

ADDENDA TO SPECIFICATIONS FOR RESIDENCE -A-

PLAIN AND REINFORCED CONCRETE WORK

✓ FLOOR FINISH: Use 1:2 mix.

✓ FLOORS ON GROUND: Use sand cushion instead of cinders. Concrete floors on ground shall be 3" thick. Omit concrete floor in front of servants room.

MASONRY:

✓ FIREPLACES: Omit Dampers.

CARPENTRY:

✓ MILLWORK: All outside finished woodwork shall be Redwood, except sash, which will be sugar pine. Entrance door to be red gum. All interior finished woodwork of living room, dining room and bedrooms to be red gum, white streaks left in. Servants rooms and basement shall be finished with Oregon pine. Doors of servants' rooms may be 5 panel doors. ~~All other doors one panel.~~ Millwork otherwise as specified.

Shoe rails in closets and on cement floors to be made of 3/8" x 7/8" lumber.

✓ SCREENS: All window screens to be fitted with galvanized flyscreens.

✓ HARDWARE: Include finished hardware in contract, and submit samples for approval. All hardware to have brass finish.

✓ ROOFING: Composition roof shall be 3 ply. Use Malthoid or equal top sheet instead of canvas.

✓ COMPOSITION: Kitchen counters to have composition tops.

LATHING AND PLASTERING:

- ✓ PLASTER WORK: Patent plaster of approved brand may be used.
- ✓ HARD PLASTER: Kitchen and baths below picture mold to be finished smooth with approved hard plaster.
- ✓ COATS: Interior Plaster: Two coats, sandfinish.  
Outside Plaster: Three coats, sandfinish.
- X NOTE: OMIT PLASTER ON STORE ROOM WALLS, EXCEPT ON STUD PARTITIONS.

GLAZING:

- SHEETGLASS: All glass in sash subdivided by wood muntins and less than 2'0" long, shall be single strength.
- MIRRORS: WIDTH OF MIRROR ON DOOR SHALL BE HALF THE WIDTH OF DOOR PANEL. *Length*

✓ PAINTING:

Omit painting of canvass roofs.

PLUMBING:

- ✓ CONDUCTOR PIPES: Furnish and install C.I. conductor pipes as indicated on plans and make connections to conductor-head. Rainwater to be discharged on ground as directed.
- ✓ FLOORDRAINS: Install floordrains in laundry and special garage floordrain in garage--both to have brass covers.
- ✓ WATER MAINS: Provide 1" galvanized iron water-main, and connect to watersupply 6'0" from building.
- ✓ GAS MAIN: PROVIDE CONNECTIONS FOR GAS RANGE IN KITCHEN.
- ✓ GAS HOT-WATER HEATER: HOT WATER HEATER SHALL BE OF SUPERBO TYPE OR EQUAL.

- ✓ EXTRA TOILET: PROVIDE ROUGHING IN FOR ONE TOILET (TO BE INSTALLED LATER) IN BASEMENT NEAR GARAGE.
- ✓ SILCOCKS: PROVIDE 3-3/4" SILCOCKS THERE INDICATED.
- ✓ BATH TUB: BATHTUBS TO HAVE OVERRUN SUPPLY VALVE. TUB SHALL BE FIVE FOOT LONG.
- ✓ TOILETS: TOILETS TO BE OF TYPE SIMILAR TO STANDARD'S EXPULSO--Plate F3356S with extended lip and open front seat. TANK SIMILAR TO Plate -F3357S. OTHERWISE as specified.
- ✓ LAVATORIES: SIMILAR TO STANDARD-Plate F3848E S. Otherwise as specified.
- ✓ SERVANTS BATH: BATHTUB SHALL BE 4'6" LONG.
- ✓ SERVANTS TOILET: SAME AS OTHER BATHROOM.
- ✓ PERMUT SYSTEM: All water except for garage and toilets to be softened by treatment, thru an approved and amply sized permutit system.
- ✓ GAS HEATING: PROVIDE AND INSTALL COMPLETE 6 GAS-HEATERS, TYPE "LITTLE GIANT GAS AIR HEATER" TO HEAT THE HOUSE.

ELECTRICAL WIRING:

OMIT ALL POWER WIRING AND ALL ELECTRICAL HEATERS, EXCEPT THAT ONE BASE PLUG FOR A SMALL HEATER SHALL BE PROVIDED IN EACH BATH TUB.

PLAIN AND REINFORCED CONCRETE WORK

SPECIFICATIONS

RESIDENCE (A)

A. BARNSDALL

HOLLYWOOD, CALIFORNIA

*Finally Revised 2-25-70 JFW*

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More than three (3) hours after the slab concrete is deposited. The finish must be especially guaranteed and must be replaced if it proves defective at any time within one (1) year after completion. The thickness of the finished coat must be at least 3/4" and the thickness of the finish is to be included as part of the total slab thickness.

**COOPERATION:** The contractor must conduct his work in such a way as to cooperate with all other branches of the construction for the purpose of securing the best results for the Owner. He shall work in harmony with the mason contractor to secure the proper bonding of the concrete with the masonry; and the two contractors shall conduct their operations so as to interfere to the least possible extent with each other. Other contractors shall be given every opportunity to install sleeves, grounds, conduits, etc. in the forms and this contractor shall very carefully enclose same in the finished concrete work. The Architect's representative shall have final jurisdiction with regard to any disputes arising between contractors.

**WETTING OF CONCRETE:** During warm and dry weather, the finished concrete work shall be thoroughly soaked with water from time to time, in order to assist in the proper setting and hardening of the concrete.

**FLOORS ON GROUND:** Wherever concrete floors are called for bearing directly on the soil, same are to be constructed as follows: The earth surface to be carefully leveled, rolled and tamped to a smooth, compact, hard surface. A cushion of cinders or cinders and sand not less than 3" thick after tamping, is to be spread over the ground and a concrete floor not less than 4" in thickness is to be placed on this foundation. Water shall be used liberally in leveling the earth and in leveling the cushion. If cinders are unavailable, then crushed stone or gravel is to be used to form the cushion. Where composition finish is called for a 4" layer of cinder concrete is to be substituted for the concrete floor.

*ent* **CURES AND POOLS:** To be executed in reinforced concrete as per details. Concrete in pool slabs to be waterproofed by integral method. (Ceresit or similar). Drains and supply openings to be properly imbedded to completely drain the surfaces.

**RUBBISH:** The concrete contractor shall keep the premises reasonably clean during the progress of the work, and shall make removal of accumulated rubbish when directed.

PLAIN AND REINFORCED CONCRETE WORK

GENERAL CONDITIONS: All work described under this heading is subject to the general conditions hereto attached.

WATER: This contractor shall, at his own expense, make connections to the present water supply on the premises to such points as he may require, so as to facilitate his work.

PRIVY VAULTS: This contractor shall build and maintain in a sanitary condition, a privy vault on the premises for the use of the men. When directed by Architect, contractor shall remove privy vault and fill in holes with earth.

IN GENERAL: It is understood that the contractor shall furnish all material and labor necessary to complete the plain and reinforced concrete portions of the complete building. The following specification is intended to describe and specify the quality of material and labor to be furnished. It is also intended to outline the more important parts of the concrete work. All portions of the work not directly mentioned are to be constructed by this contractor in a manner equal to the parts specified.

MATERIALS: All materials furnished are to be the best of their kind and the following material specifications are to be taken as a general guide. The Architects will cooperate with the contractor in obtaining the best possible material from the immediate neighborhood of the building site; but variations from the grade established by the following material specifications are to be under the control of the Architects.

CEMENT: Portland cement conforming to standard specifications.

SAND: Clean, sharp coarse sand, free from clay or organic matter, stone or gravel.

CINDERS: Cinders used in this work must be clean steam-coal cinders and of sufficiently good quality to make a durable concrete. Cinders to be thoroughly soaked before using.

CONCRETE: Mixing to be done with concrete mixer approved by architect. Ingredients to be carefully proportioned and mixed.

Proportions: Above grade Cement: Sand: Gravel: 1:2:4  
Below " " " " 1:2½:5  
Under concrete " Cinder 1:2½:5

**FORMS:** All forms and form work are to be got out of sound lumber, free from knot-holes or loose knots, surfaced one side and two edges, excepting in connection with surfaces that are to be plastered, in connection with which only the edges of lumber are to be surfaced. All forms are to be erected true to a line and level and are to be thoroughly clamped and braced so as to prevent all sagging and bulging. Should sagging and bulging occur, it shall be optional with the Architects to order work removed and replaced. All forms shall be thoroughly wetted immediately before concrete is placed.

**REMOVAL OF FORMS:** The contractor shall be solely responsible for any damage resulting from premature removing of forms. The Architects reserve the right to prevent removal of forms in any case, but their permission to remove them does not include the responsibility for any accidents resulting from their removal.

After the forms have been removed, sufficient temporary bracing shall be installed to thoroughly protect the work from any possible injury.

**SLAB SETTING:** The reinforcing steel is to be placed in and on the forms accurately, in accordance with the requirements of the drawings, and is to be carefully wired and blocked in order to insure its proper placing in the completed work. Should reinforcement become misplaced while the concrete is being poured, the work must be stopped, the concrete removed and the steel properly set.

**HANDLING OF CONCRETE:** All concrete must be carried from the mixer to the forms in the shortest possible time. No concrete that has been mixed more than one hour shall be used under any circumstances. When concrete is placed, it shall be thoroughly sliced and spaded to remove all air and water pockets and after same is brought up to the finished level, it shall be sufficiently worked to produce a dense, solid concrete. Concrete must be wet enough to avoid the necessity of tamping.

**FLOOR FINISH:** Whenever finished concrete floor surface is called for on plans, same shall be constructed as follows:

The finished surface must be constructed at the same time and as a part of the main slab. The finishing material must be made of a mixture of

1 part cement

1-1/2 parts sand

and it shall be very carefully floated and troweled to a smooth, hard surface and thoroughly incorporated in the slab concrete. It shall in no case be laid

MASONRY

SPECIFICATIONS

RESIDENCE (A)

A. BARNSDALL

HOLLYWOOD, CALIFORNIA

*finally Revised Dec 7, 1920*

FRANK LLOYD WRIGHT  
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Los Angeles



## MASONRY

**GENERAL CONDITIONS:** All work described under this heading is subject to the general conditions hereto attached.

**MATERIALS:** Materials hereinafter called for shall all be of the kind specified. If the locality affords a supply of materials differing from those specified but equal in quality, the same may be used upon the approval of the Architects.

**ARCHITECTURAL IRON:** Furnish all ashdoers, dampers, wood blocks for window frames and outside and inside furring etc. and set them properly.

