



## Preliminary Gerlinger Hall Window Assessment

April 2013 (updated January 2016) | University of Oregon | Campus Planning, Design and Construction

### Project Contacts

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Additional information about the history of Gerlinger Hall and campus development is available in the UO “Campus Heritage Landscape Plan: 4.0 Survey of Buildings” on the CPDC website: <http://cpdc.uoregon.edu>.

Special thank you to Gerlinger Hall Rehabilitation Project Manager, David Ward and Gerlinger Hall Building Manager, Rodney Bloom.

## Brief History

Built in 1921 and designed by Ellis F. Lawrence, Gerlinger Hall was used originally as the women's gymnasium. It is part of the Women's Memorial Quadrangle Ensemble, along with Hendricks Hall and Susan Campbell Hall, which was added to the National Register of Historic Places in October 1992.

## Introduction to Window Assessment

This window survey documents and describes the condition of the historic windows of Gerlinger Hall. Strategic samples of the window types present on each façade orientation were analyzed. Of the 260 total windows, 121 (47%) were assessed. The survey assigns an identification number to each window and addresses a broad range of conditions including interior paint, exterior paint, glazing compound, window parts, interior stool, exterior sill, hardware, weight cord, and operability. The overall condition of each window was ranked using the following scale:

EXCELLENT = No/minimal repairs and routine maintenance required

GOOD = Some repair of parts required

FAIR = Invasive repair of parts required

POOR = Invasive repair/replacement required

## Summary of Conditions

Overall, the windows sampled for the survey are in GOOD condition. Specifically, of the 121 windows assessed, 36 (31%) are in overall EXCELLENT condition, 81 (68%) are in GOOD condition, 4 (1%) are in FAIR condition, and no windows are in POOR condition. Numerous individual conditions received fair and poor rankings.

## Description of Problems

Chipping and peeling paint was the most common problem discovered through this survey, followed closely by added or removed hardware. Additional problems found (starting with most common) include significant air gaps around windows, inoperability, cracked and chipping glazing compound, water damage to exterior wood sills, cracked panes, and vision glass replaced with HVAC or etched glass. It is important to note that each window has its own unique problem, and the problems listed above are considered commonalities.

While not surveyed, it is important to note the windows located on the north wall of the gymnasium (Room 220) are challenging to properly operate due to the unique historic hardware mechanisms and more recently installed protective metal cages. Further assessment is required to determine appropriate solutions.

The problems also can be categorized by window type and façade orientation.

## *Problems by Window Type:*

### Double Hung:

- Broken/missing weight cords
- Inoperable (painted shut)
- Significant air gaps
- Gouged muntins from locks
- Added safety hardware

### French Door:

- New hardware
- Inoperable (bracketed shut)

### Hopper:

- Gouged interior casing from lock

### Casement:

- Original interior hardware removed
- Inoperable (painted shut)

### Horizontal Pivot:

- Added/removed hardware
- Inoperable original hardware
- Significant air gaps

### Skylight:

- Leaking

### Door:

- Significant air gaps at door jamb
- Doors function but do not latch shut
- Chipping/gouged paint due to daily use

## *Problems by Façade Orientation:*

### North:

- Minor biological growth due to shade
- Trees do not seem to affect window condition

### South:

- Badly chipping and peeling paint
- Glazing compound in poor condition
- Distress and damage to window parts and hardware due to daily use (sun porch)

### East:

- Conditions worsen on upper floors

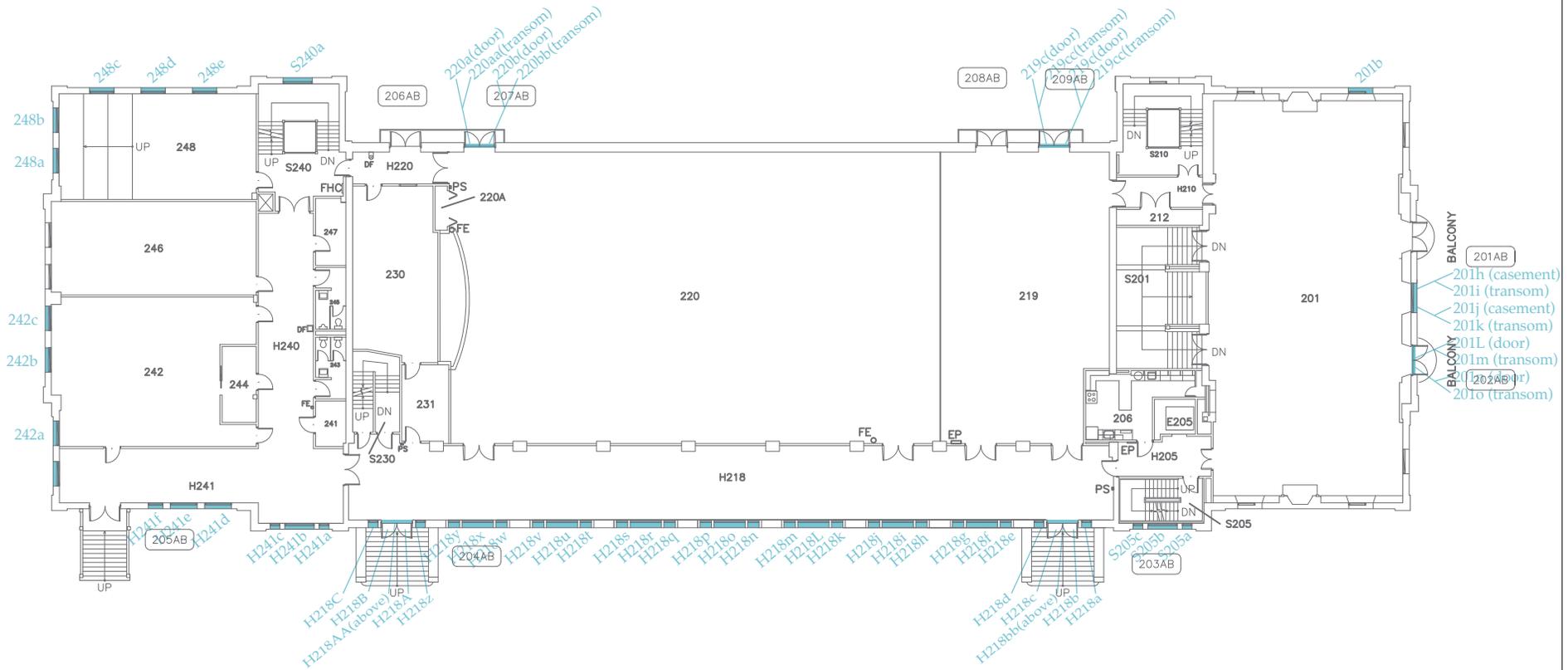
### West:

