area are important related spaces.

- The open staircase ascends near the center of the building to the second-story Hall. The stairwell (Room 203) is open to the second-story ceiling and is an individually-important space.

• The second floor plan includes four bedrooms with closets, and a full bathroom all accessed from the Center Hall (fig. 1.51). Each bedroom occupies a corner of the building, and has windows on two elevations.

• The north gatehouse tower was planned with two restrooms, but has been altered (fig. 1.45). The south gatehouse tower is a single open space that was labeled "Office" in the original plans. That space has not been altered since construction. This is an individually important space and should not be partitioned or otherwise altered.

• The Garage floor plan is a single open bay with a storage loft above. That plan has not been significantly altered since the historic period.

RECOMMENDATIONS

• The rehabilitation of the Brown Mountain Gatehouse structures should not alter the interior floor plans of any of the structures, nor should it alter the character of the individually important spaces or important related spaces. Existing partition walls should be left intact and the rehabilitation of the structures should not include the erection of new partitions.



Figure 1.46: Lodge, Hall stairs ascending east to the landing and then west to the second story.



Figure 1.47: Lodge, Living Room looking east with double doors to Hall on right.



Figure 1.48: Lodge, back Hall (Room 104) looking west toward the landing at the base of stairs.



Figure 1.49: Lodge, Dining Room looking west into Living Room.



Figure 1.50: Lodge, Kitchen looking west.



Figure 1.51: Lodge, second story Hall looking south.



Figures 1.52: Lodge, Kitchen looking east into Laundry.



Figure 1.53: Lodge, oak flooring in first story Hall at stairs.



Figure 1.54: Gate House #2, scored concrete floor and concrete base molding in the "Office."



Figure 1.55: Lodge, bathroom, ceramic tile floor.

Interior Materials and Finish

The original specifications for the Brown Mountain Gatehouse provided detailed instructions for the type and quality of the interior materials, as well as the workmanship expected from the constructions and installation of the materials. The materials that were not specified were part of a cash allowance and were most likely chosen by the architects. Some of the interior architectural elements were also detailed in the drawings for the Brown Mountain Gatehouse. A majority of the historic interior materials are intact and are character-defining features. As with the exterior elements, the importance of the interior features includes the visual characteristics which are part of the design intent and architectural style.

Floors

CHARACTER-DEFINING FEATURES

- "Reinforced Concrete" subfloors and finished "Cement floors" were specified for the basement of the Lodge, the Garage floor, and the two Gate Houses (fig. 1.54). The floors in the Garage and Gate Houses were scored into 12-inch square grids, and the towers had 6-inch cement bases along the walls; Brown Mt. Specifications, 19 and 20.
- Tongue-and groove wooden floors on the first and second stories of the Lodge. The specifications called for 2¼ inch face red oak (figs. 1.51 and 1.53). The subfloor on the first story is composed of a nailable concrete known as "Nailcrete," which was also specified in the contract documents; Brown Mt. Specifications, 14 and 48.
- The linoleum flooring for the kitchen, laundry, and pantry was part of the reserved work, and was not specified in the documents; Brown Mt. Specifications, 13. That flooring has been removed, and was replaced with vinyl.
- A concrete slab was poured for the kitchen hearth, which is extant; Brown Mt. Specifications, 21.
- The specifications and plans gave detailed instructions for laying the subfloor and ceramic tile in the second story bathroom; Brown Mt. Specifications, 30-31 (fig. 1.55).

RECOMMENDATIONS

• The rehabilitation of the floors in the gatehouse structures should be done in a manner that does not alter the character of those elements. Repair and/or replacement of wooden floors should be done with in-kind materials. Likewise any repairs to the tile floor in the bathroom should be done with tile matching the existing historic tile. It should be noted that previous work in the Lodge required mitigation for asbestos contained in the Nailcrete floors. Efforts should be made not to disturb the first story subfloor where that material was used.



Figures 1.56: Lodge, typical molded picture rail.



Figures 1.57: Lodge, ceramic tile wall in bathroom.

Walls

CHARACTER-DEFINING FEATURES

- Typically all of the walls in the Brown Mountain Gatehouse structures had metal lath covered with a three-coat plaster application with a textured finish (figs. 1.46-52). The specifications for the buildings include a heading for plaster and lath work; as with the other specifications, the "Lathing and Plastering" section included requirements for materials and workmanship; Brown Mt. Specifications, 27-29.
- The bathroom walls in the Lodge have ceramic tile wainscot backed with a scratch coat of "cement plaster;" Brown Mt. Specifications, 30-31 (fig. 1.57). Keene's Cement was required for the Lodge bathroom above the tile, and the restrooms in Gate House #1, because of its waterproof capacity.
- The wall trim throughout the Lodge includes baseboards with beveled caps, and molded picture rails in the Living Room, Dining Room, halls, stairwell, and bedrooms; Brown Mt. Specifications, 46 (fig. 1.56).

RECOMMENDATIONS

- The rehabilitation of the Brown Mountain Gatehouse structures should preserve the historic wall materials and the aesthetic character of those elements. Repairs to the plaster walls should be performed with plaster similar to that originally specified. If any bathroom tiles are replaced they should be replaced in kind. Repairs to any trim elements should match the historic materials and molding profiles.



Figure 1.58: Lodge, bedroom ceiling showing textured plaster finish and historic light fixture.

Ceilings

CHARACTER-DEFINING FEATURES

• Like the walls, the ceilings in the Brown Mountain Gatehouse structures had metal lath covered with a three-coat plaster application with a textured finish (fig. 1.58). The only exception was the basement ceilings where a two coat system was specified. The plaster ceilings in the stairwell and the bedrooms are sloped to follow the pitch of the roof.

• The basement ceiling has a scuttle through to the pantry that was part of the original plan. The second story ceiling has framed opening with a drop-down stairs to the attic. The trapdoor is a two panel door with plain stiles and rails, and has brass pull chain. The drop-down stairs operate on a pulley and cable system, and are meant to slide down to the second story level.

RECOMMENDATIONS

• During any repair of the historic ceiling elements efforts should be made to minimize the impact on the historic materials. In addition, the use of materials that would alter the visual character of the ceilings and related spaces should be avoided. The rehabilitation of the buildings should not include the installation of ceiling panels or drop ceilings, which would alter the height and aesthetic of the historic ceilings. Repair and/or replacement of architectural elements associated with the ceilings features should be done with in-kind materials. Any plaster repairs should be done with materials that closely match the original specifications.



Figure 1.59: Lodge, typical doorway with 5-panel door.



Figure 1.60: Lodge, Living Room to Hall doorway with glazed double doors.



Figure 1.61: Lodge, 5-panel doors for bathroom entry (left) and closet (right).



Figure 1.62: Lodge, Kitchen doorway with double-swing 5-panel door.

Doorways

CHARACTER-DEFINING FEATURES

• The interior doorways typically have 5 panel, pine doors with laminated horizontal panels, and solid stiles and rails (fig. 1.59). The doorway between the Hall and Living Room has double doors with 10 glazed lights in each door leaf; Brown Mt. Specifications, 44 (fig. 1.60). There was an allowance for hardware that was probably picked by the architect. The interior doors are hinged on two 5-knuckle butt hinges. Most doors have mortised brass knob-and-lock sets, and the bathroom has chrome plated hardware (fig. 1.59 and 1.63). The door between the Kitchen and Dining Room is a double swing door with a push plate (fig. 1.62).

• With the exception of the basement closets, the doorway casings are plain casings with a beveled molding on the outside edge; Brown Mt. Specifications, 46.

RECOMMENDATIONS

• The interior doorway casings, doors, and related elements are historic and should be preserved. The rehabilitation of the gatehouse structures should not alter or block off existing doorways. Damaged or missing wooden elements should be repaired or replaced with in-kind materials. Any repairs to molded trim should match the original profiles. Where the paint finishes are deteriorated, the woodwork should be prepared, primed, and painted with appropriate historic paint colors. The existing historic hardware should be retained.



Figure 1.63: Lodge, typical mortised knob and lock set.



Figure 1.64: Lodge, typical molded windowsill and apron.



Figure 1.65: Lodge, W108 typical double-casement window with interior storm.



Figure 1.66: Lodge, W105, typical latch and keeper for single casement sash.



Figure 1.67: Lodge, W105, typical brass friction adjusters.



Figure 1.68: Lodge, typical latch and keeper for double-casement sashes.



Figures 1.69: Lodge, W202, chrome friction adjuster and surface bolt in bathroom.

Windows

CHARACTER-DEFINING FEATURES

- The window schedule for the Brown Mountain Gatehouse illustrates the styles of windows used in the structures, of which the exterior window elements were previously described.

- The interior window elements typically include plain wooden casings, wooden windowsills with a beveled edge with molding, and molded aprons (figs. 1.64, 1.65, and 1.70-72). Most windows are recessed and have plaster reveals with a beveled molding between the plaster and casing. The windows with grouped sashes have plain wooden mullions between each set of casement sashes (fig. 1.70).

- The specifications allowed for interior screens and copper mesh screens on the vents. The window in the Pantry has the only extant interior screen sash in the Lodge, but the screen is missing (fig. 1.71). It is a casement sash with small butt hinges and a surface mounted knob and latch. Gate House #2 has a double-hung wooden screen sash, which is the only other example of the historic screens (fig. 1.72). Other windows in the Lodge have interior sliding aluminum storm windows, which are not historic.

- The historic window hardware in all of the gatehouse structures is a CDF. The sashes are typically hinged with 5-knuckle butt hinges. The interior of each casement sash has a friction adjuster, and a lever-handled latch securing them (figs. 1.66-69); some also have surface bolts at the top and bottom of the sash. The hardware in the bathroom of the Lodge is chrome plated (fig. 1.69).

RECOMMENDATIONS

- The interior window elements throughout the first and second stories, and the attic vents should be rehabilitated and maintained. The repair and rehabilitation of the historic window elements should be done with in-kind materials and should retain and reuse the historic hardware. Any missing hardware should be replaced with hardware that matches the historic design. Where the paint finishes are deteriorated, the woodwork should be prepared, primed, and painted with historically-appropriate paint colors.



Figure 1.70: Lodge, Dining Room window (W103) with three double-casement sashes.



Figure 1.71: Lodge, W105, single casement with screen.



Figure 1.72: Gate House #2, casement window with original screen.

Stairs

CHARACTER-DEFINING FEATURES

- The stairs in the Lodge are constructed on the east side of the building, with the main stairs built above the basement stairs. This arrangement of the stairs was part of the original design.
- The main stairs has an open staircase with a landing one step above the first story level (fig. 1.46 and 1.53). The stairs ascend to a second landing with winder steps, and then continue to the second story (fig. 1.73). The main stair is constructed with wooden elements including treads, risers, banister, newel posts, and hand rail; Brown Mt. Specifications, 47 (figs. 1.73-75).
- The basement stairs descend beneath the main stairs and are open on one side. The top section of the stairs descends to a landing with an exterior door and an open closet; from there the stairs turn and continue to the basement (fig. 1.76). The stair materials are similar, but with fewer details including the absence of balusters.

RECOMMENDATIONS

- The main stairs and the basement stairs in the Lodge retain historic elements and should not be altered during the rehabilitation of the building. Repair and/or replacement of any stair elements should be done with in-kind materials and in accordance with the original specifications. Deteriorated paint finishes should be prepared, primed, and painted with historically-appropriate paint colors.



Figures 1.73: Lodge stairs, landing and winder steps.



Figures 1.74: Lodge stairs, second story banister.



Figures 1.75: Lodge stairs, newel and banister.



Figures 1.76: Lodge, basement stairs.

Closets and Built-ins

CHARACTER-DEFINING FEATURES

• The closets throughout the Brown Mountain Gatehouse Lodge were planned with the same attention to detail as other elements. The basement has a closet with tongue-and-groove board walls and shelving on three walls. The upper story closets typically had plaster walls and ceilings, plain baseboards, shelves, wooden hook strips and clothes rods. All of which was detailed in the building plans and specifications; Brown Mt. Specifications, 50.

• The built-in features on the first story are the Kitchen cabinet and counters, and Laundry ironing board and bench seat, as well as shelving in the Pantry; Brown Mt. Specifications, 49-50. Most of the historic Kitchen cabinets and one of the ash counter tops remain (fig. 1.78). The cabinets on the north wall have a pass-through to the Dining Room, which has glazed cabinet doors (fig. 1.77). The historic cabinet doors, and hardware are intact; later alterations included Formica counter tops, a new sink, and alterations to the cabinets under the sink.

• In addition to the closets, the second story built-ins include window seats in the bedrooms, and a linen closet in the hall. The window or "box seats" have a paneled front, and a hinged top with a recessed pull ring (fig. 1.80). The inside of the box is lined with cedar boards; Brown Mt. Specifications, 47 (fig. 1.81). The linen closet has two sets of side-by-side cabinets with paneled doors and shelving (fig. 1.79). Like the other closets, the linen closet was included in the specifications; Brown Mt. Specifications, 50.

RECOMMENDATIONS

• The historic elements of the built-in Kitchen cabinets should be retained and preserved. Repair and/or replacement of cabinet elements should be done with in-kind materials replicating the historic appearance. The rehabilitation of the non-historic cabinets and counter tops should be done with materials that are complimentary to the historic elements. However those materials should not replicate the historic elements exactly, because that would potentially create an aesthetic that did not exist historically. The second story linen closet and window seats are in good condition and should be maintained and preserved. Deteriorated paint finishes should be prepared, primed, and painted with historically-appropriate paint colors.



Figure 1.77 (above): Lodge, Dining Room cabinets with pass through to Kitchen.



Figure 1.78 (right): Lodge, Kitchen cabinets and ash counter top.



Figure 1.79: Lodge, second story left half of linen closet.





Figure 1.80 (top): Lodge, Bedroom window seat or "box seat," in closed position.

Figure 1.81 (bottom): Bedroom window seat or "box seat," in open position.

Fireplace

CHARACTER-DEFINING FEATURES

• The Lodge has a brick fireplace with a brick hearth and wooden mantel piece (figs. 1.82-83). The stiles of the mantel piece are plain and the lintel has a decorative chamfer. The mantel piece has a saw-tooth molding below the shallow mantelshelf. The specification gave a general description, referring to the drawings for details; Brown Mt. Specifications, 47. However those particular detail drawings are not part of the current collection.

RECOMMENDATIONS

• The intact fireplace elements should be retained and preserved. If necessary, repair and/or replacement of any bricks or mortar should be done with similar materials and mortar should follow the original specifications as closely as possible.



Figures 1.82: Detail of mantel piece sawtooth pattern.



Figures 1.83: Lodge, Living Room fireplace and mantel piece.



Figure 1.84: Lodge, electrical panel in Laundry.



Figure 1.85: Lodge, Kitchen ceiling light fixture.



Figure 1.86: Lodge, Living Room light fixture.



Figure 1.87: Lodge, typical Bedroom light fixture.



Figure 1.88: Lodge, Hall light fixture.



Figure 1.89: Lodge, second story Hall light fixture.



Figure 1.90: Gate House #2, "Office" light fixture.

Utilities

CHARACTER-DEFINING FEATURES

• The utilities installed in the Brown Mountain Gatehouse structures were included in the specifications and some were detailed in the plans. Some of the equipment was specified and fixtures were generally a "cash allowance," and were probably chosen by the architect. Although some of the utilities have been upgraded to serve the current needs of the buildings, most of the historic utilities survive. While the technology is of interest, it is the visual elements of the utilities that are considered character defining.



Figures 1.91: General Electric "Radieye" screw.

• The extant electrical equipment and fixtures include: two distribution panels with screw plug fuses and toggle switches; wall outlets with brass face plates; switches with brass face plates; and lighting fixtures; Brown Mt. Specifications, 65-71 (figs. 1.84-90). Per the building specifications, the switches have General Electric "Radieye," which are radioluminescent screws installed on the switch plates in order to better locate the switches in the dark (fig. 1.91). The historic ceiling mounted light fixtures and the Living Room walls sconces are extant. These are unique fixtures and contribute to the character of the interior rooms.

• Some of the historic exterior utilities are also intact, including the ceiling fixture in the porch.

• As with other elements, the specification for the plumbing is detailed and includes pipe types and sizes, installation instructions, and workmanship; Brown Mt. Specifications, 57-64. The bathroom plumbing fixtures were not specified, but the existing bathtub and sink appear to be historic (figs. 1.92-93). The cast-iron laundry sinks in the basement also appear to remain from the historic period.

• The Brown Mountain Lodge had a coal burning steam heating system. Like other utilities, the heating system was also detailed in the specifications and shown in the plans; Brown Mt. Specifications, 73-77. With the exception of the pantry, all of the rooms have cast iron radiators that were specified including hanging radiators; Brown Mt. Specifications, 76. The steam heating boiler was replaced in 1978, but the historic radiators are extant (figs. 1.94-95).

• The floor of the kitchen has a concrete pad with a cast-iron range, which is extant from the historic period.

RECOMMENDATIONS

- The existing historic elements related to the utilities should be preserved. Most of the existing light fixtures, switches, switch plates, and outlet plates are historic. Any upgrades to the electrical system should not alter those elements. Some of the "Radieye" screws are missing and if possible should be replaced in kind. The historic bathroom fixtures should be retained during any future rehabilitation of the bathroom.



Figure 1.92: Lodge, bathroom, historic bathtub.



Figure 1.93: Lodge, bathroom, historic sink.



Figure 1.94: Lodge, historic cast iron steam radiators in Hall.



Figure 1.95: Lodge, historic cast iron steam radiators in Living Room.

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Figure 2.1: Jordon Pond Gatehouse looking northeast. The Lodge with the Garage in the left background, and the masonry wall that connects to the east gate to the right of the Lodge. HAER photograph no. ME 54-1.

Jordan Pond Gatehouse

BRIEF DESCRIPTION

Introduction

The subsequent description is intended to provide a basic understanding of the Jordan Pond Gatehouse. It is an abbreviated description based on on-site observations, and the descriptions from the 1979 NR Inventory – Nomination Form.[1] Some of the elements described are more fully illustrated in subsequent sections of this report.

Jordan Pond Gatehouse

The Jordan Pond Gatehouse is located on the Park Loop Road near Jordan Pond and Jordan Pond House (fig. 2.1). Like the Brown Mountain Gatehouse, it was built to control access to the carriage roads and to house the gatekeeper. The primary structures of the Jordan Pond Gatehouse, the Lodge, Garage, and one of the gates, are on the east side of the road controlling access to the Bubble Pond Carriage Road. The

1 Korg; NR, Item 7, 5-7.

second gate is on the west side of the road and controls access to that end of the Bubble Pond Carriage Road, and the Jordan and Sargent Mountains Carriage Roads.

Planning for the Jordan Pond Gatehouse began in 1931 along with the Brown Mountain Gatehouse, and it was constructed in 1932. It too was commissioned by John D. Rockefeller, Jr., and designed by New York architect Grosvenor Atterbury and his associate, John Thomkins.

The Jordan Pond Gatehouse was designed in the French Norman Revival style, which was the style chosen by Grosvenor Atterbury for Acadia National Park.[2] The original plans and building specifications referred to the Jordan Pond Gatehouse complex of structures as the "Jordan Pond Gate Lodge (#2)," because it was the second of the two gatehouses that were planned in 1931. While there are some similarities between the Brown Mountain Gatehouse and the Jordan Pond Gatehouse, and the Lodges have about the same square footage, overall the Jordan Pond Gatehouse complex is smaller in scale, and the gates are not covered.

The Jordan Pond Gatehouse is a linear complex that includes (from north to south) the Garage and Lodge, which are connected by a Breezeway, and a masonry wall that extends from the Lodge to the east gate. The second access gate is on the west side of the Loop Road. The masonry walls of the Garage, the first-story walls of the Lodge, the wall and gates are constructed with alternating horizontal bands of granite rubble and seam face granite. The granite rubble bands are typically 12 to 14 inches wide, and the seam face granite is 4 inches wide. The masonry gives the complex a unified appearance and accentuates the linear form of the Jordan Pond Gatehouse.

The Lodge at the Jordan Pond Gatehouse is a two-and-one-half story masonry building with a rectangular main block, and an ell on the east side of the structure. It has granite on the first story, and half-timbering with pecky-cypress timbers and red brick infill on the upper stories and gable ends. On the west elevation and part of the east elevation the second story overhangs the first story with granite brackets supporting the overhang.

The Lodge has a porch and primary entrance doorway on the west façade. There is also an entrance from the Breezeway, and a side entrance through a doorway on the south elevation. These entrance doorways have wooden doors with four lights over a tongue-and-groove panel. The west and south doors have circular leaded panes, and all

2 The NR described the style as late-date Tudor Revival style, but further research indicated that Atterbury intended the gatehouses to be French Norman Revival style (MPDF, Sec. E, 53).

doors have decorative hardware that includes wrought strap hinges, and Suffolk-style latches. There is a fourth exterior doorway on the north elevation leading to the basement of the Lodge.

The first and second stories of the Lodge have five types of windows that have both single and double casement sashes with either plain glass lights, or panes with circular leaded lights. In some cases the sashes are grouped to create a lager window. One such group of sashes forms an oriel window with circular leaded lights on the east elevation. The oriel projects out from the wall and is supported by pecky-cypress brackets. The basement has metal sashes, and the attic has copper vents concealed behind vertical, turned wooden spindles. Two first-story windows on the west elevation have board-and-batten shutters with an "A" carved into them.

The Lodge has steeply-pitched gable roofs with flared, or bellcast eaves. The ridge of the gable roof over the east ell is lower than, and perpendicular to, the main ridge, forming a cross gable. The north slope of the ell roof extends down to the first story giving that gable end a salt-box like appearance. The east and west elevations have dormers with modified hipped roofs, as well as two shed roofs on the east side of the building. All the roofs are covered with the same terra-cotta-like crude tiles that are shades of brown, red and black. The same tiles are used at the top of the north gable end. The lead-coated copper gutters are attached at the eaves. They drain into decorative leader heads and leaders also of lead-coated copper.

The Lodge has two projecting masonry chimneys: one on the south elevation; and one on the east elevation of the ell. Both chimneys replicate the banded masonry, and transition to brick and stone near the top. On the south chimney the brick is introduced to some of the upper bands of masonry, and there is a decorative band brick below the corbelled chimney cap. At the top of both chimneys, the active flues are ventilated through clay chimney pots.

The Lodge has a full basement with concrete slab floors and concrete walls. The front doorway opens into an entrance hallway with an open staircase to the second story. The Hall has access to the Living Room, and Kitchen. There is a Dining Room east of the Living Room and a Pantry connecting the Dining Room to the Kitchen. The Kitchen is open to a connecting Laundry, and has a doorway to the Entry off of the Breezeway.

The second story has a central hallway with a linen closet, four bedrooms with closets, and a full bathroom. There is a pull-down stairs for the attic in the second-story hall. The interior elements include

wooden floors, plaster walls, plaster ceilings, and wooden doors and windows with original hardware. Most rooms have molded baseboards, picture-rail moldings, and some of the original built-in cabinets remain. The rooms also retain some of the historic light fixtures and switch plates.

The Garage is north of the Lodge and the two structures are connected by a Breezeway. At the north end of the Breezeway is a small workshop with access to the Garage. The Breezeway is constructed with masonry knee walls and the roof is supported by pecky-cypress post and beam construction. The roof is gabled and has a cupola with vents covered by turned spindles on the east and west sides. The cupola has a hipped roof covered with clay tiles and a copper finial. The Garage is a one story structure with storage loft under a steeply-pitched hipped roof.

The Garage is a rectangular structure with granite walls and a tile roof. It has two pair of hinged wooden doors on the west elevation, and two casement windows on the east elevation. The Garage roof has the same tiles that are used on the Lodge roof, and has a dovecote on the west slope. The dovecote is essentially a gabled dormer with twelve nesting holes, and above those is a triangular, two light sash covered with spindles.

The masonry wall extending from the Lodge to the east gate continues the granite banding and is capped with granite coping stones set in a shallow gable. The wall is integral with the west elevation of the Lodge. It runs south from the Lodge for 30 feet where it has about a 30-degree bend to the west, and continues 9 feet to the east gate. The west gate is across the street and mirrors the east gate.

The gate structures are composed of three large masonry posts and two gates: one double gate for carriages; and one single gate for pedestrians. The masonry posts are constructed with banded granite rubble and seam face granite in the same manner as the rest of the complex. The two outermost posts are about 3 feet 6 inches square by 10 feet 4 inches high; while the intermediate post is 4 feet 6 inches square by 13 feet 8 inches high. All of the posts have peaked tops with granite coping stones. The larger post has an arched opening to house the bell and levered bell-ringing mechanism. The gates are z-braced picket gates with large steel hinges and hasp latches.

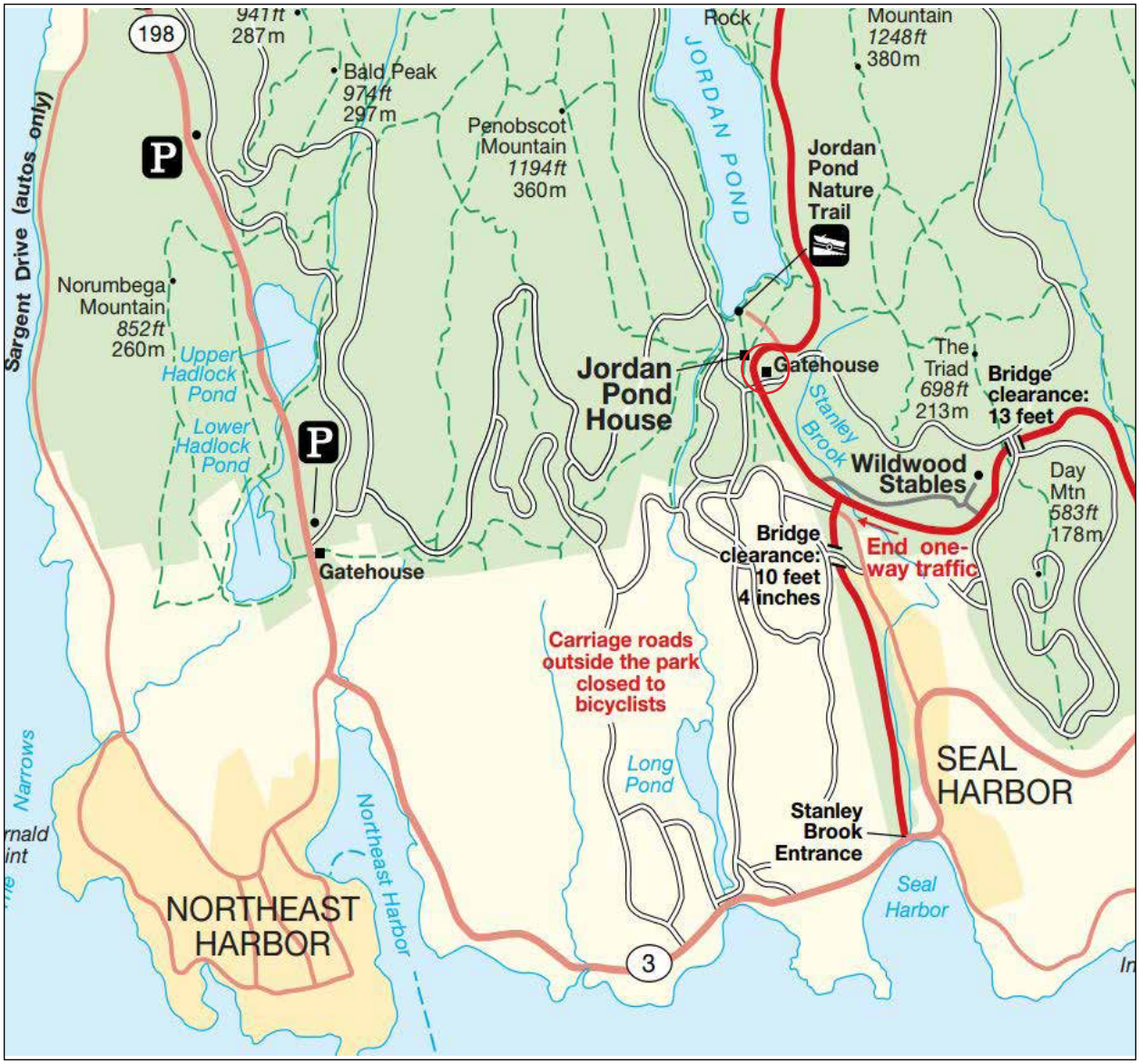


Figure 2.2: Detail section of Mount Desert Island map showing Jordon Pond Gatehouse (circled in red) on the Park Loop Road north of Seal Harbor. From Acadia National Park map.

Jordan Pond Gatehouse

Location/Siting

CHARACTER-DEFINING FEATURES

The subsequent CDFs relate to the location of the Jordan Pond Gatehouse within the larger context of Mount Desert Island, and the more specific siting on the carriage road system of Acadia National Park.

- The location of the Jordan Pond Gatehouse on Mount Desert Island is considered a character-defining feature (fig. 2.2).

- The French colonial associations, and rugged natural landscape of Mount Desert Island were considered in the design of the Jordan Pond Gatehouse.

- John D. Rockefeller, Jr.'s desire to create an automobile-free recreation area led to the development of the carriage roads. However, the emergence of the automobile as a primary means of travel required the expansion of the auto routes on the island to accommodate visitors. These two plans were juxtaposed, and efforts to strike a balance between them had a direct influence on the location, siting, and design of the Jordan Pond Gatehouse.

- The location of the Jordan Pond Gatehouse within the boundary of Acadia National Park, and at the intersection of the Park Loop Road and the Bubble Pond Carriage Road controls access to the carriage road system. Thus the siting of the structures is a character-defining feature (fig. 2.3).

- The Park Loop Road is a circuitous route through a section of Acadia National Park between Bar Harbor and Seal Harbor. The Loop Road starts just outside of Bar Harbor center and continues one-way to the east-southeast and two-ways south toward Seal Harbor where the two sections meet, closing the loop (fig. 1.1). This was the earliest motor road constructed specifically for the park and within the park boundaries providing access to numerous ponds, trails, carriage roads, and mountains including Cadillac Mountain.

- The addition of the gatehouses to the carriage road system was influenced by Frederic Law Olmsted, Jr. In his review of the overall plan for the auto routes Olmsted recommended that the carriage roads be blocked or gated to exclude motorized vehicles.

RECOMMENDATIONS

- Without these influences the Jordan Pond Gatehouse would not exist in its current location or configuration. Therefore these associations with location are CDFs of the structure. Preserving the location of the Jordan Pond Gatehouse maintains the context in which the structure was built and lends to an understanding of the structure's function and design.

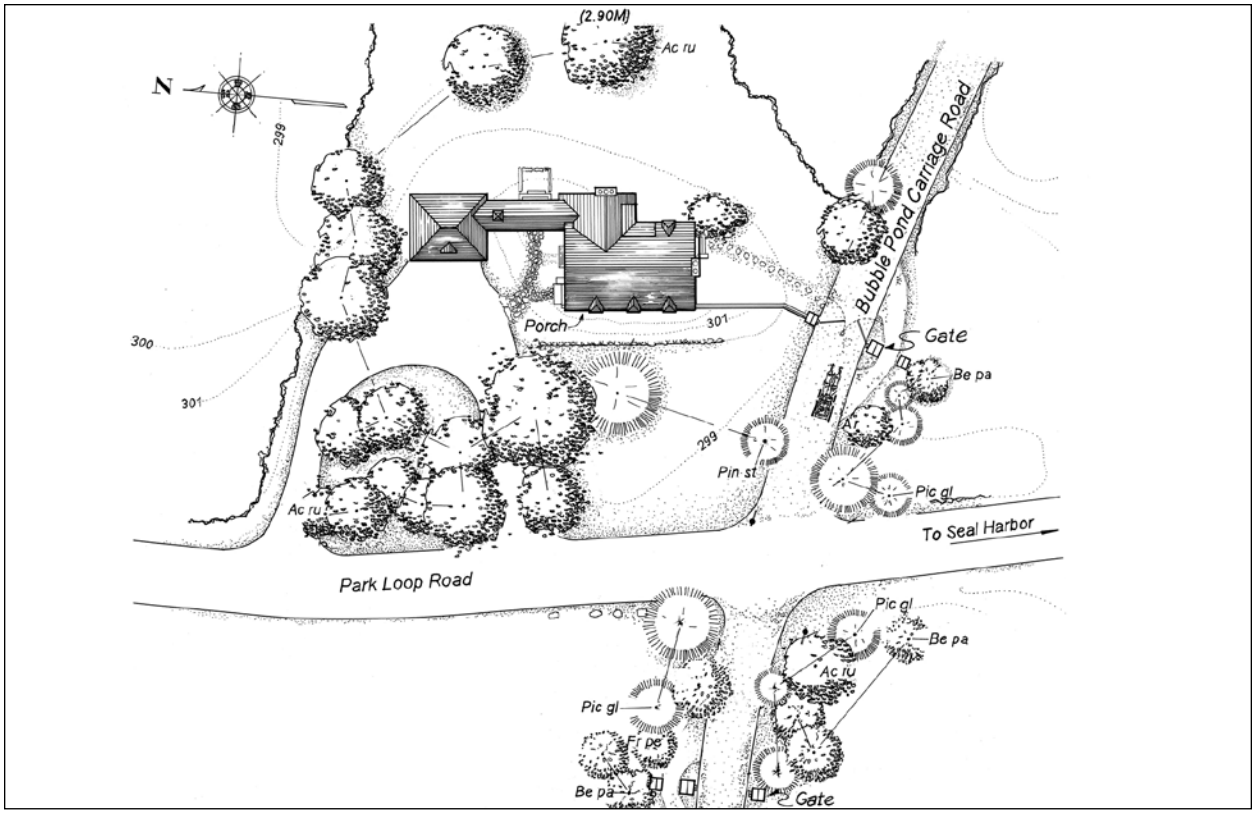


Figure 2.3: Jordon Pond Gatehouse site plan, illustrating the location and setting. Detail from HAER Drawing, Sheet 1 of 2, ME-54, by Sarah F. Desbiens, 1995.

Setting

CHARACTER-DEFINING FEATURES

- The design of the Jordan Pond Gatehouse was meant to compliment and blend with the natural and man-made setting (fig. 2.3).

- The placement and orientation of the structures were deliberate; the gates are placed on either side of the Loop Road at the carriage road access points; on the east side of the road, the masonry wall, Lodge, Breezeway, and Garage extend north of the gate in a linear fashion; those structures are oriented to create a more private yard on the east side of the gatehouse complex, and thus compliment the setting.

- The design and location of the structures is related to the setting, both the natural and planned landscape. Directly and indirectly influenced by the Olmsted Brothers penchant toward the Rustic Design and the picturesque, the landscape retains the rugged natural beauty associated with that movement and the area. The Jordan Pond Gatehouse was sited and designed as an integral part of that picturesque landscape. The Lodge sits on a slightly higher grade,

and a dry-laid stone wall west of the Lodge delineates the change in topography.

• The setting around the gatehouse is also related to the planted landscape that is attributed to Beatrix Farrand. Her use of native plants to enhance the carriage roads and to reinforce the natural landscape extended to the gatehouses. The existing lawns and trees at the Jordan Pond Gatehouse are representative of the historic design intent (whether any plantings of Farrand's are extant has not been determined).

RECOMMENDATIONS

• The setting of the Jordan Pond Gatehouse provides a context for understanding its relationship to the Loop Road, the carriage road system, and the surrounding landscape. The preservation of the setting is important for retaining those associations, which are considered CDFs of the gatehouse complex.

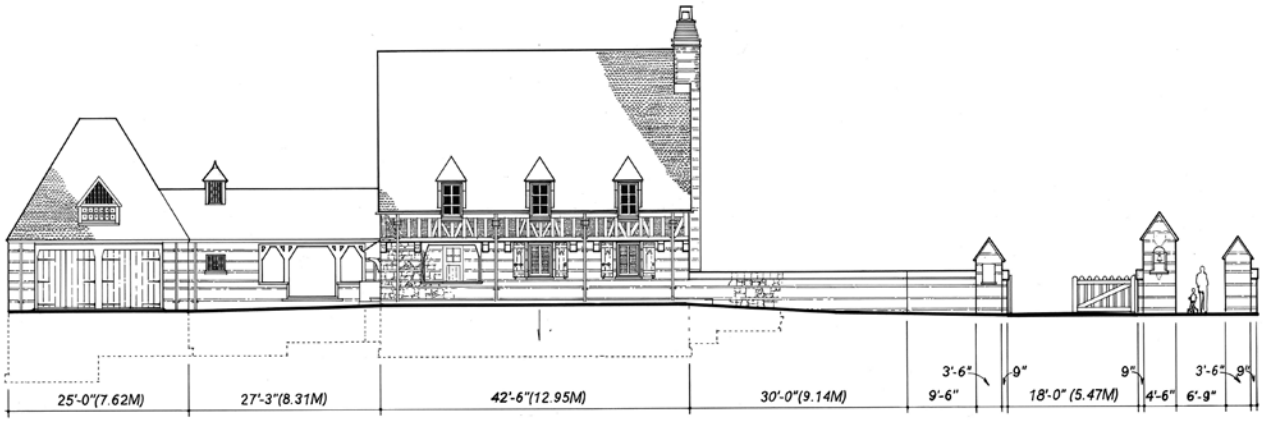


Figure 2.4: West elevation of Jordon Pond Gatehouse illustrating the massing of the complex and structures. Detail from HAER Drawing, Sheet 1 of 2, ME-54, by Sarah F. Desbiens, 1995.

Massing

CHARACTER-DEFINING FEATURES

- The massing of the Jordan Pond Gatehouse structures refers to the overall configuration or arrangement of the major volumes of the complex. The overall massing of the Jordan Pond Gatehouse complex is linear, spreading across the landscape, and is compatible with the natural setting and is a CDF (fig. 2.4).
- The Lodge is the largest-massed structure linked to the smaller-massed Garage to the north by the linear mass of the Breezeway; likewise the masonry wall forms a linear connection to the east gate; the arrangement of the structures is deliberate, and suits the purpose of the gatehouse.
- The horizontal massing of the entire complex is congruous with the landscape and vistas of the area.
- The masonry materials add physical mass and weight to the structures and connecting wall; the use of similar and complimentary masonry materials throughout the complex accentuates the connectivity of the structures.
- The distinctive massing of the each of the three main structures of the Jordan Pond Gatehouse is also considered a contributing part of the structures CDFs (figs. 2.4-6).
- The exterior massing of the Lodge combines open porches, an overhanging second story, a cross gables, an oriel window, dormers, projecting chimneys, and a high, steeply-peaked roof; the linear

massing of the Breezeway serves as the link between the Lodge and Garage, and the Breezeway roof has a projecting cupola.

• The massing of the Garage includes the box-shaped first story capped by the high, steeply- pitched hipped roof with a dovecote.

• The massing of the gates continues the linear form of the complex, while the substantial masonry gate posts provide vertical breaks and mark the entrance to the carriage roads (fig. 2.4).

RECOMMENDATIONS

• The massing of the Jordan Pond Gatehouse complex is very distinctive and a significant characteristic of the structure. It is important to preserve the massing of the entire complex and the individual structures in order to retain these CDFs.



Figure 2.5: Jordon Pond Gatehouse, HAER photograph ME-54.2 looking southeast.



Figures 2.6: East elevation with ell, looking northwest.

Design

CHARACTER-DEFINING FEATURES

The design of the Jordan Pond Gatehouse, like the Brown Mountain Gatehouse, is part of the overall concept for the architecture at Acadia National Park. It is a design that was conceived by Grosvenor Atterbury, and vetted and approved by John D. Rockefeller, Jr. Aspects of the structures location, siting, massing, and materials were all considered in the final design of the Jordan Pond Gatehouse. Some of those influences on the design are stand-alone CDFs, as described in previous and subsequent sections. Other characteristics of the design are rooted in Atterbury's experiences as a young architect, and his opinions on the types of structures best suited for National Parks. These are among the reasons why the design of the Jordan Pond Gatehouse is consider a CDF (figs. 2.5 and 2.6).

- The design of the Jordan Pond Gatehouse in the French Norman Revival style is a CDF (fig. 1.10-11).
- Grosvenor Atterbury chose the style based on his design philosophy emphasizing that the structures should be picturesque, and harmonize with the natural setting. His design takes into account the context of the location. While there were differences between the preliminary and the final designs, the intent was the same (figs. 2.8 and 2.4).
- The French Norman Revival style is influenced by French domestic architecture, and is a reference to the areas earliest European ties.
- The design is an example of picturesque architecture and was part of the Rustic style (figs. 2.5 and 2.6).
- The design elements of the Jordan Pond Gatehouse are also considered CDFs.
- The horizontal granite banding used on all of the structures, including the wall and gates, unifies the complex of structures (fig. 2.7).
- The Lodge and Garage have steeply-pitched roofs covered with clay tiles, which is a characteristic of the design.
- The fenestration is also an important part of the design. The design uses a variety of doorways and windows to accentuate openings and contribute to the picturesque design.
- The materials include locally-quarried granite, red brick, half-timbering, wooden doorways and windows, decorative hardware,

and clay roof shingles, all of which are used to enhance the design and create a consistency among the structures in the complex.

RECOMMENDATIONS

- The design of the Jordan Pond Gatehouse complex relates to the history of the area, the natural landscape, and the architectural heritage of the park. This distinct design is a significant CDF of the structure. It is important to preserve the design of the entire complex and the individual structures in order to retain these CDFs. The impact of any rehabilitation projects should not alter any aspects of the design CDFs.



Figure 2.7: Lodge, corner of east elevation and south elevation of ell showing granite banding.

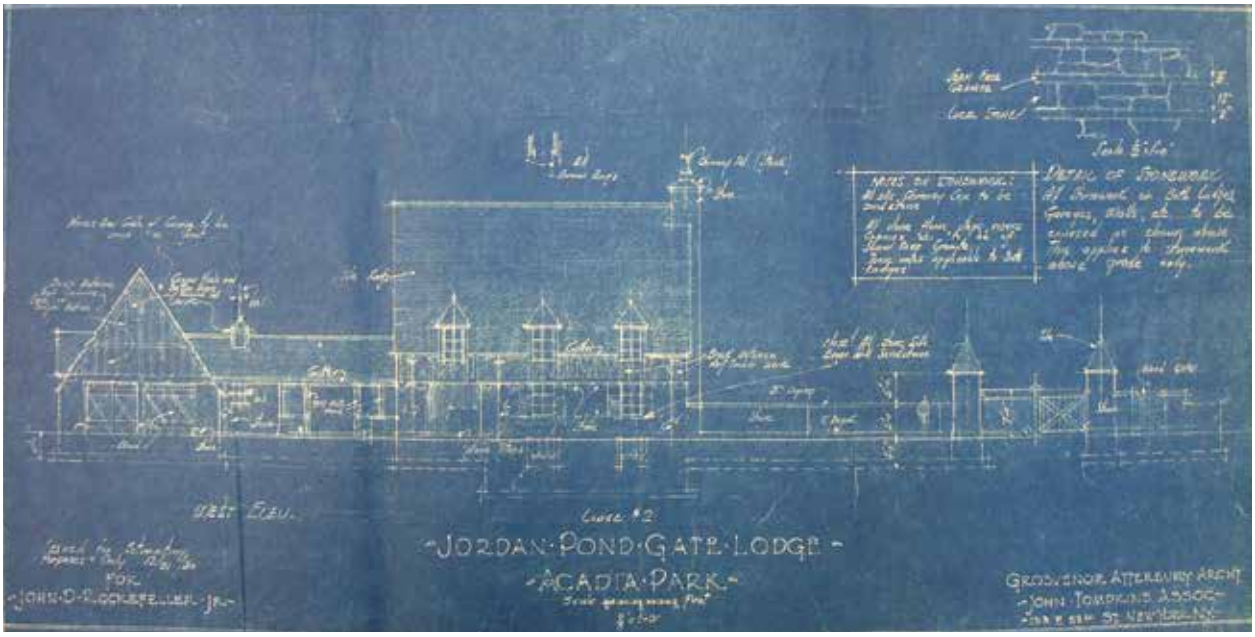


Figure 2.8: Lodge #2, Jordon Pond Gate Lodge, Acadia Park; Grosvenor Atterbury, Architect, John Tompkins, Associate; Issued for Estimating Purposes Only, 12/31/30; for John D. Rockefeller, Jr. Blueprint of preliminary design of Jordon Pond Gatehouse. Acadia NP Archives, Plan Files, Drawer #4.