**STRUCTURAL IRON:** Furnish all necessary steel beams, anchors etc. and set the same properly.

### HOLLOW TERRA COTTA TILE WORK:

**General:** Provide and erect all hollow tile exterior ~~and interior~~ bearing walls of hard burned tile, true and regular in size, manufactured of such design that all webs and shells are in direct compression when laid in the wall. Tile shall have all faces scoured with special dovetail scouring to offer a good surface for the stucco finish. Tiles cracked or broken on the outside shells will be unacceptable under this specification. If tile are unobtainable hollow brick may be used or a construction of ordinary brick laid up hollow.

**Laying:** All tile used in the exterior walls ~~and interior~~ bearing partitions must be laid with the holes or voids vertical in the walls, but a generous air space shall be left in the center of the walls by buttering the two edges of the tile either before or after it is set in the wall. Interior sub-dividing, non-bearing partition tile may be laid on side if desired. Care must be taken that the top of all unfinished walls are thoroughly covered or protected against stormy weather.

**Mortar:** All mortar used for laying up the hollow tile shall consist of a standard Portland cement and clean sharp sand in the proportion of one part cement to three parts sand, well mixed to a smooth, moderately stiff mortar. Lime not to exceed 10 per cent of the cement by volume will be allowed in the mortar.

**Lintels:** Openings not exceeding 5'-0" in clear span may be spanned with SAFCO XXX arch lintel tile or with SAFCO XII tile reinforced with rods in lower cells and filled solidly with concrete. Openings over 5'-0" in clear span to be spanned with reinforced concrete girder faced with tile, or with

steel angles - size of structural or reinforcing steel variable with load and span, or concrete reinforced as above maybe used instead.

Floor Beam Bearings: These slabs shall also be used for working up to levels and story heights when the full or fractional tile do not work out correctly or the proper bearing may be provided by casting solid concrete beneath the beams in place.

~~Roof Plates: Embed in cement grout in two upper courses of wall at intervals of five feet 3/4" bolts twenty four inches long. Bolt to project six inches above the top of the wall to allow of plate being fastened down with nuts, wherever same is necessary in the judgment of the Architect or his representative.~~

BRICK: No common brick should be used for the plastered wall surfaces unless the joints are deeply raked out and surfaces plastered are thoroughly water-proofed top and sides with hot asphalt or R.I.W. waterproofing compound and approved damp proof courses shall be provided and built in at the grade in all walls.

ART STONE: Build in properly all stonework shown on plans. Furnish necessary anchors.

CHASES: Wherever indicated or required, the mason shall build chases in the wall for pipes, etc., to accommodate the work of other mechanics.

WOOD BLOCKS: Build in all wood blocks for fastening frames, jambs, grounds, trim cornices, and plumbing fixtures.

FIREPLACES: Fireplace linings shall be laid up in best quality fire brick in fire clay. Furnish and set with each fireplace, the necessary iron lintels consisting of angle irons, also a 50" wide flue head and damper similar to those manufactured by the Colonial Fireplace Company of Chicago or an equivalent approved by The Architect. All fireplaces to be built by expert masons who understand the building of fireplaces. The work will be done under special instructions from the Architects.

RUBBISH: The mason contractor shall keep the premises as clean as possible during the progress of the work and shall make removal of accumulated rubbish when directed.

WATERPROOFING: In addition to waterproofing already specified, all wall surfaces whether tile, stone or concrete which are to be in contact with the ground and especially the inside of all flower boxes shall receive one coat of R.I.W., Waterproofing or satisfactory equivalent. The waterproofing to be applied at any time during which the wall surfaces are accessible before the back filling is done. This does not include footings and concrete walls which are cast into trenches without forms. The waterproofing materials to be applied with a brush with sufficient force to fill all crevices and completely cover the surface. The material shall be used pure and undiluted; one gallon to cover not more than 90 sq. feet.

ART STONE  
SPECIFICATIONS

RESIDENCE (A)

A. BARNSDALL

HOLLYWOOD, CALIFORNIA

*Final Revised Dec 1920*

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ART STONE

GENERAL CONDITIONS: All work described under this heading is subject to the general conditions hereto attached.

SCOPE OF WORK: The work covered by this Specification shall consist of all surfaced concrete work, as ~~bases, copings, trimmings of fireplaces, flower boxes, stone ornaments, capitals, etc.~~

CONCRETE MIXTURE: Mixture of concrete to be of one cement, three of granite, screenings or other approved aggregates and five of screened birds eye gravel.

COLOR: A mineral color to be used according to the directions of Architect, to produce slabs true to accepted color sample to be made and submitted by this Contractor.

WORKMANSHIP: All this work is to be cast in forms and set in their proper places, to the entire satisfaction of the Architect, or may be cast at contractor's premises and delivered intact to grounds to be there set by this Contractor, vertical joints, close horizontal joints 1/8" thick.

FINISH SURFACE: Concrete if furnished as individual stones or if cast in place, shall be treated before it has received its final setting with a wash of strong solution of muriatic acid neutralized afterwards with an alkaline solution and thoroughly cleansed with an abundance of water, or otherwise specially treated to produce texture as approved in sample made and submitted by this Contractor and approved by the Architect.

Care must be taken in the building of forms which shall all be made of new dressed lumber or of metal as the case may be, that all corners are sharp and that mouldings are true and straight. In order to allow for proper removal of forms, the same shall be oiled on the inside or treated with soft soap, before concrete is poured. Furnish models made of plaster for all sculptured work, and have same approved by Architect before metal forms are made.

SILLS AND COPINGS: Furnish forms and cast cement sills and copings throughout all buildings for windows in outside walls and copings where called for. Chimneys to have cement copings.

WATERPROOFING: This contractor shall coat inside of all flower boxes and water basins with guaranteed water proof transparent paint, and beneath all base courses, sill courses, or copings whatever shall water proof the walls upon which they rest with asphalt or R.I.W. coating.

PROTECTION: This Contractor shall protect all stonework against damage. He will be held responsible for all discolorations and chipping of his work until after the building is completed and shall replace all such damaged pieces entirely at his own expense.

LATHING AND PLASTERING  
SPECIFICATIONS

RESIDENCE "A" (A)

A. BARNSDALL

HOLLYWOOD, CALIFORNIA

*Finally Revised Dec 7, 1920*  
*[Signature]*

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### LATHING AND PLASTERING

GENERAL CONDITIONS: All work described under this heading is subject to the general conditions hereto attached.

SCOPE OF WORK: All metal furring and all wood and metal lathing. All walls and partitions to be plastered inside and outside.  
Contractor to furnish all work, material, scaffolding, implements, tools and cartage for this work.

LATH WORK:

Wood lath: Pine or spruce free from sap or dead knots, well seasoned and full thickness, put on horizontally breaking joints at maximum intervals of 12 laths, nailed at floor points with 3 penny fine 16 gauge nails. Lath 3/8" by 1-3/8" by 4'-0" spaced 1/4" apart. Lath all ceilings and furrings indicated as plastered and soffits of eaves and all partitions.

Metal corner Beads: All projecting corners, not protected by wood shall receive galvanized metal corner beads - example - "Berger".

Metal Lath: All outside lathing to be done with Coed Fabric or similar material to be approved by Architect. If metal lath is used same shall be galvanized and dipped in waterproof coating of approved type.

PLASTER WORK:

Materials:

Water: to be supplied by mason contractor

Hydrated lime: First quality, free from impurities - example, Crown Marblehead Lime Composition.

Cement: Portland, conforming to standard specifications.

Sand: Clean, sharp, torpedo sand, free from loam, coloring matter and dry ochre.

Fibre: To be goat or long cattle hair or Manila or cocconut fibre, well beaten, soaked and thoroughly mixed into lime paste not less than 24 hours after slacking.

Mortar color: Mineral approved brand.

INSIDE PLASTER:

Lime	1 bbl	200 lbs.
Case coat Sand	5 "	15 cu. ft.
Fibre	2 bu.	16 lbs.
Lime	1 bbl.	200 lbs.
Finish Rough face Sand coat	6 "	18 cu. ft.

Base Coat: Minimum thickness 1/4" over lath.  
Wet lath or tile thoroughly before application of mortar.

Rough Face Coat: Minimum thickness 1/4" rodded to true plane floated with carpet float. Applied as soon as first coat has sufficiently set.

Hard Plaster: Kitchen, ~~pantry, ward robes, baths, garage, kitchen~~ to be finished with Keene Cement or similar mortar.

OUTSIDE PLASTER:

First and Second Coat:

4 part lime  
10 part Portland Cement  
3 part sand.

*Handwritten:* ~~10 part Portland Cement~~  
~~3 part sand.~~  
Outside concrete walls receive face coat only - 1/4" to 1/2" thick.  
Coloring matter as directed to any shade as approved.

Thickness of each coat from 1/4" to 1/2". All surfaces to be true and all corners straight and sharp.

This Contractor to cover all junctures at angles external or internal between tile or brick walls and wooden partitions and pipechases and openings in tile with metal lath. The flashing of the intersections between roof and walls to be covered with a 10" strip of metal lath to be securely fastened to the wall and extending between the roof sheaths.

TILE WAINSCOTS:

All stud partitions which are to receive a tile wainscoting to be lathed with metal lath and to receive a scratch coat only.

All brick or hollow tile walls to be thoroughly wetted before first coat is applied.

COATS:

Interior plaster: Two coats for tile plus Scratch coat for lathing.

Outside Plaster: Three coats for tile plus scratch coat for metal lath surfaces.

CAST CEMENT:

All exterior base courses, window sills, steps, copings and ornaments and all cast cement work to be furnished and set by other parties.

PATCHING:

Contractor shall do all required patching and leave the surfaces in a workmanlike manner, ready for decorators, free from blemish.

RUBBISH:

Remove all rubbish from the buildings and deposit material where directed in vicinity.

PROTECTION:

This Contractor shall use extreme care in applying mortar to walls to protect floors, woodwork, etc., and shall immediately clean off with a rag, any and all splashes which may occur.

GUARANTY:

This Contractor shall ~~furnish a written guaranty warranting all plaster against peeling, checking or falling off for a period of one year from and after completion and acceptance of the work, that is date of final certificate and binding~~ himself to repair and make good at his own expense any defective work that may develop ~~within said period, which was caused by faulty workmanship.~~



CARPENTRY  
SPECIFICATIONS  
RESIDENCE (A)  
A. BARNSDALL

HOLLYWOOD, CALIFORNIA

*From the Revised*

*Dec 7 1925*

FRANK LLOYD WRIGHT  
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CARPENTRY

ROUGH LUMBER: Wherever rough lumber or timber is required for the construction of these buildings as for grounds, rough frames, floor strips, etc., the same is to be of sound weather seasoned merchantable California red wood, free from bad knots or other defects that would impair its strength or durability.

