

Fenton Hall Window Condition Assessment

May 5, 2010 (updated January 2016)
University of Oregon
Campus Planning, Design and Construction



Overall, the assessed Fenton Hall windows are in excellent condition. This survey sought to assess all windows in the original Fenton Hall building and excluded assessment of the Stack Addition. The majority of wear to the windows is superficial; the most commonly affected area is the exterior sill, both the concrete and the wooden portion. Exposed sills and jambs on the south, west and north sides are in need of repainting. Currently, exposed wood has lead to checking on some of these sills. It also appears that some windows have been impacted by water infiltration as the paint condition on some of the interior muntins and rails shows signs of past condensation accumulation. A number of weight cords on the double hung windows are also in need of repair.

Unless otherwise mentioned, all windows and much of the hardware appear to be original, though many of the operable windows have had new stops added. Second and third floor windows are operable and notably decorative. The majority of the third floor windows are double hung with a fixed, decorative upper sash. Two distinct diamond quarrel patterns describe the upper sashes, suggesting that some of them were replaced at one point. The majority of windows on the second floor are also operable. Six of these windows along the eastern elevation are have a large fixed lower window with an operable, arched transom above. Original operable vents are still present in these six distinctive windows. While function would be improved by paint removal from the vents' exterior side and a thorough cleaning, they provide ventilation passively. Other windows have been retrofitted to accommodate air conditioning units.

Fenton Window Condition Assessment

Window Parts Key: J = Jamb, IC = Interior Casing, RS = Rail and Stiles, St = Stool

Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
S104a	Double hung wood	Flaking on rail	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	Stuck closed	None observed	Excellent	South	Metal cage over exterior of window, lock broken, paint damaged due to past condensation accumulation.	
105a	Double hung wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Hairline cracks	Appears to be original hardware	Yes, functional, but sticky	None observed	Excellent	South	Exterior screen is present, window has blocking in jamb disallowing full opening. Windows approximately 2' from exterior grade, very dirty.	yes
105b	Double hung wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Hairline cracks	Appears to be original hardware	Yes, functional, but sticky	None observed	Excellent	South	Exterior screen is present, window has blocking in jamb disallowing full opening. Windows approximately 2' from exterior grade, very dirty.	

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
105c	Double hung wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	Yes, functional, but sticky	None observed	Excellent	East	Exterior screen is present, window has blocking in jamb disallowing full opening. Windows approximately 2' from exterior grade, very dirty.	
105d	Double hung wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	Yes, functional, but sticky	None observed	Excellent	East	Exterior screen is present, window has blocking in jamb disallowing full opening. Windows approximately 2' from exterior grade, very dirty.	
105e	Double hung wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	Yes, functional, but sticky	None observed	Excellent	East	Exterior screen is present, but falling out. Window has blocking in jamb disallowing full opening. Windows approximately 2' from exterior grade, very dirty.	

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
109a	Double hung, Double paned	Sill bare, exterior casing bare at base. Discolored at most exposed lower portion	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Cracked	Plastic stop on top rail	Appears to be functional, Not tested	None observed	Excellent	South	This window appears to be new, jamb material is plastic or vinyl, warning label on sill was painted over and is now warped from exposure. Conditions assessed from the exterior.	yes
109b	Double hung, Double paned	Sill bare, exterior casing bare at base. Discolored at most exposed lower portion	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Doorway fill, does not match surround	Plastic stop on top rail	Appears to be functional, Not tested	None observed	Excellent	South	This window appears to be new, jamb material is plastic or vinyl, warning label on sill was painted over and is now warped from exposure. Conditions assessed from the exterior.	
109c	Double hung, Double paned	Sill bare, exterior casing bare at base. Discolored at most exposed lower portion	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Minor cracking, patched	Plastic stop on top rail	Appears to be functional, Not tested	None observed	Excellent	South	This window appears to be new, jamb material is plastic or vinyl, warning label on sill was painted over and is now warped from exposure. Conditions assessed from the exterior.	

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
110a	Double hung, Double paned	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Plastic stops on top of rail as well as an L bracket on left side of interior stop	Yes, functional	None observed	Excellent	West	This window appears to be new, jamb material is plastic or vinyl	yes
117a	Double hung, wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Small chip in sill	In addition to original hardware, an L bracket was added to stop window being raised	Yes, functional	None observed	Excellent	North		
117b	Double hung, wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Minor crack	In addition to original hardware, an L bracket was added to stop window being raised	Yes, functional	None observed	Excellent	North		

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
117c	Double hung, wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	In addition to original hardware, an L bracket was added to stop window being raised	Yes, functional	None observed	Excellent	North		
117d	Double hung, wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Cracked grout line	In addition to original hardware, an L bracket was added to stop window being raised	Yes, functional	None observed	Excellent	North		
117e	Double hung, wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	very distinctive older hardware, an L bracket was added to stop window being raised	Yes, functional	None observed	Excellent	West	Distinctive window lock.	yes

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
118a	Wood vent in window opening	Excellent	J-Excellent IC-Excellent RS-Excellent St-NA Si-NA	Excellent	None Present	Not operable	None observed	Excellent	North	This is a vent that takes up the entire opening, it is in excellent condition. Conditions assessed from the exterior.	
119a	Double hung, wood	Excellent	J-Excellent IC-Fair RS Excellent St- Excellent Si- Excellent	Excellent	In addition to original hardware, an L bracket was added to stop window being raised	Yes, minimally functional currently	None observed	Excellent	East	Interior stops loose on both sides, appears repair to weights was attempted	yes
119b	Double hung, wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	In addition to original hardware, an L bracket was added to stop window being raised	Yes, functional	None observed	Excellent	East		
119c	Double hung, wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	In addition to original hardware, an L bracket was added to stop window being raised	Yes, functional	None observed	Excellent	North		yes