Layout

CHARACTER-DEFINING FEATURES

The layout of the Jordan Pond Gatehouse relates to the planned arrangement of the structures and the placement of the structures within the complex, and is a character-defining feature. The layout is related to other characteristic aspects of the complex; it is influenced by the site, and integral to the design. However the layout of the Jordan Pond Gatehouse should be considered as a stand-alone CDF.

- The overall layout of the Lodge, Garage and gates, as well as the Breezeway and masonry wall that link the structures of the Jordan Pond Gatehouse, is a CDF (fig. 2.3).
- The linear plan of the complex is related to the function of the Jordan Pond Gatehouse and its relation to the surrounding landscape (fig. 2.4).
- The horizontal mass of the complex and the gates effectively controls access to the carriage roads, and separates the carriage roads from the auto road.
- The layout of the Jordan Pond Gatehouse emphasizes the Lodge and Garage which are the larger structures.
- The gates are situated on either side of the Loop Road and the layout of each gate mirrors the other.
- The layout creates a more private backyard, east of the Lodge, for the gatehouse residents. The position of the buildings, wall, and east gate maintain a separation between the public and private spaces.

RECOMMENDATIONS

- One of the defining characteristics of the Jordan Pond Gatehouse is the layout of the structures. The arrangement of the structures and the linear plan is a significant part of the complex and should always be preserved. The rehabilitation of the Jordan Pond Gatehouse should not alter the layout of the complex or any other related CDFs.



Figures 2.9: North elevation of Lodge, illustrating the projections of the structures. Reproduced from HAER photograph ME 54.3.



Figure 2.10: West elevation of Lodge, showing projecting second story and dormers.

Exterior Architectural Elements

The exterior architectural elements are those materials and features that were part of the historic design and specifications. These elements were used in the historic construction of the structures, which may also include alterations during the historic period. The exterior architectural elements of the Jordan Pond Gatehouse, including walls, doorways, windows, roofs, gutter systems, and chimneys, as well as related elements/materials are well preserved. It is not only the materials of those elements, but also the visual aspects of those features that lend to the character of the structures. A majority of these elements are character-defining features, and in some cases missing historic elements are also considered CDFs.

Projections

CHARACTER-DEFINING FEATURES

- The Jordan Pond Gatehouse complex has some projecting features that define the visual character of the structures. The projections include the bracketed second story overhang, door hoods, window elements, stoops and steps, dormers and cupolas, and the masonry wall and gate posts in the complex of structures. These projecting elements are important to the overall visual character of the gatehouse complex and are CDFs (figs. 2.6 and 2.9-10).
- The Lodge has a projecting second story supported by granite brackets, which were detailed in the building plans. These elements create a unique visual character for the building (figs. 2.10-11).
- The front porch, Breezeway, and south elevation doorway have stone steps that project beyond the plane of the exterior walls (fig. 2.9 and 2.12). The south doorway steps, and the steps on the east side of the Breezeway are terraced. The steps of the porch and Breezeway are 2¼-inch thick seam-faced granite with brick risers; Jordon Pond Specifications, 21, 22 and 24.
- The east elevation of the Lodge has a projecting oriel window with pecky-cypress brackets and leaded glass casement sashes (fig. 2.13).
- Both the north elevation basement doorway (D107) and the south doorway (D102) have projecting hoods with pecky-cypress brackets and tiled roofs (fig. 2.9).

• The Lodge has a projecting ell with a cross gable on the east elevation (figs. 2.6 and 2.9). The cross gable extends east from the steeply-pitched primary north-south roof line.

• The dormers and chimneys of the Lodge project above the roof line. Some dormers have modified hipped roofs while at the corner of the main block and ell is a shed roof dormer, all of which add to the visual character of the building (figs. 2.6 and 2.9).

• Likewise the cupola on the Breezeway roof, and the dovecote on the Garage roof are part of the historic design, and are distinguishing physical characteristics (fig. 2.14).

RECOMMENDATIONS

• The rehabilitation of the Jordan Pond Gatehouse structures should not alter the character of the projecting features. Repair and/or replacement of architectural elements associated with those features should be done with in-kind materials.



Figures 2.11a and 2.11b (above and bottom right): Lodge, west elevation, depicting second story overhang with granite bracket.



Figure 2.12: Projecting steps and terrace on the east side of the Breezeway.

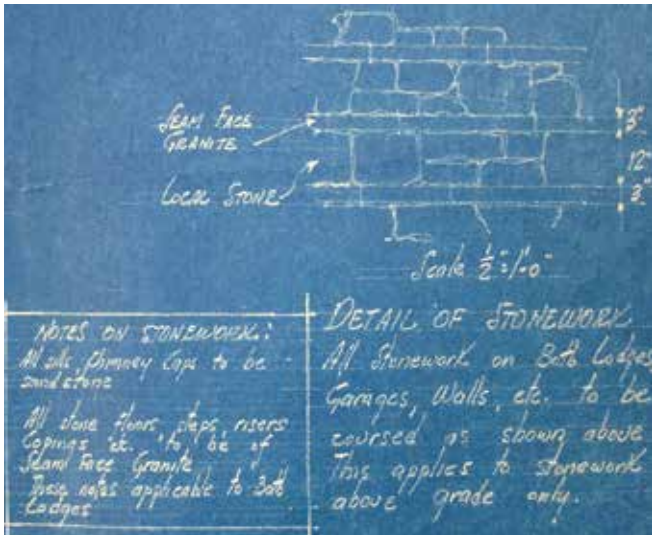




Figures 2.13: Lodge, east elevation oriel window.



Figures 2.14: Projecting dovecote on the Garage roof.



Figures 2.15: Detail from 12/31/30 blueprint of Lodge #2, Jordon Pond Gate Lodge, Acadia Park (see fig. 2.9).



Figure 2.16: North elevation of Lodge showing granite and half-timber walls.



Figure 2.17: West side of masonry wall extending from the Lodge, and part of the east gate.

Walls

CHARACTER-DEFINING FEATURES

• The exterior granite walls of the Lodge and Garage, and the half timbering of the upper stories of the Lodge are distinct visual features of the structures (figs. 2.10 and 2.16). The consistent use of the granite in the masonry wall and walls of the gate posts unify the complex. These elements were part of the historic design, specifications, and construction, and are CDFs of the Jordan Pond Gatehouse.

• The exterior masonry walls are constructed with alternating horizontal bands of granite rubble and seam face granite and are CDFs. The granite bands are typically 12 to 14 inches wide, and the seam face granite is 4 inches wide, including the mortar joints (figs. 2.7 and 2.15). The same banding is used in the walls of the Lodge and Garage, the connecting Breezeway, the wall between Lodge and the east gate, and the gate posts (fig. 2.17). The building specifications called for locally quarried granite "laid up in random rubble in waterproofed cement mortar coursed with seam face granite 4″ face;" Jordan Pond Specifications, 22. The mix for the waterproofed cement mortar was specified as "1 part cement, 3 parts sand, and 10% by volume of hydrated lime added;" Jordan Pond Specifications, 17.

• In the upper stories of the Lodge the half timbering with brick infill is a CDF (fig. 2.16). "Pecky cypress with all extreme defects culled out" was specified for the half timbering of the Lodge and other elements; Jordan Pond Specifications, 40. The pecky-cypress elements were to be hand hewn, and specially treated to give them an aged appearance. The specifications for the brick veneer stated that the brickwork between the half timbering should be face brick laid in waterproof cement mortar (same as above) in the patterns shown in the plans. The face brick had a particular aesthetic, and was chosen by the architects and delivered to the site.

• The Breezeway has masonry knee walls and pecky-cypress post and beam construction supporting the roof structure (fig. 2.19). These elements contribute to the visual character of the gatehouse.

• The extant historic trim and details of the exterior walls are also CDFs. These elements include, but are not limited to, the granite brackets, and the pecky-cypress belt course, verge boards, cornice moldings and brackets (figs. 2.11 and 2.18).

RECOMMENDATIONS

- The rehabilitation and repair of the exterior walls should be done with in-kind materials. Efforts should be made to avoid making holes in the exterior masonry for anchoring additional items. Any deficiencies or deterioration of the exterior granite, brick, and mortars should be repaired with materials that replicate the color, strength, and overall appearance of the historic materials and are compatible with the extant materials. Repairs to exterior wooden elements should replicate the historic materials and appearance. In particular, because of its unique characteristics and appearance, any repairs made to pecky-cypress elements should be done with pecky cypress.



Figure 2.18: East elevation, pecky-cypress brackets supporting the oriel window.



Figure 2.19: West elevation of Breezeway showing knee-wall and pecky-cypress timber framing.



Figure 2.20: Lodge, bracketed hood covering north elevation basement doorway (D107).

Doorways and Gates

CHARACTER-DEFINING FEATURES

• The structures at the Jordan Pond Gatehouse have several exterior doorways and gates that are extant from the historic period. The doorways, gates and related elements were part of the historic plan, specifications and construction, and all are considered CDFs of the Jordan Pond Gatehouse.

• The doorways at the Lodge are framed with cypress set in masonry openings with granite door sills. The doorways typically had white pine doors and cypress molding. Three of the doorways have paneled doors with four lights over a single panel with vertical tongue-and-groove boards (fig. 2.21). The same type of door leads from the Breezeway to the Garage workshop (D105, fig. 2.22). The west and south elevation doors (D101 & D102) of the Lodge have nine lead-camed circular panes in each light (fig. 2.21). The north elevation basement doorway (D107) has a single light in a vertical tongue-and-groove board door. That doorway is covered by a hood that is supported by pecky-cypress brackets, and has a clay tile roof (fig. 2.20). A similar hood covers D102, but it has granite brackets keyed into the exterior wall. All of the exterior doors, except the basement door, have decorative strap hinges, and Suffolk-style latches (fig. 2.24). All of these doorways and the related elements are CDFs.

• The Garage doorways are framed with pecky-cypress posts and a continuous pecky-cypress lintel over both doorways (fig. 2.23). Each doorway has double doors that are vertical board, Z-braced doors with decorative strap hinges and Suffolk-style latches. These doorways and the related elements were part of the original specifications and drawings and are also CDFs.

• The gates at the Jordan Pond Gatehouse are constructed in a similar manner and are CDFs. The entrances to the carriage roads are 18 feet wide and have double Z-braced gates with seven pickets in each gate leaf (figs. 2.26). The pedestrian gates are also of Z-braced construction with five pickets in each. Each gate also has a granite block to rest on when open (fig. 2.25). These blocks are also part of the historic plan and are CDFs.

RECOMMENDATIONS

- The preservation of the exterior doorways and gates should retain the historic character, including the locations, of those features. Should any doors or gates require replacement, the new elements should be designed to match the extant historic doors and gates, and be constructed with in-kind materials. Repair and/or replacement of architectural elements associated with the doorways and gates should also be done with in-kind materials. Deteriorated paint finishes should be prepared, primed, and painted with historically-appropriate paint colors.



Figure 2.21: Lodge, west elevation entry doorway (D101).



Figure 2.22: D105 from Breezeway to Garage workshop.



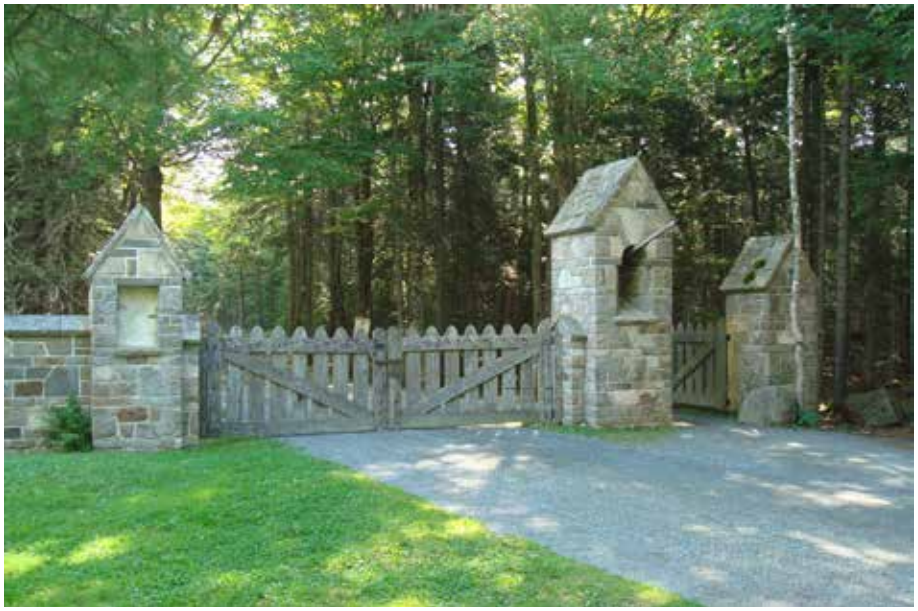
Figure 2.23: Garage doorway showing pecky-cypress post and lintel, double doors and hardware.



Figure 2.24: Lodge, D101, typical Suffolk-style latch and lock with escutcheon.



Figure 2.25: Granite block for resting gate when in open position.



Figures 2.26: East gate showing masonry wall and gate posts with bell ringer, and z-braced carriage road and pedestrian gates.



Figure 2.27 (above): Lodge, W107 showing paired single casement sashes.



Figure 2.28 (right): Lodge, W108 showing single casement sash.



Figure 2.29: Lodge, W211, window for the interior stairwell with stacked double casements.



Figure 2.30 : Lodge, W207 and W208, showing double casement sashes within connected shed-roof dormers at the east elevation and ell.



Figure 2.31 (right): Lodge, W204 showing second story window with double casement sashes.

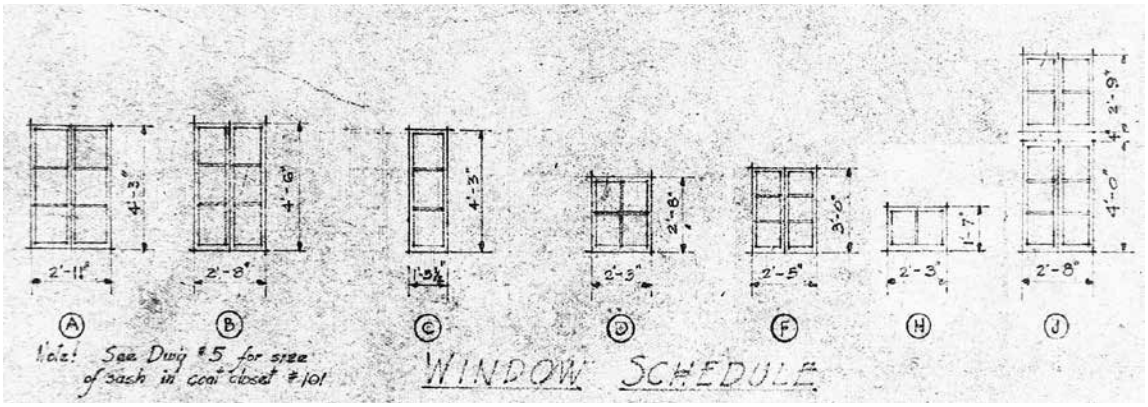


Figure 2.32: Jordon Pond Gate Lodge (#2), First Floor Plan, Drawing No. 3, August 6, 1931; Grosvenor Atterbury, Architect, John Tompkins, Associate. Detail of window schedule from sheet No. 3. Reproduced from photograph of blueprint. Acadia NP Archives, Plan Files, Drawer #4.

Windows

CHARACTER-DEFINING FEATURES

• The windows, vents, and related elements at the Jordan Pond Gatehouse are character-defining features. These elements are integral to the design, and were specified in the original plans and construction documents. The historic windows and vents are preserved and should be maintained in good condition. The rehabilitation of these elements should be performed with in-kind materials and in accordance with the original specifications whenever possible.

• The historic plans for the Lodge included a window schedule with seven types of windows, in addition to the basement windows and attic vents, all of which are CDFs (fig. 2.32). The basement windows have steel sashes that were called for in the specifications. The windows on the first and second stories have both single and double-casement sashes (figs. 2.27-34). The tall window on the north elevation (W211) is made up of two stacked double-casement sashes that opens into the staircase. The oriel window (W105) on the east elevation has a set of double-casement sashes flanked on each side by a single casement, all with leaded lights (fig. 2.13). The sashes have either two, three, or four lights, some glazed with plain glass and others with circular leaded panes. According to the specifications the windows are constructed with cypress frames and molding, and white pine sashes; Jordan Pond Specifications, 39. The attic vents are concealed behind turned wooden spindles from pecky cypress (fig. 2.35). On the north elevation five such vents are grouped together forming a ribbon (fig. 2.16).

• The Garage and workshop at the end of the Breezeway at the Jordan Pond Gatehouse retain historic windows with casement sashes. The Garage windows have four-light casement sashes with similar construction and framing as those in the Lodge (W112 & W113). The dovecote on the Garage has a triangular sash covered with spindles (fig. 2.14). The workshop has two windows, each with two-light casement sashes (W111 & W114). W114 in the shop is covered with turned wooden spindles. The Breezeway cupola has vents covered by wooden spindles (fig. 2.36).

RECOMMENDATIONS

• The historic exterior windows, vents, and dormer windows including related masonry elements, wooden trim, and sashes of the Jordan Pond Gatehouse are generally in good condition and should be stabilized and maintained. Damaged or missing elements should be repaired or replaced with in-kind materials. Features that were historically constructed with pecky cypress, including wooden spindles, should be repaired with pecky-cypress elements replicating the historic design. If any of the sashes require replacement, the new sashes should match the design and materials of the existing sashes, especially the sashes with circular lead-camed lights. Deteriorated paint finishes should be prepared, primed, and painted with historically-appropriate paint colors. Window openings should not be covered, blocked, or altered, and new windows should not be added. Windows in the first and second stories have interior sliding storm windows and fixed storm windows that are in good condition. During any subsequent rehabilitation of the building, the storm windows can be replaced with new storm windows that fit in the same manner as the current storms.



Figure 2.33: Lodge, W101 showing single casement sash with leaded lights.



Figure 2.34: Lodge, W104 showing paired double casement sashes with leaded lights.



Figure 2.35: Lodge, south elevation copper attic vent with turned spindles.



Figure 2.36: Lodge, Breezeway cupola with turned spindles.



Figure 2.37: South elevation of Lodge depicting roof lines and south chimney. HAER photograph ME-54-4.



Figure 2.38: Lodge, northeast of ell at the Breezeway showing roof and gutter details.



Figure 2.39: East elevation depicting roof lines of Breezeway, Lodge, and east ell.

Roofs and Related Elements

CHARACTER-DEFINING FEATURES

• The Jordan Pond Gatehouse Lodge and Garage have steeply-pitched roofs with clay tiles that are characteristic of the picturesque design, and further unify the two structures (fig. 2.39). The shape of the roofs, the roof tiles, and related elements including the dormers, chimneys, gutter systems, dovecote and cupola, are CDFs (figs. 2.37-38 and 2.42-45).

• The plans for the Jordan Pond Gatehouse specify the unique design of the roofs, and include a detail sheet for the construction of the cornice below the roof line and the bellcast eaves, which are CDFs.

• The dormers on the Lodge are a distinctive design with modified hipped roofs, and a shed roof on the east elevation. The Garage dovecote forms a gabled dormer. All the dormers have pecky-cypress siding and trim, and clay tiles.

• The specifications for the Jordan Pond Gatehouse provide detailed information about the tiles and how they should be installed. The tiles are "Imperial 6 inch by 12 inch Crude tile as made by Ludowici Celadon Company." The specifications also noted that the colors were "to be 75% black and 25% red in shades as selected by the Architect;" Jordan Pond Specifications, 34 (figs. 2.40-41). The clay roof tiles are CDFs.

• The masonry chimneys of the Lodge are constructed with granite and the tops are brick with concrete chimney caps and clay chimney pots. The chimneys are CDFs (figs. 2.42-43).

• The specifications and plans for the Jordan Pond Gatehouse include details for the gutters, leader heads, and leaders, all of which are CDFs (figs. 2.44-45). All of these elements were constructed with lead-coated copper, and the leader heads had specific designs; Jordan Pond Specifications, 36.

• Additional roof related CDFs elements include the cupola on the Breezeway roof, which has a pyramidal roof covered with tile and capped with a copper final.

RECOMMENDATIONS

• The steeply-pitched roofs with clay tiles that are characteristic of the picturesque style of the Jordan Pond Gatehouse appear to be in good condition and should be retained and maintained. Repairs and

replacement of tiles should be done with in-kind materials. Repairs to the roof tiles should specify "Ludowici Crude Shingle Tiles" in "lava black" (per specification from 1996 contract).[3] The chimneys on the Lodge are historic and should be repaired and maintained. Any chimney repairs should attempt to salvage and reuse the existing granite and brick. If new materials are required they should match the historic materials in color, size, shape, and strength. New mortars used for both repointing and rebuilding the chimneys should match the historic mortars, and replicate the color, strength, and overall appearance of those mortars. Repairs to the gutters, leader heads, and leaders should be done with lead-coated copper and should replicate the historic design. Projects to repair and/or replace architectural elements related to the roof should consult the original specifications and plans, as well as the contract files for information regarding those elements and past repairs (see subsequent section "Alterations").





Figure 2.40 (above left): Broken clay tile from the Lodge roof. The left photo shows the back of the clay tile made by Ludowici Celadon Company.

Figure 2.41 (above right): The right photo illustrates the "75% black and 25% red" specified by the architect.

3 Contract No. 1443-CX 1600-95-032. The clay tiles are available from Ludiwici Roof Tile, Inc. The contract noted that the "lava black" was a custom color (http://www.ludowici.com/product/spec_sheet?id=24).



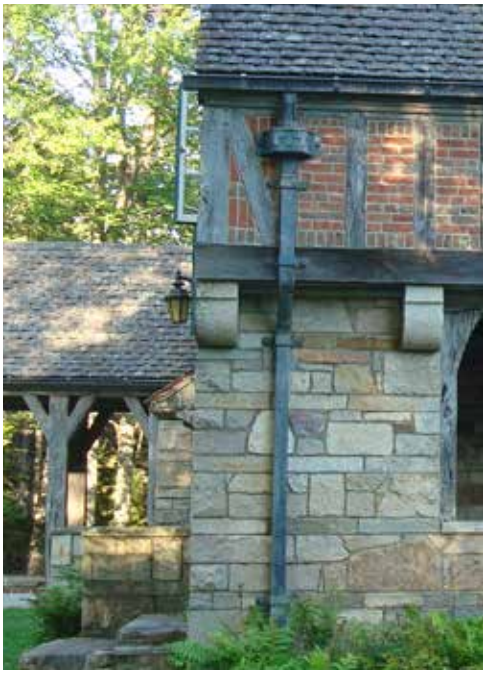
Figure 2.42: Lodge, top of chimney on east elevation of ell showing granite and brick.



Figure 2.43: Lodge, top of south elevation chimney showing granite, brick, decorative details, and clay pots.



Figure 2.44: Lodge, east elevation showing gutter, leader head, and leader.



Figures 2.45: Lodge, west elevation showing gutter, leader head, and leader.

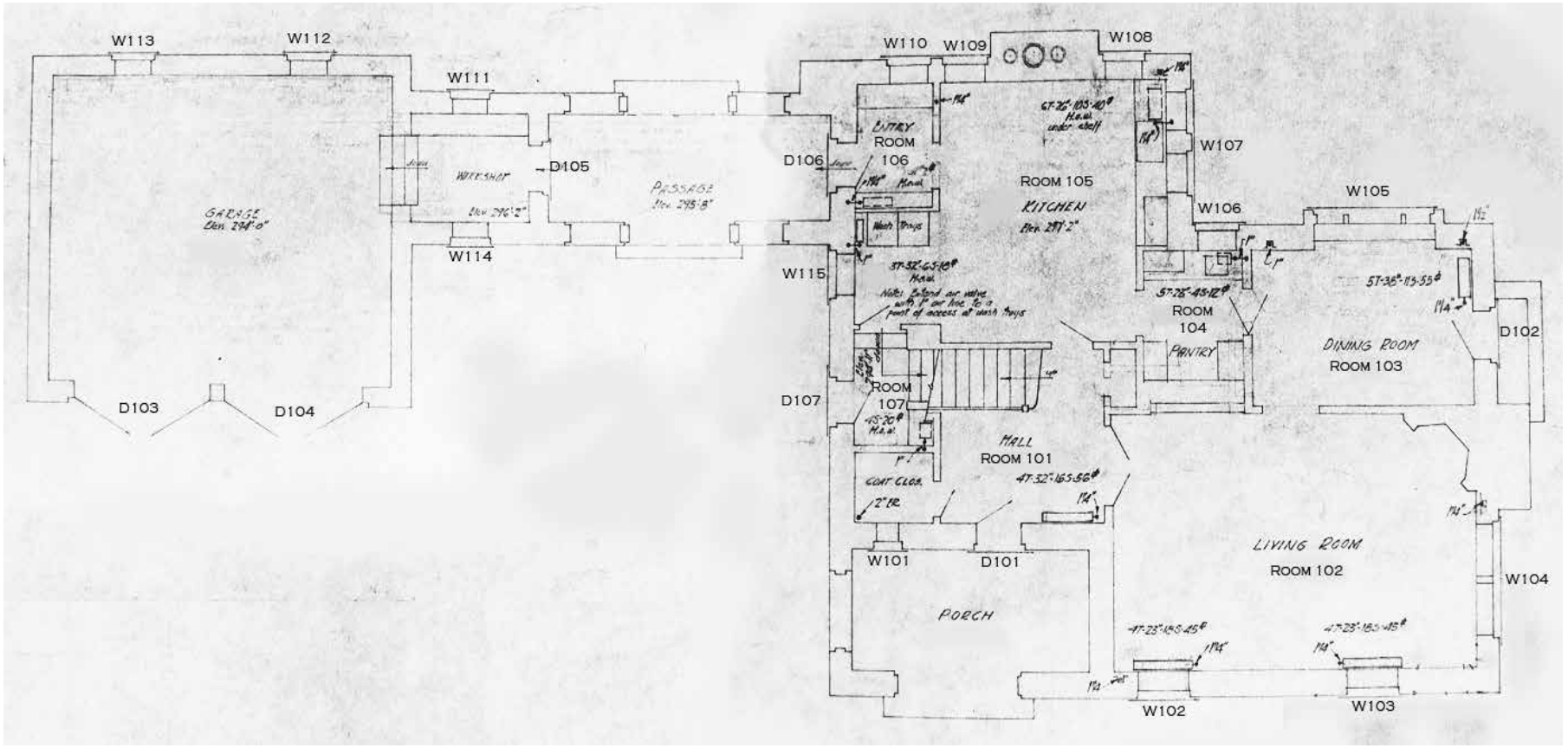


Figure 2.46: Jordon Pond Gatehouse, first floor plan. Edited version reproduced from blueprint of Jordon Pond Gate Lodge (#2), Acadia Park; Heating, First Floor Plan; Drawing No. H 2, 8/31/31, revised 9/13/31; Alfred J. Offner, Construction Engineer. Acadia NP Archives, Plan Files, Drawer #4.

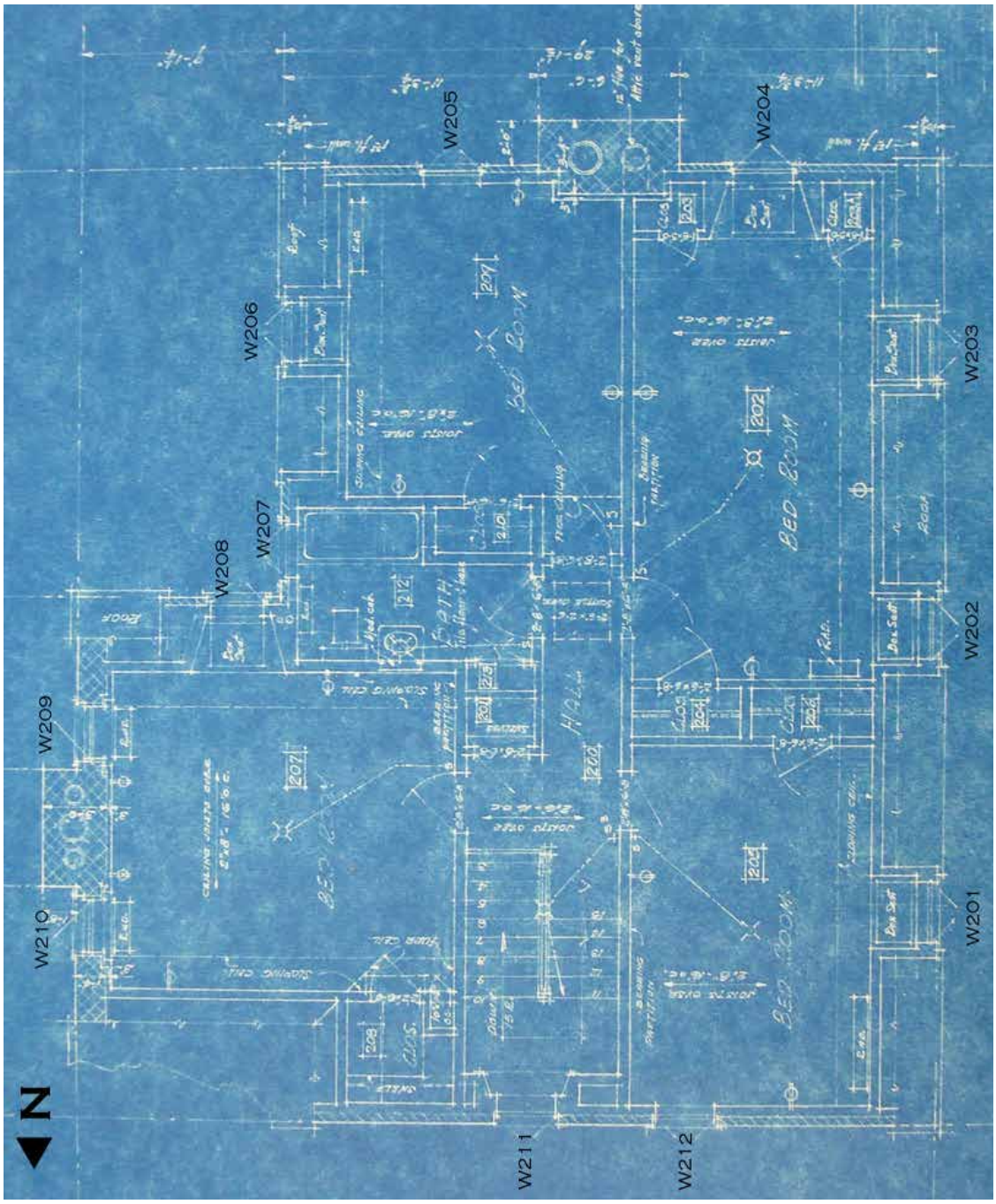


Figure 2.47: Jordon Pond Gatehouse Lodge, second floor plan. Edited version reproduced from Jordon Pond Gate Lodge (#2), Acadia Park, Second Floor Plan, Garage & Gate Detail, Drawing No. 4, 9/4/31; Grosvenor Atterbury, Architect, John Tompkins, Associate. Acadia NP Archives, Plan Files, Drawer #4.



Figure 2.48: Hall looking south into Living Room.



Figure 2.49: Hall stairs looking east into Kitchen.

Interior Architectural Elements

Floor Plans and Important Spaces

CHARACTER-DEFINING FEATURES

- The interior floor plans of the Lodge and Garage at the Jordan Pond Gatehouse are CDFs (figs. 2.46-47). The historic plan by Architect Grosvenor Atterbury, and his Associate John Tompkins, remain intact and should be preserved. The importance of the interior plan includes the individually-important spaces and important related spaces. These spaces add visual character to the buildings and are CDFs.

- The entrance to the first story of the Lodge in the northwest corner of the building opens into a Hall with an open staircase. From the Hall the first floor plan includes a Living Room to the south and the Dining Room east of that in the southeast corner of the building; those rooms are connected through wide doorways and form the common area on the first story (figs. 2.48-49). The Pantry connects the Dining Room and the Kitchen in the northeast corner of the building. The Kitchen has a doorway to the Hall and the back Entry, and is open to the Laundry forming the service area of the building (fig. 2.50). The rooms that form the common area and the service area are important related spaces.

- At the north end of the building the open staircase ascends to the second-story Hall. The stairwell is open to the second story ceiling and is an individually-important space.

- The second floor plan includes four bedrooms with closets, and a full bathroom all accessed from the central Hall (fig. 2.47 and 2.51). Each bedroom occupies a corner of the building, and has windows on two elevations.

- The workshop is a small rectangular room at the north end of the Breezeway. It has a doorway to the Breezeway and one to the Garage. This is an individually-important space and should not be partitioned or otherwise altered.

- The Garage has a rectangular open floor plan with two bays and a storage loft above. That plan has not been significantly altered since the historic period.

RECOMMENDATIONS

• The rehabilitation of the Jordan Pond Gatehouse should not alter the interior floor plans of the Lodge, Garage or Breezeway, nor should it alter the character of the individually-important spaces or important related spaces. Existing partition walls should be left intact and the rehabilitation of the structures should not include the erection of new partitions.



Figure 2.50: Kitchen looking northwest into Laundry area with the Entry on the right.



Figure 2.51: Second story Hall looking south toward Bedrooms.

Interior Materials and Finish

Like the Brown Mountain Gatehouse, the original specifications for the Jordan Pond Gatehouse provided detailed instructions for the type and quality of the interior materials, as well as the workmanship expected from the construction and installation of the materials. The materials that were not specified were part of a cash allowance and were most likely chosen by the architects. Some of the interior architectural elements were also detailed in the drawings for the Jordan Pond Gatehouse. A majority of the historic interior materials are intact and are character-defining features. As with the exterior elements, the importance of the interior features includes the visual characteristics which are part of the design intent and architectural style.

Floors

CHARACTER-DEFINING FEATURES

- "Reinforced Concrete" subfloors and finished "Cement floors" were specified for the basement of the Lodge, and the Garage floor. The floors in the Garage were to be scored into squares; Jordan Pond Specifications, 19 and 20.
- Tongue-and groove wooden floors on the first and second stories (figs. 2.51-52). The specifications called for red oak measuring $^{13}/_{16}$ inch by 2¼ inch face. The subfloor on the first story is composed of a nailable concrete known as "Nailcrete," which was also specified in the contract documents; Jordan Pond Specifications, 14 and 51.
- The linoleum flooring for the Kitchen, Laundry, Pantry and back Entry was part of the reserved work, and was not specified in the documents; Jordan Pond Specifications, 13 and 50. The Entry has a mottled brown floor covering that might be the historic linoleum. The flooring in the other rooms has been removed and replaced with vinyl.
- A concrete slab was poured for the Kitchen hearth, which is extant; Jordan Pond Specifications, 21.
- The specifications and plans gave detailed instructions for laying the subfloor and ceramic tile in the second story bathroom (fig. 2.53); Jordan Pond Specifications, 31-32.

RECOMMENDATIONS

- The rehabilitation of the floors in the Jordan Pond Gatehouse should be done in a manner that does not alter the character of those elements. If possible, the linoleum in the back Entry should be retained. Repair and/or replacement of wooden floors should be done with in-kind materials. Likewise any repairs to the tile floor in the bathroom should be done with tile matching the existing historic tile. It should be noted that the specifications called for the use of Nailcrete subflooring on the first story. Since that material is known to contain asbestos, efforts should be made not to disturb the first story subfloor where that material was used.



Figure 2.52: Lodge, typical wooden flooring.



Figure 2.53: Lodge, bathroom, ceramic tile floor.

Walls

CHARACTER-DEFINING FEATURES

- Typically all interior walls of the Jordan Pond Gatehouse had metal lath covered with a three-coat plaster application. The specifications for the "Lathing and Plastering" included requirements for materials and workmanship; Jordan Pond Specifications, 27-30. The finished plaster walls are painted white and have a rough texture (fig. 2.54-55).
- The bathroom walls in the Lodge have ceramic tile wainscot backed with a scratch coat of waterproof Keene's Cement; Jordan Pond Specifications, 31-32 (fig. 2.56).
- The wall trim throughout the Lodge includes baseboards with beveled caps, and molded picture rails in the Living Room, Dining Room, halls, stairwell, and bedrooms; Jordan Pond Specifications, 49 (figs. 2.52 and 2.57-58).

RECOMMENDATIONS

- The rehabilitation of the Jordan Pond Gatehouse should preserve the historic wall materials and the aesthetic character of those elements. Repairs to the plaster walls should be performed with plaster similar to that originally specified. If any bathroom tiles are replaced they should be replaced in kind. Repairs to any trim elements should match the historic materials and molding profiles.



Figure 2.54: Living Room showing west and north walls.



Figure 2.55: Bedroom walls and sloped ceiling under roof line.



Figure 2.56: Bathroom, ceramic tile wall.



Figure 2.57: Lodge, showing textures wall and picture rail molding.



Figure 2.58: Living Room ceiling.

Ceilings

CHARACTER-DEFINING FEATURES

• The ceilings in Jordan Pond Gatehouse have metal lath covered with plaster with a textured final coat (figs. 2.58-59). The only exception was the basement ceilings where a two coat system was specified. The plaster ceilings in the stairwell and the bedrooms are sloped to follow the pitch of the roof (fig. 2.55).

• The basement ceiling has a scuttle through to the Pantry that was part of the original plan. The second story ceiling has framed opening with a drop-down stairs to the attic (fig. 2.60). The trapdoor is a two panel door with plain stiles and rails, and has brass pull chain. The drop-down stairs operate on a pulley and cable system, and are meant to slide down to the second story level.

RECOMMENDATIONS

• During any repair of the historic ceiling elements efforts should be made to minimize the impact on the historic materials. In addition, the use of materials that would alter the visual character of the ceilings and related spaces should be avoided. The rehabilitation of the buildings should not include the installation of ceiling panels or drop ceilings, which would alter the height and aesthetic of the historic ceilings. Repair and/or replacement of architectural elements associated with the ceilings features should be done with in-kind materials closely following the original specifications.



Figure 2.59 (above): Lodge, typical texture ceiling



Figure 2.60 (right): Lodge, hatch door for drop-down attic stairs.



Figure 2.61: Lodge, doorways in Laundry.



Figure 2.62: Lodge, Living Room doorway to Hall.



Figure 2.63: Lodge, typical doorway casing.



Figure 2.64: Lodge, door between Kitchen and Entry.

Doorways

CHARACTER-DEFINING FEATURES

• The interior doorways typically have 5 panel, pine doors with laminated cross panels, and solid stiles and rails. That design was also used on smaller doors (fig. 2.61). The doorway between the Hall and Living Room has double doors with 10 glazed lights in each door leaf; Jordan Pond Specifications, 47 (fig. 2.62). The doorway from the Kitchen to the Entry had a paneled door with four lights over three horizontal panels (fig. 2.64). There was an allowance for hardware that was probably picked by the architect. The interior doors are hinged on two 5-knuckle butt hinges. Most doors have mortised brass knob-and-lock sets, and the bathroom has chrome plated hardware. The Pantry has double swing doors with push plates leading to the Kitchen and Dining Room.

• With the exception of the basement closets, the doorways have plain casings with a beveled molding on the outside edge; Jordan Pond Specifications, 49 (fig. 2.63).

RECOMMENDATIONS

• The interior doorway casings, doors, and related elements are historic and should be preserved. The rehabilitation of the Jordan Pond Gatehouse should not alter or block off existing doorways. Damaged or missing wooden elements should be repaired or replaced with in-kind materials. Any repairs to molded trim should match the original profiles. Where the paint finishes are deteriorated, the woodwork should be prepared, primed, and painted with appropriate historic paint colors. The existing historic hardware should be retained.



Figure 2.65: Lodge, W211 stacked casement windows in stairwell.



Figure 2.66: Living Room, W103 and W104 showing double casements and grouped double casements .



Figure 2.68: Typical latch on double casement sashes.



Figure 2.67: Dining Room, W105 grouped casement windows with leaded lights.



Figure 2.69: Typical adjuster and surface bolt.

Windows

CHARACTER-DEFINING FEATURES

• The window schedule for the Jordan Pond Gatehouse illustrates the styles of windows used in the structures of which the exterior window elements were previously described.

• The interior window elements typically include plain wooden casings, wooden windowsills with a beveled edge with molding, and molded aprons (fig. 2.65). Most windows are recessed and have plaster reveals with a beveled molding between the plaster and casing (figs. 2.65-66). The windows with grouped sashes have plain wooden mullions between each set of casement sashes (figs. 2.66-67).

• The specifications allowed for interior screens and copper mesh screens on the vents. Most of the windows in the Lodge have interior sliding aluminum storm windows. Other windows have interior storm window inserts. The interior storm windows are not historic.

• The historic window hardware in Jordan Pond Gatehouse is a CDF. The sashes are typically hinged with 5-knuckle butt hinges. The interior of each casement sash has a friction adjuster, and a lever-handled latch securing them; some also have surface bolts at the top and bottom of the sash (fig. 2.69-70). The hardware in the bathroom of the Lodge is chrome plated.



Figure 2.70: Typical latch on double casement sashes.

RECOMMENDATIONS

• The interior window elements throughout the first and second stories, and the attic vents should be rehabilitated and maintained. The repair and rehabilitation of the historic window elements should be done with in-kind materials and should retain and reuse the historic hardware. Any missing hardware should be replaced with hardware that matches the historic design. Where the paint finishes are deteriorated, the woodwork should be prepared, primed, and painted with historically-appropriate paint colors.



Figure 2.71: Second story stair banister.



Figure 2.72: Open stairs leading to landing.



Figure 2.73: Stairs newel post and banister.

Stairs

CHARACTER-DEFINING FEATURES

- The stairs in the Lodge are constructed on the north side of the building, with the main stairs built above the basement stairs. This arrangement of the stairs was part of the original design (fig. 2.46).
- The main stairs has an open dogleg staircase with an intermediate landing (fig. 2.72). The main stair is constructed with wooden elements including treads, risers, banister, newel posts, and hand rail; Jordan Pond Specifications, 50 (figs. 2.71-73).
- The basement stairs descend beneath the main stairs and are enclosed with paneled walls. The top step leads from the Laundry area to a landing with an exterior door and an open closet; from there the stairs turn south and continue to the basement (fig. 2.74). The stair materials are similar, but with fewer details and a bracket-mounted handrail on the east wall.

RECOMMENDATIONS

- The main stairs and the basement stairs in the Lodge retain historic elements and should not be altered during the rehabilitation of the building. Repair and/or replacement of any stair elements should be done with in-kind materials and in accordance with the original specifications. Deteriorated paint finishes should be prepared, primed, and painted with historically-appropriate paint colors.



Figure 2.74: Basement stairs.



Figure 2.75: Kitchen cabinets and counters.



Figure 2.76: Pantry cabinets and counters.



Figure 2.77: Pantry base cabinet with counter.

Closets and Built-ins

CHARACTER-DEFINING FEATURES

• The closets throughout the Jordan Pond Gatehouse Lodge were planned with the same attention to detail as other elements. The first and second story closets typically had plaster walls and ceilings, plain baseboards, shelves, wooden hook strips and clothes rods. The building plans and specifications provided details on the layout, materials, and the installation for each closet space; Jordan Pond Specifications, 52 (fig. 2.78).