- Badly chipping paint
- Glazing compound in poor condition

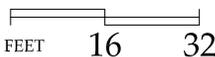


# Gerlinger Hall Second Floor Plan

Assessed windows are identified

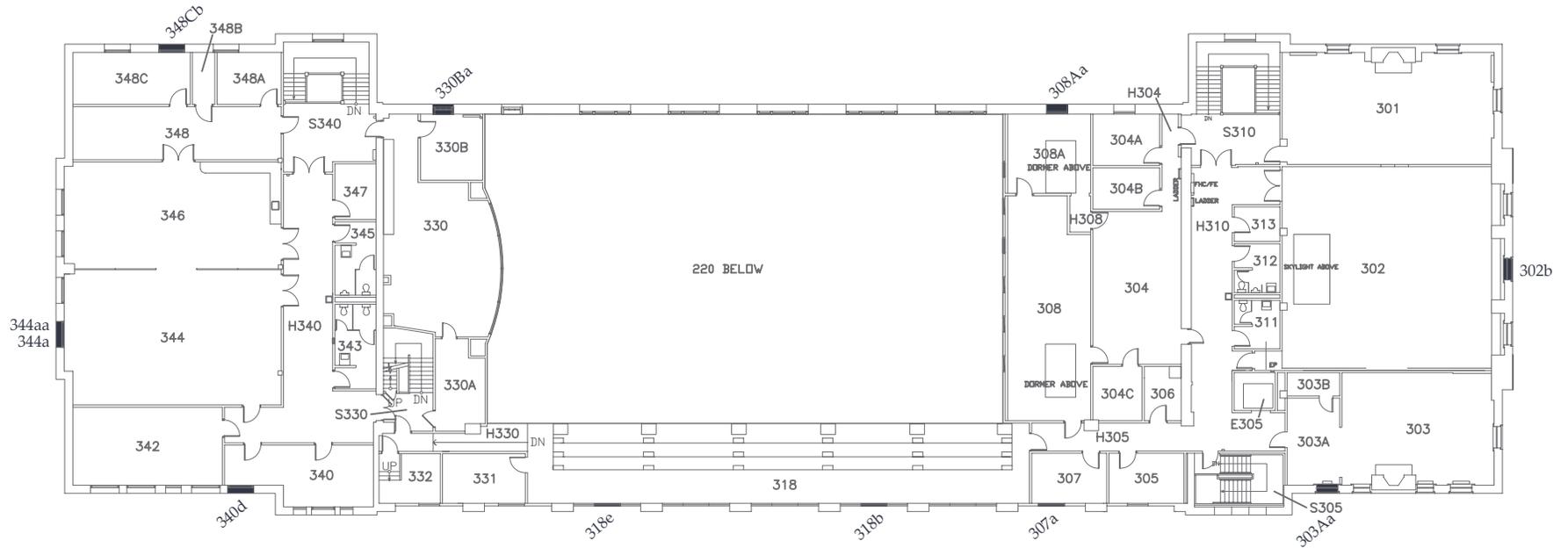


## SECOND FLOOR PLAN

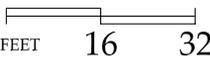
		SHEET	DRAWN	1921	<b>Gerlinger Hall</b> 1468 University Street	<b>UNIVERSITY OF OREGON</b>	BUILDING <b>11</b>
		3 OF 6	REVISED	03/09			

# Gerlinger Hall Third Floor Plan

Assessed windows are identified

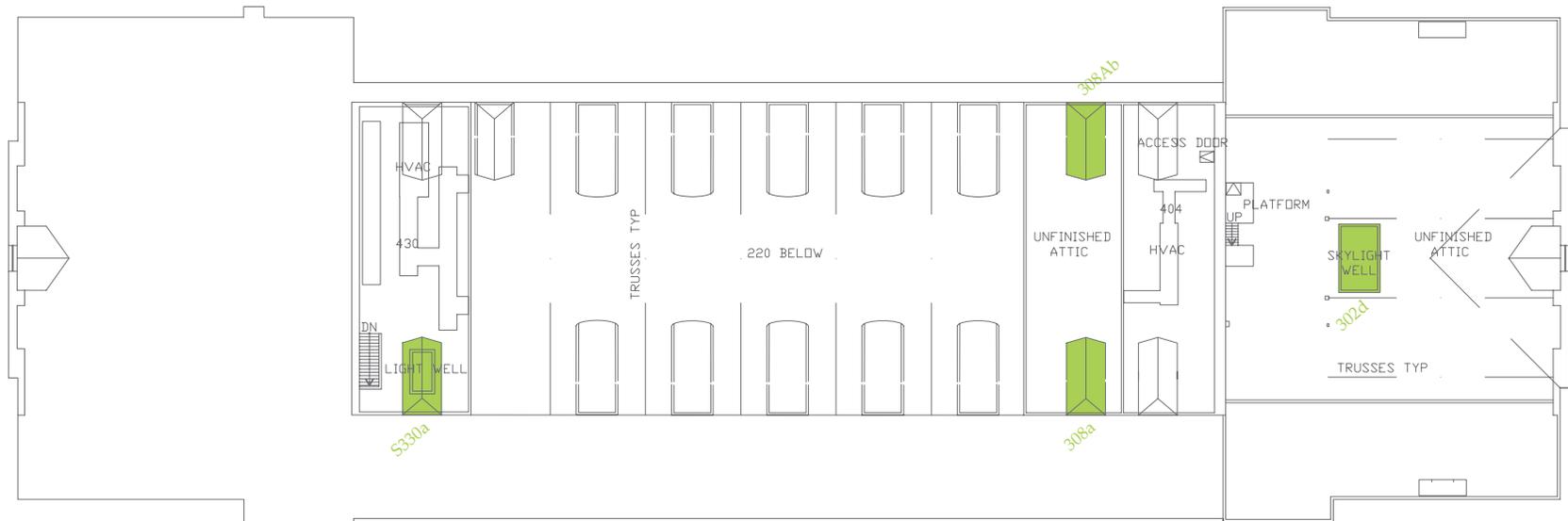


## THIRD FLOOR PLAN

		SHEET	DRAWN	1921	<b>Gerlinger Hall</b> 1468 University Street	<b>UNIVERSITY OF OREGON</b>	BUILDING
		4 OF 6	REVISED	08/11			<b>11</b>

# Gerlinger Hall Forth Floor Plan

Assessed windows are identified



## FOURTH FLOOR PLAN



FEET 16 32

SHEET

5 OF 6

DRAWN

REVISED

1921

8/2007

Gerlinger Hall

1468 University Street

UNIVERSITY OF OREGON

BUILDING

11

GERLINGER WINDOW CONDITION ASSESSMENT March 2013

Window #	Window Type	Conditions										Sig. Air Gap?	Dry Rot?	Fac. Elev.	Photo ?
		Overall	Interior Paint	Exterior Paint	Glazing Compound	Window Parts*	Interior Stool Condition	Exterior Sill Cond.	Hardware	Weight Cord Cond.	Operability				
118a	Double Hung	Good	Excellent: Window covered with plywood - white paint	Excellent	Excellent	Excellent	Excellent: Wood	Excellent: Wood	Unknown	Unknown	Poor: Boarded	N	N	S	Y
118b	Double Hung	Good	Excellent: Window covered with plywood - white paint	Excellent	Excellent	Excellent	Excellent: Wood	Excellent: Wood	Unknown	Unknown	Poor: Boarded	N	N	S	Y
118c	Double Hung	Good	Excellent: White Paint	Good: Cracking & chipping	Good: Minor cracking	Good: Upper sash muntins gouged from center lock	Good: Front of sill notched in multiple areas	Good: Wood - chipping paint	Good: Original in place - no additions	Poor: Broken	Unknown	N	N	S	Y
118d	Double Hung	Good	Excellent: White Paint	Good: Cracking & chipping	Good: Minor cracking	Good: Cracked left casing, upper window cracked	Good: Front of stool notched in multiple areas	Good: Wood - chipping paint	Good: Original in place - added L brackets for safety	Excellent	Unknown	N	N	S	Y
118e	Double Hung	Good	Good: White paint - minor gouging & chipping	Good: Cracking & chipping	Good: Minor cracking	Good: Significant gouge in right upper stile	Good: Front of stool notched in multiple areas	Good: Wood - chipping paint	Good: Original in place - added padlock to exterior sill	Excellent	Unknown	N	N	S	Y
140Ba	NO WINDOW	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
140a	Double Hung	Good	Good: Teal paint - minor cracking & chipping	Excellent	Good: Minor cracking	Excellent	Excellent: Wood	Excellent: Wood	Good: Original in place - added safety bar	Excellent	Poor: Both sashes inoperable	N	N	S	Y
140b	Double Hung	Good	Good: Teal paint - minor cracking & chipping	Good: Cracking & chipping	Good: Minor cracking	Excellent	Excellent: Wood	Good: Wood - chipping paint	Good: Original in place - added safety bar, blocking on upper sash	Excellent	Poor: Both sashes inoperable	N	N	S	Y
140c	Double Hung	Good	Good: Teal paint - minor cracking & chipping	Good: Cracking & chipping	Good: Minor cracking	Good: Missing left side interior trim	Excellent: Wood	Good: Wood - chipping paint	Good: Missing pulls - added safety bar, blocking on upper sash, eye bolt on stool	Good: Minor fraying	Poor: Both sashes inoperable	N	N	S	Y
140d	Double Hung	Excellent	Good: Teal paint - minor cracking & chipping	Excellent	Excellent	Excellent	Excellent: Wood	Excellent: Wood	Good: Original in place - added safety bar, blocking on upper sash, hook on apron	Excellent	Fair	N	N	S	Y
140e	Double Hung	Excellent	Good: Teal paint - minor cracking & chipping	Excellent	Good: Minor cracking	Good: Left jamb cracked	Excellent: Wood	Excellent: Wood	Good: Original in place - added safety bar, blocking on upper sash, hook on left lower casing	Excellent	Poor: Both sashes inoperable	N	N	S	Y
140f	Double Hung	Good	Good: Teal paint - minor cracking & chipping	Good: Gouging & chipping	Excellent	Excellent	Excellent: Wood	Excellent: Wood	Good: Original in place - added safety bar, blocking on upper sash	Excellent	Fair	Y	N	W	Y
140g	Double Hung	Good	Good: Teal paint - minor cracking & chipping	Good: Cracking & chipping	Excellent	Excellent	Excellent: Wood	Excellent: Wood	Good: Original in place - added safety bar, blocking on upper sash	Excellent	Fair: Lower sash inoperable, upper sash stuck open	Y	N	W	Y
140h	Double Hung	Fair	Good: Teal paint - minor cracking & chipping	Good: Cracking & chipping	Excellent	Poor: Missing entire lower sash	Excellent: Wood	Excellent: Wood	Fair: All hardware on lower sash missing	Poor: Both broken	Poor: Inoperable	Y	N	W	Y
140i	Double Hung	Fair	Good: Teal paint - minor cracking & chipping	Fair: Cracking, chipping & peeling away	Excellent	Excellent	Good: Wood - minor gouging	Poor: Wood - significant gouging	Good: Original in place - added safety bar, blocking on upper sash	Excellent	Poor: Inoperable	Y	N	W	Y
140j	Double Hung	Good	Good: Teal paint - minor cracking & chipping	Excellent	Excellent	Good: Left interior stop bulging	Excellent: Wood	Excellent: Wood	Good: Original in place - added safety bar, blocking on upper sash	Excellent	Poor: Inoperable	N	N	W	Y
140k	Double Hung	Good	Good: Teal paint - minor cracking & chipping	Excellent	Good: Minor cracking	Good: Left interior trim pulling away	Excellent: Wood	Excellent: Wood	Good: Original in place - added safety bar & blocking on upper sash	Excellent	Poor: Inoperable	N	N	W	Y
140L	Double Hung	Good	Good: Teal paint - minor cracking & chipping	Good: Cracking & chipping	Good: Minor cracking	Excellent	Excellent: Wood	Good: Wood - chipping paint	Good: Original in place - added safety bar & blocking on upper sash	Good: Minor fraying	Poor: Inoperable	N	N	W	Y
140m	Double Hung	Good	Good: Teal paint - minor cracking & chipping	Good: Cracking & chipping	Excellent	Excellent	Excellent: Wood	Good: Wood - chipping paint	Good: Original in place - added safety bar, blocking on upper sash, hook on right casing & eye bolt on left jamb	Good: Minor fraying	Poor: Inoperable	N	N	W	Y