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
119d	Double hung, wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	In addition to original hardware, an L bracket was added to stop window being raised	Yes, functional	None observed	Excellent	North		
MS104a	Double hung wood	flaking on rail, wood sill, and exterior casing	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original	Yes, functional but sticky	None observed	Excellent	South	Right weight cord broken, paint damage on rail appears to be from past condensation accumulation.	
M115a	Double hung wood	chipped paint	J-Excellent IC-Good RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original	Stuck closed	None observed	Excellent	North	Windows (bathroom) with translucent glass.	
M115b	Double hung wood	chipped paint	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original	Yes, functional	None observed	Excellent	North	Windows (bathroom) with translucent glass.	
122a	Double hung wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Cracked	Appears to be original	Yes, functional	None observed	Excellent	East	The weight cord is frayed, but operational	yes

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
201a	Full height, Fixed glass, 1 horizontal mullion, 4 horizontal muntins	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Right side sill chipped	Appears to be original	Yes, functional	None observed	Excellent	North		yes
201b	Full height, Fixed glass, 1 horizontal mullion, 4 horizontal muntins	Some flaking on sill and exterior rail	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Small chip	None observed	Not operable	None observed	Excellent	South		
201c	Transom window over primary entry, One mullion division at center	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	None observed	Not operable	None observed	Excellent	East		yes

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
S204a	Double hung wood	Flaking on rail, wood sill, and exterior casing	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original	Yes, functional	None observed	Excellent	South		
204a	Large Fixed lower window, operable arched transom window	Sill flaking	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Joint in sill with out grout	original operable lower vents on fixed window. Hardware on transom new, along with pulley system to close window	Yes, arched transom functional	None observed	Excellent	East	Transom with exterior screen.	yes
205a	Double hung clearstory	Flaking to wood on lower portion of jamb	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Unknown	Excellent	Appears to be original hardware	Yes, functional but sticky	None observed	Excellent	South	Unable to evaluate sill condition due to height	

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
205b	Large Fixed lower window, operable arched transom window	Sill wood partially exposed, jamb flaking	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Large section of sill missing, exposed steel, deep cracking	original operable lower vents on fixed window. Hardware on transom new, along with pulley system to close window	Yes, arched transom functional	None observed	Excellent	East	Operable lower vents almost completely clogged as they are dirty and have been painted over from the exterior. Transom with exterior screen. Concrete sill is currently a hazard.	yes
205c	Large Fixed lower window, operable arched transom window	sill wood partially exposed, jamb flaking	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Joint in sill without grout	original operable lower vents on fixed window. Hardware on transom new, along with pulley system to close window	Yes, arched transom functional	None observed	Excellent	East	Operable lower vents almost completely clogged as they are dirty and have been painted over from the exterior. Transom with exterior screen.	
206a	Double hung clearstory	Flaking to wood on lower portion of jamb	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Unknown	Hole in lower edge of sill, grout cracked at corners	None observed	Yes, functional	None observed	Excellent	South	Unable to evaluate sill condition due to height	

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
207a	Double hung clearstory	Flaking to wood on lower portion of jamb	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Unknown	Thin crack	None observed	Yes, functional	None observed	Excellent	South	Unable to evaluate sill condition due to height	
207b	Double hung clearstory	Flaking to wood on lower portion of jamb	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Unknown	Hairline cracks	None observed	No, Not currently functioning, left weight cord broken	None observed	Excellent	South	Unable to evaluate sill condition due to height	
210a	Double hung wood	Sill fully exposed, jamb flaking	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Fair	Large crack in top of sill	In addition to original hardware a sliding lock has been added on the right	Yes, lower portion functional. Upper portion used to function, according to librarian, and currently does not	None observed	Fair	West	A fan is mounted in the upper window, however, as that window is no longer operable, it does little for ventilation. Sill checked.	yes
210b	Double hung wood	Sill wood partially exposed, jamb flaking	J-Fair/Poor IC-Excellent RS-Excellent St-Excellent Si-Excellent	Thin cracking	Appears to be original hardware	Yes, functional	Yes	Fair	West	Potential dry rot on right side of external casing	

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		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
210c	Double hung wood	Sill wood partially exposed, jamb flaking	J-Excellent IC-Excellent RS-Excellent St-Fair/Poor Si-Fair	Excellent	Appears to be original hardware	Yes, functional	Yes	Fair	West	Potential dry rot to lower left hand corner of stile, sill checked	
210d	Double hung wood	Sill wood partially exposed, jamb flaking	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Fair	Excellent	in addition to original hardware a sliding lock has been added on the right	Yes, functional	None observed	Excellent	West	Left side of outboard trim removed to fit bookshelf	
210e	Double hung wood	Sill wood partially exposed, jamb flaking	J-Excellent IC-Poor RS-Excellent St-Excellent Si-Fair	Minor chipping on underside, Cracking at grout lines, hairline cracking	in addition to original hardware a sliding lock has been added on the right	Yes, functional, however, window is loose in jamb	None observed	Excellent	South	Left side of outboard trim removed to fit bookshelf. Sill checked	
210f	Double hung wood	Sill wood partially exposed, jamb flaking	J-Excellent IC-Poor RS-Excellent St-Excellent Si-Fair	Piece missing on right side, large crack on top of sill	in addition to original hardware a sliding lock has been added on the right	Yes, functional, however, window is loose in jamb	None observed	Excellent	South	Right side of outboard trim removed to fit bookshelf. Sill checked	