• The built-in features on the first story are the Kitchen cabinets and counters, and laundry ironing board and bench seat, as well as cabinets and counter tops in the pantry (figs. 2.75-77). Some of the historic Kitchen cabinets, cabinet doors, and hardware are intact; later alterations included Formica counter tops and backsplash, a new sink, and alterations to the cabinets under the sink. The Pantry has the most intact arrangement of cabinets and counter tops including a pass through to the Kitchen with a sliding panel (now blocked off on the Kitchen side). The cabinets, counter tops, shelves, and drawers were included in the specifications; Jordan Pond Specifications, 52 and 53.

• In addition to the closets, the first story built-ins included bookshelves with cabinets below them in the Living Room, and shelving in the back Entry (fig. 2.79). There are window seats or "box seats" in the bedrooms (fig. 2.80). They are built into the window alcoves and have paneled fronts, and hinged tops with recessed pull rings. The inside of the box was lined with cedar boards; Jordon Pond Specifications, 49.

RECOMMENDATIONS

• The historic elements of the built-in Kitchen and Pantry cabinets should be retained and preserved. Repair and/or replacement of cabinet elements should be done with in-kind materials replicating the historic appearance. The rehabilitation of the non-historic cabinets and counter tops in the Kitchen should be done with materials that are complimentary to the historic elements. However those materials should not replicate the historic elements exactly, because that would potentially create an aesthetic that did not exist historically. The second story window seats are in good condition and should be maintained and preserved. Deteriorated paint finishes should be prepared, primed, and painted with historically-appropriate paint colors.



Figure 2.78: Second story Linen Closet.



Figure 2.79: Built-in shelves and cabinets in Living Room.



Figure 2.80: Typical "box seat" in bedroom.

Fireplace

CHARACTER-DEFINING FEATURES

• The Lodge has a brick fireplace with a brick hearth and wooden mantel piece (fig. 2.81). The stiles of the mantel piece are plain and the lintel has a decorative chamfer. The mantel piece has a ribbon molding with half -round tracery below the shallow mantelshelf (fig. 2.82). The specification gave a general description, referring to the drawings for details; Jordon Pond Specifications, 49. However those particular detail drawings are not part of the current collection.

RECOMMENDATIONS

• The intact fireplace elements should be retained and preserved. If necessary, repair and/or replacement of any bricks or mortar should be done with similar materials, and new mortar should replicate the historic mortar as closely as possible.



Figure 2.81: Brick fireplace and hearth, and wooden mantel piece in Living Room.



Figure 2.82: Detail of mantel piece in Living Room.



Figure 2.83: Lodge, double switch with brass plate and "Radieye" screws.



Figure 2.84: Lodge, switch plate in Kitchen with boiler indicator and "Radieye."



Figure 2.85: Lodge, Living Room light fixture.



Figure 2.86: Lodge,typical Bedroom light fixture (ribs were not originally painted).



Figure 2.87: Lodge, second story Hall light fixture.



Figure 2.88: Lodge, first story Hall light fixture.



Figure 2.89: Lodge, Living Room wall sconce (one of two).

Utilities

CHARACTER-DEFINING FEATURES

• The utilities installed in the Jordon Pond Gatehouse were included in the specifications and some were detailed in the plans. Some of the equipment was specified and fixtures were generally a "cash allowance," and were probably chosen by the Architect. Of the historic utilities, some have been upgraded to serve the current needs of the buildings, but a lot of them are extant. While the technology is of interest, it is the visual elements of the utilities that are considered character defining.

• The extant electrical equipment and fixtures include: two distribution panels with screw plug fuses and toggle switches (fig. 2.90); wall outlets with brass face plates; switches with brass face plates (figs. 2.83-84); and lighting fixtures (fig. 2.85-89); Jordon Pond Specifications, 68-73. Per the building specifications, the switches have General Electric "Radieye," which are radioluminescent screws installed on the switch plates in order to better locate the switches in the dark. The historic ceiling mounted light fixtures and the Living Room walls sconces are extant. These are unique fixtures and contribute to the character of the interior rooms.

• Some of the historic exterior utilities are also intact, including the ceiling fixtures in the breezeway and porch, and a lantern near the porch steps.

• As with other elements, the specification for the plumbing is detailed and includes pipe types and sizes, installation instructions, and workmanship; Jordon Pond Specifications, 60-67. The bathroom plumbing fixtures were not specified, but the existing bathtub and sink appear to be historic.

• The heating system was also detailed in the specifications and shown in the plans. The Jordon Pond Lodge has a hot-water heating system, versus the steam heating system installed at Brown Mountain; Jordon Pond Specifications, 75-79. All of the rooms have cast iron radiators as specified. This includes extant radiators that are suspended from the wall, and were detailed in the heating plans and specifications; Jordon Pond Specifications, 78 (fig. 2.91 and 2.92). The radiators were designed to fit the space including lower radiators below the Living Room windows (fig. 2.94).

• The floor of the Kitchen has a concrete pad with a cast-iron range, which is extant from the historic period (fig. 2.93).

RECOMMENDATIONS

• The existing historic elements related to the utilities should be preserved. Most of the existing light fixtures, switches, switch plates, and outlet plates are historic. Any upgrades to the electrical system should not alter those elements. Some of the "Radieye" screws are missing and if possible should be replaced in kind. The historic bathroom fixtures should be retained during any future rehabilitation of the bathroom.



Figure 2.90: Electrical distribution boxes in Kitchen.



Figure 2.91: Suspended radiator supported by a wall bracket in the basement stairwell (see fig. 2.92).

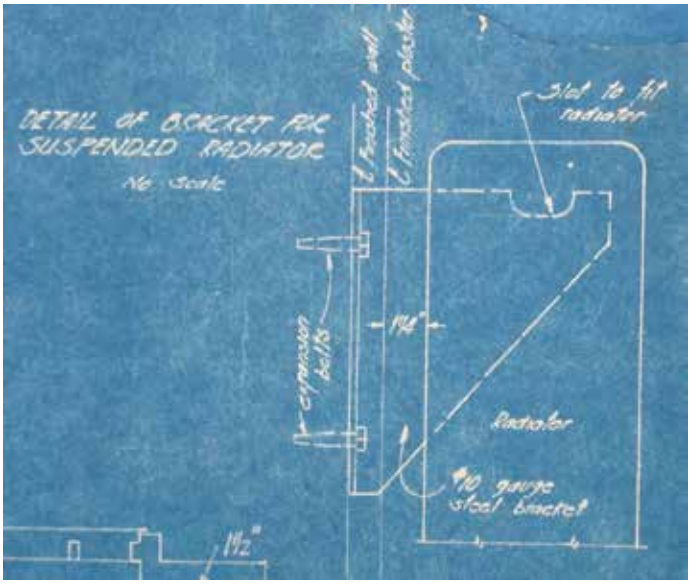


Figure 2.92: Jordon Pond Gatehouse Lodge, detail drawing of bracket for suspended radiator. Edited and reproduced from blueprint of Jordon Pond Gate Lodge (#2), Acadia Park; Heating, First Floor Plan; Drawing No. H 2, 8/31/31, revised 9/13/31; Alfred J. Offner, Construction Engineer. Acadia NP Archives, Plan Files, Drawer #4.



Figure 2.93: "Calrion M-280" range installed on a concrete slab in the Kitchen.



Figure 2.94: Living Room, one of two radiators installed below the window level.

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APPENDICES

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APPENDIX A

BROWN MOUNTAIN GATEHOUSE SPECIFICATIONS

The subsequent specifications are from the 1931 documents written by Grosvenor Atterbury and his associate John Thompkins. The boilerplate sections at the beginning of the specifications have not been included in this report. A copy of the specifications is kept at the Acadia National Park Archives, Bar Harbor, Maine.

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Office of
Grosvenor Atterbury
Architect
John Tompkins
Associated
139 East 53rd Street
New York

File #1055
Written by FD
Checked by WFA

TITLE PAGE

TITLE AND LOCATION OF THE WORK:
BROWN MOUNTAIN GATE LODGE (1), ACADIA PARK,
SEAL HARBOR, MAINE, FOR MR. JOHN D. ROCKFELLER, JR.

NAME AND ADDRESS OF THE OWNER:
JOHN D. ROCKEFELLER, JR. ESQ., NEW YORK

NAME AND ADDRESS OF THE ARCHITECT:
GROSVENOR ATTERBURY, ARCHITECT
JOHN TOMPKINS, ASSOCIATED 139 E. 53rd St., N. Y.

TITLES OF DOCUMENTS BOUND HEREWITH
AND ENUMERATION OF DRAWINGS:

SEE SUPPLEMENTARY TITLE PAGE "A".

SUPPLEMENTARY TITLE PAGE "A"

Acadia Park
Brown Mountain Lodge
for
John D. Rockefeller, Jr. Esq.

LIST OF DOCUMENTS BOUND HEREWITH
AND ENUMERATION OF DRAWINGS:

DRAWINGS.

1	Plot Plan	Scale	1/16"	equals	1' 0"
2	Basement Plan	"	1/4"	"	"
3	First and Second Floor Plans	"	"	"	"
4	Roof Plan and Cross Section	"	"	"	"
5	West and South Elevations	"	"	"	"
6	North and East Elevations	"	"	"	"
7	Garage Plans and Elevations	"	"	"	"
8	Gate Houses 1 & 2, Plans and Elevations	"	"	"	"
H1	Basement Heating Plan	"	"	"	"
H2	First & Second Floor Heating Plans	"		"	"
9	Alternate First Floor Framing Plans	"	"	"	"
10	Typical Window and Door Frames in Masonry Walls	"	3"	"	"
11	Typical Cornice Details	"	3"	"	"

SPECIFICATIONS entitled ACADIA PARK, BROWN MOUNTAIN LODGE FOR JOHN D. ROCKEFELLER, JR. ESQ.

Acadia Park
Brown Mountain Lodge
for
John D. Rockefeller, Jr. Esq.

I N D E X

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Acadia Park
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for
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HEADING OF WORK RESERVED.

In addition to the work to be done by the Owner under Memorandum Specification (copy attached at the end of this General Specification), the following will be provided under separate contracts under the title of WORK RESERVED.

1. All excavation.
2. Backfilling, etc., in connection with all trenches for drains, dry wells, sewer, water, electric and telephone service, etc.
3. Removal of surplus excavated material or supplying of additional fill if required.
4. Sewage disposal from end of plumber's drain, 5 ft. outside wall.
5. Leader drains, dry wells, garage and area drains.
6. All finished grading and planting.
7. Road and path construction.
8. Electric and telephone service to house wall.
9. Furnishing and delivering at site of all stone defined as "local".
10. Tablets for terminal posts at walls.
11. Furnishing and setting clock and bell at Gate Houses.
12. Linoleum floors.
13. Finished decorating of walls and ceilings except where specifically covered in specifications.
14. Fuel and attendance for temporary heat.

Acadia Park
Brown Mountain Lodge
for
John D. Rockefeller, Jr.Esq.

HEADING OF SEPARATE ESTIMATES.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not and the Contractor is required to refer especially thereto.

The Contractor shall submit with his bid the amount to be added or deducted individually for the following changes in plans and/or specifications.

No. 1. a. If first floor of house proper is of reinforced concrete construction as shown on alternate plan. At the proper time the slab shall be covered with 2" of "Nailcrete" as made by the Nailcrete Corp., 105 West 40th Street, N. Y. C. Material to be mixed and laid in strict accordance with instructions of manufacturers and under their supervision.

b. If the first floor construction is made of "Bar Joists" with 3/8" Hyrib reinforcement as shown, covered with 2 1/2" of Nailcrete.

No. 2. If the 4" courses of seam faced granite in walls are omitted and in each place a single row of face brick laid as strtchers is used.

No. 3. If all metal lath specified for interior walls throughout the first and second floors of the house, except back of Keene cement in bathroom, is omitted and U. S. Gypsum Co's., "Rocklath" 30" x 32" is substituted: applied on all studding and furring of plastered walls, with the metal lath of ceilings and stair soffits turned down 3" over wall boarding. Boards shall be laid with 1/8" to 1/4" open joints and all joints pointed with neat plaster (no sand) before plastering.

No. 4. If Keene's cement plastering for walls of bath room 206, 4 ft. high, is omitted, and 3" x 6" A. E. T. Co., white glazed standard quality tile laid with broken joints from top of tile base to 4 ft. high, including a 2" x 6" bull nose cap, is substituted.

No. 5. If all lathing and plastering are omitted in Gate House #1.

No. 6. If tile specified for all roofs and wall copings is omitted and group graduated slate (allowing $27.50 per square, f. o. b. Ellsworth) is substituted, laid with rounded valleys.
Note. If this alternate is accepted further adjustment will be made, if necessary, based on net cost of slate per square.

No. 7. If under Alternate #6, valleys are laid close, but not rounded, using woven copper flashing

No. 8. If hand hewn seasoned spruce is substituted for Pecky Cypress.

No. 9. If the special furring and sheathing specified under Carpentry for rounded vallays are omitted.

No. 10. If all furring, partitions and interior wood finish is omitted in Gate House #1.

No. 11. If exterior stained woodwork is finished with a coat of lime wash brushed off and beeswax instead of the stain and lead filler specified.

No. 12. If all painter's finish is omitted from inside of Gate House #1 as specified and two coats only of lead and oil paint applied to inside of frames, sash and doors.

He shall also submit Unit Prices:

No. 1. A unit price for one set of temporary radiator connections. These are to keep the radiators clear of walls and are to be shifted where floors are to be laid, as will be directed, and disconnected again when the walls are finished and the radiators can be set permanently.

Acadia Park
Brown Mountain Lodge
for
John D. Rockefeller, Jr. Esq.

HEADING OF MASONRY.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Reserved and the Memorandum Specification of Work to be done by the Owner. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. This Contractor, before submitting his estimate, shall examine the site as to the work done by the Owner.

3. The Contractor shall also refer to the Heading of Separate Estimates, and be guided thereby in preparing his bid.

SHORING.

4. Do all shoring, bracing, etc., necessary to protect the work.

GRADING.

5. All finished grading, spreading of top soil, seeding, sodding and planting will be done under the Heading of Work Reserved.

FILLING.

6. The Owner will do all back filling of trenches and foundation walls.

7. Where porous fill is specified, broken stone or screened gravel shall be used.

8. Fill under the full headroom basement floor of house and Gate Houses with 8" of porous material.

MATERIALS.

9. All materials used under this heading shall conform to the following standards.

10. Cement. An approved brand of Portland cement conforming

to the standard specifications of the Am. Soc. for Testing Materials.

11. Sand shall be coarse, sharp, clean, free from loam or other foreign or vegetable matter.

12. Lime. An approved brand of hydrated lime, Tiger, or equal, conforming to the Standard Specifications of the Am. Soc. for Testing Materials.

13. Common Brick, hard burned local brick.

14. Face Brick. Allow $35 per M for face brick f. o. b. Seal Harbor. Contractor to haul to site.

15. Flue Lining. Standard T. C. flue linings, of sizes required.

16. Integral Waterproofing, for mortars and concrete, Medusa, Hydratite, or equal approved, added and used in strict accordance with manufacturer's specifications.

17. Cement Mortar. 1 part of cement, 3 parts of sand, and 10% by volume of hydrated lime added. All mortar for exterior work is to be waterproofed with integral waterproofing.

18. Cement Finish. 1 part of cement to 2 parts of sand, selected for color and grade, waterproofed with integral waterproofing.

19. Class A Concrete shall consist of 1 part of cement, 2 1/2 parts of sand, 5 parts of coarse aggregate, and shall be used for all stone concrete work except as otherwise specified.

20. Class B Concrete shall consist of 1 part of cement, 2 parts of sand, 4 parts of coarse aggregate.

21. Reinforced Concrete shall consist of 1 part of cement, 2 parts of sand, 4 parts of 3/4" aggregate.

22. Aggregate shall be evenly graded crushed stone or clean washed gravel, 3/4" for reinforced concrete and 2" for all other concrete.

23. Reinforcement shall be deformed bars of sizes shown on drawings.

DRAINS.

24. The Owner will install all footing, leader and area drains.

PROTECTION.

25. No masonry work shall be done during freezing weather, except as permitted by the Architect. All work shall be properly protected from the weather and from injury.

WATER.

26. The Owner will drill a well and supply a gasoline driven pump. This Contractor shall provide all oil and gasoline for its operation, shall maintain same in proper working order and shall erect a suitable temporary shelter over it to keep out the elements until such time as the building is roofed over.

FORMS.

27. Provide and set forms for all concrete slabs, interior walls and footings: forms are to be accurately and strongly built and set with care so as to give correct dimensions and levels for work.

28. In general, all forms are to be left in until work has set.

WORKMANSHIP.

29. All masonry work shall be done in a workmanlike manner by men skilled in the trade.

30. All walls shall be plumb and true to a line both sides for their full height and length.

31. All walls shall be laid up with full flushed beds, all properly bedded and with no voids.

32. All brick shall be thoroughly wet before being laid, except in freezing weather.

CONCRETE WORK.

33. Mixing Concrete. All materials shall be carefully measured, using as little water as possible to properly wet the mix. All concrete throughout shall be machine mixed. Ingredients shall be mixed dry and after water has been added to the specified consistency and proportions, mixing shall be continued until concrete of a uniform consistency and color is produced. Retempering of the concrete with the addition of water or remixing of partially hardened concrete will not be permitted.

34. Placing Concrete. All concrete shall be placed immediately after mixing and shall be thoroughly spaded and tamped to secure a homogeneous mass.

35. Patching Concrete. Immediately upon removal of forms, all exposed voids shall be grouted or point up with neat cement mortar.

36. Footings shall be of Class B concrete, of dimensions shown, and shall be placed under interior walls, columns, piers, etc., as shown. All footings shall rest on solid bottom but in no case shall they be less than 3' 6" below the finished grades.

37. Foundation Walls(below 1st floor for interior walls) shall be Class A concrete.

38. Catch Basin of Class B concrete, waterproofed with integral waterproofing will be required in the garage. Cooperate with Owner in the installation of the drain from same.

REINFORCED CONCRETE.

39. Reinforced concrete slabs will be required for floor of 110 and 111.

40. REinforcements shall be accurately placed and secured against displacement and properly wired to each other at all intersections, and held in proper position during pouring of concrete by spacers, chains or other suitable support. Bars shall be bent cold to conform to the requirements of the various conditions: temperature bars shall be placed as shown or directed.

41. Bars shall be set up from bottom of slab and alternate bars bent at end bearings as will be detailed.

42. Wall bearings shall be not less than 4" and bars shall be turned into walls for anchorage.

CEMENT PAVING.

43. Sub-floors, consisting of Class B integral waterproofed concrete 4" thick, will be required for floors of:
a. The entire basement of House and areas.
b. Gate Houses #1 and #2.
c. Garage.

44. The sub-floor in space #2 in House will be screeded reasonably smooth but not trowelled and will form the finished floor in this space.

45. Cement Floors, 1" thick, of 1 part of cement to 2 parts of sand, waterproofed in accordance with manufacturer's directions with "Medusa" or "Hydratite" Integral Waterproofing Compound (A. C. Horn Co., Long Island City, N. Y.) will be required over entire basement of full headroom portion of House, of Porch 110, including entrance alcove, Terrace 111, Gate Houses and Garage.

46. Cement floor shall be laid immediately after the sub-floor has been laid and before it has set.

47. Cement floors shall be trowelled to a hard smooth finish and graded to drains where same occur.

48. Similar cement finish shall be applied to walls and floor of catch basin.

49. Floors of spaces 110, 111, Gate Houses and Garage will be jointed off into squares as shown.

50. Form cement saddles integral with floor under all doors in the Gate House.

51. Form a 6" cement base (integral with the floor) with a cove at the floor for all walls and partitions (except at W. C. stall partitions) of both Gate Houses.

DEAFENING.

52. Cinder Concrete Fill 2" thick (laid on underflooring provided by Carpenter) will be required over the waterproofing of floor of bath 206, screeded level to receive floor tile.

53. Lay similar deafening over the waterproofing of Entrance Alcove off Porch 110.

CEMENT PARGING.

54. Cement Parging, consisting of 1 part cement to 2 parts of sand with "Medusa" or "Hydratite" integral waterproofing, will be required on the inside face of the exterior masonry walls of Garage, Gate Houses, and the inside face of all exterior masonry walls of House from the first floor to the top of walls, carried in to all chases, door and window jambs and sills and trowelled tight to frames, except that parging will not be required on walls exposed in spaces 110 and 111.
Note. This parging forms the wall finish in the Garage where it shall be trowelled smooth.

55. Waterproofed cement parging shall be applied about 1/2" to 5/8" thick, trowelled as smooth and hard as possible and brought up tight to all built in beams, slabs, frames, etc.

CEMENT WORK.

56. Chimney caps where so shown shall be formed in waterproofed Class B concrete, reinforced as necessary, and finished with waterproofed cement finish trowelled smooth.

57. Area Copings, shall be formed in concrete with cement finish, trowelled smooth.

58. Area Walls where exposed shall be given a cement finish brushed on.

59. Kitchen Hearth shall be concrete with cement finish trowelled smooth and laid on trimmer arch (see Brickwork below).

60. Nailing Concrete. "Nailcrete" (The Nailcrete Corporation, 105 West 40th St., New York City) shall be applied to top of all connecting walls and on sloping surfaces of terminal posts to provide nailing for roofing tile.

61. On North chimney construct a reinforced "Nailcrete" cap and cooperate in setting metal wind breaker furnished under Heading of Cash Allowances.

PUMP BASE.

62. Provide in the basement where shown a reinforced concrete base with cement finish, size 15" x 25" x 12" deep, reinforced with 1/4" rods 6" o. c. extending 2' each way into the concrete floor slab. Provide and cast in four 5/8" x 16" bolts as per pump template, extending 4" above the base top to take the slab cork insulation.

DAMPPROOFING.

63. Dampproofing, consisting of two coats of "Elaterite" #60 shall be applied on the cement parging on the inside of all exterior masonry walls of House proper above basement and Gate Houses where same are furred and plastered.

64. Dampproofing shall not be applied until the cement parging has been approved by the Architect.

65. Dampproofing shall be applied in strict accordance with the manufacturer's specifications.

STONE WORK.

66. Local Stone. All stone not otherwise specified shall be local stone delivered by the Owner at the site. The Contractor shall do any necessary breaking and trimming.

67. Seam Face Granite shall be Miller Quarries or Eastern Quarries, Inc., East Weymouth, Mass., as per sample approved.

68. Chelmsford Gray Granite shall be W. E. Fletcher Co., West Chelmsford, Mass., as per sample approved.

69. Walls. All exterior walls of buildings, except where specifically shown or specified to be of some other

material, and all connecting walls and terminal posts shall be of local stone laid up in random rubble in waterproofed cement mortar coursed as shown with seam face granite 4" face. (See Separate Estimate.)

70. All walls shall be of thickness shown, properly bonded with at least 20% of through bond stones: all stone shall be laid on its natural bed and the backs of all walls (specified above to be cement parged) shall be trued up reasonably smooth to receive parging. Foundation walls exposed in areas shall be faced with stone.

71. All connecting walls shall be faced both sides with seam face granite courses showing on both sides.

72. The rakes at the tile overhangs at the Terminal Posts shall be formed in cement forming a slight bevel as directed.

73. Sample shall be laid up, about 5' square, for approval.

74. Stone steps 2 1/4" thick of seam face granite with rough cut edges and brick risers will be required for Porch 110 and at all exterior doors not otherwise specified.

75. Lintels. Where stone lintels are shown over doors and windows in stone walls they shall be seam faced granite with under edge rough cut.

76. Chimney Offsets where shown to have seam faced granite shoulders with smooth dressed weathered top surface.

77. Sills below shafts of chimneys shall be of seam face granite with lugs cut out to take the brick piers as shown.

78. Copings of Terrace 111 and Porch 110 shall be of gray granite 3" thick rough dressed face and edges.

79. Window Sills 2 1/2" thick, rough dressed, gray granite slip sills (see details).

80. Door sills,3" thick, medium rough hammer dressed grey granite with weathered wash but no lugs will be required for exterior doors unless otherwise noted.

81. Chimneys to be faced on all exposed surfaces with stone as in walls with tops of brick and stone as detailed.

82. Stop Blocks. Provide and set in proper concrete beds, four granite gate stop blocks, each 8" x 12" x 2' 0" deep with a stepped edge and drilled to take the gate lock bolts, all as directed.

BRICKWORK.

83. Brick Veneer shall be face brick laid in waterproofed cement mortar colored as directed and will be required laid in patterns as indicated between the half timbering.

84. Brick vencering shall be securely anchored to frame with heavy galvanized iron straps 16" apart each way.

85. Provide a 1" air space between back of brick and face of boarding.

86. Sample. Lay up sample for approval.

87. Joints. For exposed brickwork shall be struck weathered joints as approved.

88, Dentils. Build a row of brick dentils, brick set on edge, at the bottom of the facia around the Gate Houses.

CHIMNEYS.

89. Chimneys shall be backed up with common brick faced with stone on exterior, all as shown and in accordance with details.

90. Line smoke flues with T. C. linings, of sizes shown, starting at bottom of flues and extending full height of same to under side of chimney pots: linings shall be set with close joints filled with mortar. Withs shall be of brick.

91. Face top of south chimney with a soldier course of face brick as detailed.

92. The top of the North chimney shall be built with a cast Nailcrete sloping top to take the Sheet Metal covering.

93. Build in the plate for the revolving vane supplied under the Heading of Cash Allowances.

94. Thimbles, flues and cleanout doors of chimneys below the first floor level will be installed under Work done by Owner.

95. T. C. thimbles shall be provided where shown or required.

96. Ash pit, flue and chute under fireplace shall be provided as shown.

97. Construct brick trimmer arches for fireplace and kitchen hearth.

FIREPLACE.

98. Build fireplace in accordance with details.

99. Inner and outer hearth, lining and facing shall be Harvard brick laid as detailed with soldier course arch resting on steel angle.

100. Set Covert or Murdock damper as required by detail for fireplace.

101. Construct throat and smoke chamber so as to provide the maximum draft and connect with flues making all surfaces smooth and all joints tight.

CHIMNEY POTS.

102. Shall be of stock design colored terra cotta pots of proper size to fit flues as made by the Atlantic Terra Cotta Co., or equal approved.

BRICK STEPS.

103. Provide and set face brick risers for all exterior stone steps.

FIRE STOPS.

104. Fill in with brick or concrete between all floor beams around all outside walls the full thickness of studs, including furring, also at bottom and top of all partitions, which come one over another, at each floor level and wherever else necessary to stop passage of fire between studs from one floor to another.

CHASES.

105. Provide chases in all masonry walls, and openings in walls and floors for pipes, wires, ducts, etc., of sizes required, and located where shown on the drawings or directed by the Architect.

MISCELLANEOUS IRON WORK.

106. Structural Steel. Furnish and set Lally columns with necessary caps and bases, I beams for 1st floor and 2nd floor framing, steel lintels as shown, together with all necessary bearing plates, wall anchors, etc.

107. Steel girder beams shall be punched as directed to receive wood blocking for joist supports.

108. Anchors. Provide and set 3/4" W. I. bolts, 18" long with washers and nuts complete, and spaced 6' 0" on centers for all wood sills or plates resting on masonry. Provide

~~similar to 1/2" x 2" angles, 12" long, spaced 12" apart, gable wall to be~~
~~turned down over top of wall and~~

109. Build in all anchors at Garage door frames, Gate frames and vertical posts at Gate Houses.

110. Steel Windows. Provide and set Fenestra steel basement sash, complete with frames and hardware, and provide with lugs for screens, for two basement openings as shown.

111. Ash Dump. Provide and set ash dump for fireplace as shown.

112. Provide and set 2" x 2" angles at sill of garage doors extending full length of opening and anchor into concrete. These angles shall be set before cement floor is laid and finish flush with floor.

113. Garage drain. Furnish and build in heavy galvanized cast iron removable grating and frame over catch basin in garage floor.

114. Area drains. Set in floor of each area a perforated C. I. hinged strainer and frame and connect to area drain brought to this outlet (under the heading of Work Reserved).

BUILDING IN WORK.

115. Sleeves. The mason shall consult with the contractors for the mechanical trades and shall cooperate with them in the layout and execution of their work. Sleeves for all pipes, conduits, etc., of the mechanical trades will be furnished by the Contractor for each trade to the mason for building in.

116. Build in gate hinges, bell supports and clock housing supplied under Heading of Cash Allowances.

117. Window and door frames and porch and gate posts shall be built in with the masonry and the mortar shall be slushed up tight against frames and into all weather grooves to secure a proper weather break.

118. Build in all counterflashing as provided under Heading of Sheet Metal and Roofing.

PAINTING.

119. Paint all iron work one coat of metallic paint at the shop and all structural iron a second coat after being set in place.

CUTTING.

120. Do all cutting and repairing of mason work that may be required by other trades. Cut raglets to receive flashing where necessary.

CLEANING AND POINTING.

121. All exposed mason work is to be thoroughly cleaned and pointed on completion as required.

RUBBISH.

122. On completion, remove all rubbish of all trades from the building and the grounds and leave the entire premises broom clean.

HEADING OF LATHING AND PLASTERING.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Reserved. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. The Contractor shall also refer to the Heading of Separate Estimates, and be guided thereby in preparing his bid.

MATERIALS.

3. Metal Lath. To be #24 gauge expanded metal lath, weighing not less than 3.4 per sq. yd. To be galvanized for cement plaster: elsewhere to be painted. Submit sample for approval.

4. Corner Beads. Berger or Knapp Bros., #600 reinforced metal corner beads at exposed angles. Submit sample for approval.

5. Hydrated Lime. Shall be an approved brand, U. S. Gypsum Co., Universal Gypsum and Lime Co., or Atlantic Gypsum Products Co.

6. Sand. Clean, sharp and coarse, free from loam, clay, salt or other impurity, screened and washed if necessary.

7. Plaster. Shall be an approved standard gypsum cement plaster, U. S. Gypsum Co., Universal Gypsum and Lime Co., or Atlantic Gypsum Products Co.

8. Keene's cement shall be Best Bros.

9. Gauging Materials shall be the U. S. Gypsum Co's., gauging plaster, or other gauging plaster as approved.

10. Portland Cement. Where Portland cement is used it shall be a standard brand meeting the specifications of the American Society for Testing Materials and the Portland Cement Association.

MORTAR MIXTURES.

11. For plaster shall be 1 part plaster to 2 parts sand gauged as required.

12. For cement plaster shall be 1 part cement to 3 parts of sand, colored as directed, and waterproofed with "Medusa".

WORKMANSHIP.

13. All lathing and plastering is to be executed in the best and most thorough and workmanlike manner, finished true, plumb and to a line.

14. Plastering on walls is to extend to floors, and finish full and true to all grounds.

15. The plasterer shall examine and try all surfaces to be lathed and plastered and see that they are in proper condition for receiving his work and report to the Architect before starting his work all defects found, or assume responsibility for all defects or damage to his work caused thereby. All material is to be furnished and applied strictly in accordance with the manufacturer's specifications.

16. All lath shall be applied with wire staples with laps, cornerwrights, etc., all in accordance with the specifications of the Associated Metal Lath Manufacturers.

17. All plastering shall be done in three coat work except as otherwise specified.

SAMPLES.

18. Samples of all finish shall be prepared as directed by the Architect and approved by him.

FURRING.

19. The furring on all walls and ceilings which are to be plastered will be wood. (See Heading of Carpentry.)

LATHING.

20. Metal Lath shall be applied to all walls, ceilings, stair soffits, where plaster or stucco is specified hereinafter. (See Separate Estimates.)

CORNER BEADS.

21. All exposed angles (vertical, horizontal and curved) shall have corner beads applied to them full length, unless otherwise specified or directed.

PLASTERING.

22. Cement Plaster applied in two coats, the last coat floated smooth, will be required for a space 15' x 26' of ceiling over the Boiler Room and Coal Bin and ceiling of Porch 110.

23. Cement plaster, scratch coat only, will be required back of tile in bathroom (see Heading of Tile).

24. Cement plaster in three coat work with texture as approved will be required for the frame walls of Alcove of Porch 110.

25. Keene's Cement will be required for walls of bathroom above tile base to a height of 4' 0" above floor, and for the full height of walls in the Gate House #1. (See Separate Estimates.)

26. Sand Finish Plaster, three coat work, floated, will be required for all ceilings throughout above basement except spaces 107, 108, 109, 206 and all closets, and Service Entry in House and ceilings in Gate Houses.

27. Sand finish plaster as above will be required for all walls of 100, 101, 102, 104, 207 and 208.

28. All sand finished ceilings shall be brought down to the picture moulding on all walls.

29. Hard white finish plaster will be required for all walls and ceilings not otherwise specified of first and second floors, including stair soffit, walls of basement stair down to the level of the floor of Landing 6, walls and ceilings in Gate House #2, and for ceiling of Gate House #1.

PLASTER WINDOW REVEALS.

30. Carry plaster into window reveals as indicated on details.

PATCHING AND CLEANING.

31. After all other mechanics are through, patch and point up all plastering and leave all complete and in proper condition.

32. Clean down and remove all plaster stains from other work and remove all plaster debris from the premises.

FD/Sept/12/31/C/6

Acadia Park
Brown Mountain Lodge
for
John D. Rockefeller, Jr.Esq.

HEADING OF TILE.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Reserved. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. The Contractor shall also refer to the Heading of Separate Estimates, and be guided thereby in preparing his bid.

MATERIALS.

3. Ceramic Tile shall be select grade as made by the American Encaustic Tile Co., or approved equal in colors and patterns as selected.

4. Glazed Tile shall be standard grade as made by the American Encaustic Tile Co., or approved equal.

5. Certificates of grade shall be furnished with all tile.

SETTING.

6. All tile shall be set in cement mortar of 1 part Portland cement to 2 parts of sand with 10% of lime and waterproofed with "Medusa" or "Adensite".

7. All tile shall be grouted with neat white Portland cement, waterproofed as above, and all cement stains shall be immediately cleaned from tile before setting.

CERAMIC TILE.

8. Consisting of a field of checkerboard pattern of three tile squares in two colors with border of two tile carried all around, will be required for the floor of bathroom 206.

GLAZED TILE.

9. A 6" x 6" "A-3610 white glazed tile base will be required for walls of bathroom 206.

10. 6" x 6" "A-1660 white glazed tile will be required around the three sides of the built-in tub, with 6" x 3 3/4" #A-1662 tile carried down the sides with proper mitre tiles both at the base and top of tub. (See Separate Estimates.)

PLINTHS.

11. Stock glazed tile plinths of size to accomodate trim will be required for two doors in Bath room 206.

ACCESSORIES.

12. Provide and install one combination white glazed self draining soap dish and grab bar.

13. All other accessories shall besupplied and set under Heading of Cash Allowances. (See Separate Estimates.)

CUTTING AND PATCHING.

14. Do all cutting and patching required for the installation of this work or as may be required for other trades.

PROTECTION.

15. Protect all work as soon as set and maintain protection until its removal is directed.

CLEANING.

16. On completion, all tile work shall be properly cleaned down and left in good order.

Acadia Park
Brown Mountain Lodge
for
John D. Rockefeller, Jr.Esq.

HEADING OF SHEET METAL AND ROOFING.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Reserved. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. The Contractor shall also refer to the Heading of Separate Estimates and be guided thereby in preparing his bid.

GUARANTEE.

3. Before the final payment, this Contractor shall file with the Architect a signed copy of the following guarantee:

I (we) hereby guarantee the labor performed and the materials installed under this heading to be first class in every respect, and erected and completed according to the best practice, also that all work supplied under this heading will be watertight in itself and where it joins other trades. If any defects or leaks not due to improper usage appear in the same within a period of two years from the date of this guarantee, I (we) will make them good without expense to the Owner, and to the satisfaction of the Architect.

MATERIALS.

4. Lead Coated Copper shall be 16 Oz. copper coated both sides with not less than 15 lbs.per 100 square feet, with Old English textured finish, as manufactured by the Chase Brass & Copper Co., New York City, and shall be used for all gutters and leaders and leader heads.

5. All other lead coated copper shall be 16 oz. copper heavily coated with lead on exposed side.

6. This Contractor shall submit samples showing the texture of the lead coating to the Architect for approval before beginning work.

7. Copper shall be 16 oz. cold rolled or soft rolled as required for the several parts of the work by the manufacturer's specification.

8. Solder for copper shall be non-corrosive; care must be taken not to stain copper in soldering where exposed.

9. Nails for copper work to be solid copper of proper size.

10. Roofing Felt. Shall be best quality asphaltum felt, weighing not less than 30 lbs. per square.

11. Waterproofing. Barrett specification felt and pitch.

12. Tile to be "Imperial" 6" x 12" Crude Shingle tile, as made by Ludowici Celadon Company. Colors are to be 75% Black and 25% Red, in shades as selected by Architect. The following fittings, in addition to the Field Tile, are to be supplied by the manufacturer: 7" Under Eaves, 6" Top Fixtures, 9" Top Fixtures, End Bands, #275 Ridge made to conform to pitch of roof, #275 special Closed Ridge Ends and Cut Hip Tile. Tile is to match approved samples on file in the office of the Architect in size, shape, color and texture. Cut Hip Tile is to be cut to proper pitch before burning.

WORKMANSHIP.

13. Unless otherwise particularly specified, all sheet metal work and all material and labor in connection therewith shall be furnished and performed in strict compliance with the recommended practice and Standard Specifications for Sheet Copper Work of the Copper and Brass Research Association, 25 Broadway, N. Y., ~~and the National Lead Co. of New York~~

FLASHING.

14. All flashing, except as otherwise specified, shall be of soft rolled copper.

15. Flash all valleys and around chimneys, at sides of dormers and ventilators, at intersections of roof with vertical walls, all hips and ridges, over door and window heads where not protected by overhangs and roofs, and wherever else necessary to make water tight.

16. The exposed flashing at chimneys shall be lead coated copper.

17. Where window sill sets over hood roof the flashing shall extend entirely under sill and turn up on back edge and be tacked in place.

~~18. Flash saddle at junction of roofs and earth elevation~~

19. Flash as detailed over all exterior openings, except where protected under roofs, overhangs, ceilings, etc. Turn down over top edge of casing and neatly tack.

20. Flash as detailed back of the horizontal half timber strips resting on masonry walls.

21. Where exterior frame walls butt against masonry walls of chimney build proper flashing 4" into masonry and lap 4" onto frame wall outside of building paper.

22. Flash back of stone splays at chimney offsets. Flashing to extend to within 1" of the outside of stone work and turn down in joint 1/2".

23. Flash around all pipes passing through roof.

24. Counterflashing of chimney shall extend back to the flue lining and be turned up 1" at the back and where there is no abutting roof surface the counterflashing shall extend to within 1" of the outside of the chimney and turn down 1/2" and be bedded into the mortar joint.

25. Counterflashings, except as otherwise specified, are to overlap base flashings at least 4", are to be built into the wall at least 4", stepped on rakes, with joints carefully filled with elastic cement.

FLASHING IN CONNECTION WITH TILE ROOFS.

26. All flashings shall be soft rolled copper. At sides of vertical surfaces, insert base flashing between each course of tiles. Lap 3" and extend 6" under tiles and at least 10" up wall. At fronts, extend flashing at least 3" up wall and 4" over tile. Masonry wall shall be cap flashed and pointed. Rounded valleys are to be flashed between each course of tile with curved strips cut to conform to sweep of valley. Extend strips 8" beyond the curve at eather side of valley. Strips are to be of convenient lengths and approximately 10" in width secured by nailing so that strips extend 3" above top of tile and about 7" down over each course of tile. Each course of Hip Tile is to be flashed in a similar manner, extend flashing 8" on each side of hip. No hip or valley flashing is to be penetrated by nails securing tiles. Upon completion, no hip or valley flashing is to be visible.

VENTILATORS.

27. Provide hard copper louvres formed as detailed for the ventilators in House and Garage. Copper shall turn in back of frame and over sills to be weather tight. All louvres to have 16 mesh copper screen wire soldered to inside.

WIND BREAKER.

28. The wind breaker on North chimney is provided under

Heading of Cash Allowances. This Contractor shall co-operate with Mason in setting it and shall furnish and set lead coated copper shield on Nailcrete base provided by mason.

29. Cover the roof with lead coated copper, standing seam, with a simple cove mould at the outer edge, all neatly fastened with concealed cleats and copper nails to the Nailcrete base provided by the Mason, all as detailed.

FINIALS.

30. Provide lead coated copper finials on peak of Gate House as detailed.

CUPOLA.

31. Cupola on garage shall be formed in lead coated copper attached with flat headed brass screws to a substantial iron frame formed as detailed.

32. The frame shall be given two coats of red lead after fabrication and shall be fastened to the roof framing with screws.

33. Provide louvres with copper screen at backs and copper lined wood batten doors arranged for removal.

GUTTERS.

34. Gutters on House and Garage where shown, except dormers, shall be of lead coated copper formed to profile as detailed with the outer edge reinforced with a painted iron bar, 3/16" x 1" all in turn formed over 3/16" x 1" copper braces spaced 2' 0" apart, bent to profile. The inner brace shall be attached to the wood facis with large flat headed brass screws.

35. The outer edge of gutter shall be braced with 3/16" 1" copper braces 2' 0" apart bolted to the iron bar with brass flat headed bolts and extended up over the roof sheathing and attached with brass screws.

36. Form an inner lining to all gutters providing a high and a low point draining to all leaders with a counter-flashing having a bent hemmed edge extended up 7" on the roof sheathing and properly secured with cleats.

LEADERS.

37. All leaders shall be lead coated copper, plain 3" round in lengths as shown with goosenecks and offsets at overhangs as shown and [illegible] supported with lead coated 1/4" x 2" copper leader straps, ends cut to profile as detailed properly secured to the

wood or masonry walls, using expansion shields in the masonry.

38. Leaders shall connect to gutters and continue to grade and shall be neatly fitted into C. I. leader shoes furnished and set under Heading of Masonry.

LEADER HEADS.

39. Leader heads for house proper (total seven) shall be formed with lead coated copper to profile as shown and detailed.

WIRE BASKETS.

40. Provide copper wire baskets or strainers over all leader openings.

ROOFING FELT.

41. Cover all sheathing under tile roof with roofing felt, laid horizontally with a 3" weathered lap and secured with copper nails and discs.

42. Turn up felt back of flashings and carry over ridges in double thickness.

TILE ROOF.

43. Cover all pitched roofs, roof of Terminal Posts and tops of connecting walls with tile as specified above.

LAYING TILE.

44. Lay tile to a generally regular butt line with an average exposure of 4 1/2". In no case shall the exposure be more than 5", or the head lap less than 2". Roof area is to be of a uniform blended color and all effects of spottiness are to be avoided. Each piece of tile excepting ridge is to be fastened with two 2" copper nails. Cement end bands in laps with elastic cement. Tile are to be doubled at eaves. Gable ends are to be pointed up with Portland cement along the rake. Ridges are to be finished off with 9" top fixtures and #275 Ridge, well pointed with elastic cement. The ridge pieces are to be butted and the joints filled with Portland cement. Hip Tile are to be mitred and well buttered with elastic cement. Valleys are to be rounded, cutting the valley tiles from regular field tile on the job. Ridge tiles are to be secured with copper nails of sufficient length to afford a penetration of at least 1" into the sheathing. The fronts of vertical surfaces are to be finished off with 6" and 9" top fixtures, buttered with elastic cement in the laps. Special closed ridge ends will be used where designated on plans.

WATERPROOFING.

45. Membrane Waterproofing three ply mopped felt, Barrett specification, will be required on the floor of Alcove off Porch 110 and floor of Bathroom 206 laid on the underflooring and turned up 6" against walls all sides and back of the tub in 206 and extending under door saddles.

CLEANING.

46. Upon completion, clean all work, remove all rubbish due to work under this heading and make good all injured or defective work, and leave all complete and in proper order.

Acadia Park
Brown Mountain Lodge
for
John D. Rockefeller, Jr.Esq.