FULL SIZE DETAILS: Full size details will be furnished by the Architects of mill work as the work progresses. Illustrations, the work and all shop drawings made for the shop work shall be submitted the architect for his approval before proceeding with the work.

ROOF FRAMING: As shown on detail. Provide proper pitch for drainage true to surface and line.

ROUGH FRAMES: Furnish and set in place 2" x 4" frames for all interior door openings in tile or masonry partitions.

GROUNDS: Furnish and properly put in where required  $\frac{3}{4}$ " ~~x 2"~~ dressed grounds for the reception of inside finish throughout. On all brick walls these grounds are to be firmly nailed to the joints in masonry or blocks set in for the purpose where so directed. Furnish all wood brick required for openings in wall and have mason build in same. On all partition work, which is of ordinary 2 x 4 construction - 16" O.C., grounds are to be nailed to proper heights and the carpenter shall see that these are put in at the time of construction - true to surface and place. All necessary grounds for plumbing pipes and fixtures to be fastened to.

MILLWORK: All ~~inside~~ outside finished woodwork including sash except as mentioned below to be of California redwood selected first quality dressed smooth, no knots larger than  $\frac{1}{4}$ ". All interior finished woodwork of living room, bed rooms except servant's ~~dining~~ room, entrance room, and Study to consist of selected Red Gum, white streaks left in to be carried out as detailed. All case work, panel work, etc., shall be constructed of a workmanship equal to cabinet work, using steel casing nails. All mill work shall be properly packed and protected for shipment, to arrive (when specified by superintendent), after plastering has been completed and dry.

DOORS: All solid doors to be single slab veneered doors with laminated pine core put together in the approved manner. Veneer to match trim and to be especially selected. All doors 1- $\frac{3}{8}$ " thick. Outside veneer of exterior doors to be  $\frac{1}{4}$ " thick. Woodstops for glazing in doors containing glass panels.

DOOR FRAMES: Exterior: Plank: 1- $\frac{3}{4}$ " thick, no wood thresholds.  
Interior:  $\frac{7}{8}$ " thick without thresholds(see detail)

WINDOWS: Plank Frames: as detailed.  
Sash: 1- $\frac{3}{8}$ " Stiles and rail with wood stops, for glazing. Bottom rail - 3" ground beneath.

PARTITIONS: All inside Partition to be plastered, 2" x 3" - woodstud partitions 3- $\frac{1}{2}$ " thick over all.  $\frac{5}{8}$ " grounds to be alternately placed to form true base for inside trim seaming nailed.

**FLOORS:** Rough floors for roof, and floors with wood and composition finish to be of 1" x 8" ~~plank~~ fencing pine or spruce surfaced one side laid diagonally.

Face flooring: ~~Maple floor or~~ Beech flooring, to be of first quality white ~~maple~~ flooring 3/8" x 2-3/4" face M. & D. butted ends, and bored for nails, in lengths from two to sixteen feet, and not over ten per cent (10%) to be under three feet long. All hardwood flooring shall be laid level and true to a line, each piece well nailed to each strip or sleeper with 3-d-wire cut nails. After floors are laid, they shall be thoroughly scraped, smoothed and sandpapered and left ready for the painters to finish.

**STAIRS:** Interior stairs: Maple same as floors, 1-1/8" threads 7/8" rigots" (Where shown)  
Exterior stairs: Redwood 2" threads, 1-1/8" "rigots."

**PAPER:** Before laying finished floors, this contractor shall lay one thickness of ~~extra heavy~~ rosin sized ~~striped~~ floor paper under same; this paper is to be well lapped and smoothly laid.

**SHELVES:** Provide movable shelves for all cases and closets indicated and hookrails for all closets. Provide holes and rusted clips for movable shelves and prepare everything ready for the painter.

**PROTECTION:** After floors are laid and treated by the painter, this contractor shall cover the same with paper well tacked down, which papers are to be left and kept in repair until after all finish has been applied to the woodwork.

**HARDWARE:** This contractor shall include in his estimate the furnishing of all necessary rough hardware required in the construction of these buildings as nails, spikes, screws, anchors, etc. The finished hardware will consist of locks, knobs, escutcheons, bolts, butts, etc., further clothes hooks, toilet equipment for bathrooms and lavatories, in short, everything in the way of finished hardware necessary for a complete building of this sort. The Owner will furnish the finished hardware thru separate contract, but this Contractor shall see to its delivery, shall check the quality and quantity of the shipments delivered to the building. He shall keep the delivered hardware under lock and key and be responsible for it. At the proper time he shall install the hardware in the building conforming to the instructions of the Architect.

**KITCHEN COUNTERS:** Counters in kitchens and pantry to be built up of 1-1/8" x 2 1/4" M & D Maple (clear) set in white lead fastened together with cleats.

**FINALLY:** The entire work to be done in a strictly first-class and workmanlike manner and in accordance with the drawings, specifications and full-size details, to the satisfaction of the Architects. This contract to include all screens, dressers, cases, cupboards, medicine cabinets, book cases, etc., which are built in and shown on drawings.

PLUMBING  
SPECIFICATIONS  
RESIDENCE (A)  
A. BARNSDALL  
HOLLYWOOD, CALIFORNIA

*Frank Lloyd Wright Dec 7 1920*

FRANK LLOYD WRIGHT  
Architect  
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PLUMBING

GENERAL CONDITIONS:

The specifications and drawings are intended to cooperate so that any works exhibited in the drawings and not mentioned in the specifications, or vice versa, are to be executed to the true intent and meaning thereof, the same as if both mentioned in the specifications and set forth in the drawings.

The contractor at his own proper cost and charges, except as specially herein otherwise provided, is to furnish all labor and material, scaffolds, apparatus, utensils and cartage of every description needful for the proper performance of the work.

All material and workmanship mentioned is to be of the kind and quality specified. Quality of all work and material not specified is to be in accordance with that of adjacent labor and material.

Material, the work of which is especially designed, must be as specified. No substitute will be allowed, except upon a written order properly signed.

The contractor is to cover and protect his work and material from all damages, delivering the whole clean and in perfect condition upon completion of the work.

The contractor is to give the proper authorities all requisite notices relating to the work under his charge and is to pay all fees in connection therewith.

All materials and workmanship thruout must be constructed and installed in accordance with the rules and regulations of the City ordinance of Los Angeles.

SUPERVISION:

This contractor will furnish, in addition to all skilled and unskilled labor necessary to the execution of the work, a competent foreman who will be in general charge of the work for the contractor.

TEST:

On completion of the plumbing and sewerage installations, and before any back filling or covering up is started, all work shall be thoroughly tested, and shall meet with the approval of the architect and be passed by the City plumbing inspector.

SEWER: The sewer system shall consist of standard cast iron mains within the building and of vitrified pipe outside of the buildings and shall be of the proper size and type to waste all fixtures installed, and shall be carried from the residence and garage to a point indicated on the plans. Future provision will be made for sewer main from this point to street sewer.

VENTS AND WASTE:

All vents and wastes shall be properly constructed to meet the requirements of the city ordinance.

Before setting vents thru roofs, consult architect for details covering location and proper housing for same.

REFRIGERATOR WASTE:

Provide and install a 1-1/2" refrigerator waste.

WATER MAINS:

Provide 1-1/8" galvanized iron water mains from residence and garage to point as located on plan. 20'-0" from kitchen water connections will be provided to street under separate contract.

WATER SYSTEM:

~~A 1-1/8" watermain system shall be installed and provided for all water closets and connected directly to the main.~~

~~A separate water pipe system to be installed in garage and provided with 3/4" <sup>connection</sup> to residence main.~~

GAS MAINS:

A gas main to provide for one (1) gas hot water heater is to be furnished and installed ~~from cellar of garage to residence, as indicated on plans.~~

GAS HOT WATER HEATER:

Hot water heater to be furnished and installed as follows:

One (1) #3 Rudd Heater to be located in ~~garage~~ <sup>LAUNDRY</sup>.

FIXTURES:

General Notes:

The following specifications are to act as a guide for the size, type, kind and number of fixtures required. Fixtures, the equal of those specified but of other manufacture may be substituted if acceptable to the architect and owner.

PRINCIPAL BATH:

Bath Tub:

Turner Co. TM-1515 Five foot six porcelain enameled tub for recess, 3-1/2 inch flat rim for tiling, fitted with concealed compression supply valves with china cross arm handles, china wall escutcheons, low bell supply.

Showers:

Portable spray head affixed to extra center connection at tub faucets. Red rubber hose 5' 0" long.

Lavatories:

Turner Co. L-1 20x24 Madbury vitreous china straight front lavatories with square bowls and integral supply nozzles, SELF CLEANSING OVERFLOW FEATURE, HOODED OVERFLOW AND ANTI-SPLASH RIM, fitted with pop up waste and china knob, compression supply valves with china cross arm handles, china escutcheons, nickel plated cast brass trap to wall.

Toilets:

Turner Co. TG-2060 Artiston wall/hanging syphon jet toilet with extended lip and cut back rim, fitted with nickel plated flush valve #917-1/2 Pyralin closed front seat and cover.

SERVANT'S BATH ROOM

Bath Tub:

One Turner Co. TM-1505 1/2-Five-Foot porcelain enameled tub, for corner or recess, 3-1/2 inch flat rim for tiling, fitted with #18 Republic quick compression bath cock with china front handles, nickel plated supplies, nickel plated waste and overflow.

Lavatory:

One Turner Co. TK-332 17x21 porcelain enameled lavatory with apron and depressed soap dish, fitted with #6 Republic compression basin cocks with china index handles, nickel plated shut-off valves, flanges, nickel plated supplies, nickel plated cast brass trap to wall.

Toilet:

One Turner Co. C-1 Madonia toilet, vitreous china siphon action wash down bowl fill vitreous china plain front tank, china handle operating lever, elevated high pressure ball cock, nickel plated flush elbow, nickel plated shut-off valve, supply pipe and flange. Clinax Pyralin finished seat and cover, closet screws and washers.

Kitchen:

One Turner Co. TK-1180 20x36 porcelain enameled flat rim sink with strainer, fitted with combination swinging spout, fitted with china handles, nickel plated cast brass trap.

BASMENT:

Laundry

Two Turner Co. TK-1276 porcelain enameled laundry trays with hardwood wringer holder and adjustable iron pedestals, fitted with nickel plated stub tray bibbs, nickel plated tray waste and trap to wall.