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
215a	Double hung wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original	Yes, functional	None observed	Excellent	North		
215b	Double hung wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original	Yes, functional	None observed	Excellent	North		
218a	Double hung clearstory, lower half modified	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Thin crack	Appears to be original hardware	Not operable	None observed	Excellent	North	Lower portion modified to accommodate air conditioning unit	
218Aa	Double hung wood	Minor splits in sill paint	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Sill cut out to insert fire stair	Appears to be original hardware	Yes, functional	None observed	Excellent	West	Window slightly loose in jamb	
218Ab	Double hung wood	Minor splits in sill paint	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Grout missing from sill joint	Appears to be original hardware	Yes, functional	None observed	Excellent	West		

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
218b	Double hung clearstory, lower half modified	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Thin crack	Appears to be original hardware	Not operable	None observed	Excellent	North	Lower portion modified to accommodate air conditioning unit	yes
218Ba	Double hung wood	Sill fully exposed, flaking on inside around lower rail	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Fair	Excellent	in addition to original hardware a sliding lock has been added on the left	Yes, functional	None observed	Excellent	West	Some checking on sill	
218Ca	Double hung clearstory	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	Operability not tested due to height	None observed	Excellent	North		
218Cb	Double hung wood	fair	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Crack in top of sill, right side grout cracked, brick pulled out of grout	Appears to be original hardware	Yes, functional	None observed	Excellent	West	Sill fully exposed, some bubbling on external casing	yes

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
219a	Large Fixed lower window, operable arched transom window	minimal flaking on sill, large bubbles on exterior casing above transom	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	transom lock and stop chains do not appear to be original	Yes, functional	None observed	Excellent	East	Original operable lower vents almost completely clogged as they are dirty and have been painted over from the exterior. Transom with exterior screen. Extensive bubbling in exterior paint above transom possibly linked to water infiltration.	yes
219b	Large Fixed lower window, operable arched transom window	minimal flaking on sill, large bubbles on exterior casing above transom	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	transom lock and stop chains do not appear to be original	Yes, functional	None observed	Excellent	East	Original operable lower vents almost completely clogged as they are dirty and have been painted over from the exterior. Transom with exterior screen. Extensive bubbling in exterior paint above transom possibly linked to water infiltration.	

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
219c	Large Fixed lower window, operable arched transom window	Minimal flaking on sill	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Hairline cracks	Transom lock and stop chains do not appear to be original	Yes, functional	None observed	Excellent	East	Original operable lower vents almost completely clogged as they are dirty and have been painted over from the exterior. Transom with exterior screen.	
219d	Double hung clearstory	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Unable to Access	Excellent	Appears to be original hardware	Yes, functional, but very sticky	None observed	Excellent	North	Weight cords have been painted over, impeding function .	yes
219e	Double hung clearstory	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Unable to Access	Thin crack	Appears to be original hardware	Yes, functional, but very sticky	None observed	Excellent	North	Weight cords have been painted over, impeding function . Exterior screen present.	
219f	Double hung clearstory	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Unable to Access	Thin crack	Appears to be original hardware	Minimally functional, but very sticky	None observed	Excellent	North	Weight cords have been painted over, impeding function .	

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
MS204a	Double hung wood	Flaking on rail, wood sill, and exterior casing	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	Yes, functional	None observed	Excellent	North	Paint damage on rail appears to be due to past condensation accumulation.	
M215a	Double hung wood	Good	J-Excellent IC-Fair RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware, one pull missing (L)	Yes, functional, but sticky	None observed	Fair	South	Left weight cord broken, screen in window, translucent glass (bathroom), trim damaged, damage at top edge of window frame.	
M215b	Double hung wood	Some chipping	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	No, stuck closed	None observed	Excellent	South	Left weight cord broken, screen in window, translucent glass (bathroom), wood guide added in jamb.	
304a	Double hung wood, upper window decorative diagonal pattern	Flaking on sill and stool	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware, additional wood glides added in jamb, perhaps to stabilize window.	Yes, functional	None observed	Excellent	East	Diagonal muntins squat in shape. Old vies growing around exterior of window.	yes

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
305a	Double hung wood, upper window decorative diagonal pattern	Excellent, minimal flaking on sill	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware, additional wood glides added in jamb, perhaps to stabilize window.	Yes, functional	None observed	Excellent	East	Diagonal muntins squat in shape.	
306a	Double hung wood, upper window decorative diagonal pattern	Deep flaking on jamb and sill fully exposed	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Fair/Poor	Excellent	Appears to be original hardware	minimally functional, left cord broken	None observed	Excellent	South	Diagonal muntins squat in shape. Flaking paint on lower interior rail reveals the possibility of past condensation accumulation. Sill deeply checked.	yes
306b	Double hung wood, upper window decorative diagonal pattern	Deep flaking on jamb and sill fully exposed	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Fair/Poor	Excellent	Appears to be original hardware	minimally functional, right cord broken	None observed	Excellent	South	Diagonal muntins squat in shape. Flaking paint on lower interior rail reveals the possibility of past condensation accumulation. Sill deeply checked.	yes

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
306c	Double hung wood, upper window decorative diagonal pattern	Deep flaking on jamb and sill fully exposed	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	Yes, functional	None observed	Excellent	East	Diagonal muntins squat in shape. Sill deeply checked.	yes
307a	Double hung wood, upper window decorative diagonal pattern	Deep flaking on jamb and sill fully exposed	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Fair/Poor	Hairline cracks	Appears to be original hardware	Yes, functional	None observed	Excellent	South	Diagonal muntins tall and narrow in shape. flaking paint on lower rail reveals the possibility of past condensation accumulation. Sill deeply checked. Blue tape closing opening between lower rail and window pane.	yes
307b	Double hung wood, upper window decorative diagonal pattern	Deep flaking on jamb and sill fully exposed	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Fair/Poor	Excellent	Appears to be original hardware	Yes, functional	None observed	Excellent	South	Diagonal muntins tall and narrow in shape. flaking paint on lower rail reveals the possibility of past condensation accumulation. Sill deeply checked.	