HEADING OF CARPENTRY.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Resefved. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. The Contractor shall also refer to the Heading of Separate Estimates, and be guided thereby in preparing his bid.

MATERIALS.

3. Note. If the materials as specified below are not commonly used in this locality and other materials not specified would be structurally better or more economical to use, the Contractor shall base his estimate on the materials specified and state what substitutes he would recommend and what saving, if any, would result therefrom.

4. All lumber for framing shall be sawed full and square, sized to dimensions indicated, well seasoned, free from large or loose knots shakes or other imperfections impairing its strength or durability.

5. Stock for millwork (except where otherwise specified) shall be sound, clear, thoroughly seasoned lumber, free from sap and knots, kiln dried and protected from the weather after leaving the kiln.

6. Framing lumber shall be #1 spruce or Douglas fir of structural grade. All other rough lumber shall be #2 spruce or #1 common fir.

7. Sheathing shall be 1" x 6" matched merchantable quality pine or hemlock boards.

8. Cypress #1 Tidewater Red with heart wood where exposed to weather will be required for all door and window frames, together with their staff beads, bed moulds, sills, etc.

9. White Pine clear will be required for exterior sash, and doors except doors of Garage and Gate Houses.

10. Pecky Cypress with all extreme defects culled out will be used for all other exterior trim including half timbering, porch and gate posts and plates, barge boards, dormer sides and faces, and brackets, spindles at vents, cornice members, gates between Gate Houses , garage doors and timber work around garage doors, gates and frames, etc.

11. All exterior trim as mentioned above with the exception of moulded members shall be hand hewn and all exterior trim shall be burnt with a torch on all exposed faces and edges and thoroughly brushed with a steel wire brush to remove all charred wood. (See Separate Estimates.)

12. White Wood, first quality, clear, will be required for all interior trim, unless otherwise specified, in spaces 107, 108, 109 and 206.

13. N. C. Pine, A grade, clear, will be required for all other interior trim, including doors.

14. Glue. All glue for veneering and other purposes shall be approved waterproof glue.

WORKMANSHIP.

15. ALL rough carpentry is to be executed and completed in a thorough manner by competent mechanics. All work is to be substantially framed, braced, anchored, spiked and bolted in the best and strongest manner, true and plumb, and in accordance with the framing drawings and details.

16. All millwork is to be executed, put together and set in the best manner, mortised, tennoned, plowed, lapped and fitted strictly according to the full size details.

17. All joints are to be carefully made and fitted and beveled, mitred or coped and doweled as required: all work is to be securely fastened and glued and nails sunk for puttying.

18. All interior finish is to be smoothed and sandpapered before setting. Before painting, all defects are to be made good and all rough places, raised grain, etc., scraped and sandpapered by hand.

19. All circular work is to be worked from the solid, no kerf sawing will be accepted.

PRIMING.

20. Where possible to do so, all priming shall be done in the shop before delivery: otherwise, all priming shall be done as soon as possible after delivery and before any material to be primed is exposed to the elements.

21. Frames for window and door openings shall be fully primed on all faces: pulley stiles and yokes, and all faces to be stained shall be primed with oil, backs of frames, sills and jamb faces to be painted with lead in oil.

22. Sash and doors shall be primed on all faces, edges, rebates for glazing, etc.

23. All faces which are to be stained (see Heading of Painting) shall be primed in oil only.

24. Timber and woodwork resting on masonry shall be given two coats of creosote or oil paint on all surfaces touching masonry and over the entire end of beams and extending 12" from wall.

25. All exterior woodwork shall be primed front and back, and all joints shall be edge primed before setting.

26. No trim specified to be primed under the Heading of Painting, or back painted, shall be set until priming has been done.

CAULKING.

27. Caulk thoroughly around all exterior door and window frames in masonry walls with approved fireproof packing and elastic cement. Staff beads shall be removed for this purpose and replaced after the caulking is complete and inspected.

FRAMING.

28. Do all framing as shown or as required to properly carry out the work.

29. All framing and sizes of timbers, in general, shall be as shown on drawings, or as required. The greatest care is to be exercised in framing so as to reduce settlement from shrinkage to a minimum.

30. The carpenter shall study the requirements of the mechanical and other trades and frame accordingly.

31. The underside and ends of plates and all timbers resting on, and coming in contact with, masonry are to be painted, see Priming above.

32. Provide and bolt on wood cleats where necessary to provide proper bearing where wood beams rest on steel girders.

33. Frame for all openings in floors, ceilings and roofs required for chimneys, stairs, dormers, scuttles, ducts and for plumbing and heating pipes and wherever else required.

34. Frame an opening with double headers and trimmers in the floor of the Pantry two feet square centering directly over the center of the well casing in the Basement.

35. All headers and trimmers shall be double joists or rafters and where more than 8 ft. long shall be trebbled.

36. All headers over 4 ft. long shall be hung in bridle irons.

37. All beams and joists shall have a bearing of at least 4" and where entering masonry walls, are to have fire cut.

38. Double floor joists under partitions running the same way, setting joists 4" apart, bridging every 2'.

39. [illegible]

40. No woodwork shall come within 1" of the outside of any chimney and in no case is any nail, spike or screw to be driven into the brickwork of any chimney.

41. Sills and plates are to be of as great a length as possible, halved at the corners and spliced with a scarf joint, or lapped and spiked.

42. Frame for all rafters, rafter plates in accordance with drawings. The framing of roof rafters shall be trussed and braced, and all as indicated on sections and as necessary to make thoroughly rigid construction.

43. All framing shall be thoroughly spiked and properly braced and anchored together.

44. Rafters are to be each in one piece from plate to ridges, valleys and hips straight and true.

45. Form all saddles, watersheds, crickets and slopes as required.

STUD PARTITIONS.

46. All partitions, unless otherwise shown, are to be 2 x 4" stud partitions, 16" o. c. and set as shown and as required.

47. All 2" stud partitions are to be 2" x 3" studs set flat.

48. Studs to be doubled at openings, angles, etc., and firmly spiked together.

49. Truss over all openings in stud partitions.

50. Frame for all openings, built in ironing boards, medicine cabinets, cut-out boxes, etc., as required.

51. Form all angles and corners solid and do all blocking required for special work.

52. Studs for exterior wall construction of the 2nd floor shall be 3" x 4" 16" o. c. with double 3" x 4" studs at all openings.

ANCHORS.

53. All sills and plates shall be anchored into the walls (these anchors are furnished and set under Heading of Masonry).

54. Where beams rest on walls, approved anchors shall be spiked to the beams at least every 3rd beam and built into wall by mason. Where beams rest on wall plates or sills, they shall be similarly anchored to sill or plate.

55. The end of each beam resting on girders wherever beam is anchored to the wall shall be strapped to the opposite beam with approved straps of 1/4 x 1 1/2 iron.

56. Where beams run parallel with walls, 1/4" x 1 1/2" iron strap anchors are to be spiked to the three nearest beams, let into beams and built into wall by mason or anchored to plate or sill as conditions require. These anchors shall be placed about 5' 0" apart.

57. Provide proper anchors to build into the masonry for gate post frames and posts at arch between Gate Houses.

58. Provide strap anchors every 4' 0" between floor across the face of gable walls where they abut chimneys which shall be housed into the studs and long enough to build into the chimney to provide proper anchorage.

BRIDGING.

59. All floor beams shall be bridged every 6' with 2 x 4 cross bridging, scribed and nailed with 2 nails in each end.

60. Rafters are to be bridged with one row of solid

bridging in each span.

61. All partitions and free standing furring shall be bridged about midway between floor and ceiling, with a horizontal row of 2" x 4" bridging.

SHEATHING.

62. Sheathing laid horizontally and well nailed shall be laid over framing of all roofs, saddles, sides and roofs of dormers, etc., and wherever else required to carry out the drawings.

63. Sheathing laid diagonally shall be required for all exterior frame walls, behind brick veneer, half timbering, etc.

64. Sheath partition between coal bin and Boiler Room to a height of 5' 0" from floor and build slide as shown.

65. ~~Sheath head and jamb of door and cover with copper flashing.~~

66. Valley sheathing shall be formed to receive rounded tile valleys.

SHEATHING PAPER.

67. All exterior frame walls shall be covered with one layer of "Ruberoid" and over that one layer of "SiselKraft" both put on horizontally and well lapped and carried in back of door and window casings, and lapped down over all base and cap flashing.

68. Ceiling forming soffit of Arch between Gate Houses shall be ceiled with 7/8" x 6" T. & G. "V" jointed cypress boarding.

CEILING.

69. Center beaded matched 7/8" ceiling will be required for the walls of Storage Closet #7.

UNDERFLOORING.

70. T & G underflooring dressed one side, laid diaginally, well nailed to every bearing, properly breaking joints, will be required throughout the first and 2nd floors and in attic space over garage.

71. Underflooring of attic space over garage shall extend to rafters.

72. Also lay underflooring in Storage Space #215 and in Gate House #1 carried out over the beam of arch between Gate Houses.

73. Cat Walk, consisting of underflooring three feet wide, will be required in attic spaces of house, extending full length of attic spaces from gable wall to gable wall and carried 3' wide around scuttle.

74. The underflooring of Bath 206 and the Alcove off 110 shall be dropped 2" from the top of beams all held with proper side cleats to take the membrane waterproofing and cinder concrete deafening.

INSULATION.

75. Place two 1/2" layers of Celatex covering an area of 36 sq. ft. directly over the pump in basement. Cut an opening 2 ft. square directly on center of pump casing and provide a two layer Celatex cover to fit opening, screwed into the beam framing as directed.

76. Insulation consisting of 1" thick Balsam Wool (Wood Conversion Co., 101 Park Ave., New York) or 1" thick Cabot's Quilt (Samuel Cabot, Inc., Boston, Mass.) will be required between ceiling joists over the alcove off porch 110 held in place with builders lath and extending over the entire area and closed in at ends.

77. Place insulation as above between the studs and against the sheathing of the Alcove off Porch 110.

FURRING.

78. Do all necessary furring and blocking for half timbering, cornices, bays, vents, valley sheathing, etc.

79. Furr the inside of all exterior masonry walls where plastered (see Heading of Plaster) with 2 x 2 furring, run continuously from floor to ceiling and free standing.

80. Furr around all chimneys with 2" x 2" furring as specified above, set 1" clear of masonry.

81. Furr down window head in Dining Room to cover plumbing pipes.

82. Cross furr all ceilings and stair soffits of 1st and 2nd floor of house proper, including ceiling of porch 110, with 1" x 2" strips, 12" o. c.

83. Place furring strips on the sheathing of walls of Alcove off 110 to receive the lath and cement plaster.

GROUNDS.

84. Furnish and set ground well secured in all plastered spaces for the nailing of trim and finished work and wherever required by the plasterer and other mechanics. Two grounds to be set for bases, lower directly over rough floor.

85. Furnish and install outriggers at all rafters to form bell cast at eaves.

WINDOW FRAMES.

86. Furnish and set frames for all windows as shown on the drawings and as detailed, except where steel frames are shown for basement windows.

87. All exterior frames shall be put together with tongues and grooves in white lead.

88. All frames shall be arranged to take screens.

89. All staff beads in masonry walls shall be applied loose when set so that they may be easily removed for caulking.

90. All frames shall be made in accordance with details with wind breaks, staff beads, weathered sills, mullions and transoms as shown.

SASH.

91. Sash shall be 1 3/4" thick with drip mould ploughed into bottom rail, all as detailed.

92. All sash shall be moulded with rebated meeting stiles and moulded muntins as detailed.

PROTECTIVE BOARDING.

93. Put in weather protective boarding as detailed behind all vents in gables. This boarding shall be lined with tar paper arranged to drain over sill of vent.

DOOR FRAMES.

94. Exterior door frames and sidelights shall be made in accordance with details, put together with tongues and grooves in white lead.

95. Frames, in general, shall be 1 3/4" thick rebated with wind stops ploughed into frames for masonry walls and trimmed with moulded staff beads or moulded casings as detailed.

96. Frames for garage doors shall be bolted to wall.

97. Interior door frames shall be 7/8" with 1/2" moulded stops planted on.

98. Provide 4" x 8" cypress frames for Gates between Gate Houses and 2" x 8" frames for Bridle Path Gate and Gate at South connecting wall with proper stops as detailed.

DOORS.

99. See schedule on plans for all sizes.

100. Double doors shall have rebated meeting stiles or astragals, as detailed.

101. Exterior Doors shall have built up panels with flush moulding, moulded muntins with wood glazing mould, weather drip moulding ploughed into bottom rail, all in accordance with details.

102. Large garage doors 2 1/4" thick to be built up of matched 1 1/8" planks with 1 1/8" braced battens as detailed.

103. All other exterior doors shall be 1 3/4" thick and have solid rails, stiles and panels.

104. Interior Doors shall be stock yellow pine or fir 5 cross panel doors, with solid rails and stiles and laminated panels with flush mouldings.

105. Closet doors 1 3/8" thick: other doors 1 3/4" thick.

106. Glazed doors shall have moulded muntins, wood glazing moulds, panels, etc., all to correspond with adjacent doors as to material and detail.

107. Provide batten doors made up of 7/8" matched material behind all vents in gables and vent over work shop to close openings tight in winter.

108. Doors to W. C. compartments in Gate House #1 to be flush, 5 ply, 1 1/4" thick dwarf doors.

GLAZING.

109. Double strength A Quality flat drawn clear sheet glass of Libby-Owen or American Window Glass Co. make shall be required for all glazed doors and windows.

110. Single thick glass will be required for glazed doors of dressers.

111. Sash marked M and L shall be glazed with rondels formed with 3/8" semi-antique lead canes with steel bar horizontal reinforcement at two points on each sash.

112. Setting. All lights are to be of proper size to fill the openings, all properly secured and bedded in putty. All glazing must be protected during the progress of the work: any glass broken or damaged must be removed or replaced before the completion of the work, and all glass is to be thoroughly cleaned and left in perfect condition on the

completion of the work. (See Separate Estimates.)

EXTERIOR FINISH.

113. General. All exterior finish shall be in accordance with scale and full size details and as specified. All put together with tongues and grooves in white lead.

114. All necessary blocking, furring, etc., is to be provided and set for all exterior millwork.

115. All exterior woodwork shall be complete in every respect secured to structural work and left in perfect condition.

116. Cornices and gable rakes shall consist of facias, bed moulds and crown moulds as detailed.

117. Half timbering shall be of 2" stock, mortised and matched at intersections, all with weathering edges and interlocks as detailed.

118. Set all pegs in locations and of sizes as shown, pegs shall set at least 3/4" into wood members and project about 1".

119. In general, pegs shall be placed at the intersection of all vertical and sloping half timbers with all horizontal members and also at the terminals of all verge boards.

120. Timbers forming jambs and head of openings at porch 110, garage doors, those at Main Gate, all wood lintels and overhang over #101 shall be solid and where they fit against masonry shall have weather grooves cut on back to build into masonry.

121. Corner half timbers to be cut from solid.

122. Sides of dormers to be boarded with 1 1/8" T & G matched material as detailed.

123. Porches and open passage over Main Gate to have small ceiling moulding at junction of timber work with wood ceiling.

124. Brackets for overhangs to be solid, moulded to detail.

125. Provide turned spindles with ends doweled into a rebated 1 3/4" frame with staff bead arranged to take the copper louvres in gables or the wood sash of windows where shown, all as detailed.

126. In the west gable provide a cut out vent in pattern as detailed.

127. Provide an extended cypress plank platform with moulded edging concealed cleats dovetailed into the under side of platform supported at center by a solid wood bracket and ends extended back of the dormer planking as detailed.

128. Set in solid cat head with a heavy wrought iron hook as shown.

GATES.

129. At Main driveway and at Bridle path shall consist of a 3" frame with 1 1/8" plank panels and 1 1/8" cross bracing in back. The upper ends of planking shall be cut to profile, all as detailed.

130. Gate at wall near garage shall consist of 1 1/8" V jointed planks splined together with 1 1/8" battens.

INTERIOR FINISH.

131. No trim is required for steel windows in basement and cellar spaces.

132. Doors and windows in garage will be trimmed with 3/4" x 3" scribe moulding, no sills.

133. Casings. In basement and Gate Houses and all closets 2 3/4" x 5/8" plain casings, butt joint, no wall moulding.

134. All other casings to be 2 3/4" x 5/8" moulded with mitred corners and with 1/2" wall moulding.

135. Windows to have moulded stools and aprons as detailed.

136. Provide stool strip at out opening wood casement windows of house proper to receive screens, all as detailed.

137. Base. 4" x 7/8" throughout except in bath and unplastered walls of basement, garage, Gate House #1, with 1/2" wall moulding except in closets.

138. Floor mould from 1" stock beveled at top and nailed to floor will be required at all wood base.

139. Cap Rail, 5/8" x 2 1/2" with wall moulding required around bathroom 4' high.

140. Picture Mould, 5/8" x 2 1/2" moulded around all plaster walls just below ceilings of bedrooms, dining room, living room, halls and bathroom.

141. Where splayed ceilings occur, provide moulded strip to carry through the lines of picture moulding.

142. Mantel consisting of moulded casings around opening, plain facia with moulded shelf and bed mould, all as detailed, will be required in Living Room.

143. Box Seats. Where shown at Bed Room windows on Second Floor form seats with 1 1/8" paneled fronts and hinged lids 1 1/8" thick splined together set in a frame with moulded nosing, with finished flooring at bottom and 5/8" cedar lining at all sides as detailed.

144. Form a bulkhead similar to the above with solid fixed top at the window in laundry.

145. W. C. Partitions in Gate House #1 shall be dwarf partitions, 1 1/4" thick paneled as detailed, secured with knee brackets and N. P. supports.

STAIRS.

146. All stair material shall conform to specified materials for adjacent finish, except as otherwise specifically mentioned to the contrary.

147. Main Stairs, 1st to 2nd floor, shall have 7/8" risers, treads 1 1/8", with moulded nosing: balusters 5/8" x 3/4", 3 to a tread: handrail 2 1/2" x 2 3/4" moulded: newels 3 1/2" square, paneled, with moulded caps, drops, etc.: face and wall strings 7/8" moulded: soffit mould 3" x 5/8", with 1/2" wall mould at strings, soffit mould and at stair nosings.

148. Main stairs shall have red oak treads and birch handrail: all other materials to match typical trim.

149. Stairs from basement to 1st floor similar, with Y. P. treads, without balusters or newels, and with Y. P. wall rail.

150. All stair work shall be carefully laid out, put together and set in a thorough and skillful manner.

151. Rough carriages are to be carefully cut for treads and risers and secured in place with hangers, anchors, bolts, etc., as required and bridged every 6'.

152. Do all cutting and framing required for newels, platforms, etc.

153. Treads and risers shall be tongued and grooved together and housed into strings, thoroughly wedged, blocked and glued. Balusters shall be dovetailed into treads and let into handrails, and handrails housed into newels. Handrails shall extend the entire length of stairs as shown and be worked with all easements, ramps and turns as detailed: provide and set C. I. wall brackets for wall rails.

FLOORING PAPER.

154. Waterproof tar felt, heavy weight (not less than 20 lb.) shall be laid over all underflooring receiving finished floor. Felt strips shall be lapped at least 2" and turned up on all walls in back of the base.

FINISHED FLOORING.

155. All flooring shall be of the best quality of the grade specified and shall be kiln dried, accurately milled, carefully handled and protected from dampness.

156. All flooring shall be tongued and grooved and end-matched with hollowed back.

157. No. 1 edge grain long leaf yellow pine or first quality spruce flooring 25/32" x 3 1/4" face will be required for finished floor in spaces 107, 108, 109, where linoleum floor is to be laid.

158. First grade plain sawed red oak 13/16" x 2 1/4" face will be required for all other finished floors throughout the 1st and 2nd floors except bath room.

159. All flooring shall be laid in accordance with the best practice, properly driven up, blind nailed with 8d steel cut light flooring nails, from 12" to 14" o. c.

160. In all finished rooms, a 1/2" space shall be left between flooring and baseboard to allow for expansion.

161. Flooring strips shall, wherever possible, run the long way of the room.

SCRAPING.

162. All floors shall be planed, hand or machine scraped and sandpapered and protected by covering with paper, with joints lapped and glued and fastened.

SADDLES.

163. Hard wood saddles of same materials as floor will be required at all interior doors where wood flooring is specified.

164. Saddles shall be full width of partitions, beveled as detailed.

LINOLEUM FLOORS.

165. Are included under Heading of Work Reserved.

SCUTTLES.

166. Provide scuttles where and as shown with 7/8" frame and 5/8" x 2 3/4" ceiling casing with cover built up of 7/8" matched boarding with cleats on upper side and hung on galv. iron hinges to open up.

167. Provide a trap door in the floor of Pantry consisting of two layers of flooring with proper cleats arranged with edges formed as rebates on all four sides as directed.

168. Access Door at bath tub in 206 shall consist of a 7/8" paneled door complete with 7/8" jambs, stops and a 5/8" x 2" flat casing.

DRESSERS.

169. The dressers in Kitchen shall have counter shelves of 1 1/8" ash, glued up, with drawers just below countershelf and cupboards to floor with 1 1/8" wood paneled doors and one shelf.

170. The section above the countershelf shall extend to the ceiling and shall be hung from the ceiling. This upper section shall have 1 1/8" doors divided by wood muntins to receive glass (see Glazing above) except sections against dining room partition which shall have wood panels.

171. They shall have 7/8" shelves to average 10" o. c. on suitable shelf supports.

172. Exposed ends of dressers shall be paneled: 7/8" x 2 1/2" crown moulding shall be carried around dressers at ceiling.

173. Wall between countershelf and upper dresser shall be faced with 7/8" ash, glued up.

174. Build pot cupboards with paneled ends and with one shelf and 1 1/8" wood paneled doors under drainboards at kitchen sink.

175. The lower section of dresser on south wall shall be built as a window bulkhead, sheathed and with paneled front.

176. On dining room side of partition provide dresser fronts, upper section only, with glazed doors, and narrow shelf below. Also build slide in one section to slide behind a paneled front as detailed.

177. Dresser drawers shall be built up with 7/8" fronts with mortised sides, guides, etc., all complete as detailed.

DRAINBOARDS.

178. Ash drainboards 1 3/8" thick, glued up watertight, with draining grooves and with 16" high 7/8" ash back, will be required for kitchen sink as shown.

SHELVING.

179. Closet shelving shall be the best grade shelving material, with no large or loose knots.

180. Shelves shall be 14" wide, 7/8" thick, unless otherwise specified or shown, supported on 7/8" x 3" continuous shelf supports except that where rods occur the shelf supports shall be 7/8" x 4".

181. The exact arrangement of shelves shall be as detailed but in general they shall be as follows.

182. Storage #4. 4 shelves as shown with intermediate supports extending to floor.

183. Closet 103. 2 shelves as shown, with hook strips all around and rod as shown.

184. Closet 106. 2 shelves and hook strip.

185. Pantry 109. 6 shelves each side as shown with supports extending to floor.

186. Closet 212, 2 shelves and hook strip three sides.

187. Closets 202, 204, 205, 209, 210, 211, two shelves as shown, 14" wide, with hook strip all around and rod as shown.

188. Closet 216. Shelves starting 2 ft. from floor and spaced 1 ft. apart to line of door head.

189. Closet 203 to have lower cupboard, about 30" high, with 1 1/8" wood paneled doors and one shelf, upper portion to extend to 6' 8" height with similar wood doors and five adjustable shelves.

190. Rods, for closets shall be 3/4" galv. iron pipe, properly supported at walls and with intermediate supports where necessary. Rods shall set 12" clear of the wall and 2" clear of shelf above.

MEDICINE CABINET.

191. Set medicine cabinet supplied under Heading of Cash Allowances.

HARDWARE.

192. Set all finishing hardware provided under Heading of

Cash Allowances.

193. Building hardware, such as nails, screws, sash weights and pulleys, hold fasts and any other hardware not commonly understood as finished hardware, shall be provided under this heading.

SCREENS.

194. Screens for doors and windows will be supplied and set under Heading of Cash Allowances.

WEATHER STRIPPING.

195. Supplied and set under Heading of Cash Allowances.

BATH ROOM ACCESSORIES.

196. Supplied and set under Heading of Cash Allowances.

JOBBING.

197. Do all miscellaneous work, all fitting, cutting and patching for other trades and leave work complete and in proper condition.

HEADING OF PAINTING.

Note. All work included under this heading shall be be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Reserved. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. The Contractor shall also refer to the Heading of Separate Estimates, and be guided thereby in preparing his bid.

SAMPLES.

3. Samples of all finishes shall be prepared as directed and submitted for the approval of the Architect.

4. In addition to these samples, a set of "Record Samples" shall be made by the painter and delivered to the Architect before the final certificate is issued on the work.

MATERIALS.

5. All materials shall be of the make and grade specified, delivered, where practicable, in their unbroken packages, and inspected and approved by the Architect before being used.

6. No material shall be thinned, diluted or changed in any way, except as specified, or in accordance with the manufacturer's specifications.

7. If the painter wishes to use other brands of material than those specified, he must make application to the Architect, in writing, and receive his written approval on the same.

8. Lead and oil paint shall be Samuel Cabot's "Collopake" best quality ready mixed paint.

9. Interior enamel shall be Pratt & Lambert's "Vitralite".

10. Interior flat paint shall be Pratt & Lambert's "Lyt-All".

11. Stain shall be Pratt & Lambert's oil or acid stain as specified.

12. Metallic Paint shall be Dixon Silica Graphite, or equal.

13. Sunflex as made by the Craftex Co., New York City.

14. Varnish shall be Pratt & Lambert's spar varnish or Pratt & Lambert's flat varnish as specified.

WORKMANSHIP.

15. All workmanship shall be of the best quality and to the satisfaction of the Architect.

16. The painter shall examine all work receiving painter's finish, and shall notify the Architect of any defects before starting the painting, otherwise he shall be held responsible for all defects in his work resulting therefrom.

17. All surfaces receiving paint shall be thoroughly dry before paint is applied, and each coat shall be thoroughly dry before the next is applied.

PREPARATION.

18. Clean down, knot stop with shellac, and sandpaper, or otherwise prepare all surfaces to obtain the best results.

PRIMING.

19. See Headings of Masonry and Carpentry for priming specified under those headings.

20. Any priming required to properly protect the work and not specified under those headings shall be done under this contract.

21. All interior trim which is to be painted shall be primed front and back before being set.

22. All interior trim which is to be stained shall be back primed before being set.

PUTTYING.

23. After the priming coat of paint is thoroughly dry, putty up all holes, dents, cracks and other defects in the surface with a pure linseed oil putty, composed of equal parts of white lead and whiting colored as directed.

PAINTING.

24. All painting specified below is in addition to painting and priming specified under other headings.

EXTERIOR PAINTING.

25. The exterior portion of door and window frames, staff beads, exterior sides of doors (except garage and Gate House doors) exterior side of sash, shall receive three coats of lead and oil paint.

26. All other exterior woodwork, including in general all half timbering, cornice woodwork, brackets, garage doors and gates, dormer woodwork, etc., is specified to be textured by adzing, burning and brushing and primed one coat of oil stain under the Heading of Carpentry. All of this woodwork shall be given one coat of oil stain and one coat of lead filler wiped.

27. Iron work of steel windows in Basement shall be given a full coat of metallic paint and 2 coats of lead and oil paint, inside and out.

INTERIOR PAINTING.

28. General. Inside of all sash and exterior doors shall be painted or stained as necessary to conform to the specified finish of adjacent woodwork.

29. Enamel finish for woodwork consisting of one coat made up of equal parts of Vitralite Undercoating and gloss and one coat of Vitralite Eggshell, shall be required for finished woodwork in spaces 107, 108, 109 and 206, and closets opening into same, except drainboards and counters, including backs and ends, and except also the tops of closet and dresser shelves which will be shellaced (see below).

30. The above includes the painting of woodwork on the inside of cupboards and dressers except as noted.

31. The finished woodwork in the Gate House #1 shall be of enamel finish as above (See Separate Estimates).

32. Stain finished woodwork consisting of one coat of stain, one coat of shellac, then rubbed with 00 sandpaper and finished with two coats of wax well rubbed will be required for all other interior finish woodwork except that 2 coats of flat varnish shall be substituted for wax on basement stairs and one coat of shellac will be substituted for wax on closet woodwork opening into stained finished rooms.

33. Handrails shall be stained, filled and given 3 coats of flat varnish rubbed with pumice and water between coats.

34. Shellac finish, consisting of 2 coats of shellac, will be required for top of all closet and dresser shelving and inside of drawers.

35. Floor finish, consisting of 1 coat of stain, 2 coats of wax, will be required for all wood floors throughout and main stair treads except in spaces 106, 107, 108, 109, where linoleum is to be used.

36. Oiling. All drainboards and countershelves, including backs and ends, shall be oiled.

37. Paint the walls of Boiler Room and the outside face of sheathing of coal bin and the plastered ceiling of basement with 2 coats of Sunflex applied as per manufacturers' directions.

38. Miscellaneous. Paint all exposed plumbing pipes (not insulated), all exposed structural steel and Lally columns, cleanout doors, iron pit cover, etc., with two coats of lead and oil paint.

RADIATORS.

39. Are primed under the Heading of Heating: they shall be given two coats of paint to match trim in rooms in which they are to be placed. Where trim is stained, radiators shall be bronzed with a mixture of bronze and aluminum in equal parts.

PLASTER PAINTING.

40. None required in basement except on stairs and none in attic.

41. Preparation. All plaster which is to be painted shall first be treated with a wash consisting of 3 to 4 pounds of sulphate of zinc dissolved in one gallon of water. Also add a small amount of water soluble aniline black to slightly stain the wash so that no part of the surface will be missed. After this wash has dried, brush off all loose crystals.

42. After priming coat has been applied to plaster surfaces the Contractor shall treat all hot spots and other places requiring special treatment.

43. Then apply one coat of Pratt & Lambert's "Double-duty Primer".

44. Enamel Finish, consisting of one coat of Lyt-All flat and one coat of Lyt-All Eggshell will be required for the plaster walls and ceilings, including plaster backs of dressers and cupboards in spaces 107, 108, 109 (including plaster of basement stairway to landing level) and 206.

45. For plaster walls only of closets opening off the above spaces apply one coat of Lyt-All Flat only.

46. Similar finish shall be applied on the plaster walls and ceilings of Gate House #1. (See Separate Estimates.)

JOBBING.

47. On completion, touch up where necessary, and remove all paint and varnish stains about the building, clean and polish all hardware and glass, and remove all rubbish pertaining to this trade and leave all in proper condition.

Acadia Park
Brown Mountain Lodge
for
John D. Rockefeller, Jr.Esq.

HEADING OF PLUMBING.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Reserved. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. The Contractor shall also refer to the Heading of Separate Estimates, and be guided thereby in preparing his bid.

GUARANTEE.

3. Before the final payment is made, the Contractor shall file with the Architect a signed copy of the following guarantee:

I (we) hereby guarantee that the work installed by me (us) under this contract is according to the drawings and specifications and free from defects, and that the hot water will circulate freely in all circulating loops simultaneously without opening faucets: also that I (we) will make any changes necessary to carry out the guarantee within a period of two years from the date of this guarantee without expense to the Owner.

BUILDING DEPARTMENT REQUIREMENTS.

4. All material shall be furnished and all work shall be done in accordance with the local laws and regulations, whether so specified or not.

5. The Plumbing Contractor shall file the plans with the proper authorities and shall pay all fees in connection with same.

DRAWINGS.

6. The Plumbing Contractor shall make all plumbing drawings required by the local authorities, in addition to those supplied by the Architect and listed on the title page of these specifications.

7. The drawings supplied by the Architect indicate, in general, the position of the drainage and vent systems, but any changes required to make them fit the conditions at the building shall be made by the plumber without extra charge.

8. The Plumbing Contractor, before he begins work, shall submit to the Architect for his approval a plan showing the proposed layout of all piping throughout, both drainage and supply piping.

TESTS.

9. All tests must be made in accordance with the local rules covering this class of work, in the presence of the Architect.

10. Upon completion of the entire work, the Contractor must make, at his own expense, a test of the entire apparatus and mechanical operation of same in the presence of the Architect.

11. The various systems of soil, waste, drain and vent pipes must be tested before the fixtures are connected. The inlet in pipes shall be temporarily plugged or soldered for tests, the entire system filled with water and allowed to stand for 24 hours.

12. The entire water supply system shall be tested to a pressure of 100 lbs. per sq. in.

EXCAVATION.

13. See Heading of Work Reserved.

CUTTING AND REPAIRING.

14. All cutting and repairing of the work of other trades will be done by those trades as required to receive this Contractor's work.

15. Any cutting or patching or repairs to the work of other trades made necessary by changes in plumbing due to defective work shall be paid for by the plumber.

MATERIALS.

16. All materials shall conform to the latest Standard Specifications of the American Society for Testing Materials for each particular kind.

17. Cast Iron Pipe shall be extra heavy grade, not coated, the size, weight and maker's name shall be cast on each length as follows:

Diameter	Extra heavy
2"	5 1/2 lbs.
3"	9 1/2 "
4"	13 "

18. Steel Pipe. Galvanized, for short branch vents not over 2" diameter only.

19. Brass Piping shall be I. P. S. of Chase Co., or Bridgeport Brass Co. make. Each length shall be plainly marked with maker's name or trade mark.

20. All fittings on brass pipe shall be the Crane Co's. standard rough brass pipe fittings, I. P. S.

21. Lead Pipe shall be best quality drawn pipe of Grade "D" of weight required.

22. Wrought Iron Pipe shall be Byers or Reading make. Short nipples shall be "extra heavy".

WORKMANSHIP.

23. No exposed piping about fixtures or other conspicuous places shall show tool marks or threads at fittings.

24. All piping shall be run in an approved and mechanical manner, everywhere properly graded, with a drop of not less than 1/4" to the foot.

25. Offsets in vertical pipes will only be allowed where unavoidable.

26. In general, all pipes above Basement shall be run concealed: all hot and cold piping shall be not less than 1' apart, unless absolutely unavoidable.

SUPPORTS.

27. Pipes run on ceilings must be securely supported with adjustable hangers of the Fee & Mason, Blake or other make, spaced not over 8' apart. Vertical lines of pipes must be securely supported with steel collars or bands bolted around same and fastened to the wall and floor construction, as required. Provide all hangers, supports, etc., in time for building into or securing to masonry or other work.

28. No chains or wires to be allowed for supporting or hanging pipes.

PLATES AND SLEEVES.

29. Provide suitable sleeves through walls, floors and roofs for the passage of plumbing and other pipes and

make tight around same with masonry or by packing with mineral wool so as to entirely seal the openings and prevent the passage of air from one room or floor to another. Sleeves in masonry shall be supplied to the mason and located in time to avoid all delay of the work.

30. Provide approved plates or escutcheons for all pipes passing through walls, floors, etc.

31. All joints between roofs and such pipes as extend through the roof shall be made watertight by heavy sheet lead flashing.

DRAINAGE SYSTEM.

32. Sanitary Sewer. The sanitary sewer beyond the walls of the house will be installed under Heading of Work Reserved.

HOUSE TRAP.

33. Install house trap and fresh air inlet as required by law. Fresh air inlet shall terminate where shown with brass ventilating cap.

HOUSE DRAINS.

34. From the house trap, continue the house drains of sizes shown to the bottom of all vertical stacks.

35. Soil, waste, drain and vent pipes are to be cast iron hub and spigot pipes, except for vents 2" and under, which may be wrought iron pipe or galv. steel pipe. All pipes are to be put together in the best manner, screwed joints for W. I. and steel pipes where same are used, caulked and leaded joints for cast iron pipes. All connections are to be made with Y branches and 1/8 long sweep bends.

36. Sizes of waste pipes for the various fixtures are to be as follows, unless otherwise required by local regulations.

Water closets .....4"
Lavatories.. .....1 1/2" reduced at trap
Bath tubs.....2"
Kitchen sink.....2"
Laundry trays.....2"

37. All main soil, waste and vent pipes are to be extendedin full calibre at least 1' above the roof, well away from all windows, etc. When less than 4" in diameter, they shall be enlarged to 4", at a point not less than 1' below the roof surface, gathered where possible to reduce number of outlets.

38. Copper wire baskets shall be properly fastened into the opening of each pipe above the roof.

CLEANOUTS.

39. Provide and set cleanouts for house drains, at ends of all branches to house drains, at the bases of all, rising lines, on all exposed or accessible traps, except water closet traps, on inlet side, at all points of the system where a change of direction occurs, and at intermediate points where so indicated or called for or necessary to prevent rust accumulation or other obstruction.

40. The screw caps of all cleanouts shall be of brass, extra heavy, of regulation size.

41. Cleanouts shall be the full size of the traps up to 4" in diameter, and not less than 4" for larger traps.

42. Full size Y and T fittings shall be provided for cleanouts on house drains and their branches.

43. All cleanouts shall be made accessible.

TRAPS.

44. Standard traps, vented or approved non-syphoning traps are to be used at the option of the Contractor.

45. All earthenware traps shall have heavy brass floor flange soldered in the lead bends and bolted to the trap flange and the joint made gas tight with red lead or white lead. The use of rubber washers for floor connections is prohibited.

WATER SUPPLY SYSTEM.

46. All water piping throughout shall be brass. Connections from concealed pipes to fixtures shall be furnished with the fixtures.

47. All joints shall be thoroughly made up in red lead and oil, and shall be made perfectly watertight. No joints shall be allowed to rust shut. All joints and pipe inaccessible in finished work shall be tested before covering is installed or pipes concealed.

48. All piping shall be securely fastened in place in approved manner and graded so as to thoroughly drain, in no case trapped unless absolutely necessary, in which case brass pett cocks shall be set to drain same. All fittings shall be of proper size, no bushings will be allowed.

49. As far as possible, water supply lines shall be kept away from outside walls. Where not possible, the Architect shall be consulted as to method of installation.

SERVICE SUPPLY.

50. The Owner will drill a well, furnish the drop pipe, well rod, strainer, cylinder valve and a complete electrically driven pump, together with a two way check valve and a relief valve.

51. This Contractor shall furnish and install a 200 gallon galvanized pressure tank, tested at 250 lbs. together with a Goulds automatic air volume control, pressure switch, pressure gauge and make all connections between the tank and pump with a proper shut off valve to and from tank.

52. On the house supply provide a proper drip so as to drain tank.

COLD SUPPLY.

53. From the storage tank take a 1 1/4" line as a header continued across Basement ceiling to outside wall under Bath Room 206. From this extend branches as follows: 3/4" to steam boiler, hot water storage tank, laundry trays, kitchen and 3/4" riser to bath room 206.

54. The sizes of water pipes to fixtures to be as follows:
unless otherwise required by local regulations.

Water closet.....	3/4"	reduced to 1/2"	at tank
Lavatories.....	1/2"	" " 3/8"	at fixture
Bath tub.....	3/4"	" " 1/2"	" "
Kitchen sink.	3/4"	" " 1/2"	" "
Laundry trays.....	3/4"	" " 1/2"	" "

55. From main header take a 3/4" line of brass pipe installed below frost line into Gate House No. 2 with branches to individual fixtures as listed above.

HOSE COCKS.

56. Carry 3/4" branches to sill cocks where marked H.C. on plans, with 3/4" threaded brass faucets and valves and drips inside the building situated close to the mains.

57. Provide similar hose cock in garage as shown.

HOT WATER BOILER.

58. Supply and set a #113 "Hy-test" hot water heating boiler, as made by the H. B. Smith Co., complete in every respect, including damper regulator, cast iron base suitable for coal burning, safety relief valve, #14 gauge black iron smoke pipe with damper and firing tools and make all connections to storage tank.

HOT WATER STORAGE TANK.

59. Supply and set a 40 gal. copper hot water storage tank, tested to 250 lbs. water pressure with standard tappings and boiler stand as made by Dahlquist Mfg. Co., or E. B. Badger & Sons Co.

HOT WATER PIPING.

60. There will be no hot water supply lines to either Gate Houses or Garage.

61. The hot water piping shall be arranged on a circulating loop to give constant circulation without opening any faucets.

62. A check valve of approved make shall be installed in the circulating loops with a control valve on each side of it and close to it.

63. The piping shall be the same size as specified for the cold water piping, with the return circulation the full size.

64. The hot water piping shall be arranged with supplies to a water back in the kitchen Range, to the Hot Water heating boiler specified above, and to an Excelso water heater on the steam boiler, all arranged with valves on both supply and return lines to allow for proper control of each individual heating system as may be desired.

65. Dead ends to bath tubs are to be 1/2" and to lavatories 3/8".

AIR CHAMBERS.

66. Air chambers shall be put on the hot and cold supply pipes where necessary to insure absence of water hammer.

VALVES.

67. All valves shall be brass solid wedge gate valves with double seat of the "Crane" make or "Jenkins Bros." Diamond brand, and for 125 pounds working pressure. No competition valves will be accepted.

68. All valves, cocks, etc., shall be fully equal in area to the pipes upon which they are placed, and accessibly located.

69. Valves are required at point of entry into house, on supplies to heating boiler, hot water storage tank, laundry trays, kitchen sinks, on cold and hot water riser and return to bath 206, on supplies to sill cocks and elsewhere as necessary to properly control the system.

DRIPS.

70. Install a hose end drip close to each cut out valve specified so that the system may be drained in sections or as a whole.

INSULATION.

71. Cold water pipes supplying garage shall be insulated against freezing between garage and basement as follows: two layers of Johns-Manville 1 inch thick hair felt and three layers of tar paper. The tar paper will alternate in layers with the hair felt starting with tar paper next to the pipe. The exterior will be taped or wired.

72. All hot water pipes and circulation lines in basement, including the connections between heater and storage tank, shall be covered with Johns-Manville 2 ply asbestos air cell covering neatly pasted and banded.

73. Cover the hot water storage tank with 1 1/2" asbestos cement, finished to a hard coat.

FIXTURES.

74. The plumbing fixtures and brassware and kitchen range are supplied under Heading of Cash Allowances and delivered at Seal Harbor. This Contractor shall include in his bid the cost of carting to site and installing complete.

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for
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HEADING OF ELECTRIC WORK.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Reserved. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. The Contractor shall also refer to the Heading of Separate Estimates, and be guided thereby in preparing his bid.

CERTIFICATE.

3. All work shall be done according to the rules and regulations of the Underwriters Association having jurisdiction. The Contractor shall obtain certificate of approval from them and deliver to the Architect before final payment.

LAYOUT.

4. Before installing any work, the Contractor shall submit to the Architect for approval, in duplicate, drawings showing the layout of all work, and locations of panel boxes, etc. These may be in colored crayon on blueprints.

CUTTING AND REPAIRING.

5. All cutting and repairing of the work of other trades will be done by those trades as required to receive this Contractor's work.

6. Any cutting or patching or repairs to the work of other trades made necessary by changes in electric work due to defective work shall be paid for by the electrician.

TESTS.

7. All work shall be tested to the satisfaction of the Architect and in his presence.

GUARANTEE.

8. Before the final certificate is issued, this Cor-

tractor shall file with the Architect a signed copy of the following guarantee:

I (we) hereby guarantee that all work installed by me (us) under this contract is according to the drawings and specifications and free from defects: also that I (we) will make any changes necessary to carry out the guarantee, except defects due to improper usage, within a period of one year from the date of this guarantee without expense to the Owner.

MATERIALS AND LABOR.

9. All materials are to be of the General Electric product of the kinds specified, or their equal acceptable to the Architect, and all materials shall conform to the rules of the National Electrical Code and the Underwriters Association.

10. Provide, locate and have the mason build in all sleeves, anchors, ties, etc., required for the Electric Work, and see that all openings are filled solid with mortar, mineral wool, or as directed.

SERVICE SUPPLY.

11. The electric service and telephone service shall be brought to the house under the Heading of Work Reserved.

SERVICE SWITCH.

12. Where service enters building install a three pole service switch all properly mounted and grounded as required by local regulations.