Lavatory

~~One Turner Co. TK-332 17x21 lavatory, same as described in "Servant's Bath Room."~~

Toilets

~~Turner Co. C-1 Madonia toilet, with Clinax Pyralin seats, same as described in "Servant's Bath Room."~~

Wash Rack:

~~One swinging wash rack for garage.~~

SINK

PROVIDE ONE SINK FOR GARAGE



SECRET METAL WORK  
SPECIFICATIONS

RESIDENCE <a>

A. BARNSDALL

HOLLYWOOD, CALIFORNIA

*Finally Revised 12-7-1870/llc*

FRANK LEVY BRIGHT  
Architect  
522 Honey Loughlin Bldg.  
Los Angeles.

#### SHEET METAL WORK

All work described under this heading is subject to the "General Conditions" hereto attached:

**SCOPE OF WORK:** All sheet metal work mentioned below or shown on plans to be furnished and set in place properly to the satisfaction of the Architect.

**DOWN SPOUTS:** Interior conductors will be installed by plumber but this contractor shall make all connections to them by means of conical waterheads formed of 16 oz. soft rolled copper of 12" diam. Turn copper out on roofs not less than 12" beneath cap sheet of composition. Each waterhead to receive a protecting basket of #10 copper wire. All spouts leading from roof to roof to be made of 16 oz. copper of about 3" diameter. Flashing and basket as above.

**FLOWER BOXES:** All flower boxes except the ones on the ground to receive a removable watertight lining of heavy galvanized iron, as per detail.

**SKYLIGHT:** Furnish and install metal frames for skylights as per detail. And provide galvanized iron flashings to be built in by carpenter or mason, where and when required.

#### ROOFING

All work described under this heading is subject to the General Conditions hereto attached.

**SCOPE OF WORK:** All roof surfaces of the residence, and balconies.

**ROOF MATERIALS:** Felt saturated wool roofing felt weighing not less than 15 lbs. per 100 sq. feet, single thickness.

Pitch to be best quality of straight run coal tar pitch, distilled direct from American coal tar and not less than 200 lbs. per 100 sq. feet of roof shall be used.

The gravel or slag shall be clean and none of its particles shall be larger than 5/8" nor smaller than 1/4". At least 300 lbs. of slag or 400 lbs. of gravel shall be used per 100 sq. feet of roof.

**APPLICATION:** In case of roof boards lay one thickness of unsaturated felt weighing not less than 5 lbs. per 100 sq. feet. In case of concrete roof slab mop entire surface with hot pitch. Then lay two thicknesses of roofing felt lapping each sheet 17" over the preceding one and nopping back with pitch the full width of lap. Spread a uniform coat of pitch over the hole and add three full thicknesses of felt as before making the lap

22". Spread a uniform coating of pitch over the whole surface, into which while hot imbed the gravel. All joinings to walls and rails to be made by turning the roofing up at least six inches and securing it in place by wooden laths nailed to studs or wood blocks. All railings around roof to be covered entirely with the first two ply of the roofing reaching down 6" on the outside of the wall, and being securely held in place.

**CANVASS COVER:** All roof surfaces marked in plans shall receive a covering of one layer of 15 oz. Con-sortex Roofing canvass instead of the slag or gravel. The canvass to be sewn together by means of felled seams in order to cover each given roof surface with one continuous piece. The edges to be securely fastened with galvanized iron nails and redwood strip on the raised portions of roof.

**GUARANTEE:** Roofing to be guaranteed in writing for a period of five (5) years.

#### G L A Z I N G

**SHIRT GLASS:** All windows and doors, both interior and exterior with exceptions enumerated below, to be glazed with first quality double strength cylinder glass. All glass is set in wood stops. Exterior lights to be well puttied.

**LEADED GLASS:** Wherever shown on plans and especially openings in screens to be glazed with panels of leaded glass using zinc bars according to design. No colored glass will be used.

**MIRRORS:** One bathroom door and two bedrooms doors to receive mirrors about 50" x 15" in size. Each bathroom will have a mirror in the door of the medicine cabinet or above wash bowl according to design. Mirrors to be of patent back type 24 x 24".

**PROTECTION:** All glass shall be protected and all glass broken and damaged until building is finished shall be replaced at this contractor's expense, unless he can obtain reimbursement from the damage agent.

**GENERAL CONDITIONS:** All work described in this specification is subject to the general conditions hereto attached.

PAINTING AND DECORATION  
S P E C I F I C A T I O N S  
RESIDENCE (A)  
A. BARNSDALL  
HOLLYWOOD - CALIFORNIA

FRANK LLOYD WRIGHT  
Architect  
522 Homer Laughlin Bldg.  
Los Angeles.

PAINTING AND DECORATION

GENERAL CONDITIONS: All work described under this heading is subject to the general conditions hereto attached.

WORK REQUIRED: The work required under this branch of the specifications will comprise the waxing and polishing of all woodwork inside and one coat of stain approved type and color outside of all exposed trimmings, the painting of all metal work except where same is specified as bronze or copper and the wax staining and decorating all walls below the ceiling moulding. All woodwork throughout the buildings to be back painted one coat at the mill, all by painting contractor. The ceiling and walls about the picture rail are to be left natural-plaster stained in the box before applying same by plastering contractor.

MATERIAL AND WORKMANSHIP: All materials used in the performance of this work are to be best quality paint including that used for priming, is to be pure white lead of approved and guaranteed brand and pure linseed oil. All subject to Architect's approval.

All tinting colors are to be oil ground, permanent non-fading pigments.

Shellac is to be of best quality orange shellac, except that in case of natural wood finish, white shellac is to be used.

All varnishes to be high-grade, transparent and elastic, and of a guaranteed brand of established reputation.

All materials used to be delivered to the buildings in original unopened packages and seals are to be left unbroken until packages have been inspected and approved.

All work must be ~~guaranteed by the painter for a period of one (1) year~~, free from defects or deteriorations caused by the use of imperfect materials or faulty workmanship. In case of such defects appearing ~~within said time~~, the painter will be held to refinish all such defective work, together with the adjacent work affected thereby.

Clean off all woodwork before treating. Cover all sap, knots and defects in woodwork that are to be painted, with shellac and putty all nail holes, cracks etc., after priming. The priming coat of all wood painting is to be a thin coat composed solely of white lead and linseed oil, and must be well worked into the grain.

EXTERIOR WOODWORK: All outside woodwork to receive one coat of creosote stain. Example: "Cabots light copper green" or prepared of a mixture of 5 parts Creosote and 4 parts of the color pigments ground in oil to prove up to approved shade.

INTERIOR WOODWORK: Interior trim throughout shall be well sanded and cleaned to remove all soil and grease-marks. Apply coat of hot wax evenly with a full brush and left to dry at least two days. Fill all holes with putty matching the finish perfectly. Rub well after the wood has absorbed the stain with sheepskin or waste to smooth dead polish.

FLOORS AND INTERIOR STAIRS: To be cleaned and to receive one coat of white shellac and one coat of Johnson's prepared floor wax, rubbed to polish with weighted brush.

METAL: ALL exposed metal except brass and copper to receive two coats of best grade superior graphite paint or equal, and one finishing coat of paint as approved by Architect.

BACK PAINTING: All interior hardwood finish throughout shall be thoroughly painted one coat on back before being applied in place. This work to be done at the mill where sash is manufactured.

WALLS: Plastered walls and ceilings below picture rail throughout to be stained one coat with transparent stain (except as mentioned above) - mixture of boiled linseed oil, turpentine and melted beeswax, colored with oil ground pigments as directed, applied with brush in one coat. Pantry, kitchen, slopsink, closets, baths and wardrobe, to be sized and to receive two coats of lead and oil of light tan color.

~~BATH TUBS:~~ <sup>SINKS</sup> ~~BATH TUBS~~ will be delivered to the building ground smooth, and the painter shall then paint same with three coats of lead and oil and one coat of enamel.

ROOFS: All roof or balcony surfaces covered with canvas to receive two coats of lead and oil.

ELECTRICAL  
SPECIFICATIONS  
RESIDENCE (a)  
A. BARNSDALL  
HOLLYWOOD, CALIFORNIA

FRANK LLOYD WRIGHT  
Architect  
522 Home <sup>1111</sup> Laughlin Bldg.,  
Los Angeles.

## ELECTRICAL

### GENERAL CONDITIONS:

The owner reserves the right to reject any or all bids.

The specifications and drawings are intended to cooperate so that any works exhibited in the drawings and not mentioned in the specifications, or vice versa, are to be executed to the true intent and meaning thereof the same as if both mentioned in the specifications and set forth in the drawings.

The contractor at his own proper cost and charges, except as specially herein otherwise provided, is to furnish all labor and material, scaffolds, apparatus, utensils and cartage of every description needful for the proper performance of the work.

All material and workmanship mentioned is to be of the kind and quality specified. Quality of all work and material not specified is to be in accordance with that of adjacent labor and material. Material, the kind of which is especially designed, must be as specified. No substitute will be allowed, except on written order, properly signed.

The contractor is to cover and protect his work and material from all damage, delivering the whole clean and in perfect condition upon the completion of the work.

The contractor is to give the proper authorities all requisite notices relating to the work under his charge and is to pay all fees in connection therewith.

All material and workmanship thruout must conform in every way to the 1920 rules of the National Board of Fire Underwriters and the Los Angeles Electrical Department, and a certificate of inspection must be delivered to the owner before the final payment is made.

### DRAWINGS:

Contractor shall submit for approval detailed drawings of the distributing cabinets before proceeding with work.

The approximate location of mains, feeders, cut-out cabinets, plugs and light outlets, switches etc. are indicated on the wiring plans.

The plans are not intended to give complete and accurate details in regard to location of apparatus. Exact locations are to be determined by reference to the general drawings and by actual measurement of the building.



The contractor must examine thoroughly the general building plans, and also the heating and plumbing plans, and run his conduits in such a manner as not to interfere with the work of other contractors.

- X Contractor will be required to install conduit boxes etc. from time to time as work in the building progresses in order not to delay the work of other contractors.

SUPERVISION:

The contractor will furnish, in addition to all skilled and unskilled labor necessary for the execution of the work, a competent foreman who will be in general charge of this work for the contractor.

SYSTEM OF WIRING:

The building to be equipped with the "Three-wire System of Feeders and Sub-feeders" and "Two-wire Distributing Circuits" thruout, calculated for 110-220 volt service.

No more than ten (10) 56 watt lamps shall be placed on any one branch circuit, or the equivalent of the same in case Tungsten lamps are used.

PERCENTAGE LOSS:

The percentage loss in the entire system shall not exceed 1% in the feeders and sub-feeders and 1% in the branch circuits, making 2% over all.

Calculations to be based on the 56 watt lamp.

TEST:

On completion of the electrical wiring it must be test free from short circuits and grounds and have an insulation between conductors and ground (not including fixtures) of not less than one megohms for each tap circuit and 50,000 ohms over all with cut-outs and safety devices in place.