Window #	Window Type	Conditions										Sig. Air Gap?	Dry Rot?	Fac. Elev.	Photo ?
		Overall	Interior Paint	Exterior Paint	Glazing Compound	Window Parts*	Interior Stool Condition	Exterior Sill Cond.	Hardware	Weight Cord Cond.	Operability				
140n	Double Hung	Good	Good: Teal paint - minor cracking & chipping	Excellent	Excellent	Good: Added fan	Excellent: Wood	Excellent: Wood	Good: Missing pulls - added safety bar, fan in upper sash	Good: Minor fraying	Poor: Inoperable	Y	N	N	Y
140o	Double Hung	Good	Good: Teal paint - minor cracking & chipping	Good: Cracking & chipping	Good: Minor cracking	Excellent	Excellent: Wood	Good: Wood - chipping paint	Good: Original in place - added safety bar, eyebolt on stool	Fair: Left fraying	Unknown	N	N	N	Y
140p	Double Hung	Good	Good: Teal paint - minor cracking & chipping	Excellent	Excellent	Good: Added fan	Excellent: Wood	Good: Wood - chipping paint	Good: Missing pulls - added safety bar, blocking on upper sash, fan in upper sash	Excellent	Poor: Inoperable	Y	N	N	Y
120Ea	Double Hung	Excellent	Good: Cream paint - minor gouging & chipping	Excellent	Excellent	Excellent: Etched glazing for privacy	Good: Wood - significant gouging where sash meets stool	Excellent: Wood	Good: Original in place - added safety brackets on upper sash	Excellent	Poor: Both sashes painted shut	N	N	N	Y
120Eb	Double Hung	Excellent	Good: Cream paint - minor gouging & chipping	Excellent	Excellent	Excellent: Etched glazing for privacy	Good: Wood - minor cracking	Excellent: Wood	Good: Original in place - added safety brackets on upper sash	Excellent	Poor: Both sashes painted shut	N	N	N	Y
119Aa	Double Hung	Good	Excellent: Dark gray paint	Excellent	Excellent	Excellent: Etched glazing for privacy - vent in upper sash	Excellent: Wood	Excellent: Wood	Good: Original in place - added vent in upper sash	N/A	Poor: Both sashes painted shut	N	N	N	Y
119Ab	Double Hung	Excellent	Excellent: Dark gray paint	Excellent	Excellent	Excellent: Etched glazing for privacy	Excellent: Wood	Excellent: Wood	Good: Original in place - added safety brackets on upper sash	Excellent	Poor: Both sashes painted shut	N	N	N	Y
119a	Double Hung	Good	Excellent: Dark gray paint	Good: Cracking & chipping	Fair: Cracking, chipping, pulling away from window in areas	Good: Etched glazing for privacy - upper sash muntin gouged from center lock	Excellent: Wood	Excellent: Wood	Good: Original in place - added safety brackets on upper sash, pencil sharpener on left casing	Excellent	Poor: Both sashes painted shut	N	N	N	Y
119b	Double Hung	Excellent	Excellent: Dark gray paint	Good: Cracking & chipping	Good: Minor cracking	Excellent: Etched glazing for privacy	Excellent: Wood	Excellent: Wood	Good: Original in place - added safety brackets on upper sash	Excellent	Poor: Both sashes painted shut	N	N	N	N
119c	Double Hung	Excellent	Excellent: Dark gray paint	Excellent	Good: Minor cracking	Excellent: Etched glazing for privacy	Excellent: Wood	Excellent: Wood	Good: Original in place - added safety brackets on upper sash	Excellent	Poor: Both sashes painted shut	N	N	N	N
119d	Double Hung	Excellent	Excellent: Dark gray paint	Good: Cracking & chipping	Fair: Cracking, chipping, pulling away from window in areas	Fair: Etched glazing for privacy - broken lower left pane of lower sash	Good: Wood - significant cracking	Good: Wood - chipping paint	Good: Original in place - added safety brackets on upper sash	Excellent	Poor: Both sashes painted shut	N	N	N	Y
V101a	Fixed Side Lite	Excellent	Excellent: Cream Paint	Excellent	Excellent	Excellent	N/A	N/A	N/A	N/A	N/A	N	N	E	Y
V101aa	Fixed Side Lite	Excellent	Excellent: Cream Paint	Excellent	Excellent	Excellent	N/A	N/A	N/A	N/A	N/A	N	N	E	Y
V101b	Door	Good	Good: Cream paint - minor gouging & chipping	Excellent	Excellent	Good: Minor gouging of lower muntins, significant gouging at door jamb	N/A	N/A	Good: Does not latch shut	N/A	Good: Does not latch shut	N	N	E	Y
V101bb	Hopper Transom	Excellent	Excellent: Cream Paint	Excellent	Excellent	Excellent	Excellent: Wood	Excellent: Wood	Excellent: Original in place - no additions	N/A	Unknown	N	N	E	Y
V101c	Door	Good	Good: Cream paint - minor gouging & chipping	Excellent	Excellent	Good: Minor gouging of lower muntins	N/A	N/A	Good: Does not latch shut	N/A	Good: Does not latch shut	N	N	E	Y
V101d	Fixed Side Lite	Excellent	Excellent: Cream Paint	Excellent	Excellent	Excellent	N/A	N/A	N/A	N/A	N/A	N	N	E	Y
V101dd	Fixed Side Lite	Excellent	Excellent: Cream Paint	Excellent	Excellent	Excellent	N/A	N/A	N/A	N/A	N/A	N	N	E	Y
101a	Double Hung	Excellent	Excellent: Cream Paint	Excellent	Good: Minor cracking	Excellent: Etched glazing for privacy	Excellent: Wood	Good: Wood - cracking paint	Good: Original in place - added safety bracket on upper sash	Excellent	Poor: Both sashes painted shut	N	N	E	Y
101b	Hinged Sash	Excellent	Excellent: Cream Paint	Good: Minor cracking	Good: Minor cracking	Excellent: Etched glazing for privacy	Excellent: Wood	Good: Wood - cracking paint	Good: Original in place - no additions	N/A	Poor: Painted shut	N	N	E	Y
S105	Door	Excellent	Excellent: Cream Paint	Excellent	Excellent	Excellent	N/A	N/A	Excellent	N/A	Unknown	N	N	S	Y
S205a	Double Hung	Excellent	Excellent: Brown Paint	Good: Cracking & chipping	Good: Minor cracking	Good: Wood cracking	Excellent: Wood	Good: Wood - chipping paint	Excellent: Original in place - no additions	Fair: Left weight cord missing	Poor: Painted shut	N	N	S	Y
S205b	Double Hung	Excellent	Good: Brown Paint - minor gouging & chipping	Good: Cracking & chipping	Good: Minor cracking	Excellent	Excellent: Wood	Good: Wood - chipping paint	Excellent: Original in place - no additions	Fair: Right weight cord missing	Poor: Painted shut	N	N	S	Y

