

ORIGINAL CARPENTER SPECIFICATIONS FOR CONSTRUCTION OF THE WILLIAM REDDICK MANSION IN OTTAWA, ILLINOIS

Transcribed by David Mumper in 2010 from a copy of the original. An occasional space has been left where the word was illegible.

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Specification and description of the carpenter work and material required to build and erect one Brick dwelling on lot situate in Ottawa for William Reddick Esq. in accordance with the plans, elevations & working drawings made by Olmsted & Nicholson Architects & these specifications.

Chicago Jany. 1856

Dimensions

The Building will be 62 ft. 8 inches in front, from out to out of Basement walls by 54 ft. 8 inches in depth from out to out of Basement walls, for the various divisions, subdivisions and projections. reference will be had to the plans.

Heights

Basement Story	---	9 feet
Principal	---	13 "
Chamber	---	12 "
Attic	----	7 "

All of the above heights to be in the clear when complete

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Size of Timbers.

The Basement being to the proposed depth and made level, will have a bed of mortar put on by the mason, at least two inches thick, on which will be placed timbers 3 x 6 placed 12 inches from centers, & then filled up with mortar between.

The parlor story joists to be 3 x 12 inches placed 12 inches from center & bridged.

The chamber story joists 3 x 10 inches & 12 inches from center and bridged. the attic joists 3 x 10 inches from center and bridged. Ceiling joists 2 x 8 and 20 inches from center and bridged.

Rafters 3 x 6 & 24 inches from centers. There will be headers and trimmers 4 in. thick around all flues, chimney _____, stairways, hot air flues etc. all framed with _____ tenon. All floor joists & trimmers made to rest on the walls 4 inches on the under side & beveled off so as to enter the wall one inch at the top.

All joists will be of good sound pine, free from shakes and loose knots &

truly laid level on the walls, all floor joists will be bridged with one tier of bridging made of 2 x 2 pieces, well fastened at each end with 10d nails. All partitions to the entire building will be made of 2 x 4 pieces placed 12 in. from centers, all in the parlor story bridged. All windows and door studs made double.

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Timbers Continued

All studding around sliding doors to be trussed & anchored to joists. All partitions setting over open space below, will be trussed. All transom studs to be halved in to the uprights.

The ceiling of the parlor story to be cross furred with 1 ¼ x 2 inch pieces placed twelve inches from centers. Put in double joists under sliding doors & partitions. Prepare parlor and chamber floor for the mason to deafen.

Roof

Made hipped at all angles & made to descend each way from flat, which will also have a slight inclination each way to throw off water, the rafters to be covered with 1 ¼ pine planks, milled & tongue & grooved & blind nailed, with the joint made to run, and then covered with one cross tin locked & soldered. The roof of piazzas & bays to be decked with 1 ¼ pine plank milled worked tongue and groove joints, beaded and laid in paint. The bays to be tinned.

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Floors

Prepare & lay floors in basement, parlor, chamber floors with 1 ¼ pine plank all worked tongue & grooved the parlor & dining room & library of narrow planed joists made to run, all blind nailed. All free from loose knots & shakes, splits or worm holes. All laid close to walls, partitions, through all door ways, all of thoroughly dried stuff & all in good order when laid & truly smoothed off – the floors of piazzas & other outside floors of 1 ¼ narrow plank laid in paint.

Deafening

The entire parlor & second story floors to be prepared for deafening, three inches deep. Also close to windows & doors in partitions behind all skirtings to block passage for rats & other vermin.

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Cornice

Prepare and put up a cornice around the entire building as shown by elevations & working drawings to be furnished, having a projection of not less than 4 feet, the whole enriched, molded and prepared as indicated on drawing provided between brackets on the soffit - & all other cornices as shown on drawings – the veranda or piazza &c paneled on the

underside.

Gutters & Leaders

Prepare and put in a tin gutter of large size at least 5 inches deep, around the whole building. The gutter to be worked on the eaves – the leaders will be five inches strongly strapped to building leading from gutters to cisterns as may be required, which cistern must be two feet under ground all that portion from three feet above ground to be of galvanized iron

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Windows

Prepare and put in all windows as shown on the drawings, for size of glass reference will be had to the elevations, all made not more than two lights wide – all sash made 1 ¾ thick hung with care and weights & best axle fittings, sash made check, frames made boxing, & all window openings to the floor will have boxed heads in order that the sash may slide up behind the lintel all sash fastened at the meeting rail. The glass used will be furnished by the owner of such qualities as French plate, or French double thick, German white sheet or best American & as the owner may think proper All well back puttied & thinned & left in good order when complete.

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Window & Door Trimmings

All windows to the entire building made box frames sash hung with cord weights & axle pulleys in casement. the windows will have a false jamb & be trimmed with a plain 5 inch mould band, except dining room, which will have a six inch moulded band

Parlor story will be cased and trimmed with an 8 inch architrave finishing to floor thus which can be got in Chicago worked in one piece, & set on a plinth. The chamber story finished in the same style – the attic story finished with a plain faced band chamfered on the _____ in all principal chambers to set on a plinth – All closets, pantries & store rooms &c finished with a plain architrave

Inside Shutters

All windows in the two principal stories will have inside shutters made to slide into wall all made 1 ¼ thick & paneled 4 in. width by 4 or 5 in height as may be called for, with an ogee moulding worked on the _____ & plain sunk panel on each side, all made to run in brass ways with 4 in iron sheaves turned, the two center panels

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made to open each way from the center the bay windows will have sliding doors same as parlors – Basement windows will have strong inside folding shutters plain ogee moulded panels on the out side.