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
308a	Double hung wood, upper window decorative diagonal pattern	Deep flaking on right jamb and sill fully exposed	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Fair/Poor	Excellent	Appears to be original hardware	Yes, functional	None observed	Excellent	South	Diagonal muntins tall and narrow in shape. flaking paint on lower rail reveals the possibility of past condensation accumulation. Sill deeply checked. Lower portion of pane pulling out of rail.	yes
309a	Double hung wood, upper window decorative diagonal pattern	Deep flaking on right jamb and sill fully exposed	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Fair/Poor	Grout missing from sill joint	Appears to be original hardware	Yes, functional	None observed	Excellent	West	Diagonal muntins tall and narrow in shape. flaking paint on lower rail reveals the possibility of past condensation accumulation. Sill deeply checked.	yes
309b	Double hung wood, upper window decorative diagonal pattern	Deep flaking on right jamb and sill fully exposed	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Fair/Poor	Grout missing from sill joint, hairline cracks	Appears to be original hardware	Yes, functional but sticky	None observed	Excellent	South	Diagonal muntins tall and narrow in shape. flaking paint on lower rail reveals the possibility of past condensation accumulation. Sill deeply checked.	yes

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
310a	Double hung wood	Deep flaking on right jamb	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Unknown	Excellent	Appears to be original hardware	No longer functional	None observed	Excellent	West	An air-conditioning unit has been fixed in the lower portion of the window. This has eliminated the window's operability	yes
310b	Double hung wood, upper window decorative diagonal pattern	Deep flaking on right jamb and sill	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Large cracking in sill	Appears to be original hardware	Yes, functional	None observed	Excellent	West	Diagonal muntins tall and narrow in shape. flaking paint on lower rail reveals the possibility of past condensation accumulation.	yes
311a	Double hung wood	Sill fully exposed	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	Yes, functional	None observed	Excellent	West	An external fire stair lies to the left of the window. According to the user, as a safety precaution for internal occupants, metal screen has been fixed to the exterior brickmold.	yes
H315a	Double hung wood	Good	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Good	Appears to be original hardware	Yes, functional	None observed	Excellent	South		

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Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
315a	Double hung wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Thick moss accumulation	Appears to be original hardware	Yes, but impeded by broken weight cord	None observed	Excellent	North	Right weight cord broken, windows translucent glass (bathroom).	
315b	Double hung wood	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Thick moss accumulation	Appears to be original hardware	Yes, functional	None observed	Excellent	North	Right weight cord broken, windows translucent glass (bathroom).	
317a	Double hung wood	Sill fully exposed	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	Yes, functional	None observed	Excellent	West	Insertable screen available for lower portion of window	
318a	Double hung wood, upper window decorative diagonal pattern	Sill, stool, lower section of exterior jamb, and interior rail exposed.	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Sill cut out to insert fire stair	Appears to be original hardware	Yes, functional	None observed	Excellent	West	Diagonal muntins tall and narrow in shape. flaking paint on lower rail reveals the possibility of past condensation accumulation.	yes
318b	Double hung wood	Sill flaking	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Sill cut out to insert fire stair, some cracking at fire stair connection	Appears to be original hardware	Yes, functional	None observed	Excellent	West	Flaking paint on lower rail reveals the possibility of past condensation accumulation.	

Window Parts Key: J = Jamb, IC = Interior Casing, RS = Rail and Stiles, St = Stool

Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
319a	Double hung wood, upper window decorative diagonal pattern	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware, lock offset from center due to diagonal muntins.	Yes, functional	None observed	Excellent	North	Diagonal muntins tall and narrow in shape.	
319b	Double hung wood, upper window decorative diagonal pattern	Sill bare, deep flaking on lower right exterior casing	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Fair/Poor	Grout missing from sill joint	Appears to be original hardware, lock offset from center due to diagonal muntins.	Yes, functional	None observed	Excellent	West	Diagonal muntins tall and narrow in shape. flaking paint on lower rail reveals the possibility of past condensation accumulation. Sill deeply checked	yes
320a	Double hung wood, upper window decorative diagonal pattern	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	Yes, functional, slightly loose in jamb	None observed	Excellent	North	Decorative window with squat diagonals. Window lock mounted off-center due to diagonal muntins.	

