

Copy of original specifications for wood work  
in the Reddick Mansion - prepared by the architect

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## Specification

and description of  
the Carpenter work and materials re-  
quired to build and erect one brick  
dwelling on lot situated in Ottawa St.  
William Reddick Esq. in accordance  
with the plans, Elevation & working  
drawings made by Christal & Nicholson  
Architects, & these Specifications -  
Chicago, Jan'y. 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  
of basement walls, for the various di-  
visions, subdivisions and projections, re-  
ference will be had to the plans.

### Weights

Basement story	9 feet	30,132
Principal	13 "	43,524
Chamber	12 "	40,176
Attic	7 "	23,520

all of the above heights to be in the  
clear when complete.

Jan. 12<sup>th</sup> 1856  
20000000  
3/4  
All House 0-384/cuft  
Lumber  
Lumber

## Size of Timbers -

The Basement being to the proper 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 3x6 placed 12 inches from centers, & then filled up with mortar between.

The parlor story joists take 3x12 inch placed 12 inches from centers & bridged the chamber story joists 3x10 & 12 inches from centers and bridged - the attic joists 3x10 & 18 inches from centers and bridged. Ceiling joists 2x8 and 20 inches from centers and bridged.

Rafters 3x6 & 24 inches from centers.

There will be leaders and bunnies 4 in thick around all flues, chimney breasts stairways, hot air flues &c. all frames with tusk iron, all floor joists & trimmers made to rest on the walls 4 inch 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 some knots strictly laid level on the walls, all floor joists will be bridged with one tier of bridging made of 2x2 pieces, well fastened at each end ~~and~~ with 10<sup>d</sup> nails.

All partitions to the entire building will be made of 2x4 pieces placed 12 in. from centers, all in the parlor story bridged all window and door studs made double.

Timbers Continued

All studding around sliding doors to be trussed & braced to joists, all partitions setting over open spaces below, will be trussed, all transom studs to be hewed into the uprights.

The ceiling of the parlor story to be cross furred with 1 1/2 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 hiped 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 1/2 pine plank, milled & tongued & grooved & blind nailed, with the joint made to run, and then covered with one cross tie locked & soldered.

The roof of piazzas & bays to be decked with 1 1/2 pine plank milled worked tongue and grooved joints beaded and laid in pariet - the bay to be tinued

6	pieces	20 ft	long	4x10	200	bracing	iron	4x14	in
2	-	12	-	-	60	joist	briding	3x5	
1	-	13	-	-	40	-	12,0	-	15
2	-	36	-	-	20	-	-	-	15
1	-	37	-	-	15	-	16,0	-	-
1	-	45	-	-	8 1/2	joist	briding	18	7

Want of Athens Stone The following

Principal Story 60 long Quoins for corners  $13\frac{1}{4}$  wide  
 " " 12 " " "  $15\frac{15}{16}$   
 " " 48 Short " "  $13\frac{1}{4}$   
 " " 12 " " "  $15\frac{15}{16}$   
 " " 80 long Ashlars for windows  $13\frac{1}{4}$   
 " " 8 Short " "  $13\frac{1}{4}$

Between Belt and String course  
 12 long Quoins  $15\frac{15}{16}$   
 12 Short "  $13\frac{1}{4}$

Chamber Story 72 long "  $13\frac{1}{4}$   
 60 Short " "

18 Short upstarts  $\frac{5.6}{5.8} + \frac{2.3}{2.1}$   $\frac{5.5\frac{1}{2}}{5.7\frac{1}{4}} + \frac{2.3}{2.14}$  The last is right  
 10 long "  $\frac{8.5\frac{1}{2}}{8.7\frac{1}{2}} + \frac{2.3}{2.1}$  resting on Belt course  $\frac{8.4\frac{1}{2}}{8.6\frac{1}{2}} + \frac{2.3}{2.1\frac{1}{2}}$

3 " Double " " " " "  
 28 Single Shields  $\frac{2.3}{2.1}$   
 3 Double " " " " "