13. The service switch shall be an externally operated safety fused knife switch installed in a moisture-proof steel box, of proper capacity, mounted on a slate base with connections for cartridge fuses.

METER.

14. Install mounting boards, meter loops and all attachments required by P. S. Corp, ready to receive the meter supplied and set by them.

FEEDER SWITCHES.

15. From meter install main feeder to the following switches:
1-3 pole switch of proper capacity for lighting panel.
1-2 " " " " " " refrigerator motor.
1-2 " " " " " " garage
1-2 " " " " " to Gate Lodged #1 & 2.
1-2 " " " " " for a 1/3 H. P. motor on well pump.
1 box with single fuse block for bell transformer.

MOTOR CONNECTIONS.

16. The motor on the well pump will be installed by the Owner. This Contractor shall make proper connections to the motor through a fused safety type cut out box located on the wall directly over the pump.

17. Carry proper feeders to the distribution boxes.

18. Carry lead underground feeders to distribution boxes located in the Garage and Gate House. Lead cable of proper size shall be installed as may be required by the local department having jurisdiction.

WIRING.

19. The electric current furnished is 115/230 single phase 60 cycle alternating current.

20. The wiring shall be three wire system for main feeders to panel boards and two wires elsewhere.

21. All wiring shall be BX cable, except where pipe conduits may be required by the Underwriters.

22. All wiring shall be of sufficient capacity to supply all lamps or outlets in the building simultaneously, with a loss of not more than 3% between the service switch and any lamp or outlet in the building. The difference in potential between any two lamps in the building shall not exceed two volts.

23. The size of wires shall not be less than called for by the requirements of the Board of Fire Underwriters and local ordinances.

24. All conduit shall be concealed, except in unfinished spaces.

25. Under no circumstances shall a conduit be installed nearer than 1 ft. to any steam pipe or other heated duct or appliance.

26. All steam piping, ducts, hot water piping, etc., shall have right of way in the installation and this Contractor must govern his work according to the others.

27. All runs must be rigidly secured in place with pipe straps and where same terminate in outlet box or panel box, an approved box connector with lock nut and bushing shall be used.

28. Care must be taken that the rubber insulation is not damaged or rough cutting edges remain where armor is stripped.

29. Install ground connections as required by the local department having jurisdiction.

DISTRIBUTING PANELS.

30. Provide and set distribution panels of the dead front safety type, using screw plug fuses, all in accordance with regulations.

31. There shall be not less than 2 spare circuits on each panel board.

32. At the top of each panel board install a standard key socket.

33. Each circuit shall be numbered in an approved manner.

34. Directory. Provide a typewritten directory under glass, on the inside of the doors, giving a complete list of every outlet on each circuit.

CIRCUITS.

35. Run circuits to all outlets.

36. All special circuits outlets shall have a complete circuit capacity at the outlet.

37. Capacity at each outlet on lighting circuits shall be assumed as follows:

All base receptacles, 100 watts
Ceiling outlets 100 watts
All other outlets 50 watts.

38. Special circuits will be required as follows:

1 for washing machine in 107
1 for refrigerator in 109
1 for pump in basement
1 for the electric iron in 107.

39. Special circuits, except for refrigerator and for pump in basement, shall be equipped with combination switch and indicator light.

OUTLETS.

40. Install a standard deep type stamped steel, knockout type outlet box and cover of a style most suitable for the purpose at all outlets.

41. All outlet boxes must be rigidly secured in place by approved methods.

42. The drawings show the general location of all outlets as near as possible, but any change necessary to bring them in their exact position to suit the building construction, interior finish, etc., must be done without extra charge.

43. The height of all outlets shall be obtained from the Architect.

44. All outlet boxes shall be fitted with a suitable support for the fixture.

SWITCHES.

45. Provide and install flush switches as shown on drawings or specified. The switches shall be the General Electric #1688 Tumbler Switch, or Bryant #2951 Toggle Switch. Switches shall be fitted with brass face plates and finished to match the surrounding hardware, or brass honed or brushed for painting, as may be directed by the Architect.

46. Where two or more switches are shown alongside of each other, they shall be mounted in a gang box with one face plate. Three-way switches shall be installed for controlling the different outlets as indicated on drawings.

47. Each switch shall have 1 G. E. "Radieye".

RECEPTACLES.

48. All base and wall receptacles on lighting circuits shall be Duplex or twin receptacles of approved make, to take standard plugs, and two plugs shall be provided for each base receptacle.

49. The plates for these receptacles shall be as specified for switches.

50. All plugs shall be delivered to the Owner and a written receipt obtained for the same.

LAMP RECEPTACLES.

51. Provide and install for all outlets marked LR in Basement, porcelain lamp receptacles. Provide and install for all other outlets marked LR, brass covered lamp receptacles; all to have pull chains where not controlled by switches.

52. Provide lamp receptacles in attic space over garage and in attic spaces over house and Gate Houses.

53. All chains are to be of such length that the bottom of the chain will be 6' 3" from the floor.

FIXTURES.

54. All other lighting fixtures, including glassware and lamps, are provided under the Heading of Cash Allowances, but shall be installed by this Contractor.

TELEPHONE CONDUIT.

55. The Telephone service shall be brought into the house under Heading of Work Reserved.

56. Install empty conduit where directed to provide for future telephone installation.

57. The outlet box shall be fitted with a brass plate with a bushed hole in center for the telephone cord. A pulling in wire is to be left in the conduit, so that the Telephone Company can pull in their wires.

CALL BELL SYSTEM.

58. Provide and install complete as specified below, push buttons, bells, wiring, etc., operated by a proper G. E. transformer on the lighting system.

59. Wire. All wire shall be #16 rubber covered solid fixture wire of approved quality.

60. There shall be no joints or splices in the wire.

61. Materials. All electrical appliances shall be of the Edwards Co's. make (Edwards Co., 140th and Exterior Streets, New York City), or equal goods of the General Electric or Holtzer-Cabot make.

62. Install Edwards #620 push buttons at main entrance and kitchen entrance to ring Edwards #13 Lungen bells in kitchen.

63. Install a single pole switch in Gate House #1 connected with the pull bell mechanism and continue in underground conduit to a bell in kitchen arranged so that the hand operated pull bell may be cut in or out of the circuit operating the bell in the kitchen.

RADIO EQUIPMENT.

64. Place an outlet in Living Room for the direct connection of the radio, terminating in a plate containing a receptacle for the power connection, and outlets for the antenna and ground connection.

65. The ground outlet shall be properly grounded to water pipe in basement and the antenna outlet shall be

extended to attic with a properly insulated antenna wire installed in a rigid conduit.

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HEADING OF CASH ALLOWANCES.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

1. Particular attention is called to Articles 41 and 50 of the General Conditions of the Contract.

2. All Cash Allowances are "GROSS", that is, a profit as agreed upon in Contract will be allowed to the Contractor for all work done under Cash Allowance and this profit will be included in each Cash Allowance Order.

3. Unless otherwise stated, all allowances cover material f. o. b. Seal Harbor. The Contractor shall cart to building and set in place as a part of his contract, unless otherwise stated.

4. The Contractor shall include in his estimate a Gross Allowance of Four Thousand (4000) dollars to cover the following items:

Medicine cabinet
Bath room accessories set in place
Finishing hardware for buildings, nail heads, hinges and pintels for gates.
Screens set in place
Weather strips set in place
Plumbing fixtures including brassware and kitchen range, setting by plumber
Refrigerator
Temporarily connecting radiators
Electric fixtures
Etc.

FD/Sept/12/31/C/6

Written by
Alfred J. Offner
Consulting Engineer

Acadia Park
Brown Mountain Lodge
for
John D. Rockefeller, Jr.Esq.

HEADING OF HEATING.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

WORK NOT INCLUDED.

1. a. Cutting and patching.
   b. The hot water storage tank.
   c. Painting, except that specifically mentioned.

WORK INCLUDED.

2. The following specifications and the accompanying plans, numbered H-1 and H-2, File 1055, covers the complete installation of a one pipe steam heating system.

3. All materials and apparatus required for this work shall be furnished, delivered, erected, connected and finished in every detail, whether specially mentioned or not, and the entire plant is to be tested, left complete and in perfect working order.

GUARANTEE.

4. Before the final certificate covering the work installed under this heading is issued by the Architect, this Contractor shall file with the Architect a signed copy of the following guarantee:

I (we) guarantee that all work installed by me (us) under this Contract is according to the drawings and specifications and free of defects, that the plant will operate noiselessly, in a satisfactory manner, also that I (we) will make any changes except those due to improper usage, necessary to carry out the guarantee within a period of one year from date of this guarantee without expense to the Owner.

CUTTING AND PATCHING.

5. Floor and wall openings, chases, and all cutting and patching required in connection with the installation of the heating system will be done by other parties. The Heating Contractor shall give the necessary information for locating openings required in connection with his work.

6. Any cutting and patching or repairs to the work of

trades made necessary by changes in heating due to defective work shall be paid for by the Heating Contractor.

HEATING BOILER.

7. The boiler shall be a #16-S-8 "Smith" steam heating boiler, as made by the H. B. Smith Company, complete in every respect and suitable for coal burning.

8. Boiler shall be tapped as shown on plans.

9. The fixtures for the boiler shall be as standard with the boiler, including steam gauge, water column with try cocks, and approved pop safety valve.

10. The tools for the boiler shall be a complete set for operation, including any special tools necessary for cleaning the boiler.

SMOKE BREECHING.

11. The smoke breeching from the boiler to the chimney shall be built of #16 gauge black iron and be supported in an approved manner. Provide, in smoke breeching, damper with quadrant and set screw, also cleanouts as shown on plan.

FEED AND DRAIN CONNECTIONS.

12. Provide 3/4" valves feed connection from the plumbing system to the boiler. Provide 1 1/2" valved drains with nozzles for hose connection.

INDIRECT HOT WATER HEATER.

13. Provide and connect to the heating boiler a #13 #Excelso" or a #2 "Domestic Taco" hot water heater, with valved water connections to boiler, as indicated on plan.

HOT WATER STORAGE TANK.

14. The hot water storage tank and the connections between same and the indirect hot water heater will be done by others.

HEATING SYSTEM.

15. Provide a complete system of steam, return and drip pipes for supplying steam to all radiators and for returning the condensation from same to the boiler.

16. The steam mains shall pitch, unless otherwise marked on plan, in the same direction as the flow of steam. The return and drip mains shall pitch towards the boiler.

17. The end of each steam main and at such additional points as shown or required shall be dripped as indicated on plan.

18. Branches, unless otherwise marked, shall be taken out of top of mains.

PIPING AND FITTINGS.

19. All piping and nipples shall be soft steel pipe of National, Youngstown, Republic or Wheeling make, of standard weight.

20.. All fittings to be of screwed type of standard weight cast iron of Kuhn, Jarecki or Crane make, or approved equal.

21. Provide flanges on each boiler connection. Provide approved gaskets for all flanges.

22. Reducing fittings shall be used. No bushing will be allowed unless thereis a difference of more than two pipe sizes.

23. The ends of all pipes to be reamed before connecting.

24. All outlets to be capped during construction.

SLEEVES, PLATES, ETC.

25. Pipe sleeves shall be provided where mains, risers and radiator connections pass through walls, partitions and floors.

26. The sleeves for stone, concrete or brick walls: concrete, tile and cement floors to be of black iron. All others to be of #26 galvanized iron.

27. The ends of all these sleeves where exposed and all radiator connections shall be provided with approved nickel-plated floor plates.

28. All mains are to be suspended by hangers, as Fig. #101 Grinnell Catalogue #4, placed not more than 10 ft. apart.

29. Return and drip mains running along walls shall be supported by hangers as Fig. #168 Grinnell Catalogue #4, bolted to wall.

VALVES.

30. Control valves for all radiators shall be Fig. #999 packless "Arco" as made by the American Radiator Company.

31. Air valves to be either "Airid" #500 #821, of the American Radiator Company's make, or "Hoffman" #1, #5, of the Hoffman Specialty Company's make. The air valves on the ends of steam mains to be of the quick vent type.

32. The valves on the indirect hot water heater connections shall be brass gate valves of Jenkins, Fairbanks or Kennedy make.

RADIATORS.

33. All sectional radiators shall be "Corto" as made by the American Radiator Company, or "Capitol Tube" as made by the United States Radiator Corp.

34. Sectional radiators hung on walls are to be furnished without legs.

35. The heights of all window sills must be checked before radiators are ordered. This Contractor shall check with all details as to interference with the special fixtures being furnished for opening and closing the windows, which will be installed on the walls directly under the windows.

36. All radiators shall be "pickeled" and primed by the manufacturer before delivery to the building.

37. Radiators hung from walls to be provided with not less than two #10 gauge sheet iron supports, bolted to walls, of design as shown on plan.

38. All radiators to be provided with eccentric bushings.

INSULATION.

39. Cover the entire boiler, excepting only the doors, with asbestic cement, 1 1/2" thick and finished with a 1/2" hard coat of asbestos cement.

40. Cover the indirect hot water heater with asbestos cement 1 1/2" thick, finished to a smooth, hard finish.

41. Cover all piping throughout the building, except that marked "exposed" on plans, with 1" air cell, pasted and banded. Cover the fittings with asbestos cement of corresponding thickness, finished with canvas pasted on.

PAINTING.

42. Paint all exposed iron work on the boiler, the smoke

breeching, all exposed piping, pipe hangers, and all other exposed iron work furnished under this Contract, with two coats of approved paint.

43. The final painting of all radiators will be done by others.

44. Paint all insulation exposed to view with one coat of cold water paint, of color as directed by the Architect.

TESTING.

45. The entire heating apparatus as soon as installed shall be tested by actual operation, this Contractor to make all necessary adjustments. All fuel and water will be furnished by the Owner. All piping, before being concealed, shall be tested to 100 lbs. water pressure.

46. The boiler and the entire system shall be thoroughly cleaned with "Vinco" or approved equal boiler cleaning compound, until all grease, oil, etc., is removed from same. This cleaning shall continue during the period of the guarantee.

ALTERNATES.

47. The Heating Contractor shall state in his bid the addition or deduction he will make:
A. For one set of temporary radiator connections. These are to keep the radiators clear of the walls and are to be shifted where floors are to be laid, as will be directed, and disconnected again when the walls are finished and the radiators can be set permanently. The heating plant must be made ready for temporary heating when requested by the General Contractor.

B. For taking care of the fire during temporary heating at a fixed charge per day of 24 hours. All fuel and water will be furnished by the Owner. The Heating Contractor will be held responsible for damage to the apparatus and the building during the period of temporary heating.

Acadia Park
Gate Lodges No. 1 and No. 2
for
Mr. John D. Rockefeller, Jr.

MEMORANDUM SPECIFICATION

OF

WORK TO BE DONE BY OWNER.

Note. Unless otherwise stated, this specification applies to both Lodges and all buildings and walls.

GENERAL.

1. 1. Clear site.
2. Set all stakes, batter boards and establish all levels.
3. Do all excavation and all back filling required of all kinds.
(See drains below.)
4. Rough grade around buildings to throw water away from walls at level generally 6" below finished grades given.

MASONRY.

2. Concrete to be 1-2-4 mix, with waterproofing compound, Medusa or Epco Clear No. 8 (Elaterite Products Co.), added as per manufacturer's instructions.

3. Footings of concrete of sizes shown under all exterior walls where shown.

4. Foundation walls under the exterior walls of buildings to be built as shown. The upper surface of the wall to be formed with a ledge (as shown) to receive the stone work. The height of wall will be as shown on Elevations. Elevations given are to the top, exterior face of wall.

5. At all points where interior concrete walls in Lodge No. 1, area walls and step foundations join building walls insert 5/8" bent anchor rods in pairs as shown.

6. Build in tile sleeves for the passage of plumbing drain, electric conduit and telephone wires. Install a proper sleeve to take the water supply to the Garages and gate House.

7. All sleeves to be plugged and caulked temporarily.

8. Immediately after forms are removed, all exposed voids shall be grouted or pointed up with neat cement mortar.

9. Then apply two coats of "Elaterite No. 60", the Elaterite Products Company, 22 East 17th Street, N. Y. C., from bottom of footings in continuous coat up to grade on outside of all foundation walls, including ledge formed by top of walls.

10. Install footing drains around house as shown. These drains to be 4" T. C. round agricultural drain tile with elbow tile at all corners, laid with open joint. Around open joints wrap a piece of tarred paper for protection. Back fill over drains to depth of 2 ft. with porous material. From low points of drain run lines of 4" T. C. tile with cement joints continued, in future, to dry wells.

11. Install leader drains of 4" vitrified tile pipe with cement joints laid 3' 6" below grade. At each outside leader connection install cast iron leader shoe projecting 6" above grade cemented into tile. Provide plugged extensions for future connections to dry wells.
In each area set a perforated C. I. hinged strainer with box and spigot connected to 4" vitrified tile pipe connected to nearest leader drain.

12. Install Fenestra steel basement sash complete with frames and hardware (no glass), with screw holes for screens at basement windows where areas occur.

13. Install a Majestic Co., Huntington, Ind., grade line coal chute, Type No. M 16, in south wall of Lodge No. 1.

14. Install T. C. flue linings in chimneys of sizes and to heights as shown, with tile thimble and C. I. cleanout doors, all as shown on Chimney Details.

15. Drill well and install 6" well casing for each house at points shown on Basement Plan.

16. Provide and install proper drop pipe, well rods, valves and strainer, with a suitable gasoline driven pump to provide water to the Contractor.

17. The Contractor will maintain a temporary protection over this pump and will supply all oil and gasoline to operate same during the course of construction.

FD/Sept/8/31/C/6

APPENDIX B

BROWN MOUNTAIN GATEHOUSE PLANS

The subsequent plans are dated 1931 by Grosvenor Atterbury and his associate John Thompkins. These are reproduced from half-size digital copies from Technical Information Center, Denver Service Center, NPS. Copies of some plans are kept at the Acadia National Park Archives, Bar Harbor, Maine.

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Woods

A

ASTICOU JORDAN POND ROAD

DRIVEWAY

SPOON WOODS ROAD TO CEMETERY

COUNTY ROAD

A

PLOT PLAN

Scale 1" = 1'-0"

REDUCED SIZE REPRODUCTION

BROWN MOUNTAIN GATE LODGE (#1)
ACADIA PARK
FOR MR. JOHN D. ROCKEFELLER
SEAL HARBOR

PLOT PLAN

GROSVENOR ATTERBURY
ARCHITECT

1

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UNEXCAVATED

BOILER R.M.

COAL BIN

Leader Drain

Footing Drain

BASEMENT PLAN

Scale ¼" = 1'-0"

SECTION THRU OPENING OVER PUMP

SECTION B-B

SECTION A-A

Scale ¼" = 1'-0"

BROWN MOUNTAIN GATE LODGE (#1)
ACADIA PARK
FOR MR. JOHN D. ROCKEFELLER, JR.
SEAL HARBOR, MAINE

BASEMENT PLAN

DRAWN BY A.P.C.
CHECKED BY E.D.
APPROVED BY G.A.
SCALE ¼" = 1'-0"
FILE NO. 1055
DRAWING NO. 2

GROSVENOR ATTERBURY
ARCHITECT
JOHN TOMPKINS
ASSOCIATED
2 WEST 51st ST., NEW YORK

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SECTION C-C

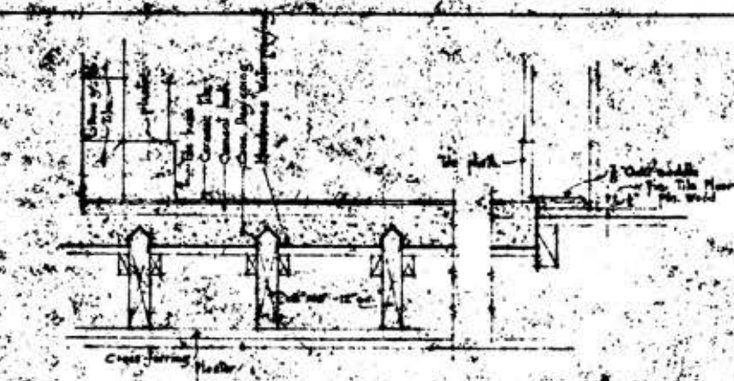
FIRST FLOOR PLAN

SECOND FLOOR PLAN

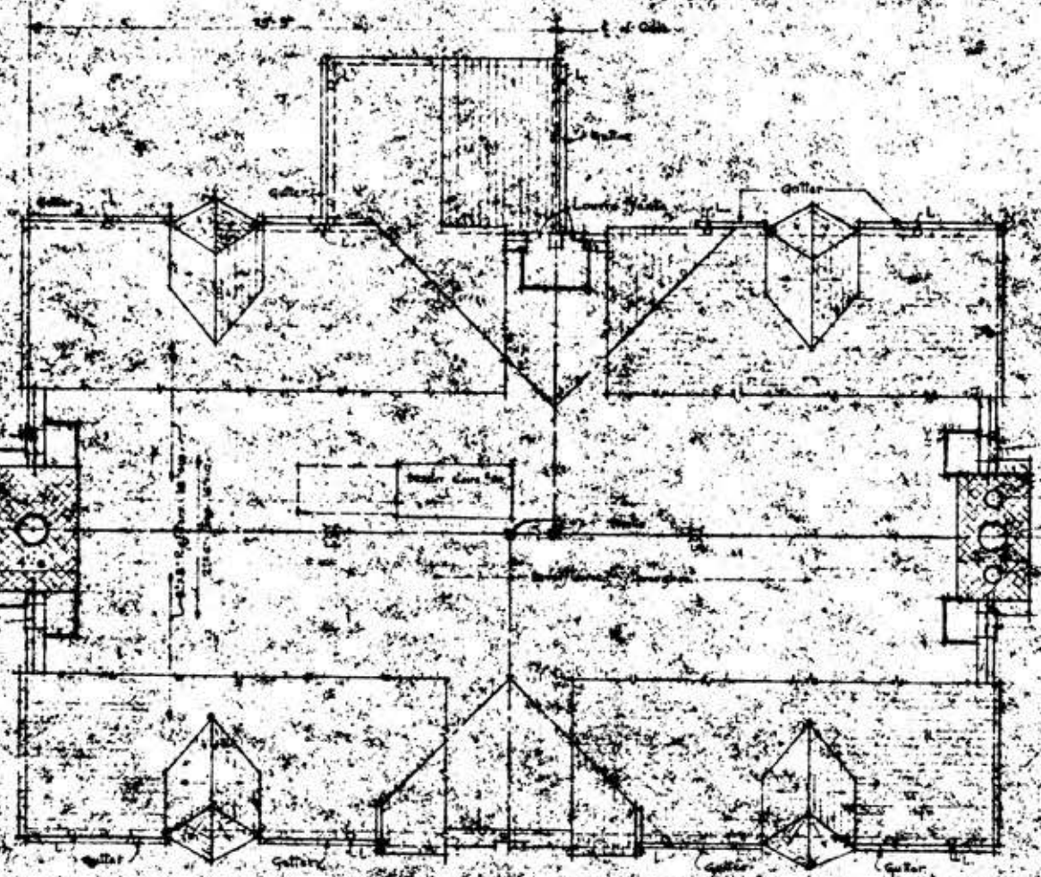
FIRST and SECOND FLOOR PLANS

3

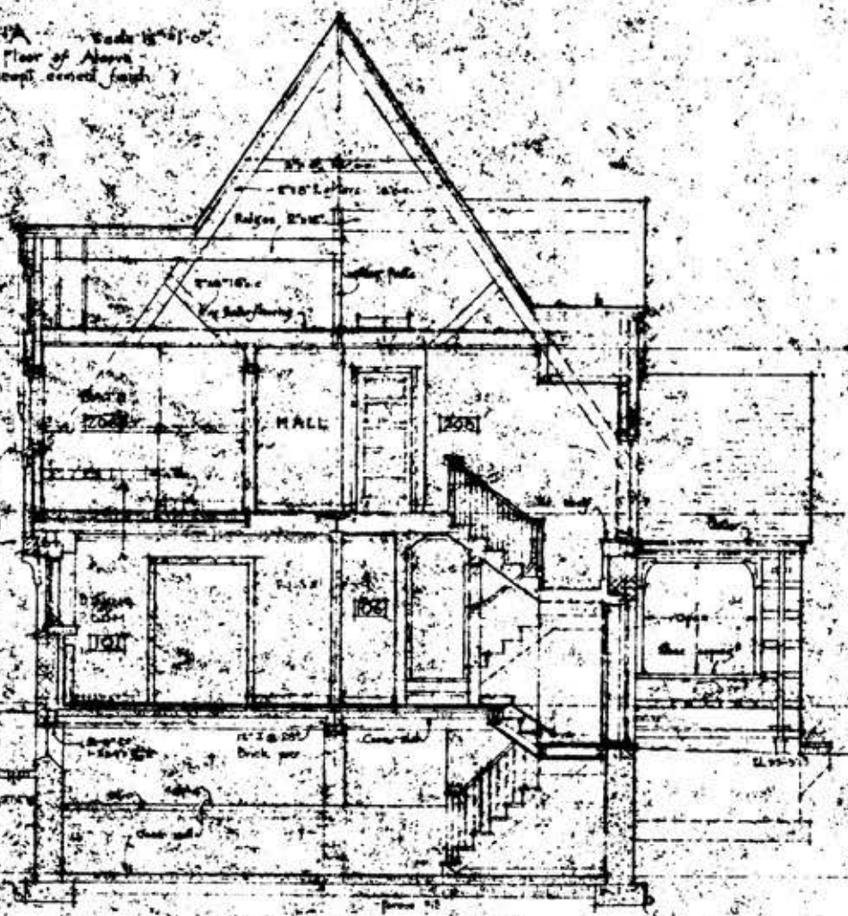
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SECTION A-A
Three Bath #206 Floor, Floor of Above of Porch #110 similar except corner finish



ROOF PLAN
Scale 1/4" = 1'-0"



CROSS SECTION
Scale 1/4" = 1'-0"

BROWN MOUNTAIN GATE LODGE (#1)
ACADIA - ARK
FOR MR JOHN D ROCKEFELLER, JR
SEAL HARBOR, MAINE

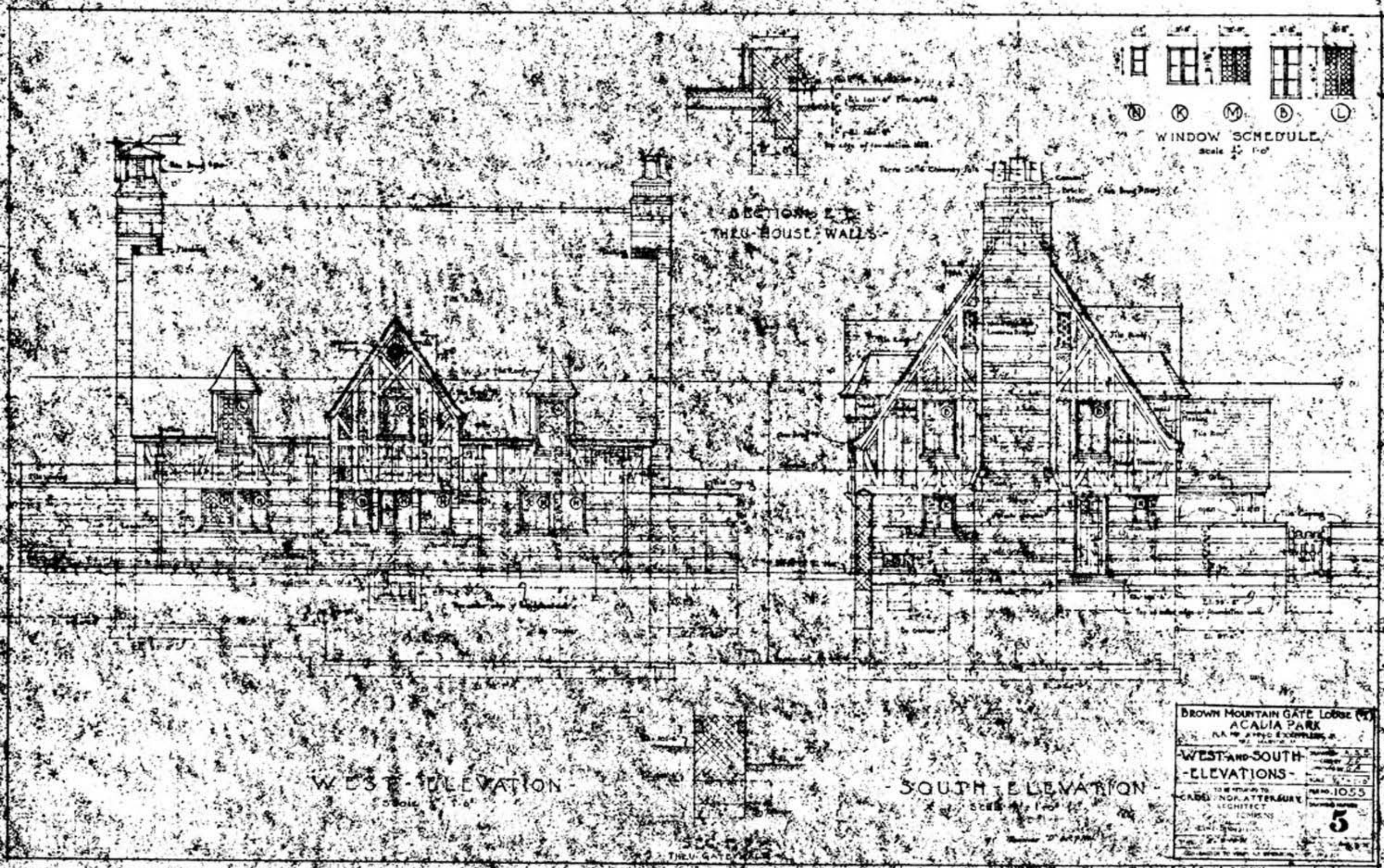
ROOF - PLAN - AND - CROSS-SECTION -

TO BE RETURNED TO CROSVENOR ATTERBURY ARCHITECT

JOB NO 1055

4

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BROWN MOUNTAIN GATE LODGE (N)
ACADIA PARK

-WEST AND SOUTH-
-ELEVATIONS-

CARL NORATTER & SON
ARCHITECT

PLAN NO. 1055

5

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SECTION · B·B

EAST ELEVATION
Scale ¼"-1'-0"

NORTH - ELEVATION
Scale ¼"-1'-0"

BROWN MOUNTAIN GATE LODGE (#1)
ACADIA PARK
FOR MR. JOHN D. ROCKEFELLER, JR.
SEAL HARBOR, MAINE

NORTH AND EAST ELEVATIONS

SUBMITTED TO
GRANT LAFTERBURY
ARCHITECT
JOHN TOMPKINS

DRAWN BY A.S.B.
TRACED BY F.P.
APPROVED BY G.A.L.
SCALE ¼"-1'-0"
FILE NO. 1055
DRAWING NO. 6
DATE 11-28

CONTINUED TO NO.

To Building Sept. 9, 1931

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- SOUTH ELEVATION -

- EAST ELEVATION -

JAMB

SILL

DETAILS OF GARAGE DOOR FRAME
Scale 1½"=1'-0"

- NORTH GATE POST -
See Plot Plan for Location

- NORTH ELEVATION -

- SOUTH GATE POST -

GARAGE

STORAGE SPACE

- FIRST FLOOR PLAN -

- ATTIC & ROOF PLAN -

SECTION THRU HEAD OF GARAGE DOOR

BROWN MOUNTAIN GATE LODGE (1)
ACADIA PARK
FOR MR. JOHN D. ROCKEFELLER, JR.
SEAL HARBOR, MAINE

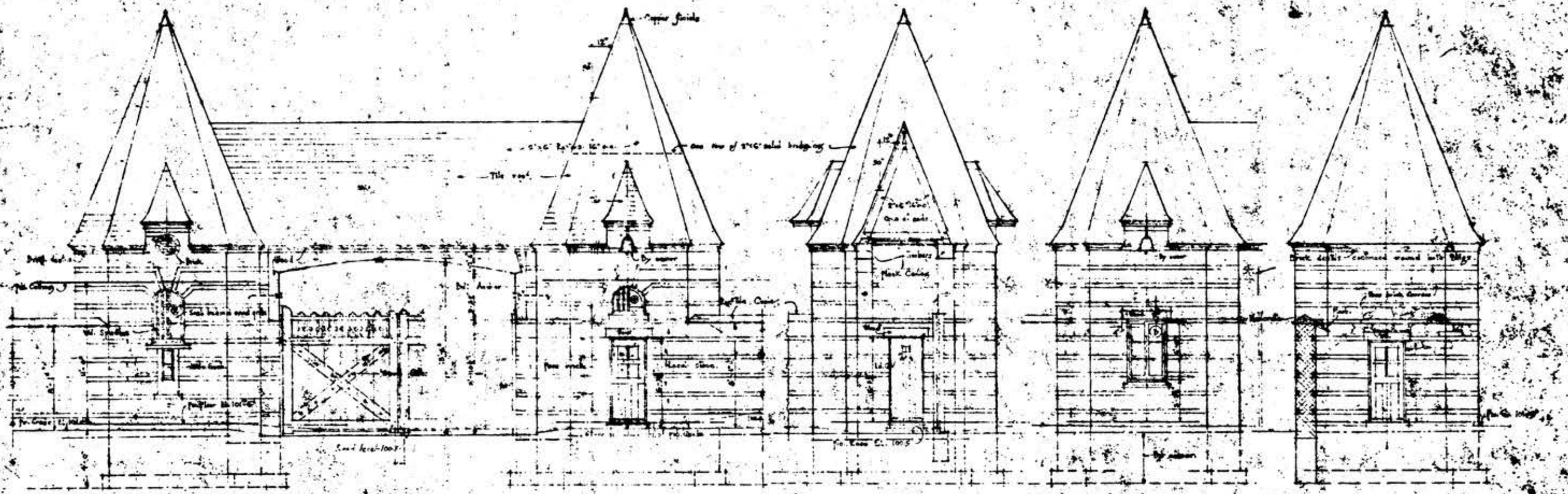
GARAGE
PLANS & ELEVATIONS

TO BE SUBMITTED TO
GROSVENOR ATTERBURY
ARCHITECT
JOHN TOMPKINS
ASSOCIATE

FILE NO. 1055

DRAWING NUMBER 7

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NORTH EAST ELEVATION
SIMILAR EXCEPT THAT THE CLOSET IS OMITTED AND TRAP SUBSTITUTED.

SOUTH WEST ELEVATION GATE WAY

SECTION THRU GATEWAY

N.E. EL. OF #2

S.E. EL. OF GATE HOUSE #2

GATE HOUSE #1

GATE HOUSE #2

PLAN
Scale ¼" = 1'-0"

ELEVATION OF GATE AT BRIDLE PATH

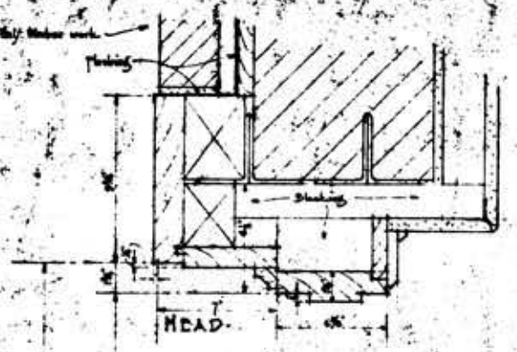
BROWN MOUNTAIN GATE LODGE
ACADIA PARK
FOR MR. JOHN D. ROCKEFELLER, JR.
SEAL HARBOR, MAINE

GATE HOUSES #1 & 2
PLANS & ELEVATIONS

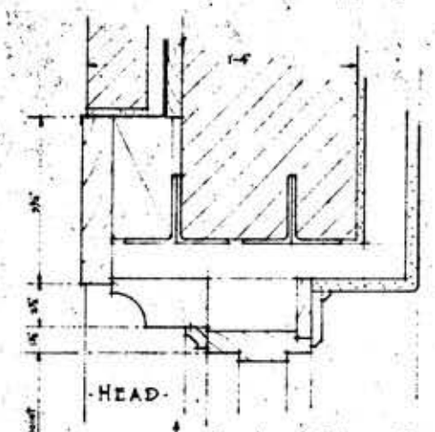
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8

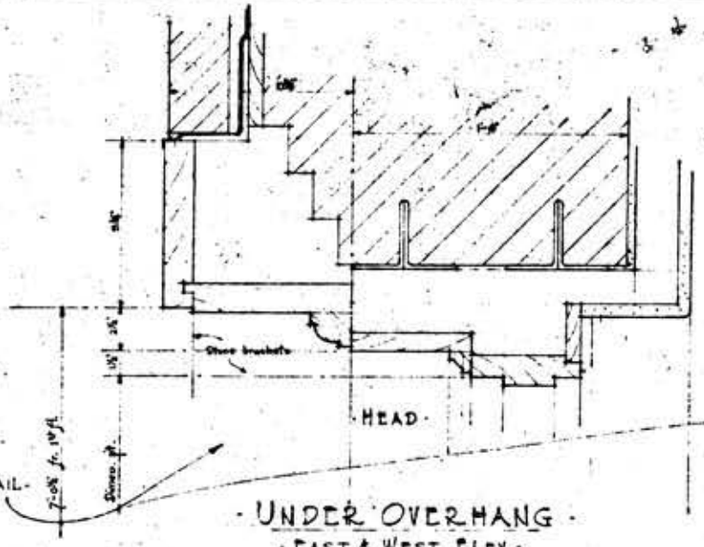
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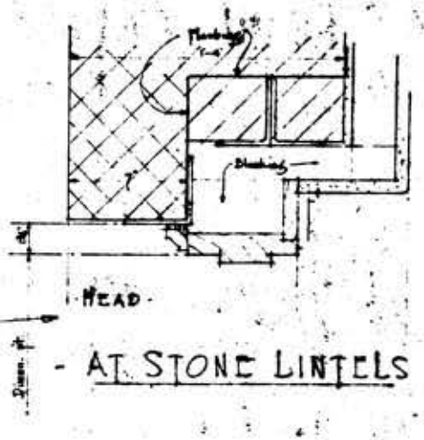
- TYPICAL WINDOW -



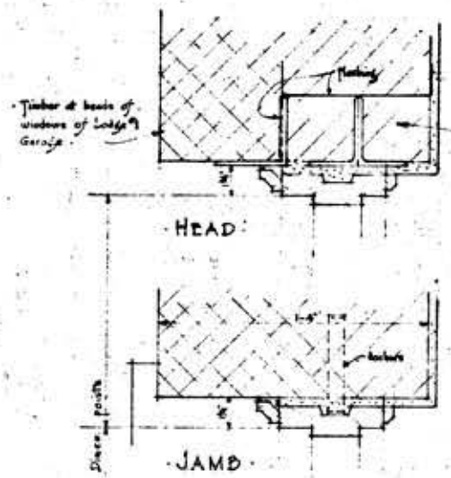
- UNDER HALF TIMBER -
- LODGE #2 -



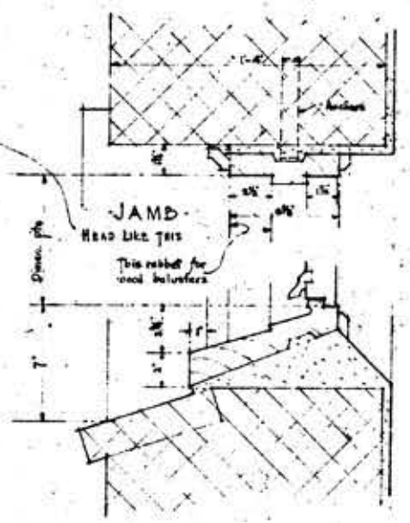
- UNDER OVERHANG -
- EAST & WEST ELEV -
- LODGE #2 -



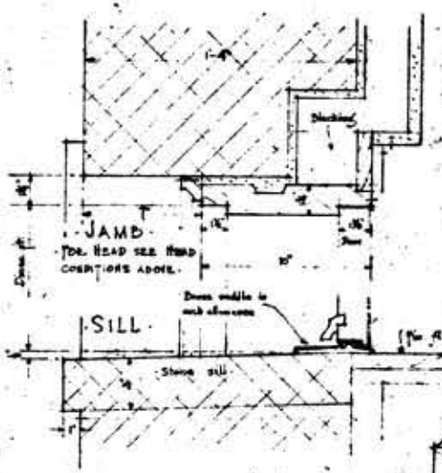
- AT STONE LINTELS -



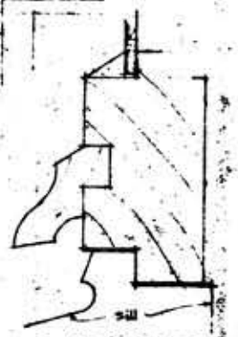
- WINDOWS IN GARAGE & EAST W. IN WORKSHOP -

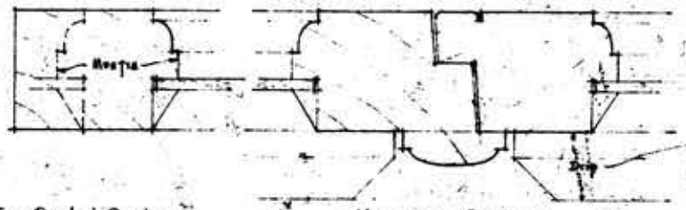


- EAST WINDOW IN WORKSHOP & NORTH WINDOW IN LODGE #1 GARAGE -



- TYPICAL DOOR FRAME -





- SASH DETAILS - FULL SIZE -

SCALE 3" = 1'-0"

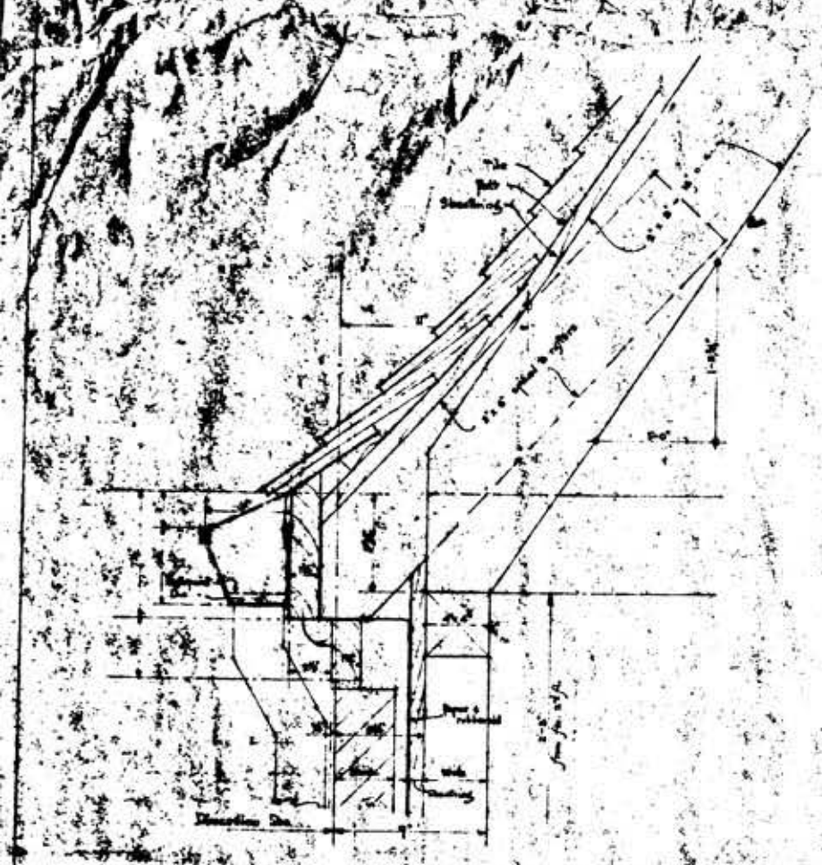
DROWN MORTISE & JORDAN FORD GATE
ACADIA PARK LODGES
FOR MR. JOHN D. ROCKEFELLER, JR. #142
BAR HARBOR, MAINE