Window #	Window Type	Conditions										Sig.Air Gap?	Dry Rot?	Fac. Elev.	Photo ?
		Overall	Interior Paint	Exterior Paint	Glazing Compound	Window Parts*	Interior Stool Condition	Exterior Sill Cond.	Hardware	Weight Cord Cond.	Operability				
S205c	Double Hung	Excellent	Excellent: Brown Paint	Good: Cracking & chipping	Good: Minor cracking	Excellent	Excellent: Wood	Good: Wood - chipping paint	Excellent: Original in place - no additions	Fair: Right weight cord missing	Unknown	N	N	S	Y
H218a	Casement	Good	Excellent: Wood Stain	Good: Cracking & chipping	Fair: Cracking, chipping, pulling away from window in areas	Excellent	Good: Wood - minor gouging & nail holes	Good: Wood - chipping paint	Good: Most original in place - missing interior hardware	N/A	Poor: Painted shut	N	N	S	Y
H218b	Door	Good	Good: Cream paint - gouging & chipping	Good: Gouging & chipping	Excellent	Excellent	N/A	N/A	Good	N/A	Good: Does not latch shut	Y	N	S	Y
H218bb	Transom	Excellent	Excellent: Wood Stain	Good: Cracking	Excellent	Excellent	Excellent: Wood	Good: Wood	Good: Most original in place - missing extension arm at sool	N/A	Unknown	N	N	S	Y
H218c	Door	Good	Good: Cream paint - gouging & chipping	Good: Gouging & chipping	Excellent	Good: Wood gouging	N/A	N/A	Good	N/A	Good: Does not latch shut	Y	N	S	Y
H218d	Casement	Excellent	Excellent: Wood stain	Good: Cracking & chipping	Excellent	Good: Wood cracking	Good: Wood - minor gouging	Good: Wood - chipping paint	Good: Most original in place - missing latch	N/A	Poor: Painted shut	N	N	S	Y
H218e	Horiz. Pivot	Excellent	Good: Wood stain - minor chipping	Fair: Cracking, chipping & peeling away	Fair: Cracking, chipping, pulling away from window in areas	Excellent	Good: Wood - minor gouging	Good: Wood - chipping paint, gouging from improperly used hardware at sill	Good: Original in place - cut extension arm at stool	N/A	Excellent	Y	N	S	Y
H218f	Horiz. Pivot	Excellent	Good: Wood stain - minor gouging & chipping	Fair: Cracking, chipping & peeling away	Good: Minor cracking	Excellent	Good: Wood - minor gouging	Good: Wood - chipping paint, gouging from improperly used hardware at sill	Good: Original in place - cut extension arm at stool	N/A	Excellent	Y	N	S	Y
H218g	Horiz. Pivot	Good	Good: Wood stain - minor gouging & chipping	Fair: Cracking, chipping & peeling away	Good: Minor cracking	Excellent	Good: Wood - minor gouging	Good: Wood - chipping paint, gouging from improperly used hardware at sill	Good: Original in place - cut extension arm at stool	N/A	Fair: Center window stuck open askew, upper window inoperable	Y	N	S	Y
H218h	Horiz. Pivot	Good	Good: Wood stain - minor gouging & chipping	Fair: Cracking, chipping & peeling away	Good: Minor cracking	Excellent	Good: Wood - minor gouging & cracking	Good: Wood - chipping paint, gouging from improperly used hardware at sill	Good: Most original in place - cut extension arm at stool, missing left lock peg, added bracket at stool	N/A	Fair: Lower window inoperable - bracketed shut, center window sticks	Y	N	S	Y
H218i	Horiz. Pivot	Good	Good: Wood stain - minor gouging & chipping	Fair: Cracking, chipping & peeling away	Fair: Cracking, chipping, pulling away from window in areas	Excellent	Good: Wood - minor gouging & cracking	Fair: Wood - badly chipping paint	Good: Most original in place - missing extension arm at stool, added bracket at stool	N/A	Good: Lower window inoperable - bracketed shut	Y	N	S	Y
H218j	Horiz. Pivot	Excellent	Good: Wood stain - minor gouging & chipping	Fair: Cracking, chipping & peeling away	Good: Minor cracking	Excellent	Good: Wood - minor gouging & cracking	Fair: Wood - badly chipping paint	Good: Most original in place - missing both lock pegs at stool, added latch at stool	N/A	Excellent	Y	N	S	Y
H218k	Horiz. Pivot	Excellent	Good: Wood stain - minor gouging & chipping	Fair: Cracking, chipping & peeling away	Excellent	Excellent	Good: Wood - minor gouging & cracking	Good: Wood - chipping paint	Good: Most original in place - missing arm & both lock pegs at stool, added arm at jamb	N/A	Good: Center window sticks	Y	N	S	Y
H218L	Horiz. Pivot	Good	Good: Wood stain - minor gouging & chipping	Fair: Cracking, chipping & peeling away	Fair: Cracking, chipping, pulling away from window in areas	Excellent	Good: Wood - minor gouging & nail holes	Good: Wood - chipping paint	Good: Most original in place - missing extension arm & both lock pegs at stool, added arms at both jambs, added latch at stool	N/A	Good: Added latch prevents correct closure at sill	Y	N	S	Y
H218m	Horiz. Pivot	Excellent	Good: Wood stain - minor gouging & chipping	Fair: Cracking, chipping & peeling away	Excellent	Excellent	Good: Wood - minor gouging & chipping	Good: Wood - chipping paint	Excellent: Original in place - no additions	N/A	Excellent	Y	N	S	Y
H218n	Horiz. Pivot	Good	Good: Wood stain - minor chipping	Fair: Cracking, chipping & peeling away	Fair: Cracking, chipping, pulling away from window in areas	Excellent	Good: Wood - significant gouging & drill hole	Good: Wood - chipping paint	Good: Most original in place - missing extension arm at stool, added latch at stool	N/A	Good: Center window will open but not close	Y	N	S	Y
H218o	Horiz. Pivot	Good	Good: Wood stain - minor gouging & chipping	Fair: Cracking, chipping & peeling away	Fair: Cracking, chipping, pulling away from window in areas	Excellent	Good: Wood - minor gouging & nail holes	Good: Wood - chipping paint	Good: Most original in place - missing arm extension arm at stool, added latch at stool	N/A	Good: Added latch prevents correct closure at sill	Y	N	S	Y