\* 9 Window Sills 5.0 long 6 x 10 ~~from below~~

\* 4 pieces for Sills & Double windows S. & East 7.6 long 8.8

17 Window Caps 4.6 long 8 x  $14\frac{1}{2}$

49 Belt course 8 x 12

34 for Bay Window cornice 12 x 20

60 for Upper String course 6 x 6

\* Should be 4.10 long

## Floors

Prepare & lay floors in basement, parlor  
 chamber floors with  $\frac{1}{4}$  pine plank, in-  
 worked, tongued & grooved the parlor,  
 dining, front & library of narrow plank  
 joints made to run, all blind nailed,  
 all free from loose knots & shakes, split  
 or worm holes, all laid close to walls,  
<sup>partitions, through all door ways</sup> all of thoroughly dried stuff & all in  
 good order when laid & truly smoothed  
 off - the floors of piazzas & other outside  
 floors of  $\frac{1}{4}$  narrow plank laid in pairs

## + Deafening

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

## 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 cornice moulded and paneled, <sup>as indicated on drawings,</sup> between brackets on the soffit - & all other cornices as shown on drawings - The veranda or piazza to be paneled on the inside

280 ft during  
of Remodelling  
Measure of 4 x 15,  
12 ft long 3 x 4 round on clear a piece

## 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 stayed to building leading from gutters to cisterns as may be wanted, which cistern must be two feet underground all that portion from three feet from ground to be of galvanized iron

## Windows

Prepare and put in all window casings on drawings, for size of glass, reference will be had to the Elevation, all made not more than two lights wide - all sash made 1 $\frac{3}{4}$  thick hung with cords and weights & best axle pulleys, sash made check, frames made boxing, all windows opening 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 shut or best American & as the owner may think proper. All well back puttied & trimmed & left in good order when complete.

## Windows & Door Trimmings

All windows to the entire building made box frames sash hung with cord weights & rope pulley, <sup>no</sup> ~~basins~~ the windows will have a false jamb & be trimmed with a plain 5 inch moulded band, except dining room, which will have a six inch moulded band - Parlor story will be cased and trimmed with oak 8 inch architrave finishing to floor thus ~~architrave~~ <sup>8 in</sup> which can be got in Chicago worked in one piece, & set on a plinth. The chamber story finished in same style - the attic story finished with a plain faced ~~band~~ band chamfered on the angle in all principal chambers to set on a plinth - all closets, pantries & store rooms &c finished with a plain architrave

## Inside Shutters



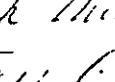
all windows in the two principal stories will have inside shutters made to slide into wall all made 1/4 thick & paneled 4 in width by 4 or 5 in height as may be called for with an ogee moulding worked on the solid & plain sunk panel on each side, all made to run in brass ways, with 4 or more sheaves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



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made to open each way from the end  
the bay windows will have sliding  
doors same as parlor - 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  $1\frac{3}{4}$  thick ogee stile and rails  
bottom rail 12 in. lock rail 10 in stile  $2\frac{1}{2}$   
mounting 3 in. sunk panel on each side  
all doors in parlor story made 2 in thick  
except sliding doors, which will be  $2\frac{1}{4}$   
thick, all to have mouldings worked  
on the solid thus  the sliding  
doors to have segment heads - all doors in  
chamber story to be  $1\frac{3}{4}$  thick worked  
thus  Kettie story,  $1\frac{3}{8}$  thick thus   
made 2 panels, chamber story 6 panels  
also parlor story 6 panels, sliding door  
16 panels - sliding doors to have brass  
slays & six inch iron sheaves turned  
Main front door  $2\frac{1}{2}$  thick finished &  
panneled as shown on drawings

8

40

Large Orchestra finish

Baritone Sax Horns 4 pieces 8" bore 2 1/4 inch and 1 1/8 inch

(Same) marked B

Principal Sax Horns 4 pieces

Par

(Same)

Soloing class P

(Same)

18. Principal D

(Same)