Window Parts Key: J = Jamb, IC = Interior Casing, RS = Rail and Stiles, St = Stool

Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
321a	Double hung wood, upper window decorative diagonal pattern	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	Yes, functional, slightly loose in jamb	None observed	Excellent	North	Decorative window with squat diagonals.	
330a	Double hung wood, upper window decorative diagonal pattern	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	Yes, functional, slightly loose in jamb	None observed	Excellent	North	Decorative window with squat diagonals.	
331a	Double hung wood, upper window decorative diagonal pattern	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	Yes, functional, slightly loose in jamb	None observed	Excellent	North	Decorative window with squat diagonals.	yes

Window Parts Key: J = Jamb, IC = Interior Casing, RS = Rail and Stiles, St = Stool

Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
332a	Double hung wood, upper window decorative diagonal pattern	Excellent, minimal cracking on sill	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware, lock offset from center due to diagonal muntins.	Yes, functional	None observed	Excellent	East	Decorative window with squat diagonals.	yes
332b	Double hung wood, upper window decorative diagonal pattern	Excellent, minimal cracking on sill	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware, lock offset from center due to diagonal muntins.	Yes, functional	None observed	Excellent	East	Diagonal muntins squat in shape.	
332c	Double hung wood, upper window decorative diagonal pattern	Excellent, minimal cracking on sill	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware, lock offset from center due to diagonal muntins.	Yes, functional	None observed	Excellent	North	Diagonal muntins tall in shape.	

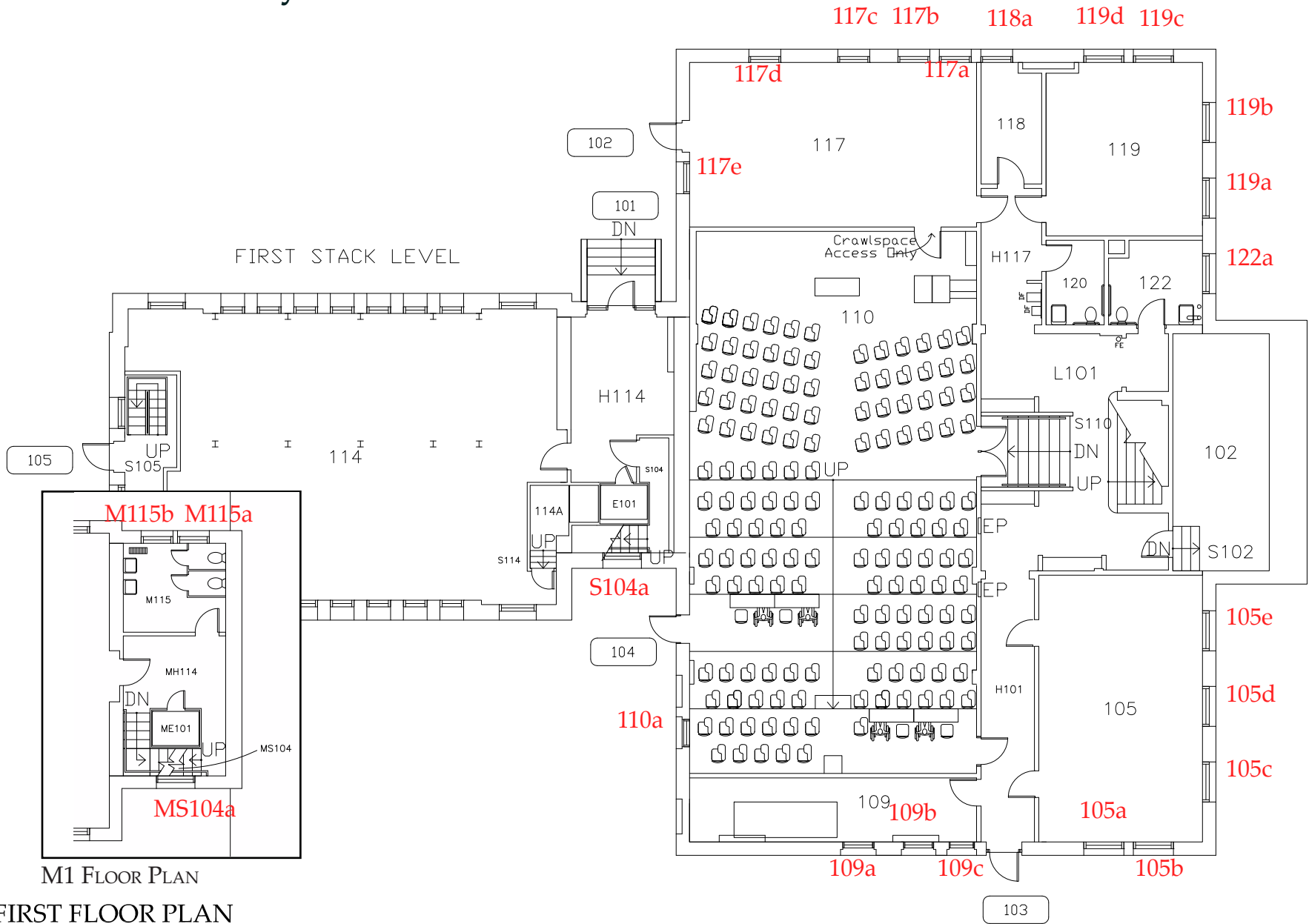
Window Parts Key: J = Jamb, IC = Interior Casing, RS = Rail and Stiles, St = Stool

Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
334a	Double hung wood, upper window decorative diagonal pattern	Excellent, minimal flaking on sill	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	Yes, functional	None observed	Excellent	East	Decorative window muntins squat in shape. This may not be an original window as it does not appear to have built up layers of paint.	yes
335a	Fixed glass, at floor level	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	None Present	Not operable	None observed	Excellent	East	Unable to observe exterior conditions due to opacity of glass. Window is at floor level.	yes
335b	Double hung wood, upper window decorative diagonal pattern	Excellent	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Appears to be original hardware	Yes, functional	None observed	Excellent	North	Full exterior screen. Decorative window.	8b, 9b