Window #	Window Type	Conditions										Sig Air Gap?	Dry Rot?	Fac. Elev.	Photo ?								
		Overall	Interior Paint		Exterior Paint		Glazing Compound		Window Parts*		Interior Stool Condition					Exterior Sill Cond.		Hardware		Weight Cord Cond.		Operability	
H218p	Horiz. Pivot	Fair	Good:	Wood stain - minor gouging & chipping	Fair:	Cracking, chipping & peeling away	Excellent	Good:	Large crack at top of interior casing	Good:	Wood - minor gouging & nail holes	Good:	Wood - chipping paint	Good:	Most original in place - missing lock peg at stool	N/A	Fair:	Center window stuck open askew	Y	N	S	Y	
H218q	Horiz. Pivot	Good	Good:	Wood stain - significant gouging	Fair:	Cracking, chipping & peeling away	Fair:	Cracking, chipping, pulling away from window in areas	Fair:	Significant gouge at top of lower window, crack in interior casing at stool	Good:	Wood - minor gouging, cracking & chipping	Good:	Wood - chipping paint	Good:	Most original in place - missing left lock peg at stool	N/A	Excellent	Y	N	S	Y	
H218r	Horiz. Pivot	Good	Good:	Wood stain - minor gouging & chipping	Fair:	Cracking, chipping & peeling away	Fair:	Cracking, chipping, pulling away from window in areas	Excellent	Good:	Wood - minor gouging, chipping & nail holes	Good:	Wood - chipping paint	Good:	Most original in place - missing extension arm & both lock pegs at stool	N/A	Fair:	Added latch prevents correct closure at sill of lower window, center window will open but not close, upper window inoperable	Y	N	S	Y	
H218s	Horiz. Pivot	Good	Good:	Wood stain - minor gouging & chipping	Fair:	Cracking, chipping & peeling away	Good:	Minor cracking	Excellent	Good:	Wood - minor gouging & nail holes	Good:	Wood - chipping paint	Good:	Most original in place - missing left lock peg at stool, missing all hardware to open center window	N/A	Fair:	Center window inoperable, upper window sticks	Y	N	S	Y	
H218t	Horiz. Pivot	Excellent	Good:	Wood stain - minor gouging & chipping	Fair:	Cracking, chipping & peeling away	Fair:	Cracking, chipping, pulling away from window in areas	Excellent	Good:	Wood - minor gouging & nail holes	Good:	Wood - chipping paint	Excellent:	Original in place - no additions	N/A	Excellent	Y	N	S	Y		
H218u	Horiz. Pivot	Good	Good:	Wood stain - minor gouging & chipping	Fair:	Cracking, chipping & peeling away	Fair:	Cracking, chipping, pulling away from window in areas	Fair:	Significant cracking at stool, missing pieces of stool	Fair:	Wood - water damage, missing piece of stool, nail holes	Good:	Wood - chipping paint	Good:	Most original in place - missing extension arm & both lock pegs at stool, added arms at both jambs, added latch at stool	N/A	Good:	Added latch prevents correct closure at sill of lower window, upper window sticks	Y	N	S	Y
H218v	Horiz. Pivot	Fair	Fair:	Wood stain - significant gouging & chipping	Fair:	Cracking, chipping & peeling away	Excellent	Good	Fair:	Wood - water damage, missing piece of stool, nail holes	Fair:	Wood - badly chipping paint	Fair:	Some original in place - missing extension arm & both lock pegs at stool, inoperable hardware at center window, added latch at stool	N/A	Fair:	Added latch prevents correct closure at sill of lower window, center window inoperable - screwed shut	Y	N	S	Y		
H218w	Horiz. Pivot	Good	Good:	Wood stain - minor gouging & chipping	Fair:	Cracking, chipping & peeling away	Good:	Minor cracking	Excellent	Good:	Wood - minor gouging, cracking & chipping	Good:	Wood - chipping paint	Excellent:	Original in place - no additions	N/A	Good:	Upper window inoperable	Y	N	S	N	
H218x	Horiz. Pivot	Good	Good:	Wood stain - minor gouging & chipping	Fair:	Cracking, chipping & peeling away	Fair:	Cracking, chipping, pulling away from window in areas	Excellent	Good:	Wood - minor gouging, cracking & chipping	Good:	Wood - chipping paint	Good:	Most original in place - missing both extension arms & lock pegs at stool, added latch at stool	N/A	Good:	Upper window sticks	Y	N	S	N	
H218y	Horiz. Pivot	Good	Good:	Wood stain - minor gouging & chipping	Fair:	Cracking, chipping & peeling away	Good:	Minor cracking	Excellent	Good:	Wood - minor gouging, chipping & nail holes	Good:	Wood - chipping paint	Good:	Most original in place - missing left lock peg at stool, cut extension arm at stool	N/A	Good:	Upper window inoperable	Y	N	S	N	
H218z	Casement	Good	Good:	Wood stain - minor gouging & chipping	Fair:	Cracking, chipping & peeling away	Good:	Minor cracking	Excellent	Good:	Wood - significant gouging	Good:	Wood - chipping paint	Good:	Most original in place - missing interior hardware	N/A	Poor:	Painted shut	Y	N	S	N	
H218A	Door	Good	Good:	Cream paint - gouging & chipping	Good:	Gouging & chipping	Excellent	Good:	Wood gouging	N/A	N/A	N/A	Good	N/A	N/A	Good:	Does not latch shut	Y	N	S	Y		
H218AA	Transom (hopper)	Excellent	Excellent:	Wood stain	Excellent	Good:	Minor cracking	Excellent	Excellent:	Wood	Excellent:	Wood	Excellent:	Original in place - no additions	N/A	Excellent	N	N	S	N	N		
H218B	Door	Good	Fair:	Cream paint - significant gouging & chipping	Good:	Gouging & chipping	Excellent	Good:	Wood gouging	N/A	N/A	N/A	Good	N/A	N/A	Good:	Does not latch shut	Y	N	S	N		
H218C	Casement	Good	Good:	Wood stain - minor gouging & chipping	Fair:	Cracking, chipping & peeling away	Fair:	Cracking, chipping, pulling away from window in areas	Excellent	Good:	Wood - minor gouging, chipping & nail holes	Good:	Wood - chipping paint	Good:	Most original in place - missing interior hardware	N/A	Poor:	Painted shut	Y	N	S	N	