40 Sax Horns 23 pieces

20 Sax Horns

C

14	-	-	-	3/8	-	-
14	-	-	-	3/2	-	13/4
7	-	4.8	-	2 1/4	-	1 1/8
7	-	-	-	3/8	-	-
7	-	-	-	3/2	-	13/4
32	-	8.5	-	2 1/4	-	1 1/8
32	-	-	-	3/8	-	-
32	-	-	-	3/2	-	13/4
16	-	5.0	-	2 1/4	-	1 1/8
16	-	-	-	3/8	-	-
16	-	-	-	3/2	-	13/4
16	-	10.3	-	2 1/4	-	1 1/8
16	-	-	-	3/8	-	-
16	-	-	-	3/2	-	13/4
8	-	9.6	-	2 1/4	-	1 1/8
8	-	-	-	3/8	-	-
8	-	-	-	3/2	-	13/4
36	-	11.4	-	2 1/4	-	1 1/8
36	-	-	-	3/8	-	-
36	-	-	-	3/2	-	13/4
18	-	4.10	-	2 1/4	-	1 1/8
18	-	-	-	3/8	-	-
18	-	-	-	3/2	-	13/4
46	-	8.0	-	2 1/4	-	1 1/8
46	-	-	-	3/8	-	-
46	-	-	-	3/2	-	13/4
23	-	4.8	-	2 1/4	-	1 1/8
23	-	-	-	3/8	-	-
23	-	-	-	3/2	-	13/4
40	-	11.0	-	2 1/4	-	1 1/8
40	-	-	-	3/8	-	-
40	-	-	-	3/2	-	13/4
20	-	4.10	-	2 1/4	-	1 1/8
20	-	-	-	3/8	-	-
20	-	-	-	3/2	-	13/4

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Grounds to be prepared for  
 Basement Story - Hall 6 S, Door 2 pieces 7, 10 long 3 1/2 inches

		6	-	3.10	"	-
Basement Story	1/2 S, Door	22	-	6.4	"	-
		16	-	3.10	"	-
Basement Story	Siding door	8	-	10.0	"	-
		4	-	8.10	"	-
	2 Windows	36	-	11.2	4 1/2	1 1/4
		18	-	3.10	-	-
Chamber Story	23 S, Door	46	-	7.10	3 1/2	3/4
		23	-	3.10	-	-
		20 trim	40	-	10.9	4 1/2
		20	-	3.10	-	-

Eliminate to be all mounted

Out Side Grounds to be prepared for Small arched windows

14 pieces 4, 8 long and 2 inch 3/4 thick

	10	-	5.6	-	-
	10	-	8.6	-	-
	2	-	8.10	-	-
x	4	-	11.4	-	-
x	2	-	11.8	-	-
	82	-	4.8	-	3 1/2 Mole
	60	-	8.6	-	-
	32	-	8.10	-	-
	8	-	9.8	-	-
x	56	-	11.4	-	-
x	32	-	11.8	-	-

The 11.4 & 11.8 in the above need not be put out yet I think of writing them down if you will not mind them they are then they are marked in the 20's

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Continued from page 40

Basement Story - Hall 6 S, Door 2 pieces 7, 10 long 3 1/2 inches

		6	-	3.10	"	-	-
Basement	1/2 S, Door	12	-	6.4	"	-	-
		16	-	3.10	"	-	-
	Stair case	8	-	10.0	-	-	-
		4	-	8.10	-	-	"
	2 Dinner	36	-	11.2	4 1/2	1 1/4	-
		18	-	3.10	-	-	-
Chamber	23 S, Door	46	-	7.10	3 1/2	-	-
		23	-	3.10	-	-	-
	20 min	40	-	10.9	4 1/2	1 1/4	-
		20	-	3.10	-	-	-

Sum - In be all mounted

Out Side Grounds 2 Large & Small Architraves

14 pieces 4, 8 long and 2 mile 3/4 thick

	15	-	5.6	-	-	-
	10	-	8.6	-	-	-
	2	-	8.10	-	-	-
x	4	-	11.4	-	-	-
x	2	-	11.8	-	-	-
	82	-	4.8	-	3 1/2	mile
	60	-	8.6	-	-	-
	32	-	8.10	-	-	-
	8	-	9.8	-	-	-
x	56	-	11.4	-	-	-
x	32	-	11.8	-	-	-