Window Parts Key: J = Jamb, IC = Interior Casing, RS = Rail and Stiles, St = Stool

Window #	Window Type	Conditions							Facing Elev.	Comments	Photo
		Paint	Window Parts	Concrete Sill Cond.	Hardware	Operability	Dry Rot	Overall			
336a	Double hung wood, upper window decorative diagonal pattern	Flaking on sill	J-Fair IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Pulls appear to be original, lock missing	Yes, functional, but sticky	None observed	Excellent	South	Diagonal muntins tall in shape.	
336b	Fixed glass, at floor level	Flaking on sill	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	None Present	Not operable	None observed	Excellent	East		
336c	Ground level, opens from top	Cracking on sill	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Bolt lock and chain stop do not appear to be original	Yes, functional	None observed	Excellent	East	This window is not in the current Fenton plan. Shades attached directly to window.	yes
336d	Fixed glass, at floor level	Excellent, some cracking on sill	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	None Present	Not operable	None observed	Excellent	East		
336e	Ground level, opens from top	Cracking on sill	J-Excellent IC-Excellent RS-Excellent St-Excellent Si-Excellent	Excellent	Bolt lock and chain stop do not appear to be original	Yes, functional	None observed	Excellent	East	This window is not in the current Fenton plan. Shades attached directly to window.	