Window #	Window Type	Conditions														Sig. Air Gap?	Dry Rot?	Fac. Elev.	Photo ?					
		Overall	Interior Paint		Exterior Paint		Glazing Compound		Window Parts*		Interior Stool Condition		Exterior Sill Cond.		Hardware					Weight Cord Cond.		Operability		
H241a	Double Hung	Good	Good:	Brown paint - minor gouging & chipping	Good:	Minor cracking & chipping	Excellent	Good:	Upper sash muntins gouged from center lock	Good:	Wood - minor gouging & cracking	Good:	Wood - chipping paint	Good:	Most original in place - added brackets for safety panel	Excellent	Good:	Upper sash inoperable	N	N	S	Y		
H241b	Double Hung	Good	Fair:	Brown paint - gouging & chipping	Good:	Minor cracking & chipping	Good:	Cracking & chipping	Good:	Missing piece of stool	Fair:	Wood - significant cracks, missing piece, gouging & chipping	Fair:	Wood - badly chipping paint	Good:	Most original in place - missing right pull at stool, added brackets for safety panel	Excellent	Good:	Does not stay up when opened, upper sash inoperable	N	N	S	Y	
H241c	Double Hung	Good	Good:	Brown paint - minor gouging & chipping	Good:	Minor cracking & chipping	Excellent	Good:	Upper sash muntins gouged from center lock	Good:	Wood - minor gouging & cracking	Good:	Wood - chipping paint	Good:	Most original in place - added brackets for safety panel	Excellent	Good:	Upper sash inoperable	N	N	S	Y		
H241d	Double Hung	Good	Good:	Brown paint - minor gouging & chipping	Good:	Minor cracking & chipping	Excellent	Good:	Upper sash muntins gouged from center lock, cracked pane top row	Good:	Wood - minor gouging & cracking	Good:	Wood - chipping paint	Good:	Most original in place - added brackets for safety panel	Good:	Minor fraying	Good:	Upper sash inoperable	N	N	S	Y	
H241e	Double Hung	Good	Good:	Brown paint - minor gouging & chipping	Good:	Minor cracking & chipping	Good:	Cracking & chipping	Good:	Upper sash muntins gouged from center lock	Excellent:	Wood	Good:	Wood - chipping paint	Good:	Most original in place - added brackets for safety panel	Fair:	Left weight cord missing, right weight cord fraying	Poor:	Missing weight cord, screwed shut	N	N	S	Y
H241f	Double Hung	Good	Excellent:	Brown paint	Good:	Minor cracking & chipping	Excellent	Good:	Upper sash muntins gouged from center lock	Excellent:	Wood	Good:	Wood - chipping paint	Excellent:	Original in place - no additions	Excellent	Good:	Upper sash inoperable	N	N	S	Y		
H241g	Double Hung	Good	Excellent:	Brown paint	Good:	Minor cracking & chipping	Excellent	Good:	Upper sash muntins gouged from center lock	Excellent:	Wood	Good:	Wood - chipping paint	Good:	Most original in place - added brackets for safety panel	Good:	Minor fraying	Good:	Upper sash inoperable	N	N	W	Y	
242a	Double Hung	Excellent	Good:	Brown paint - minor gouging & chipping	Good:	Minor cracking & chipping	Fair:	Cracking, chipping, pulling away from window in areas	Good:	Upper sash muntins gouged from center lock	Good:	Wood - minor gouging & chipping	Good:	Wood - chipping paint	Good:	Most original in place - added brackets for safety panel, added safety blocking, added hardware for shading device	Excellent	Excellent	N	N	W	Y		
242b	Double Hung	Excellent	Good:	Brown paint - minor gouging & chipping	Good:	Minor cracking & chipping	Fair:	Cracking, chipping, pulling away from window in areas	Good:	Upper sash muntins gouged from center lock	Good:	Wood - minor gouging & chipping	Good:	Wood - chipping paint	Good:	Most original in place - altered center lock, added brackets for safety panel, added hardware for shading device	Excellent	Excellent	N	N	W	Y		
242c	Double Hung	Excellent	Good:	Brown paint - minor gouging & chipping	Good:	Significant chipping	Fair:	Cracking, chipping, pulling away from window in areas	Good:	Upper sash muntins gouged from center lock	Good:	Wood - minor gouging & chipping	Good:	Wood - chipping paint	Good:	Most original in place - added brackets for safety panel, added hardware for shading device	Good:	Minor fraying	Excellent	N	N	W	Y	
248a	Double Hung	Good	Good:	Brown paint - minor gouging & chipping	Good:	Significant chipping	Fair:	Cracking, chipping, pulling away from window in areas	Good:	Upper sash muntins gouged from center lock	Excellent:	Wood	Fair:	Wood - badly chipping paint	Good:	Most original in place - added brackets for safety panel, added hardware for shading device, added safety bar	Excellent	Good:	Upper sash inoperable	N	N	W	Y	
248b	Double Hung	Good	Excellent:	Brown paint	Good:	Significant chipping	Fair:	Cracking, chipping, pulling away from window in areas	Good:	Upper sash muntins gouged from center lock	Excellent:	Wood	Fair:	Wood - badly chipping paint	Good:	Most original in place - added brackets for safety panel, added hardware for shading device, added safety bar	Good:	Left weight cord duct taped at pulley	Good:	Upper sash inoperable	N	N	W	Y
248c	Double Hung	Excellent	Excellent:	Brown paint	Excellent	Excellent	Good:	Upper sash muntins gouged from center lock	Excellent:	Wood	Good:	Wood - minor paint cracking	Good:	Most original in place - added brackets for safety panel, added hardware for shading device	Excellent	Good:	Upper sash inoperable	N	N	N	Y			
248d	Double Hung	Excellent	Good:	Brown paint - minor gouging & chipping	Excellent	Excellent	Good:	Upper sash muntins gouged from center lock	Good:	Wood - minor gouging	Good:	Wood - minor paint cracking	Good:	Most original in place - added brackets for safety panel, added hardware for shading device	Excellent	Good:	Upper sash inoperable	N	N	N	Y			

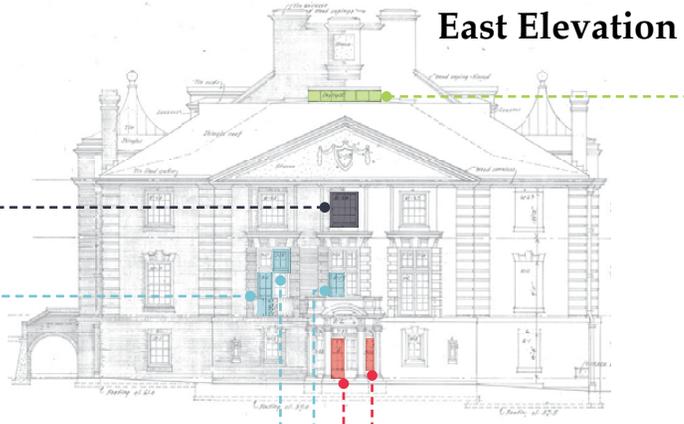
Window #	Window Type	Conditions										Sig.Air Gap?	Dry Rot?	Fac. Elev.	Photo ?							
		Overall	Interior Paint		Exterior Paint	Glazing Compound	Window Parts*		Interior Stool Condition		Exterior Sill Cond.					Hardware	Weight Cord Cond.	Operability				
248e	Double Hung	Excellent	Good:	Brown paint - minor gouging & chipping	Excellent	Excellent	Good:	Upper sash muntins gouged from center lock	Good:	Wood - minor gouging & cracking	Good:	Wood - minor paint cracking	Good:	Most original in place - added brackets for safety panel, added hardware for shading device	Excellent	Good:	Upper sash inoperable	N	N	N	Y	
5240a	Horiz. Pivot	Good	Fair:	Brown paint - significant gouging & chipping	Excellent	Excellent	Good:	Mold on lower rail	Fair:	Wood - significant cracks, multiple nail holes	Good:	Wood - minor biological growth	Good:	Most original in place - added latch at stool	N/A	Excellent		N	N	N	Y	
220aa	Transom (hopper)	Excellent	N/A	Raw Wood	Good:	Minor cracking & chipping	Excellent	Excellent	Unknown	Unknown	Unknown	Good:	Added metal security screen	N/A	Unknown		N	N	N	Y		
220a	Door	Good	Good:	Wood stain - significant gouging & chipping	Good:	Significant chipping at threshold	Excellent	Good:	Significant gouging, hardware holes at door jamb	N/A	N/A	Good		N/A	Unknown		Y	N	N	Y		
220bb	Transom (hopper)	Excellent	N/A	Raw Wood	Good:	Minor cracking & chipping	Excellent	Excellent	Unknown	Unknown	Unknown	Good:	Added metal security screen	N/A	Unknown		N	N	N	Y		
220b	Door	Good	Good:	Wood stain - significant gouging & chipping	Good:	Significant chipping at threshold	Excellent	Good:	Significant gouging, hardware holes at door jamb	N/A	N/A	Good		N/A	Unknown		Y	N	N	Y		
219cc	Transom (hopper)	Good	Good:	Wood stain - minor gouging & chipping	Good:	Minor cracking & chipping	Fair:	Cracking, chipping, pulling away from window in areas	Good:	Head gouged from latch	Unknown	Unknown	Good:	Added screen, brackets for shading device	N/A	Excellent		N	N	N	Y	
219c	Door	Good	Excellent:	Light brown paint	Good:	Significant chipping at threshold	Fair:	Cracking, chipping, pulling away from window in areas	Excellent		N/A	N/A	Good:	All new hardware, added bracket at bottom of door	N/A	Poor:	Inoperable - bracketed shut	N	N	N	Y	
219dd	Transom (hopper)	Good	Good:	Wood stain - minor gouging & chipping	Good:	Minor cracking & chipping	Fair:	Cracking, chipping, pulling away from window in areas	Good:	Head gouged from latch	Unknown	Unknown	Good:	Added screen, brackets for shading device	N/A	Excellent		N	N	N	Y	
219d	Door	Good	Excellent:	Light brown paint	Good:	Significant chipping at threshold	Fair:	Cracking, chipping, pulling away from window in areas	Excellent		N/A	N/A	Good:	All new hardware	N/A	Poor:	Inoperable - partner door bracketed shut	N	N	N	Y	
201b	Double Hung	Good	Good:	Dark wood stain - minor gouging & chipping	Excellent	Excellent	Good:	Gouged upper muntins from center lock	Good:	Wood - minor gouging & chipping	Excellent:	Wood	Good:	Added safety brackets in window track	Good	Excellent		Y	N	N	Y	
201h	Casement	Good	Good:	Dark wood stain - minor gouging & chipping	Good:	Cracking & chipping	Fair:	Cracking, chipping, pulling away from window in areas	Excellent	Good:	Wood - minor gouging & chipping	Good:	Wood - chipping paint	Good:	Original in place - added lock at stool	N/A	Good:	Needs force to open	N	N	E	Y
201i	Hopper	Good	Good:	Dark wood stain - minor gouging & chipping	Good:	Cracking & chipping	Fair:	Cracking, chipping, pulling away from window in areas	Excellent	Good:	Wood - minor gouging & chipping	Good:	Wood - chipping paint	Excellent:	Original in place - no additions	N/A	Unknown		N	N	E	Y
201j	Casement	Good	Good:	Dark wood stain - minor gouging & chipping	Good:	Cracking & chipping	Fair:	Cracking, chipping, pulling away from window in areas	Excellent	Good:	Wood - minor gouging & chipping	Good:	Wood - chipping paint	Good:	Original in place - added lock at stool	N/A	Good:	Needs force to open & does not shut completely	Y	N	E	Y
201k	Hopper	Good	Good:	Dark wood stain - minor gouging & chipping	Good:	Cracking & chipping	Fair:	Cracking, chipping, pulling away from window in areas	Excellent	Good:	Wood - minor gouging & chipping	Good:	Wood - chipping paint	Excellent:	Original in place - no additions	N/A	Unknown		N	N	E	Y
201L	Door	Good	Good:	Dark wood stain - minor gouging & chipping	Good:	Significant chipping at threshold	Fair:	Cracking, chipping, pulling away from window in areas	Excellent		N/A	N/A	Excellent:	Original in place - no additions	N/A	Good:	Needs force to open	N	N	E	Y	
201m	Transom (hopper)	Good	Good:	Dark wood stain - minor gouging & chipping	Good:	Cracking & chipping	Fair:	Cracking, chipping, pulling away from window in areas	Good:	Cracked upper pane	Unknown	Unknown	Excellent:	Original in place - no additions	N/A	Unknown		N	N	E	Y	