ELECTRICAL WORK:

This specification is intended to cover a complete system of electrical work for all light and power wiring, telephone, buzzer and bell wiring; the installation of outlet boxes, cabinets, panel boards, switchboards, bells etc., necessary to make a complete installation for the intended service.

CONDUIT AND OUTLET BOXES:

The general system of wiring shall consist of a complete system of black enamel conduit for all feeders, sub-feeders and branch circuits; which will first be installed with all junctions, pull corner and outlet boxes, couplings, elbows, etc. before any wires are drawn in.

The whole conduit system will be installed right. The conduit must have smooth interior; be free from burrs or sharp points, with non-corrosive lining at least 1/32" thick, and must have the trade name or initial clearly stamped thereon, and must be continuous from outlet to outlet. The single tube system shall be employed thruout.

All conduit shall be run concealed in the masonry walls, partitions or floors of the building, and all conduit must be built in when the walls and partitions are in the course of erection as no cutting will be allowed.

The same will apply to all junctions, cut-outs, switches and other boxes, which must be securely fastened as if built in and to the satisfaction of the architect.

No wood or other inflammable material is to be used in securing the boxes.

Pull, corner, junction or outlet boxes must be provided in long runs whether of feeder or distributing circuits, to facilitate the drawing in of the wires and the prevention of damage to insulation of wires in so doing.

All conduit where more than four elbows are necessary must have pull boxes inserted and all turns must be made so that the curve of the inner edge will not be less than 3-1/2" in the least case.

The tube must be protected from mechanical injury by the contractor wherever it is liable to occur, and only the heavy wall, or standard Underwriters Laboratories specifications on thickness of conduit will be used.

Conduit of sufficient size are to be used thruout to permit of wires being redrawn and re-inserted for inspection, without damage being done either to the conduits or wires.

If required by the architect any wires may be taken out and re-inserted for inspection.

All boxes must be galvanized or protected by a sherardizing process, similar to that employed in the iron conduits.

All ends of conduits must be cut square, reamed out smooth and connected butt to butt in couplings, so as to form perfect continuity.

The conduit system must be permanently grounded.

All terminals of conduits entering boxes of any description shall be furnished with locknuts on the outside and bushings on the inside to lessen the damage of abrasion on drawing in of the wires.

After installing the conduit system complete, as a whole, and after the plaster work is finished and the building is thoroughly dry, and not until then, wires and cables will be drawn into same.

#### LIGHTING AND POWER WIRING

All wires shall be G.E. red core, or equal, new code D.B. R.C., as per rules of the National Board of Fire Underwriters. Samples of wires must be submitted to the architect for approval and left for comparison with the wires to be installed before the contract is signed.

No smaller than #14 B & S gauge will be used and all wires of #6 B & S gauge, or larger, must be stranded.

Wiring shall be the three-wire system. All circuits then (10) lights, or over, to be wired from panel board with not less than #12 wire.

#### PANEL BOARDS:

Furnish and install the distributing boards shown on plans.

Each tablet board to have mounted thereon a triple-pole fused knife switch for each circuit. Provision must be made on each board for two (2) extra circuits with fuse studs and double-pole knife switches.

All switches must be neatly and permanently lettered designating the lights controlled.

#### PANEL CABINETS:

Power panel to be of the same construction as lighting panel.  
Location of all panels to be approved by the architect.

#### WALL SWITCHES:

All ceiling lights shall be controlled by "H.H." or equal, push button switches.  
Switch plates shall be furnished to match the surrounding hardware in each room.

BASE AND FLOOR RECEPTACLES:

Where shown on plans, furnish and install "H.R." or Edison Flush Type Receptacles. All receptacle plates must match the switch plates.

ELECTRIC HEATERS:

Contractor shall furnish and install electric heating units. C.H. Space Heater unit (Cutler & Hammer Mfg). where located and called for in plans, and of such capacity as to heat all rooms properly in residence and garage.

Heating units to be properly insulated and set in galvanized iron boxes, let into side walls or as detailed.

Switches shall be provided to control heaters.

Fresh air intakes and dampers as well as metal screens for heating units will be furnished and installed by other contractor.

All heaters located in Cust room, Owner's rooms, Child's room, Nurse's room and Servants' rooms to be operated by snap switches located adjacent to the heaters themselves, as well as being controlled by knife switches on the panel boards.

All heaters in Living rooms to be controlled from panel boards as indicated on plans.

METERS:

There will be one meter for all lights in the residence and one meter for heating receptacles.

Meters to be located in laundry where directed.

MAIN SERVICE FEED:

From transformer vault run two 2" conduit under ground to main switches in laundry to meter location and provide meter loops for both light and power.

PUBLIC TELEPHONES:

From telephone outlet on first floor run 3/4" conduit to outlet in Owner's room, as directed.

Outlets to be complete with necessary outlet box and flush covers as directed.

All wiring for telephones to be installed by telephone company.

BELLS AND ANNUNCIATORS:

Furnish and install in Servant's dining room, where directed 1-8 point electric reset Edwards or De Vean flush type annunciator.

Annunciator is to be finished to match woodwork in Servant's dining room. All wiring for bells and annunciators to be #16 rubber covered installed in conduit, same as for lighting, all bell push buttons to be of design selected by architect.

GUARANTEE:

Guarantee the entire installation as outlined in these specifications for a period of one (1) year from date of completion.

FINALLY:

These plans and specifications contemplate a complete system of wiring delivered and erected in place ready for the intended service, and subject to the approval or rejection of the architect.

ADDENDA TO SPECIFICATIONS FOR RESIDENCE -A-

*Finaly Revised Dec 7<sup>th</sup> 1922*

PLAIN AND REINFORCED CONCRETE WORK

✓ FLOOR FINISH: Use 1:2 mix.

✓ FLOORS ON GROUND: Use sand cushion instead of cinders. Concrete floors on ground shall be 3" thick. Omit concrete floor in front of servants room.

MASONRY:

✓ FIREPLACES: Omit Dampers.

CARPENTRY:

✓ MILLWORK: All outside finished woodwork shall be Redwood, except sash, which will be sugar pine. Entrance door to be red gum. All interior finished woodwork of living room, dining room and bedrooms to be red gum, white streaks left in. Servants rooms and basement shall be finished with Oregon pine. Doors of servants' rooms may be 5 panel doors. ~~All other doors one panel.~~ Millwork otherwise as specified.

Shoe rails in closets and on cement floors to be made of 3/8" x 7/8" lumber.

✓ SCREENS: All window screens to be fitted with galvanized flyscreens.

✓ HARDWARE: Include finished hardware in contract, and submit samples for approval. All hardware to have brass finish.

✓ ROOFING: Composition roof shall be 3 ply. Use Malthoid or equal top sheet instead of canvas.

COMPOSITION: Kitchen counters to have composition tops.

steel angles - size of structural or reinforcing steel variable with load and span, or concrete reinforced as above maybe used instead.

Floor Beam Bearings: These slabs shall also be used for working up to levels and story heights when the full or fractional tile do not work out correctly or the proper bearing may be provided by casting solid concrete beneath the beams in place.

~~Roof Plates: Embed in cement grout in two upper courses of wall at intervals of five feet 3/4" bolts twenty four inches long. Bolt to project six inches above the top of the wall to allow of plate being fastened down with nuts, wherever same is necessary in the judgment of the Architect or his representative.~~

BRICK: No common brick should be used for the plastered wall surfaces unless the joints are deeply raked out and surfaces plastered are thoroughly water-proofed top and sides with hot asphalt or R.I.W. waterproofing compound and approved damp proof courses shall be provided and built in at the grade in all walls.

ART STONE: Build in properly all stonework shown on plans. Furnish necessary anchors.

CHASES: Wherever indicated or required, the mason shall build chases in the wall for pipes, etc., to accommodate the work of other mechanics.

WOOD BLOCKS: Build in all wood blocks for fastening frames, jambs, grounds, trim cornices, and plumbing fixtures.

FIREPLACES: Fireplace linings shall be laid up with best quality fire brick in fire clay. Furnish and set with each fireplace, the necessary iron lintels consisting of angle irons, also a 50" wide flue head and damper similar to those manufactured by the Colonial Fireplace Company of Chicago or an equivalent approved by The Architect. All fireplaces to be built by expert masons who understand the building of fireplaces. The work will be done under special instructions from the Architects.

RUBBISH: The mason contractor shall keep the premises as clean as possible during the progress of the work and shall make removal of accumulated rubbish when directed.

WATERPROOFING: In addition to waterproofing already specified, all wall surfaces whether tile, stone or concrete which are to be in contact with the ground and especially the inside of all flower boxes shall receive one coat of R.I.W., waterproofing or satisfactory equivalent. The waterproofing to be applied at any time during which the wall surfaces are accessible before the back filling is done. This does not include footings and concrete walls which are cast into trenches without forms. The waterproofing materials to be applied with a brush with sufficient force to fill all crevices and completely cover the surface. The material shall be used pure and undiluted, one gallon to cover not more than 90 sq. feet.

- ✓ EXTRA TOILET: PROVIDE ROUGHING IN FOR ONE TOILET (TO BE INSTALLED LATER) IN BASEMENT NEAR GARAGE.
- ✓ SILCOCKS: PROVIDE 3-3/4" SILCOCKS THERE IEDICATED.
- ✓ BATH TUB: BATHTUBS TO HAVE OVERRIM SUPPLY VALVE. TUB SHALL BE FIVE FOOT LONG.
- ✓ TOILETS: TOILETS TO BE OF TYPE SIMILAR TO STANDARD'S EXPULSO--Plate F3355S with extended lip and open front seat. TANK SIMILAR TO Plate -F3357S. OTHER- wise as specified.
- ✓ LAVATORIES: SIMILAR TO STANDARD-Plate P3848E S. Otherwise as specified.
- ✓ SERVANTS BATH: BATHTUB SHALL BE 4'6" LONG.
- ✓ SERVANTS TOILET: SAME AS OTHER BATHROOM.
- ✓ PERMUTT SYSTEM: All water except for garage and toilets to be softened by treatment, thru an approved and amply sized permutit system.
- ✓ GAS HEATING: PROVIDE AND INSTALL COMPLETE 6 GAS-HEATERS, TYPE "LITTLE GIANT GAS AIR HEATER" TO HEAT THE HOUSE.

ELECTRICAL WIRING:

OMIT ALL POWER WIRING AND ALL ELECTRICAL HEATERS, EXCEPT THAT ONE BASE PLUG FOR A SMALL HEATER SHALL BE PROVIDED IN EACH BATH TUB.



PLAIN AND REINFORCED CONCRETE WORK

SPECIFICATIONS

RESIDENCE (A)

A. BARNSDALL

HOLLYWOOD, CALIFORNIA

*Finally Revised Sept 7, 1920 JFW*

FRANK S. WRIGHT  
Architect  
522 Homer Laughlin Bldg.  
Los Angeles.