Fenton Hall Window Conditions Assessment Plan Key - First Floor



FEET 8 16

SHEET
2 OF 8

DRAWN
REVISED

1914
09/09

Fenton Hall
1021 East 13th Avenue

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19



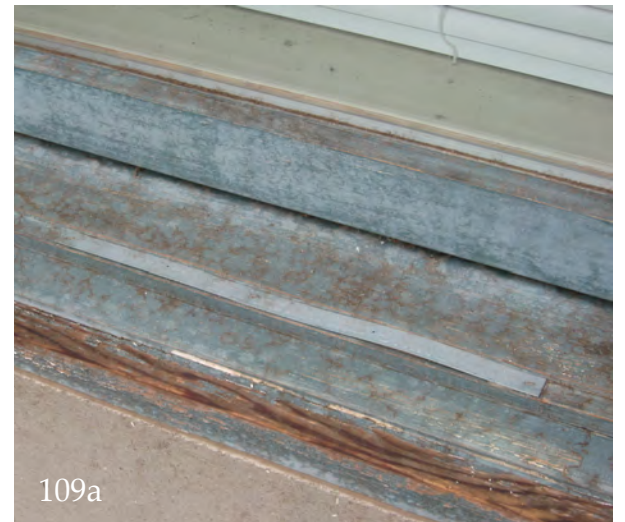
105a



109a



109a



109a



110a



110a



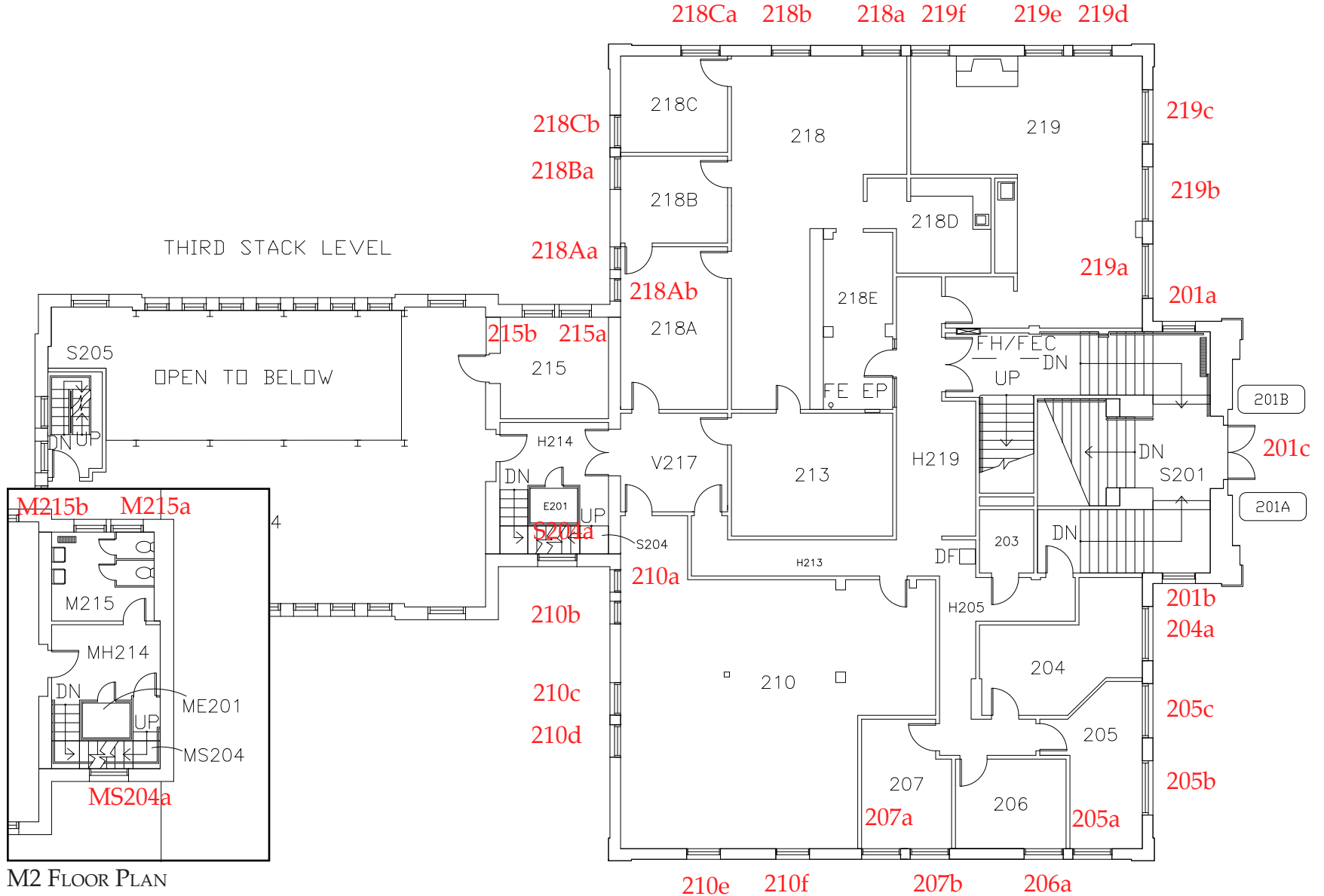
118a



117e



Fenton Hall Window Conditions Assessment Plan Key - Second Floor



SECOND FLOOR PLAN



FEET 8 16

SHEET	DRAWN	1914
4 OF 8	REVISED	09/09

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19

2



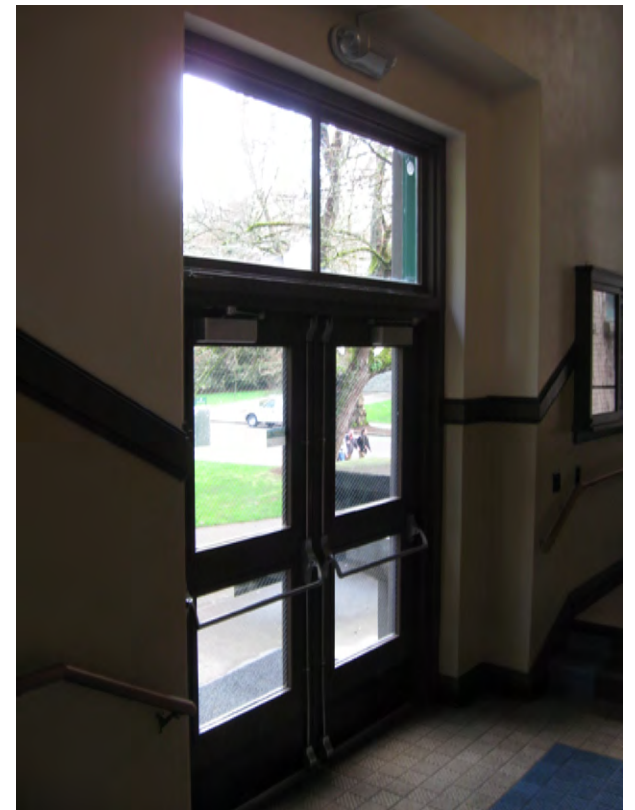
201b



201b



201a



201c





210a



210a



218b



218Cb



218Cb



219a

219a



219a



219a

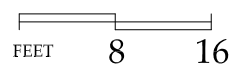
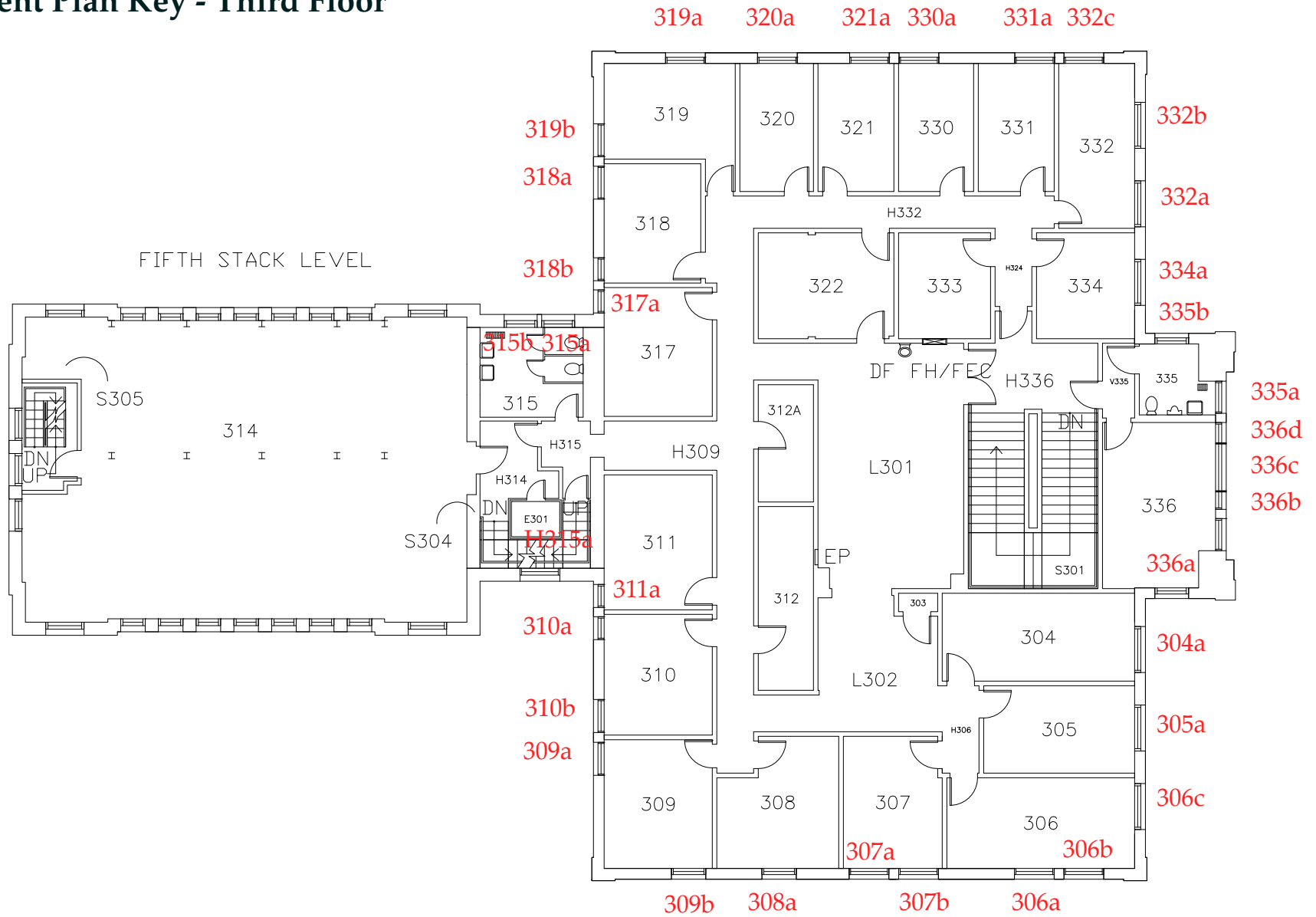