TYPICAL WINDOW & DOOR FRAMES IN MASONRY WALLS

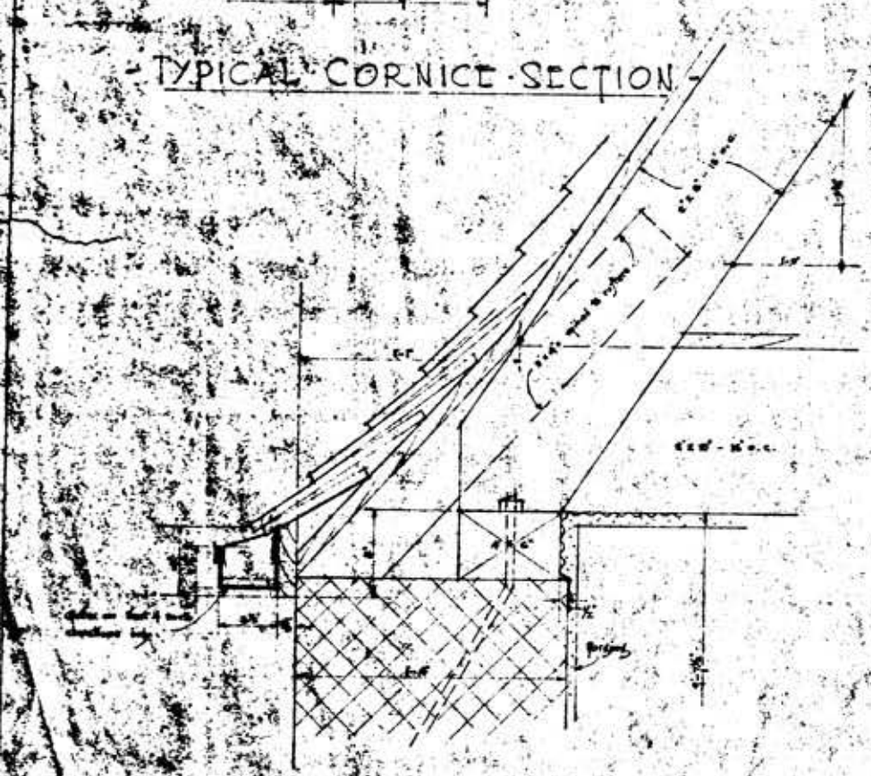
TO BE RETURNED TO
GROSVENOR ATTERBURY
ARCHITECT
JOHN TOMPKINS
ASSOCIATE

DRAWN BY A.K.C.
CHECKED BY
APPROVED BY
SCALE 3"=1'-0"
FILE NO. M55 & M56
TRACED PAPER
10
REVISED
PRINTED

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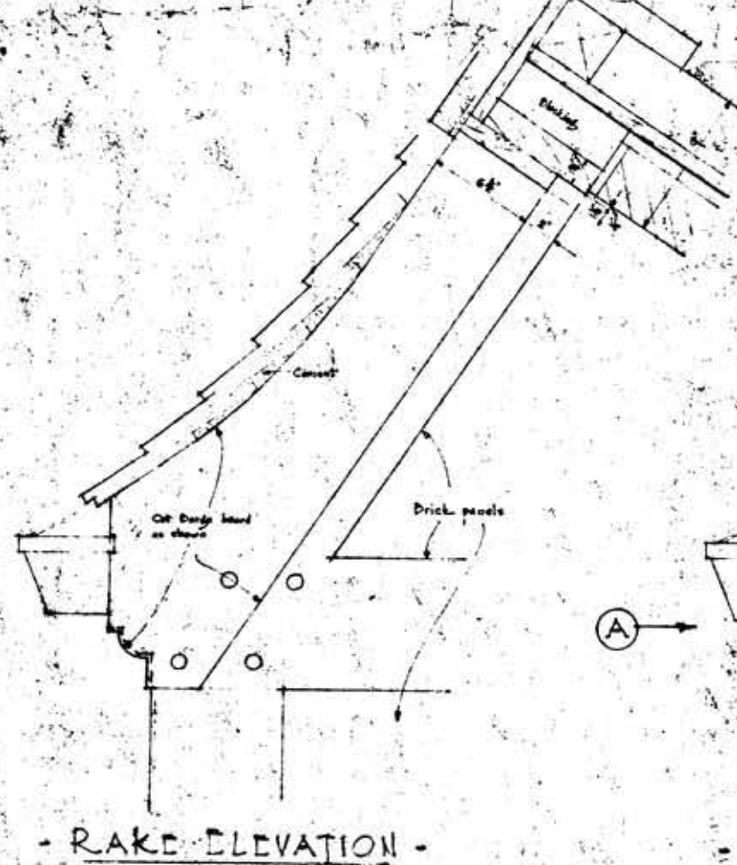


- TYPICAL CORNICE SECTION -

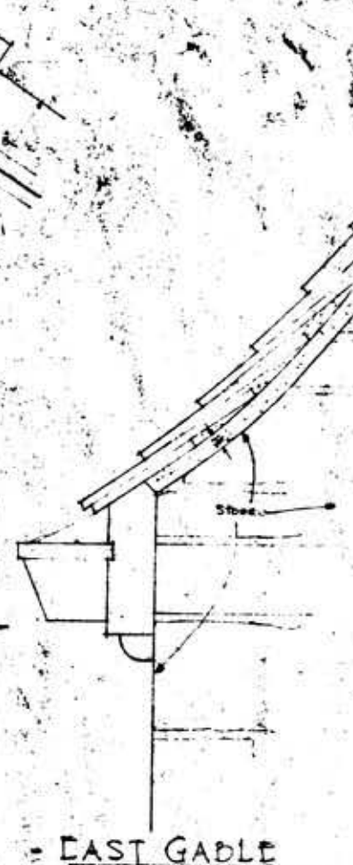


LODGE #2 - GARAGE CORNICE -

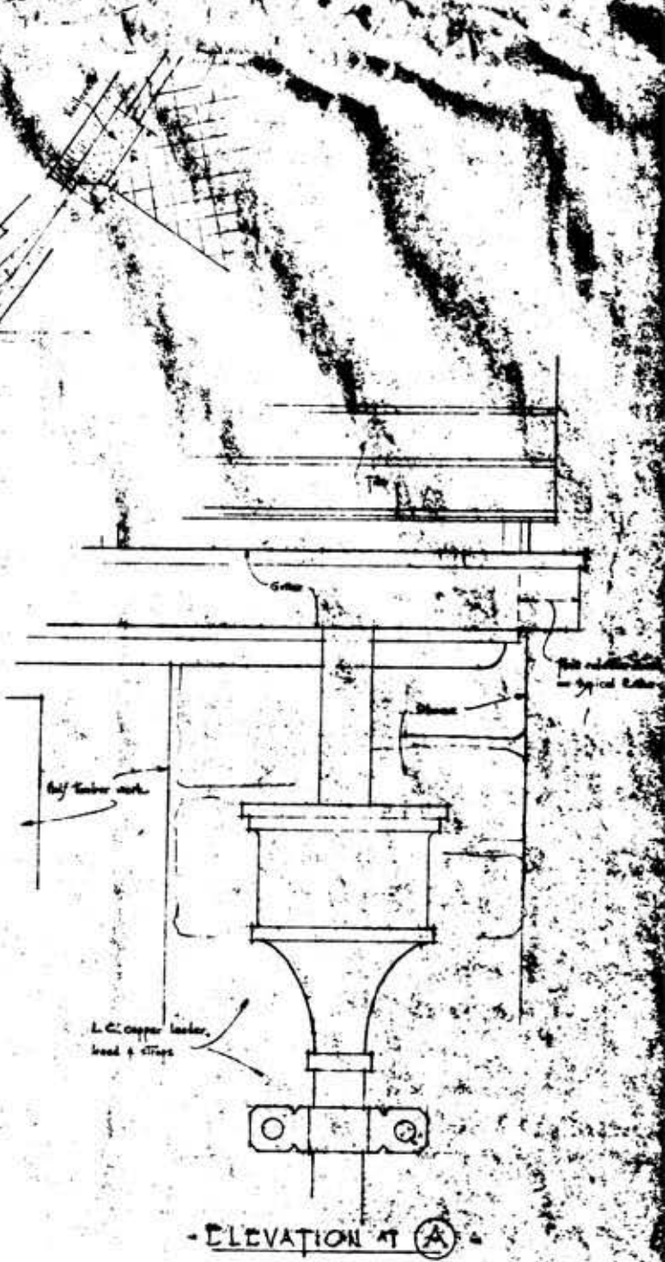
See Dwg #7 for LODGE #1



- RAKE ELEVATION -



- EAST GABLE RAKE - LODGE #1 -



- ELEVATION AT (A) -

DRUMS MOUNTAINS JORDAN POND
ACADIA PARK
FOR MR. JOHN D. ROCKEFELLER, JR.
SEAL HARBOR, MAINE

CORNICE DETAILS

GROSVENOR ATTERBURY
ARCHITECT
JOHN TOMPKINS
ASSOCIATED
30 EAST 42nd ST. NEW YORK

11

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APPENDIX C

JORDON POND GATEHOUSE SPECIFICATIONS

The subsequent specifications are from the 1931 documents written by Grosvenor Atterbury and his associate John Thompkins. The boilerplate sections at the beginning of the specifications have not been included in this report. A copy of the specifications is kept at the Acadia National Park Archives, Bar Harbor, Maine.

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Office of
Grosvenor Atterbury
Architect
John Tompkins
Associated
139 East 53rd Street
New York

File #1056
Written by FD
Checked by WFA

TITLE PAGE

TITLE AND LOCATION OF THE WORK:

JORDAN POND GATE LODGE (2), ACADIA PARK,
SEAL HARBOR, MAINE, FOR MR. JOHN D. ROCKEFELLER, JR.

NAME AND ADDRESS OF THE OWNER:

JOHN D. ROCKEFELLER, JR. ESQ., NEW YORK

NAME AND ADDRESS OF THE ARCHITECT:

GROSVENOR ATTERBURY, ARCHITECT
JOHN TOMPKINS, ASSOCIATED 139 E. 53rd St. N. Y.

TITLES OF DOCUMENTS BOUND HEREWITH AND ENUMERATION OF DRAWINGS:

SEE SUPPLEMENTARY TITLE PAGE "A"

SUPPLEMENTARY TITLE PAGE "A"

Acadia Park
Jordan Pond Gate Lodge
for
John D. Rockefeller, Jr. Esq.

TITLE OF DOCUMENTS BOUND HEREWITH
AND ENUMERATION OF DRAWINGS:

DRAWINGS.

1	Plot Plan	Scale 1/16" equals 1' 0"
2	Basement Plan and Section	" 1/4" " "
3	First Floor Plan	" " " "
4	Second Floor Plan and Gate Details	" " " "
5	West Elevation	" " " "
6	North & South Elevation	" " " "
7	East Elevation	" " " "
H1	Basement & Second Floor Heating Plan	" " " "
H2	First Floor Heating Plan	" " " "
101	Typical Wall Section and Dormer Details	" 3/4" & 3"" "
9	Alternate First Floor Framing Plans	" 1/4" " "
10	Typical Window and Door Frames in Masonry Walls	" 3" " "
11	Typical Cornice Details	" 3" " "

SPECIFICATIONS entitled ACADIA PARK, JORDAN POND GATE LODGE FOR JOHN D. ROCKEFELLER, JR. ESQ.

Acadia Park
Jordan Pond Gate Lodge
for
John D. Rockefeller, Jr. Esq.

HEADING OF WORK RESERVED.

In addition to work to be done by the Owner under Memorandum Specification (copy attached at the end of this General Specification), the following will be provided under separate contracts under the title of WORK RESERVED.

1. All excavation.
2. Backfilling, etc., in connection with all trenches for drains, dry wells, sewer, water, electric and telephone service, etc.
3. Removal of surplus excavated material or supplying of additional fill if required.
4. Sewage disposal from end of plumber's drain, 5 ft. outside wall.
5. Leader drains, dry wells, garage and area drains.
6. All finished grading and planting.
7. Road and path construction.
8. Electric and telephone service to house wall.
9. Furnishing and delivering at site of all stone defined as "local".
10. Tablets for gate posts.
11. Furnishing and setting bell at gate post.
12. Linoleum floors.
13. Finished decorating of walls and ceilings except where specifically covered in specifications.
14. Fuel and attendance for temporary heat.

Acadia Park
Jordan Pond Gate Lodge
for
John D. Rockefeller, Jr. Esq.

HEADING OF SEPARATE ESTIMATES.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

The Contractor shall submit with his bid the amount to be added or deducted individually for the following changes in plans and/or specifications.

No. 1. a. If first floor of house proper is of reinforced concrete construction as shown on alternate plan. At the proper time the slab shall be covered with 2" of "Nailcrete", as made by the Nailcrete Corporation, 105 West 40th Street, New York City. Material to be mixed and laid in strict accordance with instructions of manufacturers and under their supervision.

b. If the first floor construction is made of "Bar Joists" with 3/8" Hyrib reinforcement as shown, covered with 2 1/2" of Nailcrete.

No. 2. If the 4" courses of seam faced granite in walls are omitted and in each place a single row of face brick laid as stretchers is used.

No. 3. If all metal lath specified for interior walls throughout the first and second floors of the house, except back of Keene cement in bath room, is omitted and U. S. Gypsum Co's. "Rocklath", 30" x 32", is substituted; applied on all studding and furring of plastered walls, with the metal lath of ceilings and stair soffits turned down 3" over wall boarding. Boards shall be laid with 1/8" to 1/4" open joints and all joints pointed with neat plaster (no sand) before plastering.

No. 4. If Keene's cement plastering for walls of bath room 212, 4 ft. high, is omitted, and 3" x 6" A. E. T. Co. white glazed standard quality tile laid with broken joints from top of tile base to 4 ft. high, including a 2" x 6" bull nose cap, is substituted.

No. 5. If tile specified for all roofs and wall copings is omitted and group graduated slate (allowing $27.50 per square f. o. b. Ellsworth) is substituted, laid with rounded valleys.
Note. If this alternate is accepted further adjustment will be made, if necessary, based on net cost of slate per square.

No. 6. If, under Alternate Estimate No. 5, valleys are laid closed, but not rounded, using woven copper flashing.

No. 7. If hand hewn seasoned spruce is substituted for Pecky Cypress.

No. 8. If the special furring and sheathing specified under Darpentry for rounded valleys are omitted.

No. 9. If exterior stained wood work is finished with a coat of lime wash brushed off and beeswax instead of the stain and lead filler specified.

No. 10. If leaded glass consisting of round lights with 1/2" antiqued lead cames with double strength A quality sheet glass is substituted for the glazing specified for windows in Living Room 103, Dining Room 104, Coat Room 101 and doors in Hall 100.

He shall also submit UNIT PRICES:

No. 1. A unit price for one set of temporary radiator connections. These are to keep the radiators clear of walls and are to be shifted where floors are to be laid, as will be directed, and disconnected again when the walls are finished and the radiators can be set permanently.

Acadia Park
Jordan Pond Gate Lodge
for
John D. Rockefeller, Jr. Esq.

HEADING OF MASONRY.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Reserved and the Memorandum Specification of Work to be Done by the Owner. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. This Contractor, before submitting his estimate, shall examine the site as to the work done by the Owner.

3. The Contractor shall also refer to the Heading of Separate Estimates, and be guided thereby in preparing his bid.

SHORING.

4. Do all shoring, bracing, etc., necessary to protect the work.

GRADING.

5. All finished grading, spreading of top soil, seeding, sodding and planting will be done under Heading of Work Reserved.

FILLING.

6. The Owner will do all back filling of trenches and foundation walls.

7. Where porous fill is specified, broken stone or screened gravel shall be used.

8. Fill under the entire floor of basement with 8" of porous material.

9. For filling of dry wells, pipe trenches, see Heading of Work Reserved.

MATERIALS.

10. All materials used under this heading shall conform to the following standards.

11. Cement. An approved brand of Portland cement conforming to the standard specifications of the Am. Soc. for Testing Materials.

12. Sand shall be coarse, sharp, clean, free from loam or other foreign or vegetable matter.

13. Lime. An approved brand of Hydrated lime, Tiger or equal, conforming to the Standard Specifications of the Am. Soc. for Testing Materials.

14. Common Brick, hard burned local brick.

15. Face Brick. Allow $35 per M for face brick F. O. B. Seal Harbor. Contractor to haul to site.

16. Flue Lining. Standard T. C. flue linings, of sizes required.

17. Integral Waterproofing, for mortars and concrete, Medusa, Hydratite, or equal approved, added and used in strict accordance with manufacturer's specifications.

18. Cement Mortar. 1 part of cement, 3 parts of sand, and 10% by volume of hydrated lime added. All mortar for exterior work is to be waterproofed with integral waterproofing.

19. Cement Finish. 1 part of cement to 2 parts of sand, selected for color and grade, waterproofed with integral waterproofing.

20. Class A Concrete shall consist of 1 part of cement, 2 1/2 parts of sand, 5 parts of coarse aggregate, and shall be used for all stone concrete work except as otherwise specified.

21. Class B concrete shall consist of 1 part of cement, 2 parts of sand, 4 parts of coarse aggregate.

22. Reinforced Concrete shall consist of 1 part of cement, 2 parts of sand, 4 parts of 3/4" aggregate.

23. Aggregate shall be evenly graded crushed stone or clean washed gravel, 3/4" for reinforced concrete and 2" for all other concrete.

24. Reinforcement shall be deformed bars of sizes shown on drawings.

DRAINS.

25. The Owner will install all footing, leader and area drains.

PROTECTION.

26. No masonry work shall be done during freezing weather, except as permitted by the Architect. All work shall be properly protected from the weather and from injury.

WATER.

27. The Owner will drill a well, and supply a gasoline driven pump complete with drop pipe, valves, strainer, etc.

28. This Contractor shall supply all oil and gasoline and shall keep this pump serviced for the duration of the building operation. Before the building is enclosed this Contractor shall erect a temporary waterproof enclosure around the pump to protect same from the elements.

FORMS.

29. Provide and set proper wood forms for all concrete slabs, interior walls and footings, column bases, etc., as may be required.

30. Forms are to be accurately and strongly built and set with care so as to give correct dimensions and levels for work.

31. In general, all forms are to be left in until work has set.

WORKMANSHIP.

32. All masonry work shall be done in a workmanlike manner by men skilled in the trade.

33. All walls shall be plumb and true to a line both sides for their full height and length.

34. All walls shall be laid up with full flushed beds, all properly bedded and with no voids.

35. All brick shall be thoroughly wet before being laid, except in freezing weather.

CONCRETE WORK.

36. Mixing Concrete. All materials shall be carefully measured, using as little water as possible to properly wet the mix. All concrete throughout shall be machine mixed. Ingredients shall be mixed dry and after water has been added to the specified consistency and proportions, mixing shall be continued until concrete of a uniform consistency and color is produced. Retempering of the concrete with the addition of water or remixing of partially hardened concrete will not be permitted.

37. Placing Concrete. All concrete shall be placed immediately after mixing and shall be thoroughly spaded and tamped to secure a homogeneous mass.

38. Patching Concrete. Immediately upon removal of forms, all exposed voids shall be grouted or pointed up with neat cement mortar.

39. Footings shall be Class B concrete, of dimensions shown, and be placed under walls, columns, piers, etc., as shown. All footings shall rest on solid bottom.

CATCH BASIN.

40. Construct a catch basin in floor of Garage of Class B concrete, waterproofed with integral waterproofing.

REINFORCED CONCRETE.

41. Reinforced concrete slabs will be required for floor of 110, 112, 113 and 114, including ramp.

42. Reinforcements shall be accurately placed and secured against displacement and properly wired to each other at all intersections, and held in proper position during pouring of concrete by spacers, chairs or other suitable support. Bars shall be bent cold to conform to the requirements of the various conditions: temperature bars shall be placed as shown or directed.

43. Bars shall be set up from bottom of slab and alternate bars bent at end bearings as will be detailed.

44. Wall bearings shall be not less than 4" and bars shall be turned into walls for anchorage.

CEMENT PAVING.

45. Sub-floor of Class B concrete, 4" thick, waterproofed with integral waterproofing, will be required for the entire basement of house.

46. Cement Floors, 1" thick, of 1 part cement to 2 parts of sand, waterproofed in accordance with manufacturer's directions with "Hydratite" Integral Waterproofing Compound (A. C. Horn Co., Long Island City, N. Y.) will be required over entire basement of house and of porch 110, passage 112, work shop 113, garage 114, including ramp and areas.

47. Cement floors shall be laid immediately after the sub-floor has been laid and before it has set.

48. Cement floors shall be trowelled to a hard smooth finish and graded to drains where same occur.

49. Similar cement finish shall be applied to walls and floor of catch basin.

50. Floors of spaces 110, 112, 113 and 114 will be jointed off into squares as shown.

DEAFENING.

51. Cinder concrete fill 2" thick (laid on underflooring provided by Carpenter) will be required over the waterproofing on floor of bath 212, screeded level to receive floor tile.

CEMENT PARGING.

52. Cement Parging, consisting of 1 part cement to 2 parts of sand with "Medusa" or "Hydratite" integral waterproofing will be required on the inside face of the exterior masonry walls of the Garage and the inside of all exterior masonry walls of the house from the first floor to top of walls, carried in to all chases, door and window jambs and sills and trowelled tight to frames, except that parging will not be required on walls exposed in spaces 110 and 112. Note. This parging forms the finish in spaces 113 and 114.

53. Waterproofed cement parging shall be applied about 1/2" to 5/8" thick, trowelled as smooth and hard as possible and brought up tight to all built in beams, slabs, frames, etc.

CEMENT WORK.

54. Cement sills with wash, but without lugs or drips, will be required for exterior doors 113 to 112, 108 to 112, 100 to 110.

55. Cement steps of construction and finish as specified for cement floors will be required between 113 and 114, also between 4 and 1.

56. Chimney caps where so shown shall be formed in waterproofed

Class B concrete, reinforced as necessary, and finished with waterproofed cement finish trowelled smooth.

57. Area Copings shall be formed in concrete with cement finish, trowelled smooth.

58. Area Walls where exposed shall be given a cement finish brushed on.

59. Kitchen Hearth shall be concrete with cement finish trowelled smooth and laid on trimmer arch (see Brickwork below).

60. Nailing Concrete, "Nailcrete" (The Nailcrete Corporation, 105 West 40th St., New York, N. Y.) will be applied 1" thick on top of stone wall at east gable and on the sloping surfaces of gate posts to provide nailing for roofing tile.

61. Pump Base in space #4 of basement shall consist of a reinforced concrete base with cement finish, size 15" x 25" x 12" deep with 1/4" reinforcing rods, 6" o. c. extended 2' each way into the concrete floor slab.

62. Provide and cast in four 5/8" x 16" bolts, as per pump template extending 4" above base top to take the slab cork insulation.

DAMPPROOFING.

63. Dampproofing, consisting of two coats of "Elaterite" shall be applied on the cement parging on the inside of all exterior masonry walls of house proper above basement where same are furred and plastered.

64. Dampproofing shall not be applied until the cement parging has been approved by the Architect.

65. Dampproofing shall be applied in strict accordance with the manufacturer's specifications.

STONE WORK.

66. Local Stone. All stone not otherwise specified shall be local stone delivered by the Owner at the site. The Contractor shall do any necessary breaking and trimming.

67. Seam Face Granite shall be Miller Quarries or Eastern Quarries, Inc., East Weymouth, Mass., as per sample approved.

68. Chelmsford Gray Granite shall be W. E. Fletcher Co., West Chelmsford, Mass., as per sample approved.

69. Walls. Exterior walls of house, garage, porches, open passage, gate wall and gate posts, chimneys, etc., except where specifically shown or specified to be of

some other material) shall be local stone laid up in random rubble in waterproofed cement mortar coursed as shown with seam face Granite 4" face.
(See alternate estimates.)

70. Build recess in gate posts as shown to receive tablet supplied and set under Work Reserved.

71. All walls shall be of thickness shown, properly bonded with at least 20% of through bond stones: all stone shall be laid on its natural bed and the backs of all walls (specified above to be cement parged) shall be trued up reasonably smooth to receive parging. Foundation walls exposed in areas shall be faced with stone.

72. Sample shall ve laid up, about 5' square, for approval.

73. Stone steps 2 1/4" thick of seam face granite with rough cut edges and brick risers will be required for porch 110, steps 111 and steps to passage 112.

74. Lintels. Where stone lintels are shown over doors and windows in stone walls they shall be seam faced granite with under edge rough cut.

75. Chimney offsets where shown to have seam faced granite shoulders with smooth dressed weathered top surface.

76. Copings of gate wall, gate posts, parapet copings of Passage 112 and Porch 110 shall be gray granite, 3" thick, rough dressed face and edge.

77. Window Sills, 2 1/2" thick, rough dressed, gray granite slip sills (see details).

78. Door Sills, 3" thick, medium rough hammer dressed gray granite with weathered wash but no lugs will be required for exterior doors to 109 and 104.

79. Brackets supporting overhangings to be medium rough hammer dressed gray granite cut to detail and extend into wall full depth and securely anchored as detailed.

80. Provide and set in proper concrete beds four granite gate stop blocks, each 8" x 12" by 2' 0" deep with a stepped edge and drilled to take the gate lock bolts, all as directed.

~~81. Chimney where so shown will be formed in grey granite~~ rough dressed as detailed.

BRICKWORK.

82. Brick Veneer shall be face brick laid in waterproofed

cement mortar colored as directed and will be required laid in patterns as indicated, between the half timbering.

83. Brick veneering shall be securely anchored to frame with heavy galvanized iron straps 16" apart each way.

84. Provide a 1" air space between back of brick and face of boarding.

85. Sample. Lay up sample for approval.

86. Joints. For exposed brickwork shall be struck weathered joints as approved.

CHIMNEYS.

87. Chimneys shall be backed up with common brick faced with stone on exterior, all as shown and in accordance with details.

88. Line smoke flues and attic vent flue with T. C. linings, of sizes shown, starting at bottom of flues and extending full height of same to under side of chimney cap: linings shall be set with close joints filled with mortar. Withs shall be of brick.

89. Thimbles, flues and cleanout doors of chimneys below first floor level will be installed under Work Done by Owner.

90. T. C. thimbles shall be provided where shown or required.

91. Ash pit, flue and chute under fireplace shall be provided as shown.

92. Construct brick trimmer arches for fireplace and kitchen hearth.

93. Exterior portions of chimneys shall be faced with face brick as shown.

FIREPLACE.

94. Build fireplace in accordance with details.

95. Inner and outer hearth, lining and facing shall be Harvard brick laid as detailed with soldier course arch resting on steel angle.

96. ~~Set Covert or Murdock damper as required by detail~~ for fireplace.

97. Construct throat and smoke chamber so as to provide the maximum draft and connect with flues making all surfaces smooth and all joints tight.

CHIMNEY POTS.

98. Shall be of stock design, colored terra cotta pots of proper size to fit flues as made by the Atlantic Terra Cotta Co., or equal approved.

BRICK STEPS.

99. Provide and set face brick risers as shown for stone steps at 110, 111, 112.

FIRE STOPS.

100. Fill in with brick or concrete between all floor beams around all outside walls the full thickness of studs, including furring, also at bottom and top of all partitions, which come one over another, at each floor level and wherever else necessary to stop passage of fire between studs from one floor to another.

CHASES.

101. Provide chases in all masonry walls, and openings in walls and floors for pipes, wires, ducts, etc., of sizes required, and located where shown on the drawings or directed by the Architect.

MISCELLANEOUS IRON WORK.

102. Structural Steel. Furnish and set Lally columns with necessary caps and bases, I beams for 1st floor framing, steel lintels as shown, together with all necessary bearing plates, wall anchors, etc.

103. Steel girder beams shall be punched as directed to receive wood blocking for joist supports.

104. Anchors. Provide and set 3/4" W. I. bolts, 18" long with washers and nuts complete, and spaced 6' 0" on centers for all wood sills or plates resting on masonry. Provide similar 1/2" anchors, 12" long, at top of east gable wall to secure wood plate to receive roof boarding.

105. Also provide and build in anchors for stone corbels as shown.

106. Register, 12" x 16" black Japan finish with operating louvres will be required set in south chimney and connecting with flue. This register will be located in attic space as shown.

107. Steel Windows. Provide and set two Fenestra steel basement sash in Boiler Room #1, complete with frames and hardware, and provide with lugs for screens.

108. All other steel basement sash will be provided and set by Owner.

109. Ash Dump. Provide and set ash dumpfor fireplace as shown.

110. Provide and set 2" x 2" angles at sill of garage doors extending full length of opening and anchor into concrete. These angles shall be set before cement floor is laid and finish flush with floor.

111. Garage drain. Furnish and build in heavy galvanized cast iron removable grating and frame over catch basin in garage floor.

112. Area Drains. Set in floor of each area a perforated C. I. hinged strainer and frame and connect to area drain brought to this outlet (under Heading of Work Reserved).

BUILDING IN WORK.

113. Sleeves. The mason shall consult with the contractors for the mechanical trades and shall cooperate with them in the layout and execution of their work. Sleeves for all pipes, conduit, etc., of the mechanical trades will be furnished by the Contractor for each trade to the mason for building in.

114. Build in gate hinges and bell supports supplied under heading of Cash Allowances.

115. Window and door frames and porch and passage posts shall be built in with the masonry and the mortar shall be slushed up tight against frames and into all weather grooves to secure a proper weather break.

116. Build in all counterflashing as provided under Heading of Sheet Metal and Roofing.

PAINTING.

117. Paint all iron work one coat of metallic paint at the shop and all structural iron a second coat after being set in place.

CUTTING.

118. Do all cutting and repairing of mason work that may be required by other trades. Cut raglets to receive flashing where necessary.

CLEANING AND POINTING.

119. All exposed mason work is to be thoroughly cleaned

and pointed on completion as required.

RUBBISH.

120. On completion, remove all rubbish of all trades from the building and the grounds and leave the entire premises broom clean.

Acadia Park
Jordan Pond Gate Lodge
for
John D. Rockefeller, Jr. Esq.

HEADING OF LATHING AND PLASTERING.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Reserved. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. The Contractor shall also refer to the Heading of Separate Estimates, and be guided thereby in preparing his bid.

MATERIALS.

3. Metal Lath. To be #24 gauge expanded metal lath, weighing not less than 3.4 per sq. yd. To be galvanized for cement plaster: elsewhere to be painted. Submit sample for approval.

4. Corner Beads. Berger or Knapp Bros., #600 reinforced metal corner beads at exposed angles. Submit sample for approval.

5. Hydrated Lime. Shall be an approved brand, U. S. Gypsum Co., Universal Gypsum and Lime Co., or Atlantic Gypsum Products Co.,

6. Sand. Clean, sharp and coarse, free from loam, clay, salt or other impurity, screened and washed if necessary.

7. Plaster. Shall be an approved standard gypsum cement plaster, U. S. Gypsum Co., Universal Gypsum and Lime Co., or Atlantic Gypsum Products Co.

8. Keene's Cement shall be Best Bros.

9. Gauging Materials shall be the U. S. Gypsum Co's., gauging plaster, or other gauging plaster as approved.

10. Portland Cement. Where Portland cement is used it shall be a standard brand meeting the specifications of the American Society for Testing Materials and the Portland Cement Association.

MORTAR MIXTURES.

11. For plaster shall be 1 part plaster to 2 parts sand, gauged as required.

12. For cement plaster shall be 1 part cement to 3 parts of sand, colored as directed, and waterproofed with "Medusa".

WORKMANSHIP.

13. All lathing and plastering is to be executed in the best and most thorough and workmanlike manner, finished true, plumb and to a line.

14. Plastering on walls is to extend to floors, and finish full and true to all grounds.

15. The plasterer shall examine and try all surfaces to be lathed and plastered, and see that they are in proper condition for receiving his work and report to the Architect before starting his work all defects found, of assume responsibility for all defects or damage to his work caused thereby. All material is to be furnished and applied strictly in accordance with the manufacturer's specifications.

16. All lath shall be applied with wire staples with laps, cornerwrights, etc., all in accordance with the specifications of the Associated Metal Lath Manufacturers.

17. All plastering shall be done in three coat work except as otherwise specified.

SAMPLES.

18. Samples of all finish shall be prepared as directed by the Architect and approved by him.

FURRING.

19. The furring on all walls and ceilings which are to be plastered will be wood. (See Heading of Carpentry)

LATHING.

20. Metal Lath shall be applied to all walls, ceilings, stair soffits, where plaster or stucco is specified hereinafter. (See Separate Estimates.)

Exterior?

CORNER BEADS.

21. All exposed angles (vertical, horizontal and curved) shall have corner beads applied to them full length, unless otherwise specified or directed.

METAL FURRING.

22. The east face of the Living Room chimney on the Dining Room side shall be furred with 3/4" channels with the metal lath properly wired to the channels.

PLASTERING.

23. Cement Plaster applied in two coats, the last coat floated smooth, will be required for ceilings of porch 110, passage 112, workshop 113 and garage 114.

24. Cement Plaster as above will be required on the ceiling of the basement over spaces #1 and #2 extending from the east wall to the edge of the 8" steel beam.

25. Cement plaster, scratch coat only, will be required back of tile in bathrooms (see Heading of Tile).

26. Keene's cement will be required for walls of bathroom above tile base to a height of 4' 0" above floor. (See Separate Estimates.)

27. Sand finish plaster, three coat work, floated, will be required for all ceilings throughout above basement except spaces 105, 106, 107, 108, 109, 110 and 212 and all closets.

28. All sand finished ceilings shall be brought down to the picture moulding on all walls.

29. Sand finished plaster as above will be required for all walls of Living Room 103, Dining Room 104, Halls 100 and 200.

30. Hard white finish plaster will be required for all walls and ceilings not otherwise specified of first and second floors, including stair soffit and walls of basement stair down to the level of the floor of 109.

PLASTER WINDOW REVEALS.

31. Carry plaster into window reveals as indicated on details.

PLASTER BACKING.

32. Plaster back of book shelves in Living Room.

PATCHING AND CLEANING.

33. After all other mechanics are through, patch and point up all plastering and leave all complete and in proper condition.

34. Clean down and remove all plaster stains from other work and remove all plaster debris from the premises.

Acadia Park
Jordan Pond Gate Lodge
for
John D. Rockefeller, Jr. Esq.

HEADING OF TILE.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Reserved. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. The Contractor shall also refer to the Heading of Separate Estimates, and be guided thereby in preparing his bid.

MATERIALS.

3. Ceramic Tile shall be select grade as made by the American Encaustic Tile Co., or approved equal, in colors and patterns as selected.

4. Glazed Tile shall be standard grade as made by the American Encaustic Tile Co., or approved equal.

5. Certificates of grade shall be furnished with all tile.

SETTING.

6. All tile shall be set in cement mortar of 1 part Portland cement to 2 parts of sand with 10% of lime and waterproofed with "Medusa" or "Adensite".

7. All tile shall be grouted with neat white Portland cement, waterproofed as above, and all cement stains shall be immediately cleaned from tile before setting.

CERAMIC TILE.

8. Consisting of a field of checkerboard pattern of three tile squares in two colors with border of two tile carried all around, will be required for the floor of bathroom 212.

GLAZED TILE.

9. A 6" x 6" #A-3610 white glazed tile base will be required for walls of bathroom 212.

10. 6" x 6" #A-1660 white glazed tile will be required around the three sides of the built-in tub, with 6" x 3 3/4" #A-1662 tile carried down the sides with proper mitre tiles both at the base and top of tub. (See Separate Estimates.)

PLINTHS.

11. Stock glazed tile plinths of size to accomodate trim will be required for two doors in Bath room 212.

ACCESSORIES.

12. Provide and install one combination white glazed self draining soap dish and grab bar.

13. All other accessories shall be supplied and set under Heading of Cash Allowances. (See Separate Estimates.)

CUTTING AND PATCHING.

14. Do all cutting and patching required for the installation of this work or as may be required for other trades.

PROTECTION.

15. Protect all work as soon as set and maintain protection until its removal is directed.

CLEANING.

16. On completion, all tile work shall be properly cleaned down and left in good order.

Acadia Park
Jordan Pond Gate Lodge
for
John D. Rockefeller, Jr. Esq.

HEADING OF SHEET METAL AND ROOFING.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Reserved. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. The Contractor shall also refer to the Heading of Separate Estimates, and be guided thereby in preparing his bid.

GUARANTEE.

3. Before the final payment, this Contractor shall file with the Architect a signed copy of the following guarantee:

I (we) hereby guarantee the labor performed and the materials installed under this heading to be first class in every respect, and erected and completed according to the best practice, also that all work supplied under this heading will be watertight in itself and where it joins other trades. If any defects or leaks not due to improper usage appear in the same within a period of two years from the date of this guarantee, I (we) will make them good without expense to the Owner, and to the satisfaction of the Architect.

MATERIALS.

4. Lead Coated Copper shall be 16 oz. copper coated both sides with not less than 15 lbs. per 100 square feet, with Old English textures finish, as manufactured by the Chase Brass & Copper Co., N. Y. C., and shall be used for all gutters and leaders and leader heads,

5. All other lead coated copper shall be 16 oz. copper heavily coated with lead on exposed side, of Old English finish.

6. This Contractor shall submit samples showing the texture of the lead coating to the Architect for approval before beginning work.

7. Copper shall be 16 oz. cold rolled or soft rolled as required for the several parts of the work by the manufacturer's specification.

8. Solder for copper shall be non-corrosive: care must be taken not to stain copper in soldering where exposed.

9. Nails for copper work and tile to be solid copper of proper size.

10. Roofing Felt. Shall be best quality asphaltum felt, weighing not less than 30 lbs. per square.

11. Galvanized Iron for Clothes Chute, 16 ga.

12. Waterproofing. Barrett specification felt and pitch.

13. Tile. To be the "Imperial" 6" x 12" Crude shingle tile as made by Ludowici Celadon Company. Colors are to be 75% Black and 25% Red, in shades as selected by Architect. The following fittings in addition to the Field Tile are to be supplied by the manufacturer: 7" Under Eaves, 6" Top Fixtures, 9" Top Fixtures, End Bands, #275 Ridge made to conform to pitch of roof, #275 special Closed Ridge Ends and Cut Hip Tile. Tile is to match approved samples on file in the office of the Architect in size, shape, color and texture. Cut Hip Tile is to be cut to proper pitch before burning.

WORKMANSHIP.

14. Unless otherwise particularly specified, all sheet metal work and all material and labor in connection therewith shall be furnished and performed in strict compliance with the recommended practice and Standard Specifications for Sheet Copper Work of the Copper and Brass Research Association, 25 Broadway, N. Y.

FLASHING.

15. All flashing, except as otherwise specified, shall be of soft rolled copper.

16. Flash all valleys and around chimneys, at sides of dormers and ventilators, at intersections of roof with vertical walls, all hips and ridges, over door and window heads where not protected by overhangs and roofs, and wherever else necessary to make water tight.

17. The exposed flashing at chimneys and over roofs of hoods shall be lead coated copper.

18. Where window sill sets over hood roof the flashing shall extend entirely under sill and turn up on back edge and be tacked in place.

19. Flash saddle at junction of roofs, north elevation.

20. Flash at sides of dormers and ventilator.

21. Flash as detailed over all exterior openings, except where protected under roofs, overhangs, ceilings, etc. Turn down over top edge of casing and neatly tack.

22. Flash as detailed back of the horizontal half timber strips resting on masonry walls. ? vertical and oblique ?

23. Where exterior frame walls butt against masonry walls build proper flashing 4" into masonry and lap 4" onto frame wall outside of building paper.

24. Flash back of the stone splays at chimney offsets. Flashing to extend to within 1" of the outside of stone work and turn down in joint 1/2".

25. Flash around all pipes passing through roof.

26. Counterflashing of chimney shall extend back to the flue lining and be turned up 1" at the back and where there is no abutting roof surface the counterflashing shall extend to within 1" of the outside of the chimney and turn down 1/2" and be bedded into the mortar joint.

27. Counterflashings, except as otherwise specified, are to overlap base flashings at least 4", are to be built into the wall at least 4", stepped on rakes, with joints carefully filled with elastic cement.

FLASHING IN CONNECTION WITH TILE ROOFS.

28. All flashings shall be of soft rolled copper. At sides of vertical surfaces, insert base flashing between each course of tiles. Lap 3" and extend 6" under tiles and at least 10" up wall. At fronts, extend flashing at least 3" up wall and 4" over tile. Masonry wall shall be cap flashed and pointed. Rounded valleys are to be flashed between each course of tile with curved strips cut to conform to sweep of valley. Extend strips 8" beyond the curve at either side of valley. Strips are to be of convenient lengths and approximately 10" in width secured by nailing so that strips extend 3" above top of tile and about 7" down over each course of tile. Each course of Hip Tile is to be flashed in a similar manner, extend flashing 8" on each side of hip. No hip or valley flashing is to be penetrated by nails securing tiles. Upon completion, no hip or valley flashing is to be visible.

VENTILATORS.

29. Provide hard copper louvres formed as detailed for the ventilators in north and south gables and for the ventilator of work shop. Copper shall turn in back of frame and over sills to be weather tight.

DOVE COTE.

30. Provide a hard copper lining, back and sides over the entire dove cote space arranged to drain out over sill at bottom.

31. The back lining will be applied to the wood doors which open into attic space over Garage and provide access to nests.

GUTTERS.

32. Gutters on House and Garage where shown, except dormers, shall be of lead coated copper, formed to profile as detailed with the outer edge reinforced with a painted iron bar, 3/16" x 1", all in turn formed over 3/16" x 1" copper braces spaced 2' 0" apart, bent to profile. The inner brace shall be attached to the wood facia with large flat headed brass screws.

33. The outer edge of gutter shall be braced with 3/16" x 1" copper braces, 2' 0" apart, bolted to the iron bar with brass flat headed bolts and extended up over the roof sheathing and attached with brass screws.

34. Fomm an inner lining to all gutters providing a high and a low point draining to all leaders with a counter-flashing having a bent hemmed edge extended up 7" on the roof sheathing and properly secured with cleats.

LEADERS.

35. All leaders shall be lead coated copper, plain 3" round in lengths as shown with goosenecks and offsets at overhangs as shown, and supported with lead coated 1/4" x 2" copper leader straps, ends cut to profile as detailed, properly secured to the wood or masonry walls, using expansion shields in the masonry.

36. Leaders shall connect to gutters and continue to grade and shall be neatly fitted into C. I. leader shoes furnished and set under Heading of Work by Owner.

LEADER HEADS.

37. Leader heads for house proper, (total seven) shall be formed with lead coated copper to profile as shown and detailed.

WIRE BASKETS.

38. Provide copper wire baskets or strainers over all leader openings.

ROOFING FELT.

39. Cover all sheathing under tile roof and tile side walls of north gable with roofing felt, laid horizontally with a 3" weathered lap and secured with copper nails and discs.

40. Turn up felt back of flashings and carry over ridges in double thickness.

TILE ROOF.

41. Cover all pitched roofs, including caps of gate posts and roof vent, with tile as specified above.

LAYING TILE.

42. Lay tile to a generally regular butt line with an average exposure of 4 1/2". In no case shall the exposure be more than 5", or the head-lap less than 2". Roof area is to be of a uniform blended color and all effects of spottiness are to be avoided. Each piece of tile excepting ridge is to be fastened with two 2" copper nails. Cement and bands in laps with elastic cement. Tile are to be doubled at eaves. Gable ends are to be pointed up with Portland cement along the rake. Ridges are to be finished off with 9" top fixtures and #275 Ridge, well pointed with elastic cement. The ridge pieces are to be butted and the joints filled with Portland cement. Hip Tile are to be mitred and well buttered with elastic cement. Valleys are to be rounded, cutting the valley tiles from regular field tile on the job. Ridge tiles are to be secured with copper nails of sufficient length to afford a penetration of at least 1" into the sheathing. The fronts of vertical surfaces are to be finished off with 6" and 9" top fixtures, buttered with elastic cement in the laps. Special closed ridge ends will be used where designated on plans.