The 11.4 & 11.8 in the above need not be got out yet I think of making them dependent of so one will not need them any more than they are marked in the above

## Doors Continued

The inside front door will be made 1 3/4 thick & two in. width (as also the main front door in two leaves) & have French plate glass in the upper panels & the transom light the same as the outside both having side lights - The basement doors, four of them will have obscured or ground glass in all the upper panels. All of the above doors strongly being 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 1/2 mortice lock with porcelain knob & white trimmings, the parlor story doors to have six inch mortice locks with plated furniture & white porcelain knobs with gilt ornament, - the front door to have a six inch mortice lock with stop latch & night keys, & plated furniture & knobs. The sliding doors are to have a rabbeted lock & flush bolts all plated - all locks in the chambers to be 5 1/2 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.

the doors are to be framed with panels  
 at least two weeks before they are cla-  
 ped up, the doors will smoothed off and  
 finished down when complete  
 finished

## 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 $\frac{1}{2}$  round  
 black walnut rail & 1 $\frac{3}{4}$  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 ham-  
 mured glass - the rail of main stair  
 will then start at foot in principal fire  
 from a newel and continued up and  
 around well on second floor with a rail  
 around light well in attic floor, steps 1 $\frac{3}{8}$   
 thick moulded front and end, the main  
 newel to be worth 15 dollars & as may be  
 selected by the owner or his architect, the  
 spire of St. Domingo mahogany made

14.5.00  
 10.3.15.2  
 \* →

three by 4 1/2 moulded, the bannisters to be  
 worth 31 cents <sup>31 cents</sup> each, the rail to terminate  
 in a turned mahogany nozzle  
 Prepare and put up brackets on the prin-  
 cipal stair, worth 50 cents each, the  
 skirlings to all stairs, moulded, the same  
 as base, the base moulding being same  
 as continued <sup>round</sup> architraves. - All of the above  
 stairs well and strongly put up on 4x6  
 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, storeroom &  
 pantries to be ciled up to the under side  
 of window sill & have a moulded base  
 the closets plain base, - the parlor story  
 skirted with 13 inch base double plinth  
 surmounted with same mouldings as above  
 architraves - the chamber story skirted  
 11 inches high with moulded base - double  
 plinth

## 12.

All of the described case to be neatly scribed to floor, that in the parlor story and principal Chambers to be of heart pine Lumber, clear stuff kindred and all base to be truly put down by a straight edge, nailings not more than 15 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 filled with shelves, drawers, Closets under sink strips & hook as may be desired - in Kitchen fit up a <sup>drawer</sup> dresser with a hard wood top  $1\frac{1}{2}$  thick 2 ft 10 in from floor with a row of drawers shelf & doors under <sup>drawer</sup> dresser 3 feet broad by length of pier, to have shelves near wall 12 inches deep and enclosed with doors and fastenings &c. Kitchen pantry to have a bin filled up for flour & other necessaries. 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 -



Basement letter A  
 Put Ban Boards down in side  
 Windows for same 3.8 in do  
 Out of 1/4 in

(Circled) 3.8 in do

Basement Dining Room	80 ft
Principal Story Bath Room	30 ft
Chamber for Parlor	65 ft
- Dressing Room	30 ft
- Center Hall Room	40 ft
- Breakfast Room	36 ft
- Bath Room	30 ft
	<u>306 ft</u>
	60 + 30 + 40 = 130 ft

Architectural marked letter A for rooms as above marked	75 ft
Basement story for 3 octagon windows and 1 1/2 sq doors	5.10
- - - 2 sides of doors	7.10
Principal Story for 1 window	11.2
- - - 2 sides of doors	8.6
Chamber story for 2 windows	15.10
- - - 3 sides of doors	7.10
Out of 1/4 in	

Basement letter B  
 Principal story  
 Parlor 40 ft  
 Servants stairs 40 ft = 110  
 Parlor 30 ft