219a

219d



Fenton Hall Window Conditions Assessment Plan Key - Third Floor



SHEET	DRAWN	1914
6 OF 8	REVISED	09/09

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19



304a



304a



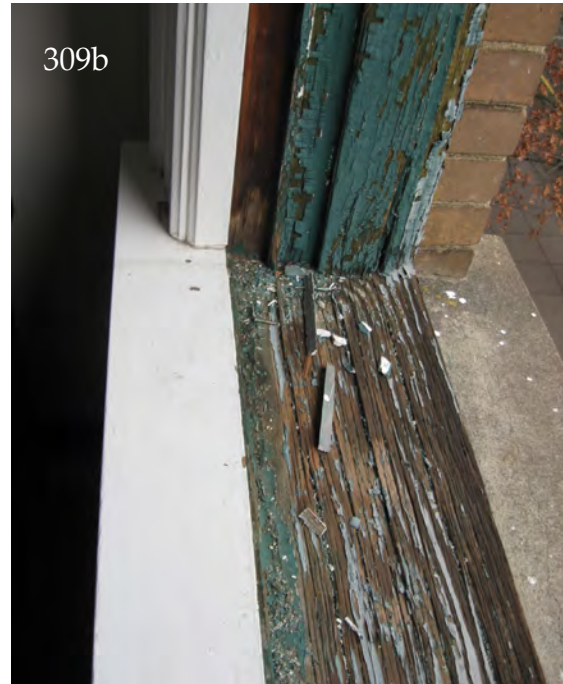
306a



306b



306c





311a



311a



311a



319b



310b

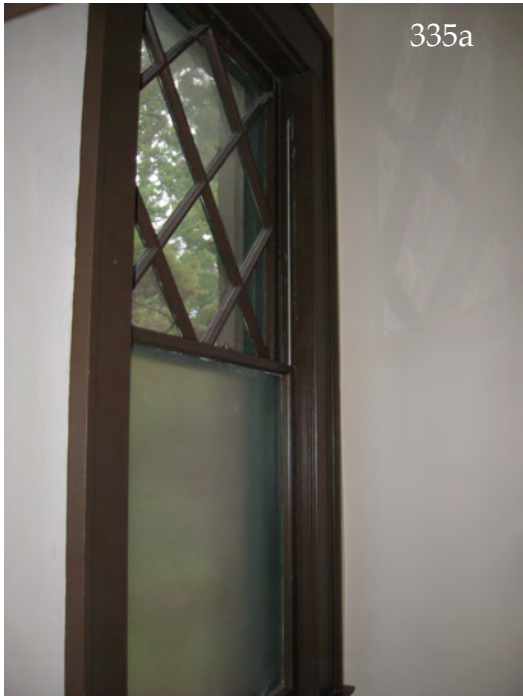


318a

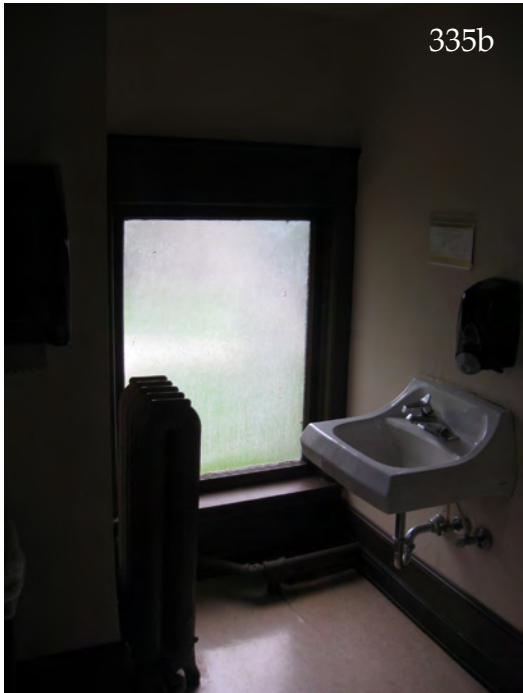


318a





335a



335b



336c