PLAIN AND REINFORCED CONCRETE WORK

GENERAL CONDITIONS: All work described under this heading is subject to the general conditions hereto attached.

WATER: This contractor shall, at his own expense, make connections to the present water supply on the premises to such points as he may require, so as to facilitate his work.

PRIVY VAULTS: This contractor shall build and maintain in a sanitary condition, a privy vault on the premises for the use of the men. When directed by Architect, contractor shall remove privy vault and fill in holes with earth.

IN GENERAL: It is understood that the contractor shall furnish all material and labor necessary to complete the plain and reinforced concrete portions of the complete building. The following specification is intended to describe and specify the quality of material and labor to be furnished. It is also intended to outline the more important parts of the concrete work. All portions of the work not directly mentioned are to be constructed by this contractor in a manner equal to the parts specified.

MATERIALS: All materials furnished are to be the best of their kind and the following material specifications are to be taken as a general guide. The Architects will cooperate with the contractor in obtaining the best possible material from the immediate neighborhood of the building site; but variations from the grade established by the following material specifications are to be under the control of the Architects.

CEMENT: Portland cement conforming to standard specifications.

SAND: Clean, sharp coarse sand, free from clay or organic matter, stone or gravel.

CINDERS: Cinders used in this work must be clean steam-coal cinders and of sufficiently good quality to make a durable concrete. Cinders to be thoroughly soaked before using.

CONCRETE: Mixing to be done with concrete mixer approved by architect. Ingredients to be carefully proportioned and mixed.

Proportions: Above grade Cement: Sand: Gravel: 1:2:4  
Below " " " " 1:2½:5  
Under concrete " Cinder 1:2½:5

**FORMS:** All forms and form work are to be got out of sound lumber, free from knot-holes or loose knots, surfaced one side and two edges, excepting in connection with surfaces that are to be plastered, in connection with which only the edges of lumber are to be surfaced. All forms are to be erected true to a line and level and are to be thoroughly clamped and braced so as to prevent all sagging and bulging. Should sagging and bulging occur, it shall be optional with the Architects to order work removed and replaced. All forms shall be thoroughly wetted immediately before concrete is placed.

**REMOVAL OF FORMS:** The contractor shall be solely responsible for any damage resulting from premature removing of forms. The Architects reserve the right to prevent removal of forms in any case, but their permission to remove them does not include the responsibility for any accidents resulting from their removal.

After the forms have been removed, sufficient temporary bracing shall be installed to thoroughly protect the work from any possible injury.

**SLAB SETTING:** The reinforcing steel is to be placed in and on the forms accurately, in accordance with the requirements of the drawings, and is to be carefully wired and blocked in order to insure its proper placing in the completed work. Should reinforcement become misplaced while the concrete is being poured, the work must be stopped, the concrete removed and the steel properly set.

**HANDLING OF CONCRETE:** All concrete must be carried from the mixer to the forms in the shortest possible time. No concrete that has been mixed more than one hour shall be used under any circumstances. When concrete is placed, it shall be thoroughly sliced and spaded to remove all air and water pockets and after same is brought up to the finished level, it shall be sufficiently worked to produce a dense, solid concrete. Concrete must be wet enough to avoid the necessity of tamping.

**FLOOR FINISH:** Whenever finished concrete floor surface is called for on plans, same shall be constructed as follows:

The finished surface must be constructed at the same time and as a part of the main slab. The finishing material must be made of a mixture of

1 part cement

× 1-1/2 parts sand

and it shall be very carefully floated and troweled to a smooth, hard surface and thoroughly incorporated in the slab concrete. It shall in no case be laid

More than three (3) hours after the slab concrete is deposited. The finish must be especially guaranteed and must be replaced if it proves defective at any time within one (1) year after completion. The thickness of the finished coat must be at least 3/4" and the thickness of the finish is to be included as part of the total slab thickness.

**COOPERATION:** The contractor must conduct his work in such a way as to cooperate with all other branches of the construction for the purpose of securing the best results for the Owner. He shall work in harmony with the mason contractor to secure the proper bonding of the concrete with the masonry; and the two contractors shall conduct their operations so as to interfere to the least possible extent with each other. Other contractors shall be given every opportunity to install sleeves, grounds, conduits, etc. in the forms and this contractor shall very carefully enclose same in the finished concrete work.

The Architect's representative shall have final jurisdiction with regard to any disputes arising between contractors.

**WETTING OF CONCRETE:** During warm and dry weather, the finished concrete work shall be thoroughly soaked with water from time to time, in order to assist in the proper setting and hardening of the concrete.

**FLOORS ON GROUND:** Wherever concrete floors are called for bearing directly on the soil, same are to be constructed as follows:  
The earth surface to be carefully leveled, rolled and tamped to a smooth, compact, hard surface. A cushion of cinders or cinders-and-sand not less than 3" thick after tamping, is to be spread over the ground and a concrete floor not less than 4" in thickness is to be placed on this foundation. Water shall be used liberally in leveling the earth and in leveling the cushion. If cinders are unavailable, then crushed stone or gravel is to be used to form the cushion. Where composition finish is called for a 4" layer of cinder concrete is to be substituted for the concrete floor.

*ent* **CURBS AND POOLS:** To be executed in reinforced concrete as per details. Concrete in pool slabs to be waterproofed by integral method. (Ceresit or similar). Drains and supply openings to be properly imbedded to completely drain the surfaces.

**RUBBISH:** The concrete contractor shall keep the premises reasonably clean during the progress of the work, and shall make removal of accumulated rubbish when directed.

MASONRY

SPECIFICATIONS

RESIDENCE (A)

A. BARNSDALL

HOLLYWOOD, CALIFORNIA

*finally Revised Dec 7 1920*

FRANK LLOYD WRIGHT  
Architect  
Los Angeles

## MASONRY

**GENERAL CONDITIONS:** All work described under this heading is subject to the general conditions hereto attached.

**MATERIALS:** Materials hereinafter called for shall all be of the kind specified. If the locality affords a supply of materials differing from those specified but equal in quality, the same may be used upon the approval of the Architects.

**ARCHITECTURAL IRON:** Furnish all ashdoors, dampers, wood blocks for window frames and outside and inside lurring etc. and set them properly.

**STRUCTURAL IRON:** Furnish all necessary steel beams, anchors etc. and set the same properly.

### HOLLOW TERRA COTTA TILE WORK:

**General:** Provide and erect all hollow tile exterior ~~non-bearing~~ bearing walls of hard burned tile, true and regular in size, manufactured of such design that all webs and shells are in direct compression when laid in the wall. Tile shall have all faces scored with special dovetail scoring to offer a good surface for the stucco finish. Tile cracked or broken on the outside shells will be unacceptable under this specification. If tile are unobtainable hollow brick may be used or a construction of ordinary brick laid up hollow.

**Laying:** All tile used in the exterior walls ~~and in~~ ~~interior~~ bearing partitions must be laid with the holes or voids vertical in the walls, but a generous air space shall be left in the center of the walls by buttering the two edges of the tile either before or after it is set in the wall. Interior sub-dividing, non-bearing partition tile may be laid on side if desired. Care must be taken that the top of all unfinished walls are thoroughly covered or protected against stormy weather.

**Mortar:** All mortar used for laying up the hollow tile shall consist of a standard Portland cement and clean sharp sand in the proportion of one part cement to three parts sand, well mixed to a smooth, moderately stiff mortar. Line not to exceed 10 per cent of the cement by volume will be allowed in the mortar.

**Lintels:** Openings not exceeding 5'-0" in clear span may be spanned with BAFCO XXX arch lintel tile or with BAFCO XXX tile reinforced with rods in lower cells and filled solidly with concrete. Openings over 5'-0" in clear span to be spanned with reinforced concrete girder faced with tile, or with

from and about the building, and all tools, scaffolding and surplus materials, and shall leave his work thoroughly cleaned and ready for use. In case of dispute the Owner will remove the rubbish and charge the cost of the work to the Contractors, pro rata.

PROTECTION OF WORK:

The Contractor shall cover and protect his work and materials from damage by the elements, or from any other cause.

REPAIR OF DAMAGES:

The Contractor shall, at his own expense, make good to the Architect's satisfactions, any damage to his work from the action of the elements.

CUTTING, FITTING AND DIGGING:

The Contractor shall do all cutting, fitting or patching of his work that may be required to make the several parts come together properly, in accordance with the specifications, details and general drawings. But the Contractor shall not endanger the stability of the structure or any part thereof by cutting, digging or otherwise, and shall not in any way cut or alter the work of any other contractor except with the consent and under the direction of the Architect, who shall assess the cost of same. The Contractor shall reimburse other contractors for any damage he may do to their work by cutting, digging or otherwise in all cases not authorized by the Architect, and the cost of such damages shall be assessed by the Architect and deducted from any amounts due or to become due the Contractor under this contract.

ACCIDENT INSURANCE:

The Contractor shall maintain such insurance as will adequately protect himself and the owner from claims for damages for personal injuries, arising directly or indirectly from operations under this contract, and he shall be liable to the Owner for failure to maintain such insurance.

Bond

S P E C I F I C A T I O N S  
for furniture and decorating of  
Residence A and B  
Frank Lloyd Wright, Architect

The furniture to be made according to design and schedule marked on plan. Beds to be provided with Royal blue box springs including 3 piece covers, cotton mattresses covered with same tick as box springs and 24" square pillows all goose feathers covered with same tick as mattresses.

Both living rooms, dining rooms and libraries (including stairrunner with pads in "A") shall be provided with chenille rugs as per sample and size marked on plans.

Bedrooms to be provided with felt rugs as per sample and sizes marked on plan.

Furthermore provide the following furnishings for kitchen and servants room, as per selection of Architect.

<u>Residence A.</u>	<u>Residence B</u>
<u>Kitchen</u>	<u>Kitchen</u>
Ice box	Ice box
Gas Range	Gas Range
<u>Servant's Room</u>	<u>Sleeping Porch and Servant's Rooms</u>
1 Bed	4 Cots
1 Dresser	2 Dressers
2 Chairs	8 Chairs
1 Rug	2 Rugs
1 Table	2 Tables

Portieres, according to samples, shall be supplied as indicated on plan ~~draw~~ and shall be wide enough to draw completely across window or door openings. Hung on Imperial. ~~BACK~~

All living room and bedroom windows and sash doors to receive window curtains.

I.