Window #	Window Type	Conditions														Sig-Air Gap?	Dry Rot?	Fac. Elev.	Photo ?				
		Overall	Interior Paint		Exterior Paint		Glazing Compound		Window Parts*	Interior Stool Condition		Exterior Sill Cond.	Hardware		Weight Cord Cond.					Operability			
201n	Door	Good	Good:	Dark wood stain - minor gouging & chipping	Good:	Significant chipping at threshold	Fair:	Cracking, chipping, pulling away from window in areas	Excellent	N/A	N/A	Excellent:	Original in place - no additions	N/A	Good:	Needs force to open	N	N	E	Y			
201o	Transom (hopper)	Good	Good:	Dark wood stain - minor gouging & chipping	Good:	Cracking & chipping	Fair:	Cracking, chipping, pulling away from window in areas	Excellent	Unknown	Unknown	Excellent:	Original in place - no additions	N/A	Unknown		N	N	E	Y			
307a	Horiz. Pivot	Good	Fair:	Cream paint - peeling away, water damage at sill	Good:	Minor cracking & chipping	Good:	Minor cracking	Good:	Water damage of lower rail at sill	Good:	Wood - chipping paint	Good:	Original in place - added safety panel	N/A	Excellent	Y	N	S	Y			
318b	Horiz. Pivot	Good	N/A	Raw Wood	Good:	Minor cracking & chipping	Fair:	Cracking, chipping, pulling away from window in areas	Fair:	Significant gouging in frame, water damage of muntins	Fair:	Wood - Significant erosion & gouging	Good:	Original in place - added safety blocking, cut extension arm at stool, missing both lock pegs at stool	N/A	Poor:	Inoperable due to added blocking	Y	N	S	Y		
318e	Horiz. Pivot	Good	N/A	Raw Wood	Good:	Minor cracking & chipping	Fair:	Cracking, chipping, pulling away from window in areas	Fair:	Significant gouging in frame, water damage of muntins, missing interior stop around entire window above hinge, cracked upper pane	Fair:	Wood - Significant erosion & gouging	Good:	Added safety blocking & small pulley at top of frame, missing extension arm & lock pegs at stool, nails in air gap	N/A	Poor:	Inoperable due to added blocking & nailing	Y	N	S	Y		
5330a	Dormer - Horiz. Pivot	Good	Good:	White paint	Fair:	Cracking, chipping & peeling away	Unknown		Excellent	Excellent:	Wood	Good:	Wood - badly chipping paint	Excellent:	Original in place - no additions	N/A	Unknown	Y	N	S	Y		
340d	Double Hung	Good	Good:	White paint - minor gouging & chipping	Fair:	Cracking, chipping & peeling away	Unknown		Good:	Etched glass, water damage at lower rail, cracked pane	Good:	Wood - minor gouging & chipping	Unknown	Good:	Most original in place - added shading device	Fair:	Left cord cobbled together	Poor:	Inoperable	N	N	S	Y
344aa	Hopper	Good	N/A	Raw Wood	Fair:	Cracking, chipping & peeling away	Fair:	Cracking, chipping, pulling away from window in areas	Good:	Gouged head from lock	N/A	N/A	Good:	Original in place - added shading device	N/A	Unknown	N	N	W	Y			
344a	Double Hung	Good	N/A	Raw Wood	Fair:	Cracking, chipping & peeling away	Fair:	Cracking, chipping, pulling away from window in areas	Good:	Gouged muntins from lock, cracked pane	Good:	Wood - significant gouging	Good:	Original in place - added shading device & brackets for safety panel	Good	Excellent	Y	N	W	Y			
348Cb	Double Hung	Good	Good:	Wood stain - minor gouging & chipping	Good:	Minor cracking	Good:	Minor cracking	Good:	Cracked lower pane	Good:	Minor water staining	Excellent:	Wood	Good:	Original in place - added shading device & wood brackets	Good	Excellent	Y	N	N	Y	
330Ba	Horiz. Pivot (round)	Good	Excellent:	Rust color paint	Good:	Minor cracking & chipping	Good:	Minor cracking	Good:	Cracked pane, frame separating	Excellent:	Wood	Good:	Wood - cracking paint	Good:	Original in place - added eye bolt in sill	N/A	Excellent	Y	N	N	Y	
308a	Dormer - Horiz. Pivot	Good	N/A	Raw Wood	Fair:	Cracking, chipping & peeling away	Unknown		Good:	Cracked lower pane	Good:	Wood - dusty	Unknown	Excellent:	Original in place - no additions	N/A	Unknown	Y	N	S	Y		
308Aa	Horiz. Pivot (round)	Good	N/A	Raw Wood	Good:	Minor cracking & chipping	Good:	Minor cracking	Good:	Cracked pane	Good:	Brick	Good:	Brick	Good:	Missing extension arm - added eye hook at stool	N/A	Excellent	Y	N	N	Y	
308Ab	Dormer - Horiz. Pivot	Good	N/A	Raw Wood	Good:	Minor cracking & chipping	Unknown		Excellent		Good:	Wood - dusty	Unknown	Excellent:	Original in place - no additions	N/A	Unknown	Y	N	N	Y		
302b	Double Hung	Good	Good:	Light brown paint - minor gouging & chipping	Good:	Minor cracking & chipping	Good:	Minor cracking	Good:	Gouged upper muntins from center lock	Good:	Wood - cracking	Good:	Wood - added platform in center of sill	Good:	Original in place - added shading device	Good	Excellent	Y	N	E	Y	
302d	Skylight	Good	Good:	White paint - evidence of water leaking into light well	Fair:	Cracking, chipping & peeling away	Unknown		Fair:	Numerous cracked panes	N/A	N/A	Good:	Original in place - no additions	N/A	Unknown	N	N	Sky	Y			
303Aa	Double Hung	Good	Excellent:	Red paint	Fair:	Cracking, chipping & peeling away	Fair:	Cracking, chipping, pulling away from window	Good:	Gouged upper muntins from center lock	Excellent:	Wood	Good:	Wood - badly chipping paint	Good:	Original in place - added shading device	Excellent	Poor:	Inoperable	Y	N	S	Y