CLOTHES CHUTE.

43. Install 16 gauge galvanized iron lining for clothes chute extending from 3' 0" above floor in 207 to floor of Kitchen and turned into door frames.

WATERPROOFING.

44. Membrane Waterproofing, three ply mopped felt, Barrett specification, will be required for floor of bath room

212, laid on underflooring and turned up 6" against walls on all sides and carried under and back of tubs to 6" above floor and extending under door saddles.

CLEANING.

45. Upon completion, clean all work, remove all rubbish due to work under this heading and make good all injured or defective work, and leave all complete and in proper order.

Acadia Park
Jordan Pond Gate Lodge
for
John D. Rockefeller, Jr. Esq.

HEADING OF CARPENTRY.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Reserved. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. The Contractor shall also refer to the Heading of Separate Estimates, and be guided thereby in preparing his bid.

MATERIALS.

3. Note. If the materials as specified below are not commonly used in this locality and other materials not specified would be structurally better or more economical to use, the Contractor shall base his estimate on the materials specified and state what substitutes he would recommend and what saving, if any, would result therefrom.

4. All lumber for framing shall be sawed full and square, sized to dimensions indicated, well seasoned, free from large or loose knots, shakes or other imperfections impairing its strength or durability.

5. Stock for Millwork (except where otherwise specified) shall be sound, clear, thoroughly seasoned lumber, free from sap and knots, kiln dried and protected from the weather after leaving the kiln.

6. Framing lumber shall be #1 spruce or Douglas fir of structural grade. All other rough lumber shall be #2 spruce or #1 common fir.

7. Sheathing shall be 1" x 6" matched merchantable quality pine or hemlock boards.

8. Cypress #1 Tidewater Red with heart wood where exposed to weather will be required for all door and window frames, together with their staff beads, bed moulds, sills, etc.

9. White Pine clear will be required for exterior sash, shutters and doors except garage doors.

10. Pecky Cypress with all extreme defects culled out will be used for all other exterior trim including half timbering, porch and passage posts and plates, barge boards, dormer sides and faces, bay and brackets, dove cote, hoods and brackets, spindles at vents, cornice members, garage doors and timber work around garage doors, gates and frames, etc.

11. All exterior trim as mentioned above with the exception of moulded members shall be hand hewn and all exterior trim shall be burnt with a torch on all exposed faces and edges and thoroughly brushed with a steel wire brush to remove all charred wood. (See Separate Estimates.)

12. White Wood, first quality, clear, will be required for all interior trim, unless otherwise specified, in spaces 108, 107, 106, 105, 212 and 213.

13. N. C. Pine, "A" grade, clear, will be required for all other interior trim, including doors.

14. Glue. All glue for veneering and other purposes shall be approved waterproof glue.

WORKMANSHIP.

15. All rough carpentry is to be executed and completed in a thorough manner by competent mechanics. All work is to be substantially framed, braced, anchored, spiked and bolted in the best and strongest manner, true and plumb, and in accordance with the framing drawings and details.

16. All millwork is to be executed, put together and set in the best manner, mortised, tennoned, plowed, lapped and fitted strictly according to the full size details. In accordance with metric shop drawings

17. All joints are to be carefully made and fitted and beveled, mitred or coped and doweled as required: all work is to be securely fastened and glued and nails sunk for puttying.

18. All interior finish is to be smoothed and sandpapered before setting. Before painting, all defects are to be made good and all rough places, raised grain, etc., scraped and sandpapered by hand.

19. All circular work is to be worked from the solid, no kerf sawing will be accepted.

PRIMING.

20. Where possible to do so, all priming shall be done in the shop before delivery: otherwise, all priming shall be done as soon as possible after delivery and before any material to be primed is exposed to the elements.

21. Frames for window and door openings shall be fully primed on all faces: pulley stiles and yokes, and all faces to be stained shall be primed with oil, backs of frames, sills and jamb faces to be painted with lead in oil.

22. Sash and doors shall be primed on all faces, edges, rebates for glazing, etc.

23. All faces which are to be stained (see Heading of Painting) shall be primed in oil only.

24. Timber and woodwork resting on masonry shall be given two coats of creosote or oil paint on all surfaces touching masonry and over the entire end of beams and extending 12" from wall.

25. All exterior woodwork shall be primed front and back, and all joints shall be edge primed before setting.

26. No trim specified to be primed under the Heading of Painting, or back painted, shall be set until priming has been done.

CAULKING.

27. Caulk thoroughly around all exterior door and window frames in masonry walls with approved fireproof packing and elastic cement. Staff beads shall be removed for this purpose and replaced after the caulking is complete and inspected.

FRAMING.

28. Do all framing as shown or as required to properly carry out the work.

29. All framing and sizes of timbers, in general, shall be as shown on drawings, or as required. The greatest care is to be exercised in framing so as to reduce settlement from shrinkage to a minimum.

30. The carpenter shall study the requirements of the mechanical and other trades and frame accordingly.

31. The underside and ends of plates and all timbers resting on, and coming in contact with, masonry are to be painted, see Priming above.

32. Provide and bolt on wood cleats where necessary to provide proper bearing where wood beams rest on steel girders.

33. Frame for all openings in floors, ceilings and roofs required for chimneys, stairs, dormers, clothes chute, scuttles, ducts, and for plumbing and heating pipes and wherever else required.

34. Frame an opening with double headers and trimmers in the floor of the Pantry 2 ft. square, centering directly over the center of the well casing in Basement.

35. All headers and trimmers shall be double joists or rafters and where more than 8 ft. long shall be trebbled.

36. All headers over 4 ft. long shall be hung in bridle irons.

37. All beams and joists shall have a bearing of at least 4" and where entering masonry walls, are to have fire cut.

38. Double floor joists under partitions running the same way, setting joists 4" apart, bridging every 2'.

39. Top of bath room floor beams are 2" below top of 2nd floor beams to allow for deafening.

40. No woodwork shall come within 1" of the outside of any chimney and in no case is any nail, spike or screw to be driven into the brickwork of any chimney.

41. Sills and plates are to be of as great a length as possible, halved at the corners and spliced with a scarf joint, or lapped and spiked.

42. Frame for all rafters, rafter plates in accordance with drawings. The framing of roof rafters shall be trussed and braced, and all as indicated on sections and as necessary to make thoroughly rigid construction.

43. All framing shall be thoroughly spiked and properly braced and anchored together.

44. Rafters are to be each in one piece from plate to ridges, valleys and hips straight and true.

45. Form all saddles, watersheds, crickets and slopes as required.

46. Frame plate on top of stone wall of east gable to form nailing for wood boarding. (See Heading of Masonry for Anchors.)

STUD PARTITIONS.

47. All partitions, unless otherwise shown, are to be 2 x 4" stud partitions, 16" o. c. and set as shown and as required.

48. All 2" stud partitions are to be 2" x 3" studs set flat.

49. Studs to be doubled at openings, angles, etc., and firmly spiked together.

50. Truss over all openings in stud partitions.

51. Frame for all openings, built in ironing boards, medicine cabinets, cut-out boxes, etc., as required.

52. Form all angles and corners solid, and do all blocking required for special work.

53. Studs for exterior walls of 2nd floor shall be 3" x 4" 16" o. c. with double 2" x 4" at all openings.

ANCHORS.

54. All sills and plates shall be anchored into the walls (these anchors are furnished and set under Heading of Masonry).

55. Where beams rest on walls, approved anchors shall be spiked to the beams at least every 3rd beam and built into wall by mason. Where beams rest on wall plates or sills, they shall be similarly anchored to sill or plate.

56. The end of each beam resting on girders wherever beam is anchored to the wall shall be strapped to the opposite beam with approved straps of 1/4 x 1 1/2 iron.

57. Where beams run parallel with walls, 1/4" x 1 1/2" iron strap anchors are to be spiked to the three nearest beams, let into beams and built into wall by mason or anchored to plate or sill as conditions require. These anchors shall be placed about 5' 0" apart.

BRIDGING.

58. All floor beams shall be bridged every 6' with 2 x 4 cross bridging, scribed and nailed with 2 nails in each end.

59. Rafters are to be bridged with one row of bridging as above in each span.

60. All partitions and free standing furring shall be bridged about midway between floor and ceiling, with a horizontal row of 2" x 4" bridging.

SHEATHING.

61. Sheathing laid horizontally and well nailed shall be laid over framing of all roofs, saddles, sides and roofs of dormers, etc., and wherever else required to carry out the drawings.

62. Sheathing laid diagonally shall be required for all exterior frame walls, behind brick veneer, half timbering, tile, etc.

63. Sheath partition between coal bin and Boiler Room to a height of 5' 0" from floor and to ceiling on stair end and build slide as shown.

64. Sheath back and ends of dove cote to receive copper lining.

65. Valley sheathing shall be formed to receive rounded tile valleys.

SHEATHING PAPER.

66. All exterior frame walls shall be covered with one layer of "Ruberoid" and over that one layer of "SiselKraft" both put on horizontally and well lapped and carried in back of door and window casings, and lapped down over all base and cap flashing.

CEILING.

67. Center beaded matched 7/8" ceiling will be required for the east and west walls of Storage #3.

68. Provide and install 7/8" x 6" T & G, V jointed cypress boarding for the ceiling of Passage #112. -

UNDERFLOORING.

69. T & G underflooring dressed one side, laid diagonally, well nailed to every bearing, properly breaking joints, will be required throughout the 1st and 2nd floors and in attic space over garage.

70. Underflooring of attic space over garage shall extend to rafters.

71. Cat Walk, consisting of underflooring three feet wide, will be required in attic spaces of house and space over work shop and passage 112, extending full length of attic spaces from gable wall to gable wall and carried 3' wide around scuttle.

72. Underflooring of bathroom 212 will be 2" below underflooring of 2nd floor to allow for fill under tile floor.

INSULATION.

73. Insulation consisting of 1" thick Balsam Wool (Wood Conversion Co., 101 Park Ave., N. Y.) or 1" thick Cabot's Quilt (Samuel Cabot, Inc., Boston, Mass.) will be required between ceiling joists over porch 110, held in place with builder's lath and extending over the entire area and closed in at ends.

74. Line porch ceiling with 3/8" Celotex with joints tight butted and joints shall occur under ceiling beams only.

75. Place two layers of 1/2" Celotex covering an area of 36 square feet directly over the pump in Basement. Cut an opening 2 feet square directly on center of pump casing and provide a 2 layer Celotex cover to fit opening, screwed into the beam framing all as directed.

76. Provide a 2" stock cork base size 15" x 25" as made by F. Mundet & Sons, Inc., 461 Eighth Ave., N. Y. City, or equal approved, over the concrete base of pump.

FURRING.

77. Do all necessary furring and blocking for half timbering, cornices, bays, vents, valley sheathing, etc.

78, Furr out upper portion of north gable wall back of tile.

79. Furr the inside of all exterior masonry walls where plastered (see Heading of Plaster) with 2 x 2 furring, run continuously from floor to ceiling and free standing.

80. Furr around all chimneys with 2" x 2" furring as specified above, set 1" clear of masonry.

81. Furr down ceiling of pantry 105 to cover plumbing pipes.

82. Cross furr all ceilings and stair soffits of 1st and 2nd floor of house proper, including ceiling of porch 110, with 1 x 2 strips 12" o. c.

83. Furr drop ceilings in Kitchen alcove 107 and bedroom alcoves 209 and 202 and in Hall 100 to continue soffit of stairs, all as shown.

GROUNDS.

84. Furnish and set grounds well secured in all plastered spaces for the nailing of trim and finished work and wherever required by the plasterer and other mechanics. Two grounds to be set for bases, lower directly over rough floor.

85. Furnish and set outriggers at all rafters to form bell cast at eaves.

WINDOW FRAMES.

86. Furnish and set frames for all windows as shown on the drawings and as detailed, except where steel frames are shown for basement windows.

87. All exterior frames shall be put together with tongues and grooves in white lead.

88, All frames shall be arranged to take screens.

89. All staff beads in masonry walls shall be applied loose when set so that they may be easily removed for caulking.

90. All frames shall be made in accordance with details with wind breaks, staff beads, weathered sills, mullions and transoms as shown.

SASH.

91. Sash shall be 1 3/4" thick with drip mould ploughed into bottom rail, all as detailed.

92. All sash shall be moulded with rebated meeting stiles and moulded muntins as detailed.

SHUTTERS.

93. Shutters shall be built up of 1 1/8" matched material with screwed on battens, and an oak slide bolt at each pair, all as detailed.

PROTECTIVE BOARDING.

94. Put in weather protective boarding as detailed behind all vents in gables. This boarding shall be lined with tar paper arranged to drain over sill of vent.

Copper

DOOR FRAMES.

95. Exterior door frames shall be made in accordance with details, put together with tongues and grooves in white lead.

96. Frames, in general, shall be 1 3/4" thick rebated with wind stops ploughed into frames for masonry walls and trimmed with moulded staff beads or moulded casings as detailed.

97. Frames for garage doors shall be bolted to wall.

98. Interior door frames shall be 7/8" with 1/2" moulded stops planted on.

DOORS.

99. See schedule on plans for all sizes.

100. Double doors shall have rebated meeting stiles or astragals, as detailed.

101. Exterior Doors shall have built up panels with flush moulding, moulded muntins with wood glazing mould, weather drip moulding ploughed into bottom rail, all in accordance with details.

102. Garage doors to be built up of matched planks with battens as detailed.

103. All other exterior doors shall be 1 3/4" thick and have solid rails, stiles and panels.

104. Interior Doors shall be stock yellow pine or fir 5 cross panel doors, with solid rails and stiles and laminated panels with flush mouldings.

105. Closet doors 1 3/8" thick: other doors 1 3/4" thick.

106. Door from Living Room to Hall shall be glazed full length: other interior glazed doors upper panels only.

107. Glazed doors shall have moulded muntins, wood glazing moulds, panels, etc., all to correspond with adjacent doors as to material and detail.

108. Provide batten doors made up of 7/8" matched material behind all vents in gables and vent over work shop to close openings tight in winter. Also provide similar door and frame to close opening between coal bin and space under passage 112.

GLAZING.

109. Double Strength A Quality flat drawn clear sheet glass of Libby-Owen or American Window Glass Co., make shall be required for all glazed doors and windows. (See Separate Estimates.)

110. Single Thick Glass will be required for glazed doors of dressers.

111. Setting. All lights are to be of proper size to fill the openings, all properly secured and bedded in putty. All glazing must be protected during the progress of the work: any glass broken or damaged must be removed or replaced before the completion of the work, and all glass is to be thoroughly cleaned and left in perfect condition on the completion of the work. (See Separate Estimate.)

EXTERIOR FINISH.

112. General. All exterior finish shall be in accordance with scale and full size details and as specified. All put together with tongues and grooves in white lead.

113. All necessary blocking, furring, etc., is to be provided and set for all exterior millwork.

114. All exterior woodwork shall be complete in every respect secured to structural work and left in perfect condition.

115. Cornices and gable rakes shall consist of facias, bed moulds and crown moulds as detailed.

116. Half timbering shall be of 2" stock, mortised and matched at intersections, all with weathering edges and interlocks as detailed.

117. Set all pegs in locations and of sizes as shown, pegs shall set at least 3/4" into wood members and project about 1".

118. In general pegs shall be placed at the intersection of all vertical and sloping half timbers with all horizontal members and also at the terminals of all verge boards.

119. Timbers forming jambs and head of openings at porch 110, passage 112, garage doors shall be solid and where they fit against masonry shall have weather grooves out on back to build into masonry.

120. Corner half timbers to be cut from solid.

121. Horizontal timbers at overhang shall be built up, moulded and chamfered as detailed.

122. Sides of dormers to be boarded with 1 1/8" matched material as detailed.

123. Porches and open passage to have small ceiling moulding at junction of timber work with ceiling.

124. Provide wood ceiling beams over ceiling of passage 112 as shown.

125. Brackets for bay and hoods to be solid, moulded to detail.

126. At north and south gables provide turned spindles set in frame in front of copper louvres as detailed.

127. Provide similar spindles at work shop window.

128. Dove Cote shall consist of turned spindles perforated fronts for dove houses, projecting roosts with continuous shelves on inside with separating partitions at each nest. On the attic side provide battened doors with galvanized iron hinges and bolts to allow for access to dove nests from attic side.

129. Gate shall be built up with pickets and cross braces, with rails and stiles not less than 3" thick, all as detailed.

INTERIOR FINISH.

130. No trim is required for steel windows in basement and cellar spaces.

131. Doors and windows in garage and workshop will be trimmed with 3/4" scribe moulding, no sills.

132. Casings. In basement and all closets 2 3/4" x 5/8" plain casings, butt joints, no wall moulding.

133. All other casings to be 2 3/4" x 5/8" moulded with mitred corners and with 1/2" wall moulding.

134. Windows to have moulded stools and aprons as detailed.

135. Provide stool strip at out opening wood casement windown of house proper to receive screens, all as detailed.

136. Window stool at Dining Room bay to form seat as detailed.

137. Base. 4" x 7/8" throughout except in bath and unplastered walls of basement, garage and workshop, with 1/2" wall moulding except in closets.

138. Floor mould from 1" stock beveled at top and nailed to floor will be required at all wood base.

139. Cap Rail 5/8" x 2 1/2" with wall moulding required around bathroom, 4' high.

140. Picture Mould 5/8" x 2 1/2" moulded around all plaster walls just below ceilings of bedrooms, dining room, living room, halls and bathroom.

141. Where splayed ceilings occur, provide moulded strip to carry through the lines of picture moulding.

142. Mantel consisting of moulded casings around opening, plain facia with moulded shelf and bed mould all as detailed will be required in Living Room.

142a. Box Seats. Where shown at Bedroom windows on Second Floor form seats with 1 1/8" paneled fronts and hinged lids, 1 1/8" thick, splined together with finished floor at bottom and 5/8" cedar siding at all sides.

STAIRS.

143. All stair material shall conform to specified materials for adjacent finish, except as otherwise specifically mentioned to the contrary.

144. Main Stairs, 1st to 2nd floor, shall have 7/8" risers, treads 1 1/8", with moulded nosing: balusters 5/8" x 3/4", 3 to a tread: handrail 2 1/2" x 2 3/4" moulded: newels 3 1/2" square, paneled, with moulded caps, drops, etc.: face and wall strings 7/8" moulded: soffit mould 3" x 5/8", with 1/2" wall mould at strings, soffit mould and at stair nosings.

145. Main stairs shall have red oak treads and birch hand rail: all other material to match typical trim.

146. Stairs from basement to 1st floor similar, with Y. P. treads, without balusters or newels, and with Y. P. wall rail.

147. All stair work shall be carefully laid out, put together and set in a thorough and skillful manner.

148. Rough carriages are to be carefully cut for treads and risers and secured in place with hangers, anchors, bolts, etc., as required and bridged every 6'.

149. Do all cutting and framing required for newels, platforms, etc.

150. Treads and risers shall be tongued and grooved together and housed into strings, thoroughly wedged, blocked and glued. Balusters shall be dovetailed into treads and let into handrails, and handrails housed into newels. Handrails shall extend the entire length of stairs as shown and be worked with all easements, ramps and turns as detailed: provide and set C. I. wall brackets for wall rails.

FLOORING PAPER.

151. Waterproof tar felt, heavy weight (not less than 20 lb.) shall be laid over all underflooring receiving finished floor. Felt strips shall be lapped at least 2" and turned up on all walls in back of the base.

FINISHED FLOORING.

152. All flooring shall be of the best quality of the grade specified and shall be kiln dried, accurately milled, carefully handled and protected from dampness.

153. All flooring shall be tongued and grooved and end-matched with hollowed back.

154. No. 1 edge grain long leaf yellow pine or first quality spruce flooring 25/32" x 3 1/4" face will be required for finished floor in spaces 105, 106, 107, 108 and 109 where linoleum is to be laid.

155. First grade plain sawn red oak, 13/16" x 2 1/4" face will be required for all other finished floors throughout the first and second floors except bath room.

156. All flooring shall be laid in accordance with the best practice, properly driven up, blind nailed with 8d steel cut light flooring nails, from 12" to 14" o. c.

157. In all finished rooms, a 1/2" space shall be left between flooring and baseboard to allow for expansion.

158. Flooring strips shall, wherever possible, run the long way of the room.

SCRAPING.

159. All floors shall be planed, hand or machine scraped and sandpapered and protected by covering with paper, with joints lapped and glued and fastened.

SADDLES.

160. Hard wood saddles of same materials as floor will be required at all interior doors where wood flooring is specified.

161. Saddles shall be full width of partitions, beveled as detailed.

LINOLEUM FLOORS.

162. Are included under Heading of Work Reserved.

SCUTTLE.

163. Provide scuttle, over Hall 200, 20" x 30" with 7/8" frame and 5/8" x 2 3/4" ceiling casing with cover built up of 7/8" matched boarding with cleats on upper side and hung on galv. iron hinges to open up.

164. Provide similar scuttle 30" square in ceiling of garage space.

165. Provide a trap door in floor of Pantry consisting of two layers of flooring with proper cleats arranged with edges formed as rebates on all four sides, all as directed.

ACCESS DOOR.

166. Provide a 7/8" paneled access door complete with 7/8" jambs, stops and a 5/8" x 2" flat casing at the back of bath tub to provide access to waste and supplies.

DRESSERS.

167. The dressers in Kitchen and Pantry shall have counter shelves of 1 1/8" ash, glued up, with drawers just below countershelf and cupboards to floor with 1 1/8" wood paneled doors and one shelf.

168. The section above the countershelf shall extend to the ceiling and shall be hung from the ceiling. This upper section shall have 1 1/8" doors divided by wood muntins to receive glass (see Glazing above).

169. They shall have 7/8" shelves to average 10" o. c. on suitable shelf supports.

170. Exposed ends of dressers shall be paneled: 7/8" a 2 1/2" crown moulding shall be carried around dressers at ceiling.

171. Wall between countershelf and upper dresser shall be faced with 7/8" ash, glued up.

172. Build slide between kitchen and pantry.

173. Build pot cupboards with paneled ends and with one shelf and 1 1/8" wood paneled doors under drainboards at kitchen sink.

174. Dresser drawers shall be built up with 7/8" fronts with mortised sides, guides, etc., all complete as detailed.

DRAINBOARDS.

175. Ash drainboards 1 3/8" thick, glued up watertight, with draining grooves and with 16" high 7/8" ash back, will be required for pantry and kitchen sinks as shown.

CLOTHES CHUTE.

176. Openings at 1st and 2nd floor shall have 7/8" frames with typical trim with 7/8" stool and shall have 1 1/8" wood paneled doors set about 30" from floor. Doors to be about 3' 0" high.

BOOKSHELVES.

177. In Living Room as shown provide cupboards with 1 1/8" wood paneled doors about 30" high with adjustable 7/8" shelves above, about 10" o. c., extending to a height of 6' 8" with wood jambs (plaster backs) and typical trim casing.

WORK BENCH.

178. Work Bench in work room shall have a 1 5/8" thick solid

maple top with two 20" wide drawers 6" deep at sides, all securely supported on brackets bolted to wall.

SHELVING.

179. Closet shelving shall be best grade shelving material, with no large or loose knots.

180. Shelves shall be 14" wide, 7/8" thick, unless otherwise specified or shown, supported on 7/8" x 3" continuous shelf supports except that where rods occur the shelf supports shall be 7/8" x 4".

181. The exact arrangement of shelves shall be as detailed but in general they shall be as follows.

182. Closet 201, five shelves 24" wide, 10" o. c., starting 24" from floor.

183. Closets 203, 204, 206, 208, 210 and 101, two shelves as shown, 14" wide, with hook strip all around and rod as shown.

184. Closet 213 to have lower cupboard, about 30" high, with 1 1/8" wood paneled doors and one shelf, upper portion to extend to 6' 8" height with similar wood doors and five adjustable shelves 8" deep.

185. Closets 211 and 102, two shelves and hook strip.

186. Entry 109, six shelves as shown.

187. Work shop 113, two 10" shelves over bench.

188. Storage 3, shelves as shown with intermediate supports about 4' apart extending to floor.

189. Rods for closets shall be 3/4" galv. iron pipe, properly supported at walls and with intermediate supports where necessary. Rods shall set 12" clear of the wall and 2" clear of shelf above.

MEDICINE CABINET.

190. Set medicine cabinet supplied under Heading of Cash Allowances.

HARDWARE.

191. Set all finishing hardware provided under Heading of Cash Allowances.

192. Building hardware, such as nails, screws, sash weights and pulleys, hold fasts and any other hardware not commonly understood as finished hardware, shall be provided under this heading.

SCREENS.

193. Provide and set copper wire 16 mesh screens set in frames behind copper louvres in vents in gables and vent over work shop.

194. Screens for doors and windows will be supplied and set under Heading of Cash Allowances.

WEATHER STRIPPING.

195. Supplied and set under Heading of Cash Allowances.

BATH ROOM ACCESSORIES.

196. Supplied and set under Heading of Cash Allowances.

JOBBING.

197. Do all miscellaneous work, all fitting, cutting and patching for other trades and leave work complete and in proper condition.

Acadia Park
Jordan Pond Gate Lodge
for
John D. Rockefeller, Jr. Esq.

HEADING OF PAINTING.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Reserved. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. The Contractor shall also refer to the Heading of Separate Estimates, and be guided thereby in preparing his bid.

SAMPLES.

3. Samples of all finished shall be prepared as directed and submitted for the approval of the Architect.

4. In addition to these samples, a set of "Record Samples" shall be made by the painter and delivered to the Architect before the final certificate is issued on the work.

MATERIALS.

5. All materials shall be of the make and grade specified, delivered, wherever practicable, in their unbroken packages, and inspected and approved by the Architect before being used.

6. No material shall be thinned, diluted or changed in any way, except as specified, or in accordance with the manufacturer's specifications.

7. If the painter wishes to use other brands of material than those specified, he must make application to the Architect, in writing, and receive his written approval on thesame.

8. Lead and oil paint shall be Samuel Cabot's "Collopakes" best quality ready mixed paint.

9. Interior enamel shall be Pratt & Lambert's "Vitralite".

10. Interior flat paint shall be Pratt & Lambert's "Lyt-All".

11. Stain shall be Pratt & Lambert's oil or acid stain as specified.

12. Metallic Paint shall be Dixon Silica Graphite, or equal.

13. Sunflex shall be the Craftex Co. New York City.

14. Varnish shall be Pratt & Lambert's spar varnish or Pratt & Lambert's flat varnish as specified.

WORKMANSHIP.

15. All workmanship shall be of the best quality and to the satisfaction of the Architect.

16. The painter shall examine all work receiving painter's finish, and shall notify the Architect of any defects before starting the painting, otherwise he shall be held responsible for all defects in his work resulting therefrom.

17. All surfaces receiving paint shall be thoroughly dry before paint is applied, and each coat shall be thoroughly dry before the next is applied.

PREPARATION.

18. Clean down, knot stop with shellac, and sandpaper, or otherwise prepare all surfaces to obtain the best results.

PRIMING.

19. See Headings of Masonry and Carpentry for priming specified under those headings.

20. Any priming required to properly protect the work and not specified under those headings shall be done under this contract.

21. All interior trim which is to be painted shall be primed front and back before being set.

22. All interior trim which is to be stained shall be back primed before being set.

PUTTYING.

23. After the priming coat of paint is thoroughly dry, putty up all holes, dents, cracks and other defects in the surface with a pure linseed oil putty, composed of equal parts of white lead and whiting colored as directed.

PAINTING.

24. All painting specified below is in addition to painting and priming specified under other headings.

EXTERIOR PAINTING.

25. The exterior portion of door and window frames, staff beads, exterior side of doors (except garage doors) exterior side of sash, shutters, dove cote panels shall receive three coats of lead and oil paint.

26. All other exterior woodwork, including in general all half timbering, cornice woodwork, brackets and hoods, garage doors and gates, dormer woodwork, etc., is specified to be textured by adzing, burning and brushing and primed one coat of oil stain under the Heading of Carpentry. All of this woodwork shall be given one coat of oil stain and one coat of lead filler wiped.

27. Iron Work of steel windows in Basement shall be given a full coat of metallic paint and 2 coats of lead and oil paint, inside and out.

INTERIOR PAINTING.

28. General. Inside of all sash and exterior doors shall be painted or stained as necessary to conform to the specified finish of adjacent wood work.

29. Enamel finish for woodwork consisting of one coat made up of equal parts of Vitralite Undercoating and gloss and one coat of Vitralite Eggshell, shall be required for finished woodwork in spaces 105, 106, 107, 108, 212 and closets opening into same, except drainboards and counters, including backs and ends, and except also the tops of closet and dresser shelves which will be shellaced (see below).

30. The above includes the painting of woodwork on the inside of cupboards and dressers except as noted.

31. Stain finished woodwork consisting of one coat of stain, one coat of shellac, then rubbed with 00 sandpaper and finished with two coats of wax well rubbed will be required for all other interior finish woodwork except that 2 coats of flat varnish shall be substituted for wax on basement stairs and one coat of shellac will be substituted for wax on closet woodwork opening into stained finished rooms.

32. Handrails shall be stained, filled and given 3 coats of flat varnish rubbed with pumice and water between coats.

33. Shellac finish, consisting of 2 coats of shellac, will

be required for top of all closet and dresser shelving and inside of drawers.

34. Floor finish, consisting of one coat of stain, 2 coats of wax, will be required for all wood floors throughout and main stair treads except in spaces 105, 106, 107, 108, 109, where linoleum is to be used.

35. Oiling. All drainboards and countershelves, including backs and ends, shall be oiled.

36. Paint the walls and ceiling of Boiler Room #1, including the sheathing of coal bin, with two coats of Sunflex.

37. Miscellaneous. Paint all exposed plumbing pipes (not insulated), all exposed structural steel and Lally columns, cleanout doors, iron pit cover, etc., with two coats of lead and oil paint.

RADIATORS.

38. Are primed under the Heading of Heating: they shall be given two coats of paint to match trim in rooms in which they are placed. Where trim is stained, radiators shall be bronzed with a mixture of bronze and aluminum in equal parts.

PLASTER PAINTING.

39. None required in basement except on stairs and none in attic.

40. Preparation. All plaster which is to be painted shall first be treated with a wash consisting of 3 to 4 pounds of sulphate of zinc dissolved in one gallon of water. Also add a small amount of water soluble black nigrosene to slightly stain the wash so that no part of the surface will be missed. After this wash has dried, brush off all loose crystals.

41. After priming coat has been applied to plaster surfaces the Contractor shall treat all hot spots and other places requiring special treatment.

42. Then apply one coat of Pratt & Lambert's "Double-duty Primer".

43. Enamel Finish, consisting of one coat of Lyt-All flat and one coat of Lyt-All Eggshell will be required for the plaster walls and ceilings, including plaster backs of dressers and cupboards in spaces 105, 106, 107, 108, 109 (including plaster of basement stairway to floor level of 109) and 212.

44. For plaster walls only of closets opening off the above spaces apply one coat of Lyt-All Flat only.

JOBBING.

45. On completion, touch up where necessary, and remove all paint and varnish stains about the building, clean and polish all hardware and glass, and remove all rubbish pertaining to this trade and leave all in proper condition.

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for
John D. Rockefeller, Jr. Esq.

HEADING OF PLUMBING.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Reserved. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. The Contractor shall also refer to the Heading of Separate Estimates, and be guided thereby in preparing his bid.

GUARANTEE.

3. Before the final payment is made, the Contractor shall file with the Architect a signed copy of the following guarantee:

I (we) hereby guarantee that the work installed by me (us) under this contract is according to the drawings and specifications and free from defects, and that the hot water will circulate freely in all circulating loops simultaneously without opening faucets; also that I (we) will make any changes necessary to carry out the guarantee within a period of two years from the date of this guarantee without expense to the Owner.

BUILDING DEPARTMENT REQUIREMENTS.

4. All material shall be furnished and all work shall be done in accordance with the local laws and regulations, whether so specified or not.

5. The Plumbing Contractor shall file the plans with the proper authorities and shall pay all fees in connection with same.

DRAWINGS.

6. The Plumbing Contractor shall make all plumbing drawings required by the local authorities, in addition to those supplied by the Architect and listed on the title page of these specifications.

7. The drawings supplied by the Architect indicate, in general, the position of the drainage and vent systems, but any changes required to make them fit the conditions at the building shall be made by the plumber without extra charge.

8. The Plumbing Contractor, before he begins work, shall submit to the Architect for his approval a plan showing the proposed layout of all piping throughout, both drainage and supply piping.

TESTS.

9. All tests must be made in accordance with the local rules covering this class of work, in the presence of the Architect.

10. Upon completion of the entire work, the Contractor must make, at his own expense, a test of the entire apparatus and mechanical operation of same in the presence of the Architect.

11. The various systems of soil, waste, drain and vent pipes must be tested before the fixtures are connected. The inlet in pipes shall be temporarily plugged or soldered for tests, the entire system filled with water and allowed to stand for 24 hours.

12. The entire water supply system shall be tested to a pressure of 100 lbs. per sq. in.

EXCAVATION.

13. See Heading of Work Reserved.

CUTTING AND REPAIRING.

14. All cutting and repairing of the work of other trades will be done by those trades as required to receive this Contractor's work.

15. Any cutting or patching or repairs to the work of other trades made necessary by changes in plumbing due to defective work shall be paid for by the plumber.

MATERIALS.

16. All materials shall conform to the latest Standard Specifications of the American Society for Testing Materials for each particular kind.

17. Cast Iron Pipe shall be extra heavy grade, not coated. The size, weight and maker's name shall be cast on each length as follows:

Diameter	Extra heavy
2"	5 1/2 lbs.

Diameter	Extra heavy
3"	9 1/2 lbs.
4"	13 "

18. Steel Pipe. Galvanized, for short branch vents not over 2" diameter only.

19. Brass Piping shall be I. P. S. of Chase Co., or Bridgeport Brass Co. make. Each length shall be plainly marked with maker's name or trade mark.

20. All fittings on brass pipe shall be the Crane Co's. standard rough brass pipe fittings, I. P. S.

21. Lead Pipe shall be best quality drawn pipe of Grade "D" of weight required.

22. Wrought Iron Pipe shall be Byers or Reading make. Short nipples shall be "extra heavy".

WORKMANSHIP.

23. No exposed piping about fixtures or other conspicuous places shall show tool marks or threads at fittings.

24. All piping shall be run in an approved and mechanical manner, everywhere properly graded, with a drop of not less than 1/4" to the foot.

25. Offsets in vertical pipes will only be allowed where unavoidable.

26. In general, all pipes above Basement shall be run concealed; all hot and cold piping shall be not less than 1" apart, unless absolutely unavoidable.

SUPPORTS.

27. Pipes run on ceilings must be securely supported with adjustable hangers of the Fee & Mason, Blake or other make, spaced not over 8' apart. Vertical lines of pipes must be securely supported with steel collars or bands bolted around same and fastened to the wall and floor construction, as required. Provide all hangers, supports, etc., in time for building into or securing to masonry or other work.

28. No chains or wires to be allowed for supporting or hanging pipes.

PLATES AND SLEEVES.

29. Provide suitable sleeves through walls, floors and roofs for the passage of plumbing and other pipes and make tight around same with masonry or by packing with mineral wool so as to entirely seal the openings and

prevent the passage of air from one room or floor to another. Sleeves in masonry shall be supplied to the mason and located in time to avoid all delay of the work.

30. Provide approved plates or escutcheons for all pipes passing through walls, floors, etc.

31. All joints between roofs and such pipes as extend through the roof shall be made watertight by heavy sheet lead flashing.

DRAINAGE SYSTEM.

32. Sanitary Sewer. The sanitary sewer beyond the walls of the house will be installed under Heading of Work Reserved.

HOUSE TRAP.

33. Install house trap and fresh air inlet as required by law. Fresh air inlet shall terminate where shown with brass ventilating cap.

HOUSE DRAINS.

34. From the house trap, continue the house drains of sizes shown to the bottom of all vertical stacks.

35. Soil, waste, drain and vent pipes are to be cast iron hub and spigot pipes, except for vents 2" and under, which may be wrought iron pipe or galv. steel pipe. All pipes are to be put together in the best manner, screwed joints for W. I. and steel pipes where same are used, caulked and leaded joints for cast iron pipes. All connections are to be made with Y branches and 1/8 long sweep bends.

36. Sizes of waste pipes for the various fixtures are to be as follows, unless otherwise required by local regulations:

Water closets.....4"
Lavatories.....1½" reduced at trap
Bath tubs.....2"
Kitchen ~~and Pantry~~ sinks...2"
Laundry trays.....2"

37. All main soil, waste and vent pipes are to be extended ~~in full calibre~~ at least 1' above the roof, well away from all windows, etc. When less than 4" in diameter, they shall be enlarged to 4", at a point not less than 1' below the roof surface, gathered where possible to reduce number of outlets.

38. Copper wire baskets shall be properly fastened into the opening of each pipe above the roof.

CLEANOUTS.

39. Provide and set cleanouts for house drains, at ends of all branches to house drains, at the bases of all rising lines, on all exposed or accessible traps, except water closet traps, on inlet side, at all points of the system where a change of direction occurs, and at intermediate points where so indicated or called for or necessary to prevent rust accumulation or other obstruction.

40. The screw caps of all cleanouts shall be of brass, extra heavy, of regulation size.

41. Cleanouts shall be the full size of the traps up to 4" in diameter, and not less than 4" for larger traps.

42. Full size Y and T fittings shall be provided for cleanouts on house drains and their branches.

43. All cleanouts shall be made accessible.

TRAPS.

44. Standard traps, vented or approved non-syphoning traps are to be used at the option of the Contractor.

45. All earthenware traps shall have heavy brass floor flange soldered in the lead bends and bolted to the trap flange and the joint made gas tight with red lead or white lead. The use of rubber washers for floor connections is prohibited.

WATER SUPPLY SYSTEM.

46. All water piping throughout shall be brass. Connections from concealed pipes to fixtures shall be furnished with the fixtures.

47. All joints shall be thoroughly made up in red lead and oil, and shall be made perfectly watertight. No joints shall be allowed to rust shut. All joints and pipe inaccessible in finished work shall be tested before covering is installed or pipes concealed.

48. All piping shall be securely fastened in place in approved manner and graded so as to thoroughly drain, in no case trapped unless absolutely necessary, in which case brass pett cocks shall be set to drain same. All fittings shall be of proper size, no bushings will be allowed.

49. So far as possible, water supply lines shall be kept away from outside walls. Where not possible, the Architect shall be consulted as to method of installation.

SERVICE SUPPLY.

50. The Owner will drill a well, furnish the drop pipe, well rod, strainer, cylinder, valve and a complete electrically driven pump, together with a two way check valve and a relief valve.

51. This Contractor shall furnish and install a 200 gallon galvanized pressure tank tested to 250 lbs., together with a Goulds automatic air volume control, pressure switch, pressure gauge and make all connections between tank and pump with a proper shut off valve to and from tank.

52. On the house supply provide a proper drip so as to drain the tank.

COLD SUPPLY.

53. From the pressure tank run a 1 1/4" line as a header across Basement ceiling and extend branches as follows: 3/4" to steam boiler, hot water storage tank, laundry trays, kitchen sink and 3/4" riser to bath room 212.

54. The sizes of water pipes to fixtures to be as follows: unless otherwise required by local regulations.

Water closet.....	3/4"	reduced to	1/2"	at tank	
Lavatories.....	1/2"	"	" 3/8"	at fixture	
Bath tub.....	3/4"	"	" 1/2"	"	"
Kitchen sink.....	3/4"	"	" 1/2"	"	"
Laundry trays.....	3/4"	"	" 1/2"	"	"

HOSE COCKS.

55. Carry 3/4" branches to sill cocks where shown, with 3/4" threaded brass faucets and valves and drips inside the building situated close to the mains.

56. Provide similar hose cock in garage as shown, with valve and drip in Basement.

HOT WATER BOILER.

57. Supply and set a #113 "Hy-test" hot water heating boiler, as made by the H. B. Smith Co., complete in every respect, including damper regulator, cast iron base suitable for coal burning, safety relief valve, #14 gauge black iron smoke pipe with damper and firing tools and make all connections to storage tank.

HOT WATER STORAGE TANK.

58. Supply and set a 40 gal. copper hot water storage

tank, tested to 250 lbs. water pressure with standard tappings and boiler stand as made by Dahlquist Mfg. Co., or E. B. Badger & Sons Co.

HOT WATER PIPING.

59. The hot water piping shall be arranged on a circulating loop to give constant circulation without opening any faucets.

60. A check valve of approved make shall be installed in the circulating loops with a control valve on each side of it and close to it.

61. The piping shall be the same size as specified for the cold water pipe, with the return circulation the full size.

62. This hot water piping shall be arranged with supplies to a water back in the Kitchen range, to the Hot Water heating boiler specified above and to an Excelso water heater on the steam boiler, all arranged with valves on both supply and return lines to allow for proper control of each individual heating system as may be desired.

63. Dead ends to bath tubs are to be 1/2" and to lavatories 3/8".

AIR CHAMBERS.

64. Air chambers shall be put on the hot and cold supply pipes where necessary to insure absence of water hammer.

VALVES.

65. All valves shall be brass solid wedge gate valves with double seat of the "Crane" make or "Jenkins Bros." Diamond brand, and for 125 pounds working pressure. No competition valves will be accepted.

66. All valves, cocks, etc., shall be fully equal in area to the pipes upon which they are placed, and accessibly located.

67. Valves are required at point of entry into house, on supplies to heating boiler, hot water storage tank, laundry trays, kitchen and ~~xxxxxxxxxx~~, on cold and hot water riser and return to bath 212, on supplies to sill cocks and elsewhere as necessary to properly control the system.

DRIPS.

68. Install a hose end drip close to each cut out valve

specified so that the system may be drained in sections or as a whole.

INSULATION.

69. Cold water pipes supplying garage shall be insulated against freezing between garage and basement as follows; two layers of Johns-Manville 1 inch thick hair felt and three layers of tar paper. The tar paper will alternate in layers with the hair felt starting with tar paper next to the pipe. The exterior will be taped or wired.

70. All hot water pipes and circulation lines in basement, including the connections between heater and storage tank, shall be covered with Johns-Manville 2 ply asbestos air cell covering neatly pasted and banded.

71. Cover the hot water storage tank with 1 1/2" asbestos cement, finished to a hard coat.

FIXTURES.

72. The plumbing fixtures and brassware and kitchen range are supplied under Heading of Cash Allowances and delivered at Seal Harbor, Maine. This Contractor shall include in his bid the cost of carting to site and installing complete.

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for
John D. Rockefeller, Jr. Esq.

HEADING OF ELECTRIC WORK.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

SCOPE OF THE WORK.

1. The Contractor shall refer to the Heading of Work Reserved. Except as listed therein or mentioned below, the work under this heading shall include the furnishing of all labor and material as shown on the drawings and/or as specified herein, or as reasonably to be implied as necessary to complete the work in this trade.

2. The Contractor shall also refer to the Heading of Separate Estimates, and be guided thereby in preparing his bid.

CERTIFICATE.

3. All work shall be done according to the rules and regulations of the Underwriters Association having jurisdiction. The Contractor shall obtain certificate of approval from them and deliver to the Ardhitect before final payment.

LAYOUT.

4. Before installing any work, the Contractor shall submit to the Architect for approval, in duplicate, drawings showing the layout of all work, and locations of panel boxes, etc. These may be in colored crayon on blueprints.

CUTTING AND REPAIRING.

5. All cutting and repairing of the work of other trades will be done by those trades as required to receive this Contractor's work.

6. Any cutting or patching or repairs to the work of other trades made necessary by changes in electric work due to defective work shall be paid for by the electrician.

TESTS.

7. All work shall be tested to the satisfaction of the Architect and in his presence.

GUARANTEE.