Doors

Prepare make, hang and trim all doors marked on plans as follows – the basement doors all 1 ¾ thick ogee stiles and rails bottom rail 12 in. back rail 10 in stiles 25 ½ muntins 3 in. sunk paneled on each side. All doors in parlor story made 2 in thick except sliding doors which will be 2 ¼ thick, all to have mouldings worked on the solid thus the sliding doors to have segment heads – All doors in chamber story to be 1 ¾ thick worked thus attic story 1 3/8 thick thus made 4 panels, chamber story 6 panels also parlor story 6 panels, sliding doors 16 panels -- sliding doors to have brass ways & six inch iron sheaves turned main front door 2 ½ thick finished & paneled as shown on drawing

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Doors Continued

The inside front doors will be made 1 ¾ & two in. width (as also the main front door, in two leaves) & have French plate glass in the upper panels & the transom lights the same as the outer doors both having side lights – The basement doors four or them will have obscured or grooved glass in all the upper panels. All of the above doors strongly hung with two good patent butts & fastened with locks as follows – All in the basement a rim lock & mineral trimmings. The closets a reverse rim lock, except dining room which will have a 5 ½ mortice lock with porcelain knob & white trimmings. The parlor story doors to have 6 inch mortice locks with plated furniture & white porcelain knobs with gilt ornament. The front doors to have with stop latch & night keys, & plated furniture & knobs. The sliding doors are to have a rabited lock & flush bolts all plated – all locks in the chamber to be 5 ½ mortice locks with white porcelain knobs & white trimmings. All locks in the attic will be rim locks – All of the before described doors to be made with the best quality of lumber well framed & put together with glue

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the doors are to be framed with panels at least two weeks before they are clamped up, the doors well smoothed off and pumiced down when complete

Stairs

Prepare and build all stairs as shown on plans as follows -- the back stairs to commence in the basement & continue to the attic floor, with moulded steps front and end, the rail a 2 ½ round black walnut rail & 1 ¾ fancy turned banister --- The front or main stairs will also commence in basement, to continue up to chamber floor, the rail will be continued up and around well in main floor to meet the string of stair at a proper height for rail. This will be covered with glass, thick hammered glass – the rail of main stair will then start at foot in prince-

pal _____ from a newel and continued up and around well on second floor with a rail around light well in attic floor. Steps 1 3/8 thick moulded front and end, the main newel to be worth 15 dollars & as may be selected by the owner or his architect. The rail of St. Domingo mahogany

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made three by 4 1/2 moulded, the banisters to be worth 31 cents each. The rail to terminate in a turned mahogany rosette. Prepare and put up brackets on the principal stair worth 50 cents a step. The skirtings to all stairs moulded, the same as base. The base moulding being same as continued around architraves. All of the above stairs well and strongly put up on 4 x 6 pieces in the most substantial manner. All nailings not more than 16 inches.

Base

Prepare and skirt the entire building with base as follows ----
The halls and closets in basement and all closets in the entire building & the attic story, kitchen & laundry, store rooms & pantries to be ceiled up to the under side of window sills & have a moulded subbase the closets plain face, --the parlor story skirted with 13 inch base double plinth surmounted with same mouldings as above architecture – the chamber story skirted 10 inches high with moulded base – double plinth.

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All of the described base to be neatly scribed to floor. That in the parlor story and principal chamber to be of heart pine lumber, clear stuff kiln dried and all base to be truly put down by a straight edge, nailings not more than 16 inches.

Closets

Prepare and fit up all closets pantries store rooms as follows – Basement kitchen closets shelved three feet from floor to ceiling – Pantries to be fitted with shelves, drawers, closets under sink, strips & hooks as may be desired – in kitchen fit up a dresser with a hard wood top 1 1/2 thick 2 ft 10 in from floor with a row of drawers. Shelf & doors under dresser 3 feet broad by length of pier, to have shelves _____ wall 12 inches deep and enclosed with doors and fastenings &c. Kitchen pantry to have a bin filled up for flour & other necessities. Store Rooms to have shelves against all walls & divided up to ceiling with bins for vegetables – under – Parlor story - fit up pantry with shelves, drawers &c. Dumb Waiter from kitchen to Dining Room. Pantry above to be constructed & fitted up in most Approved manner.

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Closets Continued

Chamber story – fit up all closets with shelves at least 5 in height with strips & clothes hooks fit up one large closet or nursery room with

drawers on rollers with shelves & doors above, all true fitting in Chamber floor to be of red cedar wood. One gross of hooks to be used & distributed throughout the Building in Closets store Rooms &c as may be pointed out – fit up same in a secure & substantial manner in Attic story

Bells One at front door with plated pull & shield worth 5 dollars, one to each room on Parlor story, one from each back door & one from each of the four principal chambers 2nd story all made to ring in kitchen & to have plated furniture one Bell from principal Chamber to ring in servants room – all put up and of the most approved Construction, the bells in kitchen to be put on a board in the best & modern manner, the bells to be of good quality & sound.

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Speaking Tubes

Prepare and put in speaking tubes from Dining Room to kitchen & also from main Chambers to kitchen & one in Hall of Chambers Story all made of tin with plated mouth pieces & covers in Parlor story & Chamber Story with bronze same in kitchen, the tubes all made concealed in walls and partitions.

Door Saddles

To the doors of entire Building will be made of oak milled on each edge & screwed to floor with brass screws all oiled two coats before being fastened down which will be about the last thing done in the completion of the Building.

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Piazza

Prepare and put up one entire side of building, as shown on drawings the balustrade to set on iron stirrups also the balustrades on balconies &c rear _____ also on bay windows all made as in drawings to be furnished in detail & full size.

The specifications for the plastering, painting gas fitting ventilation & heating furnaces &c will be furnished separately.