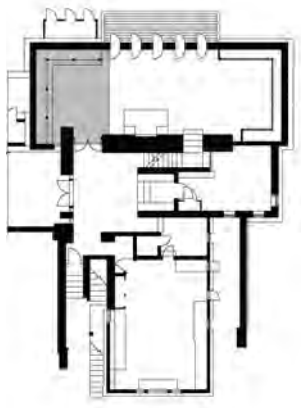











All windows and sash doors to be provided with  
white Holland shades.

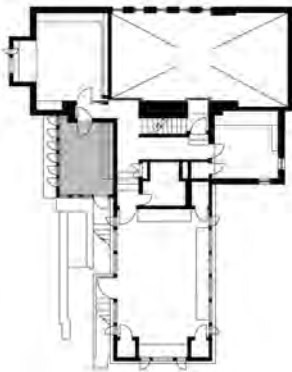

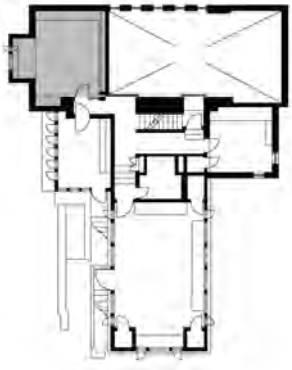

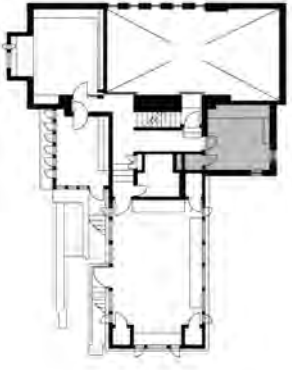

All work to be executed in a first class way to  
meet the approval of the architect.

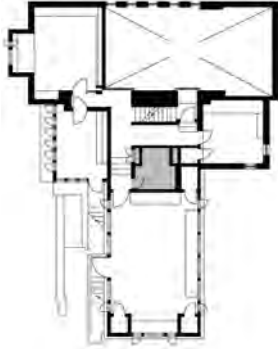
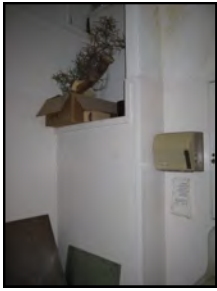
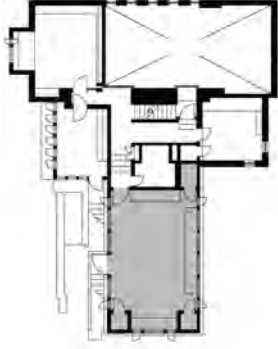

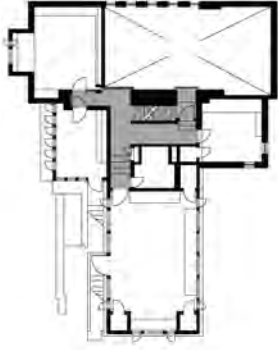
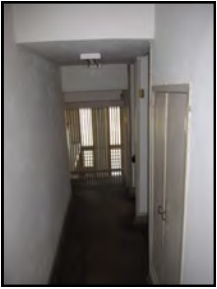
**APPENDIX N**

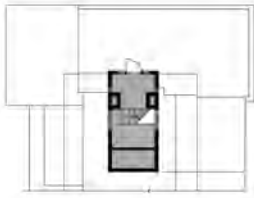

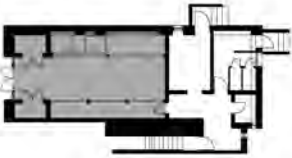

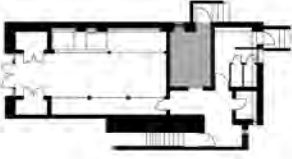

**INDIVIDUAL ROOM SURVEY**





		<p>Floor: First</p> <p>Room: 101 Entry Hall</p> <p>Classification: <span style="color: red;">■</span> Primary</p> <p>Option A Reuse: Reception Counter</p> <p>Option B Reuse: Reception Counter</p> <p>Treatment Method: Preservation</p>
		<p>Floor: First</p> <p>Room: 102 a Living Room</p> <p>Classification: <span style="color: red;">■</span> Primary</p> <p>Option A Reuse: Semi-permanent Interpretive Displays</p> <p>Option B Reuse: Semi-permanent Exhibits</p> <p>Treatment Method: Restoration</p>
		<p>Floor: First</p> <p>Room: 102 b Living Room</p> <p>Classification: <span style="color: red;">■</span> Primary</p> <p>Option A Reuse: Rotating Interpretive Displays</p> <p>Option B Reuse: Rotating Exhibits</p> <p>Treatment Method: Restoration</p>

		<p>Floor: First</p> <p>Room: 103 Study</p> <p>Classification: <span style="background-color: purple; color: white;">■</span> Secondary</p> <p>Option A Reuse: Office (private)</p> <p>Option B Reuse: Office (private)</p> <p>Treatment Method: Preservation</p>
		<p>Floor: First</p> <p>Room: 104 Former Bathroom</p> <p>Classification: <span style="background-color: blue; color: white;">■</span> Tertiary</p> <p>Option A Reuse: Unisex ADA Accessible Bathroom</p> <p>Option B Reuse: Unisex ADA Accessible Bathroom</p> <p>Treatment Method: Rehabilitation</p>
		<p>Floor: First</p> <p>Room: 105 Former Servant's Wing</p> <p>Classification: <span style="background-color: blue; color: white;">■</span> Tertiary</p> <p>Option A Reuse: Orientation Film</p> <p>Option B Reuse: Installation Space/ Studio</p> <p>Treatment Method: Rehabilitation</p>

		<p>Floor: Second</p> <p>Room: 201 Kitchen</p> <p>Classification: <span style="color: blue;">■</span> Tertiary</p> <p>Option A Reuse: Breakroom/Catering Kitchen</p> <p>Option B Reuse: Catering Kitchen</p> <p>Treatment Method: Preservation</p>
		<p>Floor: Second</p> <p>Room: 202 Dining Room</p> <p>Classification: <span style="color: red;">■</span> Primary</p> <p>Option A Reuse: Meeting Room/ Archival Storage</p> <p>Option B Reuse: Meeting Room/ Archival Storage</p> <p>Treatment Method: Restoration</p>
		<p>Floor: Second</p> <p>Room: 203 Bedroom</p> <p>Classification: <span style="color: purple;">■</span> Secondary</p> <p>Option A Reuse: Archival Vault/ Office</p> <p>Option B Reuse: Artist Office (private)</p> <p>Treatment Method: Rehabilitation</p>

		<p>Floor: Second</p> <p>Room: 204 Bathroom</p> <p>Classification: <span style="color: purple;">■</span> Secondary</p> <p>Option A Reuse: Private Staff Restroom</p> <p>Option B Reuse: Private Restroom</p> <p>Treatment Method: Rehabilitation</p>
		<p>Floor: Second</p> <p>Room: 205 Former Bedroom Wing</p> <p>Classification: <span style="color: purple;">■</span> Secondary</p> <p>Option A Reuse: Archives/Processing Space</p> <p>Option B Reuse: Artist Workspace</p> <p>Treatment Method: Rehabilitation</p>
		<p>Floor: Second</p> <p>Room: 206 Hall</p> <p>Classification: <span style="color: red;">■</span> Primary</p> <p>Option A Reuse: Circulation</p> <p>Option B Reuse: Circulation</p> <p>Treatment Method: Preservation</p>

		<p>Floor: Penthouse</p> <p>Room: 301 Penthouse</p> <p>Classification: <span style="color: purple;">■</span> Secondary</p> <p>Option A Reuse: Small Reading Room</p> <p>Option B Reuse: Small Reading Room</p> <p>Treatment Method: Preservation</p>
		<p>Floor: Basement</p> <p>Room: 001 Garage</p> <p>Classification: <span style="color: blue;">■</span> Tertiary</p> <p>Option A Reuse: Non Archival Storage</p> <p>Option B Reuse: Artists Workshop/ Storage</p> <p>Treatment Method: Rehabilitation</p>
		<p>Floor: Basement</p> <p>Room: 002 Workroom</p> <p>Classification: <span style="color: blue;">■</span> Tertiary</p> <p>Option A Reuse: Non Archival Storage</p> <p>Option B Reuse: Artist Workshop/ Storage</p> <p>Treatment Method: Rehabilitation</p>

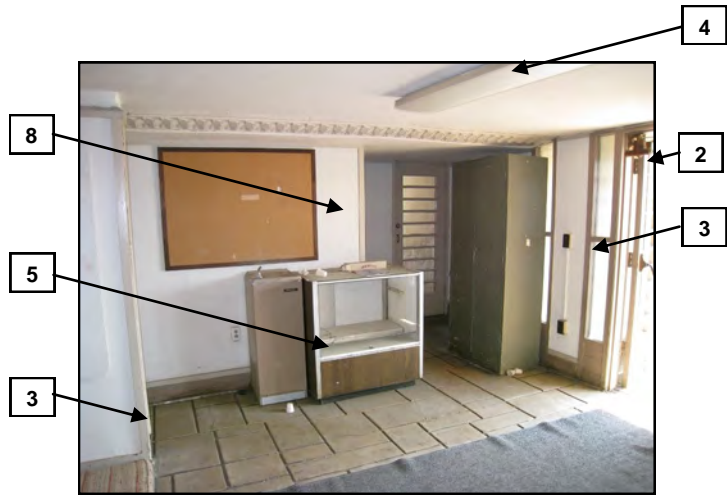
		<p>Floor: Basement</p> <p>Room: 003 Toilet Room</p> <p>Classification: <span style="background-color: #4a7ebb; color: white; padding: 2px;"> </span> Tertiary</p> <p>Option A Reuse: Mechanical electrical &amp; plumbing systems</p> <p>Option B Reuse: Mechanical electrical &amp; plumbing systems</p> <p>Treatment Method: Rehabilitation</p>
		<p>Floor: Basement</p> <p>Room: 004 Hall</p> <p>Classification: <span style="background-color: #4a7ebb; color: white; padding: 2px;"> </span> Tertiary</p> <p>Option A Reuse: Mechanical electrical &amp; plumbing systems</p> <p>Option B Reuse: Mechanical electrical &amp; plumbing systems</p> <p>Treatment Method: Rehabilitation</p>