8. Before the final certificate is issued, this Contractor shall file with the Architect a signed copy of the following guarantee:

I (we) hereby guarantee that all work installed by me (us) under this contract is according to the drawings and specifications and free from defects; also that I (we) will make any changes necessary to carry out the guarantee, except defects due to improper usage, within a period of one year from the date of this guarantee without expense to the Owner.

MATERIALS AND LABOR.

9. All materials are to be of the General Electric product of the kinds specified, or their equal acceptable to the Architect, and all material shall conform to the rules of the National Electrical Code and the Underwriters Association.

10. Provide, locate and have the mason build in all sleeves, anchors, ties, etc., required for the Electric Work, and see that all openings are filled solid with mortar, mineral wool, or as directed.

SERVICE SUPPLY.

11. The electric service and telephone service shall be brought to the house under the Heading of Work Reserved.

SERVICE SWITCH.

12. Where service enters building install a three pole service switch all properly mounted and grounded as required by local regulations.

13. The service switch shall be an externally operated safety fused knife switch installed in a moisture-proof steel box, of proper capacity, mounted on a slate base with connections for cartridge fuses.

METER.

14. Install mounting boards, meter loops and all attachments required by P. S. Corp. ready to receive the meter supplied and set by them.

FEEDER SWITCHES.

15. From meter install main feeder to the following switches:
1 3 pole switch of proper capacity for lighting panel.
1 2 pole switch of proper capacity for refrigerator motor.
1 2 pole switch of proper capacity for garage.
1 2 pole switch of proper capacity for the 1/3 H. P. motor on the well pump.
1 box with single fuse block for bell transformer.

16. The motor will be supplied by the Owner but this Contractor shall make all proper connections to the motor through a fused safety type cut out box located on the wall directly over the motor.

FEEDERS.

17. Carry proper feeders to the distribution boxes.

WIRING.

18. The electric current furnished is 115/230 single phase 60 cycle alternating current.

19. The wiring shall be 3 wire system for main feeders to panel boards and two wire elsewhere.

20. All wiring shall be BX cable, except where pipe conduits may be required by the Underwriters.

21. All wiring shall be of sufficient capacity to supply all lamps or outlets in the building simultaneously, with a loss of not more than 3% between the service switch and any lamp or outlet in the building. The difference in potential between any two lamps in the building shall not exceed two volts.

22. The size of wires shall be not less than called for by the requirements of the Board of Fire Underwriters and local ordinances.

23. All conduit shall be concealed, except in unfinished spaces.

24. Under no circumstances shall a conduit be installed nearer than 1 ft. to any steam pipe or other heated duct or appliance.

25. All steam piping, ducts, hot water piping, etc., shall have right of way in the installation and this Contractor must govern his work according to the others.

26. All runs must be rigidly secured in place with pipe straps and where same terminate in outlet box or panel box, an approved box connector with lock nut and bushing shall be used.

27. Care must be taken that the rubber insulation is not damaged or rough cutting edges remain where armor is stripped.

28. Install ground connections as required by the local department having jurisdiction.

DISTRIBUTING PANELS.

29. Provide and set one or more distribution panels of the dead front safety type, using screw plug fuses, all in accordance with regulations.

30. There shall be not less than 2 spare circuits on each panel board.

31. At the top of each panel board install a standard key socket.

32. Each circuit shall be numbered in an approved manner.

33. Directory. Provide a typewritten directory under glass, on the inside of the doors, giving a complete list of every outlet on each circuit.

CIRCUITS.

34. Run circuits to all outlets.

35. All special circuits outlets shall have a complete circuit capacity at the outlet.

36. Capacity at each outlet on lighting circuits shall be assumed as follows:

All base receptacles, 100 watts
Ceiling outlets 100 watts
All other outlets 50 watts.

37. Special circuits will be required as follows:

1 for washing machine in 107
1 for Pantry 105
1 for Refrigerator
1 for Bench in Work Shop 113
1 for Pump in Basement.

38. Special circuits, except for refrigerator and the circuit at pump shall be equipped with combination switch and indicator light.

OUTLETS.

39. Install a standard deep type stamped steel, knockout type outlet box and cover of a style most suitable for the purpose at all outlets.

40. All outlet boxes must be rigidly secured in place by approved methods.

41. The drawings show the general location of all outlets as near as possible, but any change necessary to bring them in their exact position to suit the building construction, interior finish, etc., must be done without extra charge.

42. The height of all outlets shall be obtained from the Architect.

43. All outlet boxes shall be fitted with a suitable support for the fixture.

SWITCHES.

44. Provide and install flush switches as shown on drawings or specified. The switches shall be the General Electric #1688 Tumbler Switch, or Bryant #2951 Toggle Switch. Switches shall be fitted with brass face plates and finished to match the surrounding hardware, or brass honed or brushed for painting, as may be directed by the Architect.

45. Where two or more switches are shown alongside of each other, they shall be mounted in a gang box with one face plate. Three-way switches shall be installed for controlling the different outlets as indicated on drawings.

46. Each switch shall have 1 G. E. "Radieye".

RECEPTACLES.

47. All base and wall receptacles on lighting circuits shall be Duplex or twin receptacles of approved make, to take standard plugs, and two plugs shall be provided for each base receptacle.

48. The plates for these receptacles shall be as specified for switches.

49. All plugs shall be delivered to the Owner and a written receipt obtained for the same.

LAMP RECEPTACLES.

50. Provide and install for all outlets marked LR in Basement, porcelain lamp receptacles. Provide and install for all other outlets marked LR, brass covered lamp receptacles; all to have pull chains where not controlled by switches.

51. Provide two lamp receptacles in attic space over garage and in attic space over house.

52. All chains are to be of such length that the bottom of the chain will be 6' 3" from the floor.

FIXTURES.

53. All other lighting fixtures, including glassware and lamps, are provided under the Heading of Cash Allowances, but shall be installed by this Contractor.

TELEPHONE CONDUIT.

54. The Telephone service shall be brought into the house under Heading of Work Reserved.

55. Install empty conduit where directed to provide for future telephone installation.

56. The outlet box shall be fitted with a brass plate with a bushed hole in center for the telephone cord. A pulling in wire is to be left in the conduit, so that the Telephone Company can pull in their wires.

CALL BELL SYSTEM.

57. Provide and install complete as specified below, push buttons, bells, wiring, etc., operated by a proper G. E. transformer on the lighting system.

58. Wire. All wire shall be #16 rubber covered solid fixture wire of approved quality.

59. There shall be jo joints or splices in the wire.

60. Materials. All electrical appliances shall be of the Edwards Co's., make (Edwards Co., 140th and Exterior Streets, New York City), or equal goods of the General Electric, Auth or Holtzer-Cabot make.

61. Install Edwards #620 push buttons at main entrance and kitchen entrance to ring Edwards #13 Lungen bells in kitchen.

62. Provide an electric conduit complete with #16 bell wire from the bell at the Gate Post to operate a Lungen bell in the kitchen with a single pole cut out switch. Make all necessary connections to the pull bell supplied under Heading of Cash Allowances.

RADIO EQUIPMENT.

63/ Place an outlet in Living Room for the direct connection of the radio, terminating in a plate containing a receptacle for the power connection, and outlets for the antenna and ground connection.

64. The ground outlet shall be properly grounded to water pipe in basement and the antenna outlet shall be extended to attic with a properly insulated antenna wire installed in a rigid conduit.

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for
John D. Rockefeller, Jr. Esq.

HEADING OF CASH ALLOWANCES.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

1. Particular attention is called to Articles 41 and 50 of the General Conditions of the Contract.

2. All Cash Allowances are "GROSS", that is, a profit as agreed upon in Contract will be allowed to the Contractor for all work done under Cash Allowance and this profit will be included in each Cash Allowance Order.

3. Unless otherwise stated, all allowances cover material f. o. b. Seal Harbor. The Contractor shall cart to the building and set in place as a part of his contract, unless otherwise stated.

4. The Contractor shall include in his estimate a Gross Allowance of Three Thousand One Hundred (3100) Dollars to cover the following items.

Medicine Cabinet
Bathroom Accessories - set in place
Finishing Hardware
Screens - set in place
Weather strips - set in place
Plumbing Fixtures and Kitchen Range - including setting by plumber.
Refrigerator
Electric Fixtures
Finial on Vent in Passage Roof
Setting temporary radiators
Etc.

FD/Sept/11/31/C/6

Written by
Alfred J. Offner
Consulting Engineer

Acadia Park
Jordan Pond Gate Lodge
for
John D. Rockefeller, Jr. Esq.

HEADING OF HEATING.

Note. All work included under this heading shall be subject to the General Conditions of the Contract, whether attached to this part or not, and the Contractor is required to refer especially thereto.

WORK NOT INCLUDED.

1. a. Cutting and patching.
   b. The hot water storage tank.
   c. Painting, except that specifically mentioned.

WORK INCLUDED.

2. The following specifications and the accompanying plans, numbered H-1 and H-2, File 1056, cover the complete installation of a one pipe steam heating system.

3. All materials and apparatus required for this work shall be furnished, delivered, erected, connected and finished in every detail, whether specifically mentioned or not, and the entire plant is to be tested, left complete and in perfect working order.

GUARANTEE.

4. Before the final certificate covering the work installed under this heading is issued by the Architect, this Contractor shall file with the Architect a signed copy of the following guarantee:

I (we) guarantee that all the work installed by me (us) under this Contract is according to the drawings and specifications and free of defects, that the plant will operate noiselessly, in a satisfactory manner, also that I (we) will make any changes except those due to improper usage, necessary to carry out this guarantee within a period of one year from date of this guarantee without expense to the Owner.

CUTTING AND PATCHING.

5. Floor and wall openings, chases, and all cutting and patching required in connection with the installation of the heating system will be done by other parties. The Heating Contractor shall give the necessary information for locating openings required in connection with his work.

6. Any cutting and patching or repairs to the work of other trades made necessary by changes in heating due to defective work shall be paid for by the Heating Contractor.

HEATING BOILER .

7. The boiler shall be a #24 - 6 section "Mills" steam heating boiler, as made by the H. B. Smith Company, complete in every respect and suitable for coal burning.

8. Boiler shall be tapped as shown on plans.

9. The fixtures for the boiler shall be as standard with the boiler, including steam gauge, water column with try cocks, and approved pop safety valve.

10. The tools for the boiler shall be a complete set for operation, including any special tools necessary for cleaning the boiler.

SMOKE BREECHING.

11. The smoke breeching from the boiler to the chimney shall be built of #16 gauge black iron and be supported in an approved manner. Provide, in smoke breeching, damper with quadrant and set screw, also cleanouts as shown on plan.

FEED AND DRAIN CONNECTIONS.

12. Provide 3/4" valved feed connection from the plumbing system to the boiler. Provide 1 1/2" valved drains with nozzles for hose connection.

INDIRECT HOT WATER HEATER.

13. Provide and connect to the heating boiler a #13 "Excelso" or a #2 "Domestic Taco" hot water heater, with valved water connections to boiler, as indicated on plan.

HOT WATER STORAGE TANK.

14. The hot water storage tank and the connections between same and the indirect hot water heater will be done by others.

HEATING SYSTEM.

15. Provide a complete system of steam, return and drip pipes for supplying steam to all radiators and for returning the condensation from same to the boiler.

16. The steam mains shall pitch, unless otherwise marked on plan, in the same direction as the flow of steam. The return and drip mains shall pitch towards the boiler.

17. The end of each steam main and at such additional points as shown or required shall be dripped as indicated on plan.

18. Branches, unless otherwise marked, shall be taken out of top of mains.

PIPING AND FITTINGS.

19. All piping and nipples shall be soft steel pipe of National, Youngstown, Republic or Wheeling make, of standard weight.

20. All fittings to be of screwed type of standard weight cast iron, of Kuhn, Jarecki or Crane make, or approved equal.

21. Provide flanges on each boiler connection. Provide approved gaskets for all flanges.

22. Reducing fittings shall be used. No bushing will be allowed unless there is a difference of more than two pipe sizes.

23. The ends of all pipe to be reamed before connecting.

24. All outlets to be capped during construction.

SLEEVES, PLATES, ETC.

25. Pipe sleeves shall be provided where mains, risers and radiator connections pass through walls, partitions and floors.

26. The sleeves for stone, concrete or brick walls: concrete, tile and cement floors to be of black iron. All others to be of #26 galvanized iron.

27. The ends of all these sleeves where exposed and all radiator connections shall be provided with approved nickel plated floor plates.

28. All mains are to be suspended by hangers, as Fig. #101 Grinnell Catalogue #4, placed not more than 10 feet apart.

29. Return and drip mains running along walls shall be supported by hangers as Fig.#168 Grinnell Catalogue #4, bolted to wall.

VALVES.

30. Control valves for all radiators shall be Fig. #999 packless "Arco" as made by the American Radiator Co.

31. Air valves to be either "Airid" #500, #821, of the American Radiator Company's make, or "Hoffman" #1, #5, of the Hoffman Specialty Company's make. The air valves on the ends of steam mains to be of the quick vent type.

32. The valves on the indirect hot water heater connections shall be brass gate valves of Jenkins, Fairbanks or Kennedy make.

RADIATORS.

33. All sectional radiators shall be "Corto" as made by the American Radiator Co., or "Capitol Tube" as made by the United States Radiator Corp.

34. Sectional radiators hung on walls are to be furnished without legs.

35. The heights of all window sills must be checked before radiators are ordered. This Contractor shall check with all details as to interference with the special fixtures being furnished for opening and closing the windows, which will be installed on the walls directly under the windows.

36. All radiators shall be "pickeled" and primed by the manufacturer before delivery to the building.

37. Radiators hung from walls to be provided with not less than two #10 gauge sheet iron supports, bolted to walls, of design as shown on plan.

38. All radiators to be provided with eccentric bushings.

INSULATION.

39. Cover the entire boiler, excepting only the return headers, nipples and doors, with asbestos cement 1 1/2" thick and finished with a 1/2" hard coat of asbestos cement.

40. Cover the indirect hot water heater with asbestos cement, 1 1/2" thick, finished to a smooth, hard finish.

41. Cover the steam connection in floor of Bed Room #2 with 85% magnesia standard thick (total thickness 7/8"), pasted and banded. Cover the fittings with asbestos cement of corresponding thickness.

42. Cover all other piping throughout the building, excepting that marked "exposed" on plans, with 1" air cell, pasted and banded. Cover the fittings with asbestos cement of corresponding thickness, finished with canvas pasted on.

43. Line the underside of shelf in Kitchen with 1/2" thick millboard and finished with galvanized iron with curved top, done in a neat manner.

PAINTING.

44. Paint all exposed iron work on the boiler, the smoke breeching, all exposed piping, pipe hangers, and all other exposed iron work furnished under this Contract, with two coats of approved paint.

45. The final painting of all radiators will be done by others.

46. Paint all insulation exposed to view with one coat of cold water paint, of color as directed by Architect.

TESTING.

47. The entire heating apparatus as soon as installed shall be tested by actual operation, this Contractor to make all necessary adjustments. All fuel and water will be furhished by the Owner. All piping, before being concealed, shall be tested to 100 lbs. water pressure.

48. The boiler and the entire system shall be thoroughly cleaned with "Vinco" or approved equal boiler cleaning compound, until all grease, oil, etc., is removed from same. This cleaning shall continue during the period of the guarantee.

ALTERNATES.

49. The Heating Contractor shall state in his bid the addition or deduction he will make:

(A) For one set of temporary radiator connections. These are to keep the radiators clean of the walls and are to be shifted where floors are to be laid, as will be directed and disconnected again when the walls are finished and the radiators can be set permanently. The heating plant must be made ready for temporary heating when requested by the General Contractor.

(B) For taking care of the fire during temporary heating at a fixed charge per day of 24 hours. All fuel and water will be furnished by the Owner. The Heating Contractor will be held responsible for damage to the apparatus and the building during the period of temporary heating.

Acadia Park
Gate Lodges No. 1 and No. 2
for
Mr. John D. Rockefeller, Jr.

MEMORANDUM SPECIFICATION

OF

WORK TO BE DONE BY OWNER.

Note. Unless otherwise stated, this specification applies to both Lodges and all buildings and walls.

GENERAL.

1. 1. Clear site.
2. Set all stakes, batter boards and establish all levels.
3. Do all excavation and all back filling required of all kinds.
(See drains below.)
4. Rough grade around buildings to throw water away from walls at level generally 6" below finished grades given.

MASONRY.

2. Concrete to be 1-2-4 mix, with waterproofing compound, Medusa or Epco Clear No. 8 (Elaterite Products Co.), added as per manufacturer's instructions.

3. Footings of concrete of sizes shown under all exterior walls where shown.

4. Foundation walls under the exterior walls of buildings to be built as shown. The upper surface of the wall to be formed with a ledge (as shown) to receive the stone work. The height of wall will be as shown on Elevations. Elevations given are to the top, exterior face of wall.

5. At all points where interior concrete walls in Lodge No. 1, area walls and step foundations join building walls insert 5/8" bent anchor rods in pairs as shown.

6. Build in tile sleeves for the passage of plumbing drain, electric conduit and telephone wires. Install a proper sleeve to take the water supply to the Garages and gate House.

7. All sleeves to be plugged and caulked temporarily.

8. Immediately after forms are removed, all exposed voids shall be grouted or pointed up with neat cement mortar.

9. Then apply two coats of "Elaterite No. 60", the Elaterite Products Company, 22 East 17th Street, N. Y. C., from bottom of footings in continuous coat up to grade on outside of all foundation walls, including ledge formed by top of walls.

10. Install footing drains around house as shown. These drains to be 4" T. C. round agricultural drain tile with elbow tile at all corners, laid with open joint. Around open joints wrap a piece of tarred paper for protection. Back fill over drains to depth of 2 ft. with porous material. From low points of drain run lines of 4" T. C. tile with cement joints continued, in future, to dry wells.

11. Install leader drains of 4" vitrified tile pipe with cement joints laid 3' 6" below grade. At each outside leader connection install cast iron leader shoe projecting 6" above grade cemented into tile. Provide plugged extensions for future connections to dry wells.
In each area set a perforated C. I. hinged strainer with box and spigot connected to 4" vitrified tile pipe connected to nearest leader drain.

12. Install Fenestra steel basement sash complete with frames and hardware (no glass), with screw holes for screens at basement windows where areas occur.

13. Install a Majestic Co., Huntington, Ind., grade line coal chute, Type No. M 16, in south wall of Lodge No. 1.

14. Install T. C. flue linings in chimneys of sizes and to heights as shown, with tile thimble and C. I. cleanout doors, all as shown on Chimney Details.

15. Drill well and install 6" well casing for each house at points shown on Basement Plan.

16. Provide and install proper drop pipe, well rods, valves and strainer, with a suitable gasoline driven pump to provide water to the Contractor.

17. The Contractor will maintain a temporary protection over this pump and will supply all oil and gasoline to operate same during the course of construction.

FD/Sept/8/31/C/6

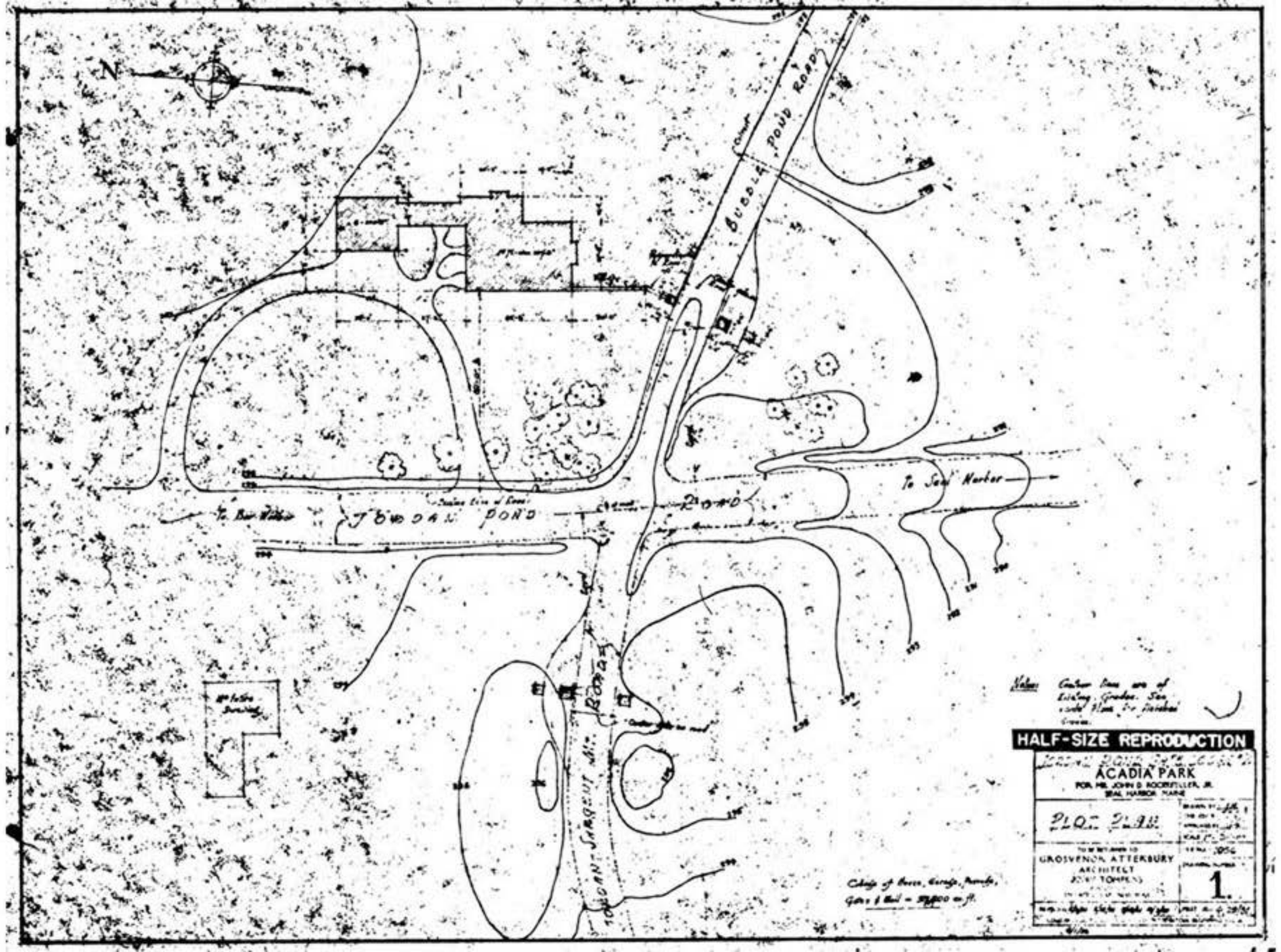
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APPENDIX D

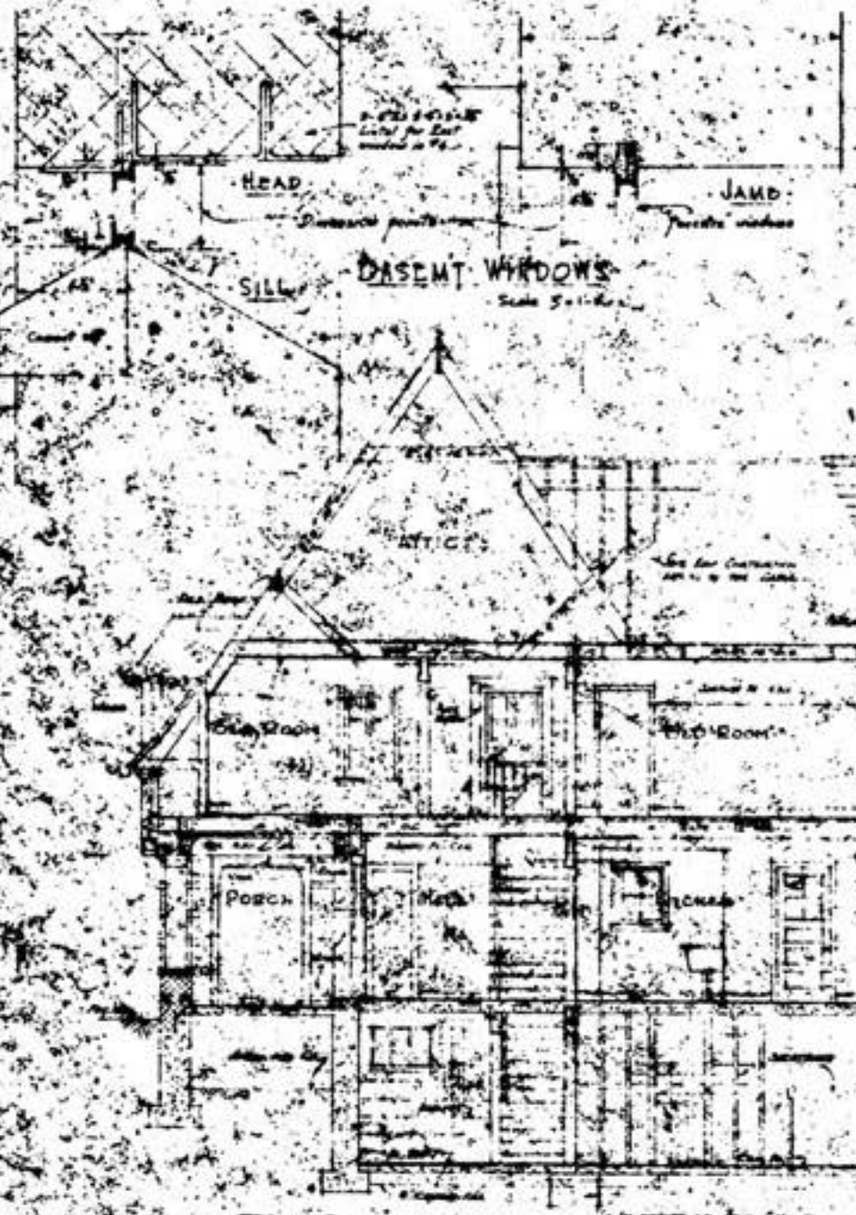
JORDON POND GATEHOUSE PLANS

The subsequent plans are dated 1931 by Grosvenor Atterbury and his associate John Thompkins. These are reproduced from half-size digital copies from Technical Information Center, Denver Service Center, NPS. Copies of some plans are kept at the Acadia National Park Archives, Bar Harbor, Maine.

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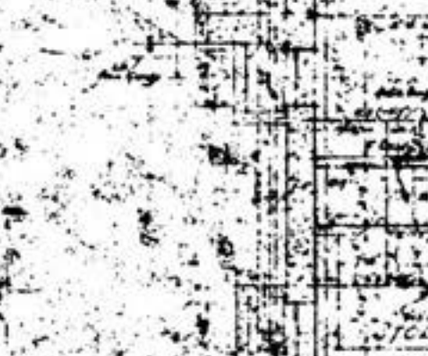

N
Bubble Pond Road
To Seal Harbor
JORDAN POND
To Bar Harbor
Jordan Stream
Boat Landing
Note: Contour lines are of existing grades. See scale plans for finished grades.
HALF-SIZE REPRODUCTION
ACADIA PARK
FOR MR. JOHN D. ROCKEFELLER, JR.
SEAL HARBOR, MAINE
PLOT PLAN
GROSVENOR ATTERBURY
ARCHITECT
1

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Cross Section

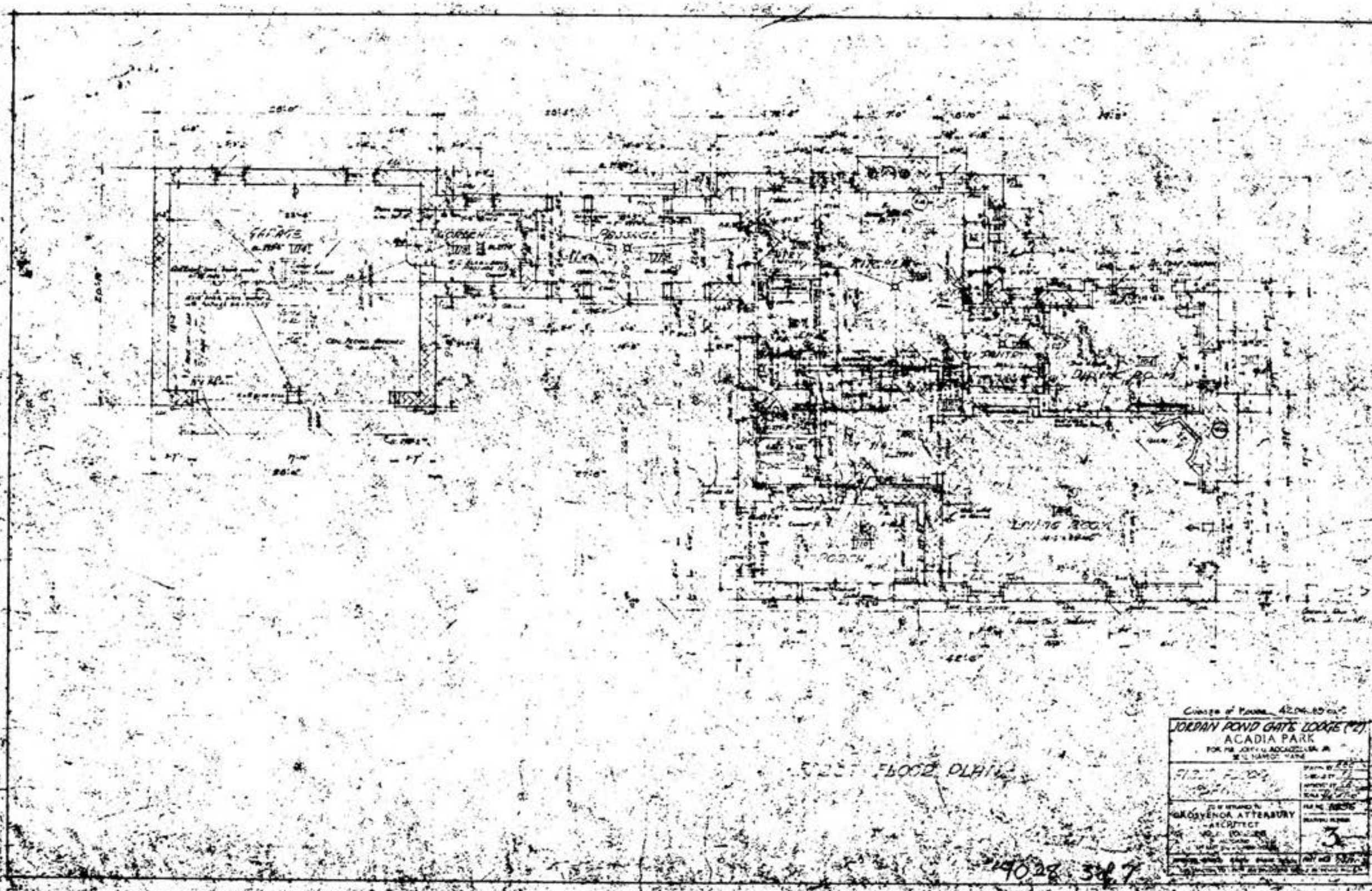


BASEMENT PLAN

JORDAN POND GATE LODGE (NE)
ACADIA PARK
BASEMENT PLAN
& CROSS SECTION
2

NPS Form 10-900-a

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GATE
LIVING ROOM
DINING RM
Cubage of House 42,046.80 cu. ft.
JORDAN POND GATE LODGE (#7)
ACADIA PARK
GROSVENOR ATTERBURY
ARCHITECT
3
FLOOR PLAN
14028 3&7

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BED ROOM

BED ROOM

NORTH ELEV. OF GARAGE 3

DETAIL OF LARGE GATE POST

SAME ROOF DETAIL FOR SMALL POSTS

SOUTH ELEV.

PLAN AND ELEVATIONS OF GATE

JORDAN POND GATE LODGE (#3)
ACADIA
SECOND FLOOR PLAN
GARAGE & GATE DET.
GROSVENOR & ATTERBURY ARCHITECTS
1036
4

9028, 427

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GARAGE DOOR DETAILS

SECTION A-A

WEST ELEVATION

SECT. A-A

B-B

JORDAN POND GATE LODGE ('72)

WEST ELEVATION

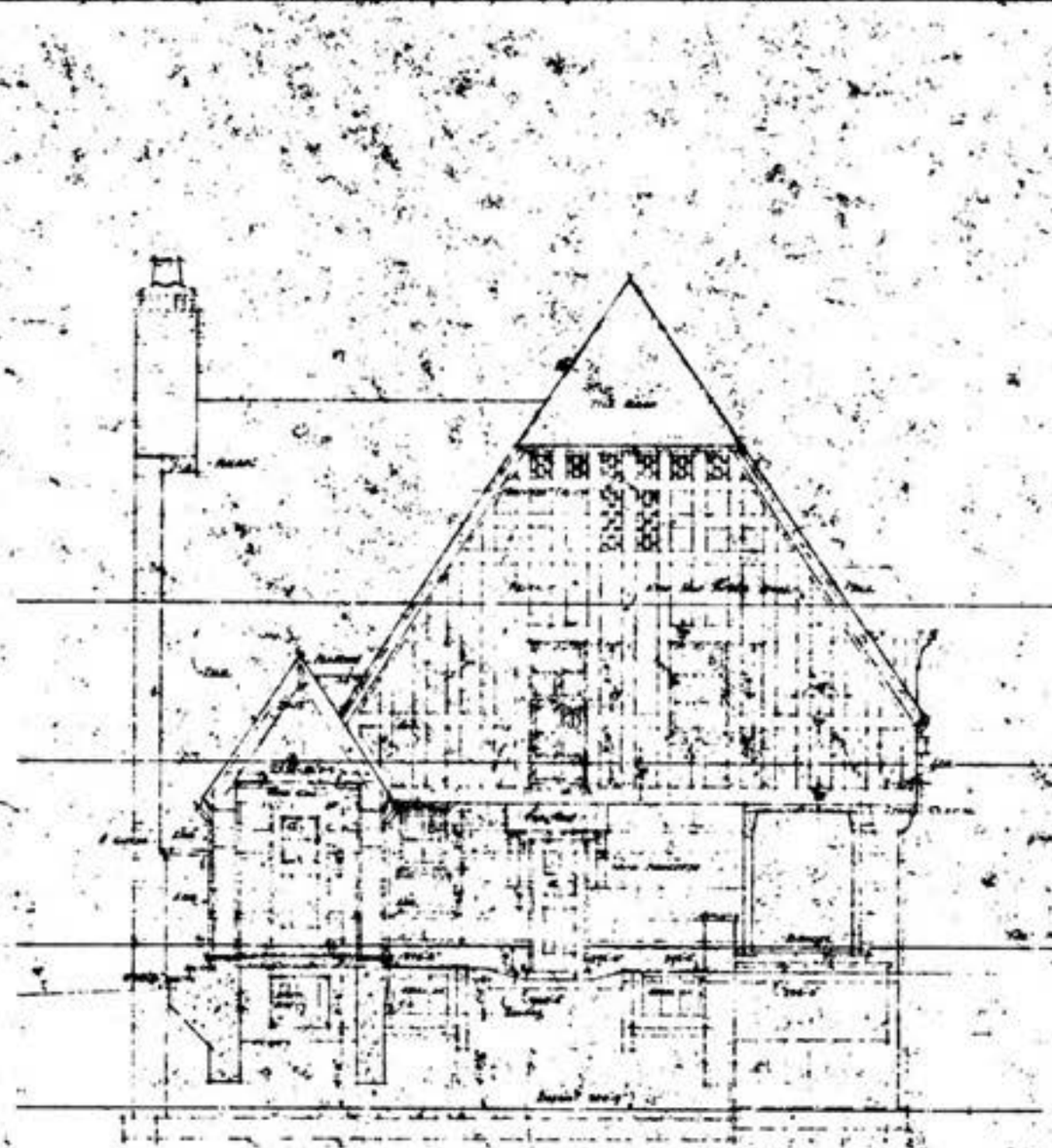
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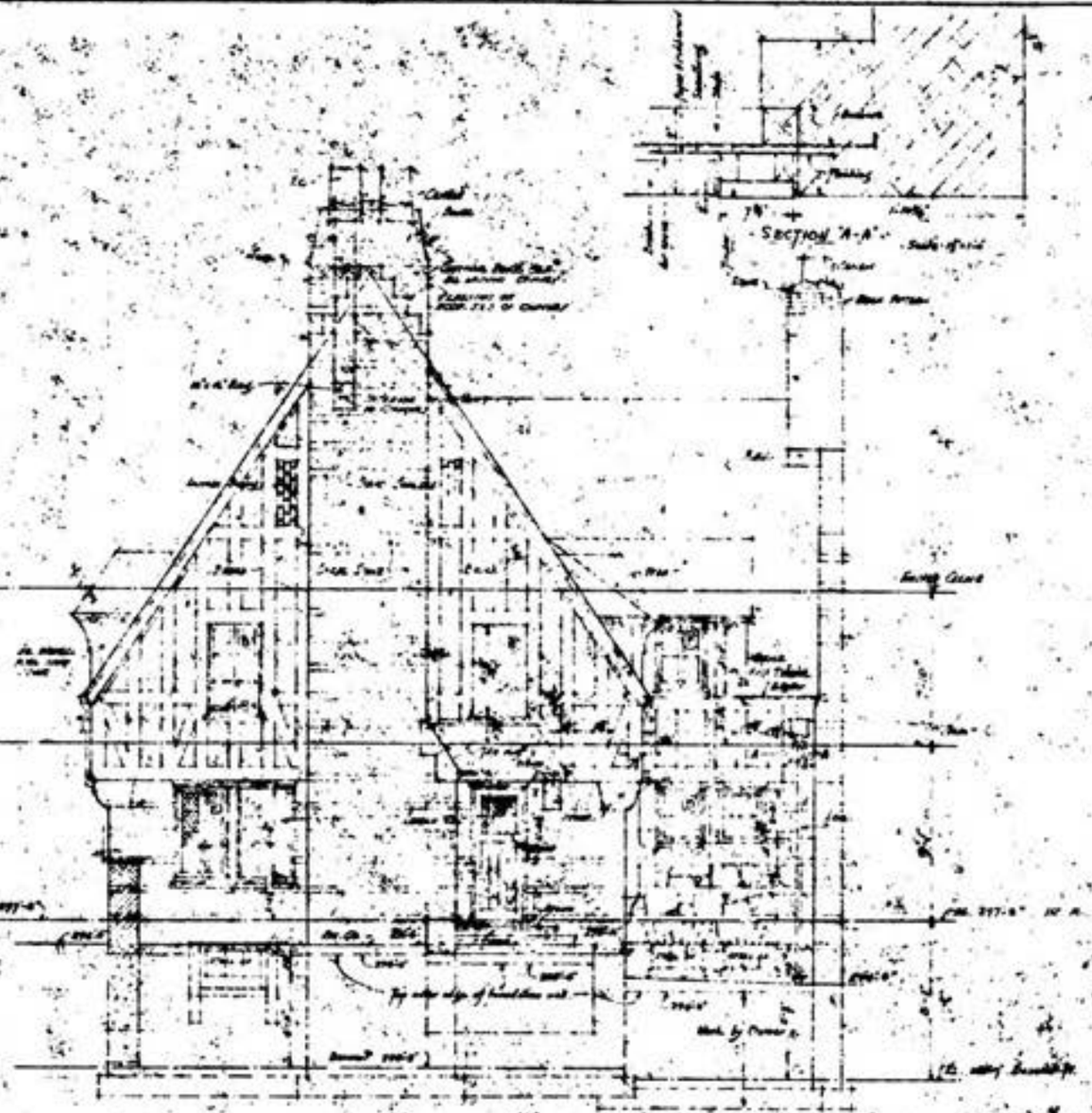
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NP-AA-NP-9028 5 of 7

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NORTH ELEVATION

SOUTH ELEVATION

JORDAN POND GATE LODGE (ME)
ACADIA PARK

NORTH & SOUTH ELEVATIONS

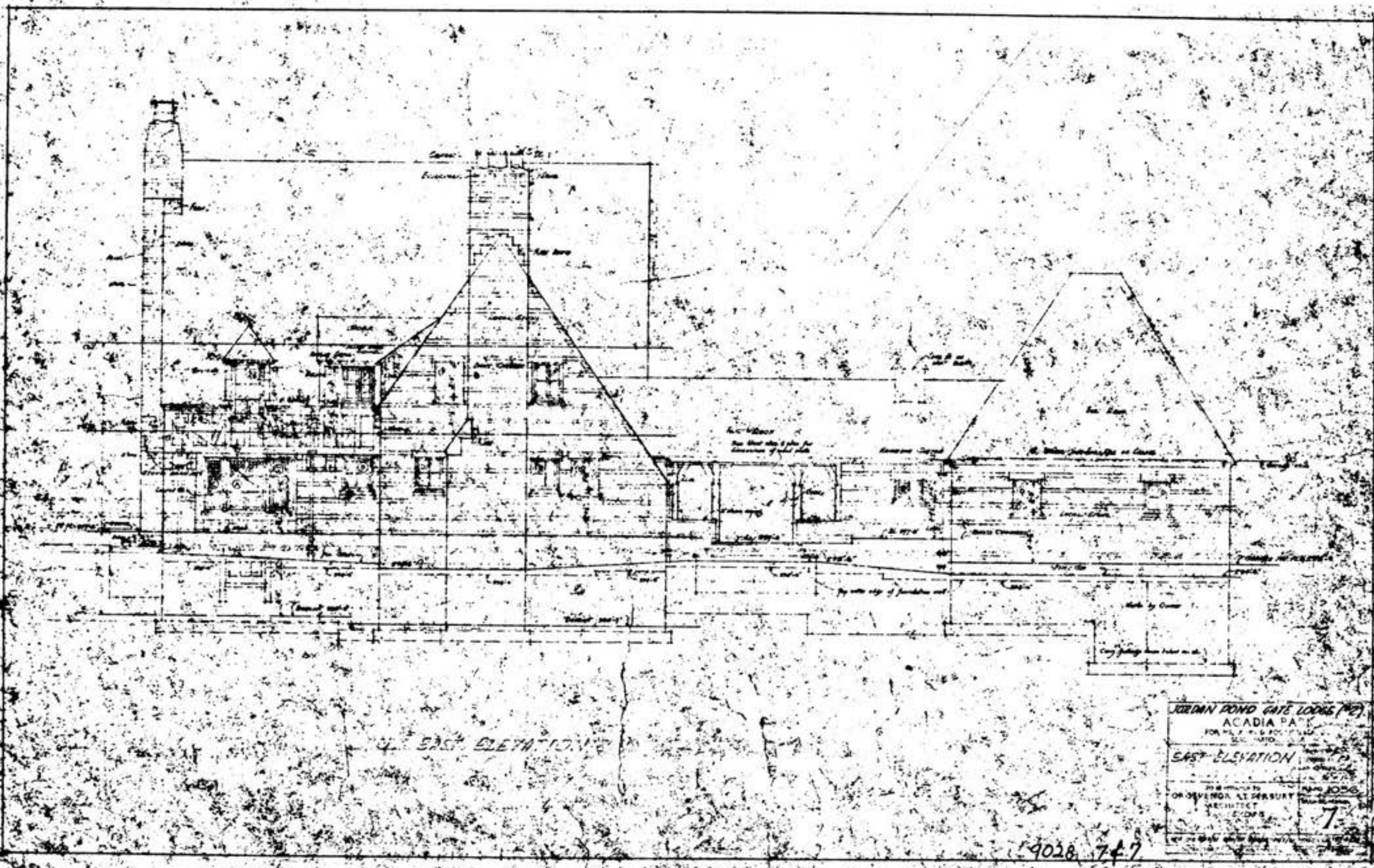
GROSVENOR ATTERBURY ARCHITECT

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EAST ELEVATION

JORDAN POND GATE LODGE (#2)
ACADIA PARK
EAST ELEVATION
DRAWING NO. 1056
SHEET 7

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