302b Double Hung

added ext. sill platform  
peeling paint



East Elevation



302d Skylight

water residue on wall  
operational hardware



201n French Door



201j Casement

added latch at stool



201m Transom (hopper)

cracked upper pane



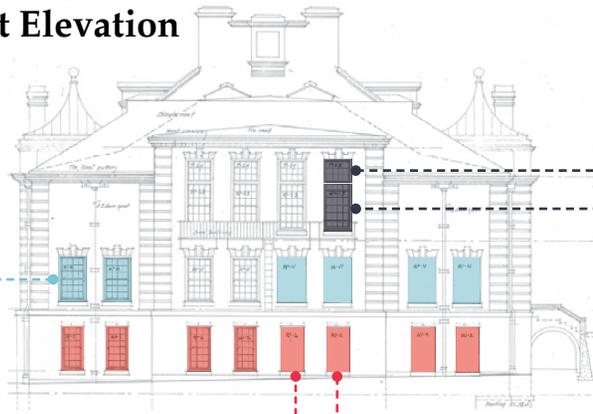
V101c Door

air gap at jamb  
chpg. paint at jamb

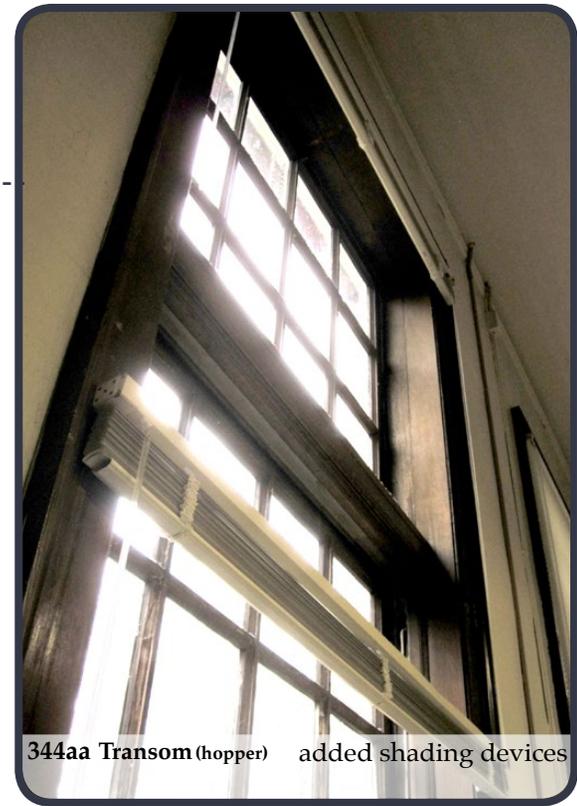


V101a Fixed Side Lite

# West Elevation



248b Double Hung duct taped weight cord



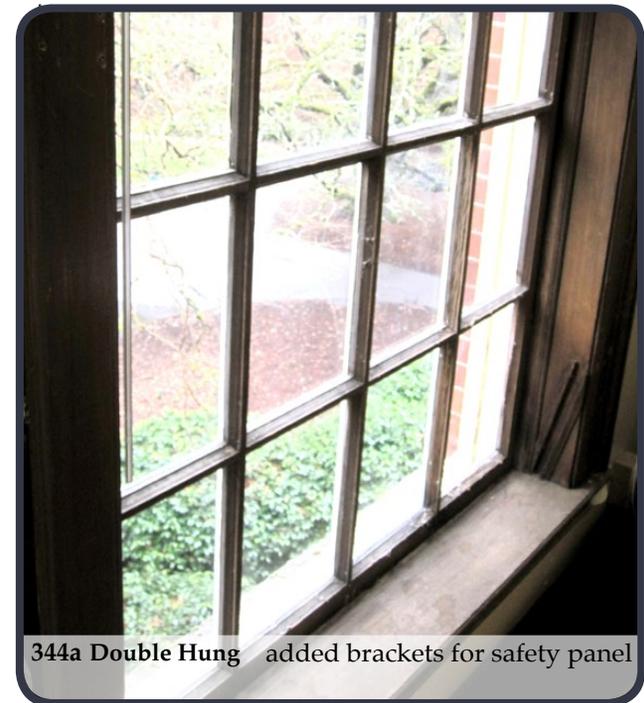
344aa Transom (hopper) added shading devices



140i Double Hung gouged exterior sill

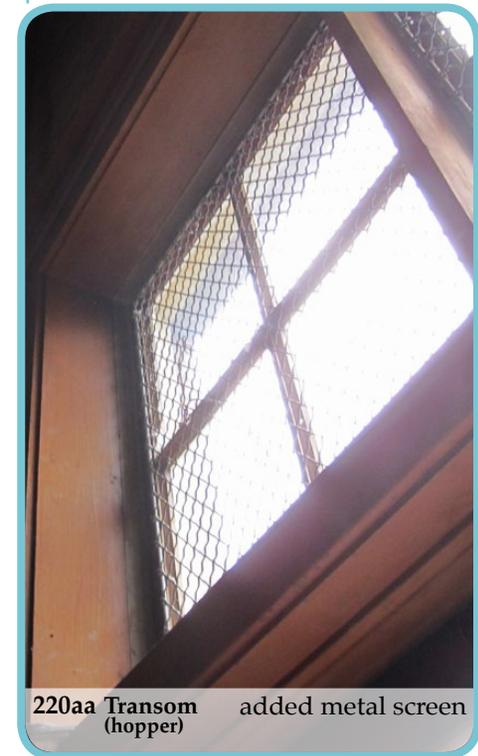
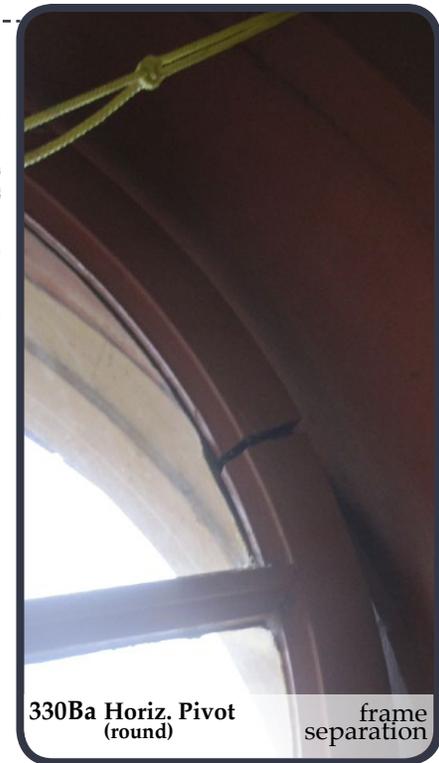
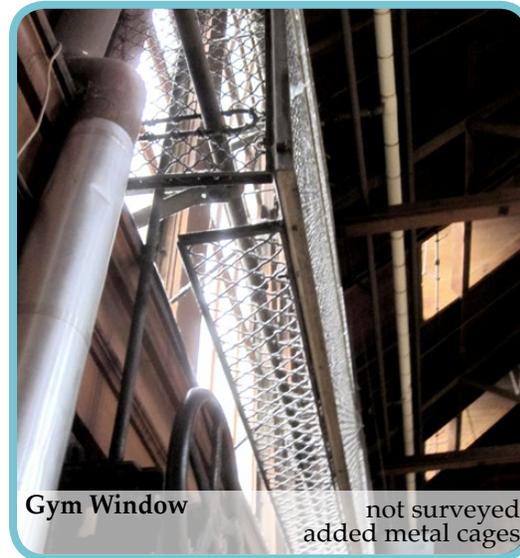
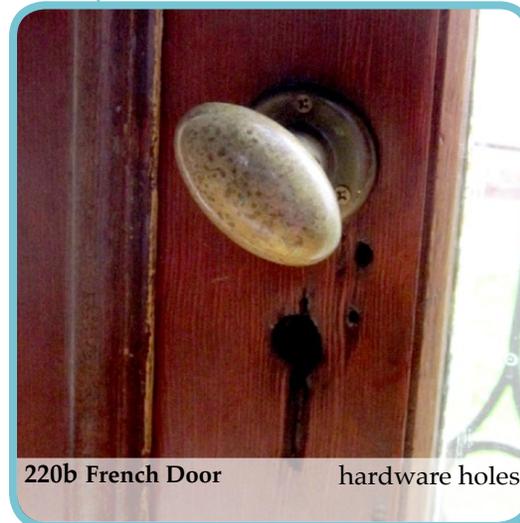


140h Double Hung missing lower sash



344a Double Hung added brackets for safety panel

# North Elevation



# South Elevation