## **APPENDIX O**

# **ROOM-BY-ROOM WORK RECOMMENDATIONS**

**Level: First**  
**Room: 101 Entry Hall**



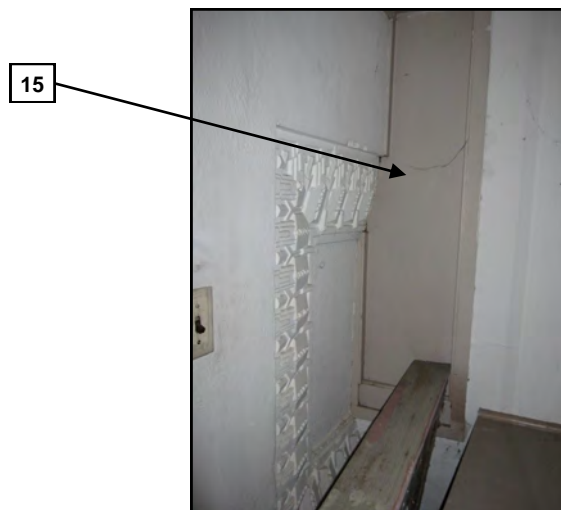
- Work to be done:**
1. Rehang small side door to exit stairs.
  2. Strip overpainted door.
  3. Strip overpainted wood trim.
  4. Remove non-historic lighting.
  5. Remove non-historic cabinets/shelving/display cases.
  6. Remove non-historic partition.
  7. Remove sound-abatement material on windows and doors.
  8. Restore finishes on wall.
  9. Restore fireplace.
  10. Strip overpaint on bricks.
  11. Reconfigure structural framing.
  12. Remove non-historic window.
  13. Remove HVAC.
  14. Move plumbing pipes to a less prominent place.
  15. Remove non-historic window infill.
  16. Remove vertical soffit.
  17. Uncover clerestory windows.
  18. Reconstruct light fixture with lighting that would be historically accurate.
  19. Refinish floors.
  20. Repair water-damaged plaster.
  21. Remove lay-in tile ceiling.
  22. Remove ceiling track.
  23. Remove bars over lower portion of windows.
  24. Remove stainless steel sink.
  25. Remove surface mounted conduit and replace with less obtrusive wiring.
  26. Replace surface mounted fire alarm.
  27. Remove closet and abutting block element.



**Level: First**  
**Room: 102a Living Room**



- Work to be done:**
1. Rehang small side door to exit stairs.
  2. Strip overpainted door.
  3. Strip overpainted wood trim.
  4. Remove non-historic lighting.
  5. Remove non-historic cabinets/shelving/display cases.
  6. Remove non-historic partition.
  7. Remove sound-abatement material on windows and doors.
  8. Restore finishes on wall.
  9. Restore fireplace.
  10. Strip overpaint on bricks.
  11. Reconfigure structural framing.
  12. Remove non-historic window.
  13. Remove HVAC.
  14. Move plumbing pipes to a less prominent place.
  15. Remove non-historic window infill.
  16. Remove vertical soffit.
  17. Uncover clerestory windows.
  18. Reconstruct light fixture with lighting that would be historically accurate.
  19. Refinish floors.
  20. Repair water-damaged plaster.
  21. Remove lay-in tile ceiling.
  22. Remove ceiling track.
  23. Remove bars over lower portion of windows.
  24. Remove stainless steel sink.
  25. Remove surface mounted conduit and replace with less obtrusive wiring.
  26. Replace surface mounted fire alarm.
  27. Remove closet and abutting block element.

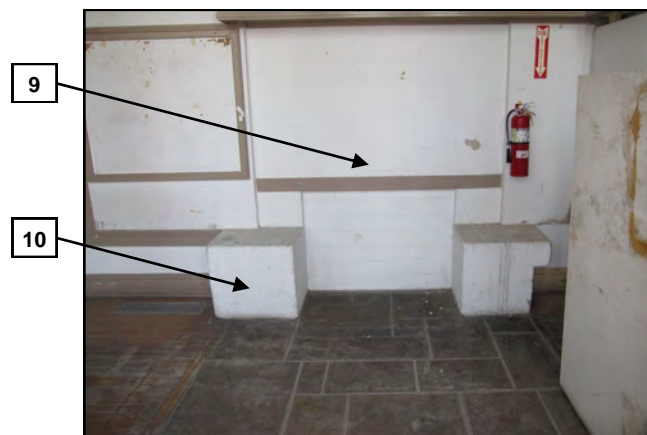


**Level: First**  
**Room: 102b Living Room**



**Work to be done:**

1. Rehang small side door to exit stairs.
2. Strip overpainted door.
3. Strip overpainted wood trim.
4. Remove non-historic lighting.
5. Remove non-historic cabinets/shelving/display cases.
6. Remove non-historic partition.
7. Remove sound-abatement material on windows and doors.
8. Restore finishes on wall.
9. Restore fireplace.
10. Strip overpaint on bricks.
11. Reconfigure structural framing.
12. Remove non-historic window.
13. Remove HVAC.
14. Move plumbing pipes to a less prominent place.
15. Remove non-historic window infill.
16. Remove vertical soffit.
17. Uncover clerestory windows.
18. Reconstruct light fixture with lighting that would be historically accurate.
19. Refinish floors.
20. Repair water-damaged plaster.
21. Remove lay-in tile ceiling.
22. Remove ceiling track.
23. Remove bars over lower portion of windows.
24. Remove stainless steel sink.
25. Remove surface mounted conduit and replace with less obtrusive wiring.
26. Replace surface mounted fire alarm.
27. Remove closet and abutting block element.

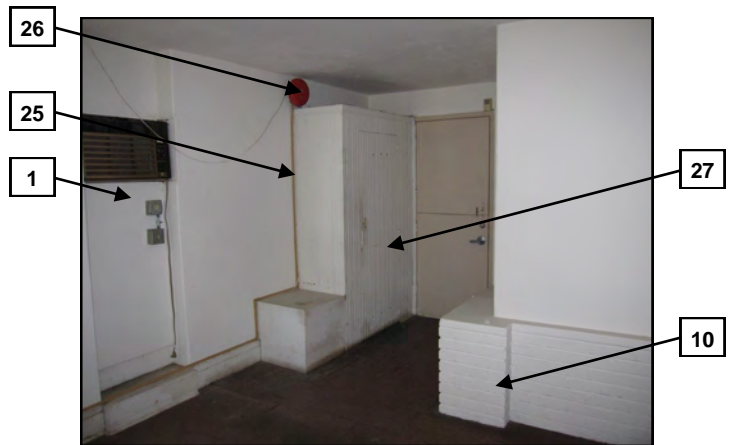


**Level: First**  
**Room: 103 Study**



**Work to be done:**

1. Rehang small side door to exit stairs.
2. Strip overpainted door.
3. Strip overpainted wood trim.
4. Remove non-historic lighting.
5. Remove non-historic cabinets/shelving/display cases.
6. Remove non-historic partition.
7. Remove sound-abatement material on windows and doors.
8. Restore finishes on wall.
9. Restore fireplace.
10. Strip overpaint on bricks.
11. Reconfigure structural framing.
12. Remove non-historic window.
13. Remove HVAC.
14. Move plumbing pipes to a less prominent place.
15. Remove non-historic window infill.
16. Remove vertical soffit.
17. Uncover clerestory windows.
18. Reconstruct light fixture with lighting that would be historically accurate.
19. Refinish floors.
20. Repair water-damaged plaster.
21. Remove lay-in tile ceiling.
22. Remove ceiling track.
23. Remove bars over lower portion of windows.
24. Remove stainless steel sink.
25. Remove surface mounted conduit and replace with less obtrusive wiring.
26. Replace surface mounted fire alarm.
27. Remove closet and abutting block element.



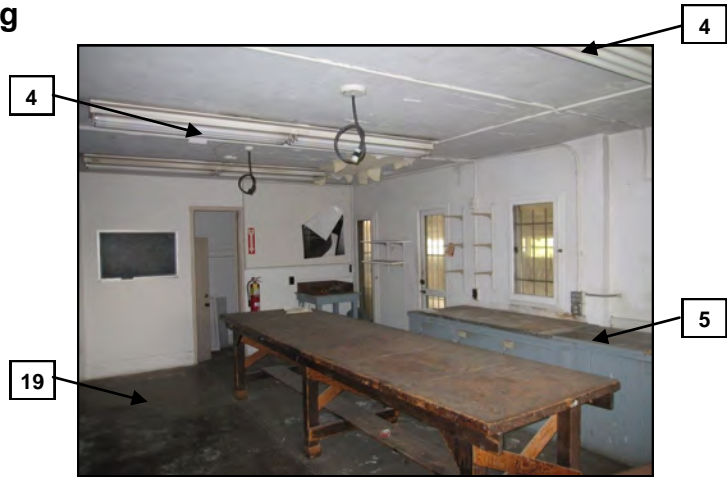
**Level: First**  
**Room: 104 Former Bathroom**



- Work to be done:**
1. Rehang small side door to exit stairs.
  2. Strip overpainted door.
  3. Strip overpainted wood trim.
  4. Remove non-historic lighting.
  5. Remove non-historic cabinets/shelving/display cases.
  6. Remove non-historic partition.
  7. Remove sound-abatement material on windows and doors.
  8. Restore finishes on wall.
  9. Restore fireplace.
  10. Strip overpaint on bricks.
  11. Reconfigure structural framing.
  12. Remove non-historic window.
  13. Remove HVAC.
  14. Move plumbing pipes to a less prominent place.
  15. Remove non-historic window infill.
  16. Remove vertical soffit.
  17. Uncover clerestory windows.
  18. Reconstruct light fixture with lighting that would be historically accurate.
  19. Refinish floors.
  20. Repair water-damaged plaster.
  21. Remove lay-in tile ceiling.
  22. Remove ceiling track.
  23. Remove bars over lower portion of windows.
  24. Remove stainless steel sink.
  25. Remove surface mounted conduit and replace with less obtrusive wiring.
  26. Replace surface mounted fire alarm.
  27. Remove closet and abutting block element.



**Level: First**  
**Room: 105 Former Servant's Wing**



- Work to be done:**
1. Rehang small side door to exit stairs.
  2. Strip overpainted door.
  3. Strip overpainted wood trim.
  4. Remove non-historic lighting.
  5. Remove non-historic cabinets/shelving/display cases.
  6. Remove non-historic partition.
  7. Remove sound-abatement material on windows and doors.
  8. Restore finishes on wall.
  9. Restore fireplace.
  10. Strip overpaint on bricks.
  11. Reconfigure structural framing.
  12. Remove non-historic window.
  13. Remove HVAC.
  14. Move plumbing pipes to a less prominent place.
  15. Remove non-historic window infill.
  16. Remove vertical soffit.
  17. Uncover clerestory windows.
  18. Reconstruct light fixture with lighting that would be historically accurate.
  19. Refinish floors.
  20. Repair water-damaged plaster.
  21. Remove lay-in tile ceiling.
  22. Remove ceiling track.
  23. Remove bars over lower portion of windows.
  24. Remove stainless steel sink.
  25. Remove surface mounted conduit and replace with less obtrusive wiring.
  26. Replace surface mounted fire alarm.
  27. Remove closet and abutting block element.