Laundry	20 ft
Scullery	36 ft
Parlor	30 ft
Dining	50 ft
Passage	36 ft
Servants stairs	40
	<u>302</u>
	110
	<u>50</u>
	462 ft

Chamber story passage 50 ft  
 Architectural Basement story  
 Laundry  
 Scullery  
 Parlor  
 Dining  
 Passage

3 octagon windows 1 1/2 sq & 28 doors  
 1 door & 18 door  
 1 door & 20 doors  
 5 door & 65 doors (done)  
 1 double door & 5 doors  
 Principal story Parlor Servants stairs & Parlor 3 door & 7 doors  
 Chamber - Servants stairs 1 door 4 doors  
 Chamber & Servants stairs next 1/4 in

Workings formed from page 11<sup>th</sup> Day

58 pieces	8.4	long	work	5	wide
+ 40	4.2				
2	11.0				
4	9.0				
2	8.10				
14	8.8				
30	5.8				
15	4.8				

(All finished)

Common Casings for Doors in all the Rooms

36	8.0	long	work	4	wide	Done
2	8.6					
15	4.2					

42 pieces for grounds to Architects and Mrs. [unclear]	5.2	long	4 1/2	wide	1 3/8	thick
21	4.5				1 1/4	
46	8.0				3/4	
33	4.2					
6	8.6					
14	8.4					
4	11.0				1 1/4	
3	4.2					
2	8.8					

(Done)

Grounds to be done by Trade Master - Letter A

Basement	2 Sides of doors	4 pieces	7.15	long	3 1/4	wide	3/4	thick
Principal	2	4	8.4					
	1 window	2	11.2		4 1/2		1 1/4	
		1	3.10					
Common	3 Sides of doors	6	7.10		3 1/4			
		3	3.10					
	2 windows	4	10.9		4 1/2		1 1/4	
		2	3.10					

To be all Moulded

Closets.  
Continued

Chamber story - fit up all Closets with shelves at least 5 in height with stripes & clothes hooks fit up one large Closet or <sup>number</sup> ~~mapping~~ room with drawers on rollers with shelves & doors above, all these fittings 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 Bath room by casing Bath tub, Closet wash bowls &c.

One gross of Hooks  
to be used.



Strongly prepare & frame a large reservoir for the plumber to line & fit up same in a secure & substantial manner in Attic story.

Bells - One at front door with plated pull & shield worth 5 doll<sup>rs</sup> one to each room on Parlor story, one from each back door & one from each of the four principal Chambers 2<sup>nd</sup> story all made to ring in Kitchen & to have plated furniture one Bell from principal Chamber to ring in servants room - all put up <sup>and</sup> of the most approved construction, the bell in Kitchen to be put on a board in the best & modern manner, the bells to be of good quality & sound.

## 14

### 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 do in Kitchen, the tubes all made concealed in walls and partitions.

### Door Saddles.

To the doors of entire Building will be made of oak moulded on each edge & <sup>screwed</sup> screwed to floor with brass screws all oiled two coats before being fastened down, <sup>which</sup> will be about the last thing done in the completing of the Building.

~~Large~~  
 Prepare and put up one on the side of  
 building as shown on drawings. The bal-  
 ustrade to set on iron supports also  
 the balustrade on balconies &c. near  
 steps (not) also on bay windows all made  
 as on drawings to be furnished in detail  
 & full size

The specifications for the plumbing,  
 painting, gas-fitting, ventilation, heating  
 furnace &c. will be furnished separately

21 pair or 42 pieces for ... for 13 common windows 5, 0 width 1 1/2 in  
 21 small ... for same, ... 4, 2 long ... 21 ... 1 3/4 in  
 7 ... or 14 pieces for ... Principal ... 8, 6 ... 8 in  
 7 panel heads for same ... 3, 10 long ... 7 ... 1 3/8 in  
 7 ... or 14 pieces for ... Principal ... 8, 6 ... 8 1/2  
 7 panel heads for same ... 4, 0 long ... 7 ... 1 1/2 in  
 6 ... or 12 pieces for ... Principal ... 8, 2 ... 8 1/2  
 6 panel heads for same, ... 4, 0 ... 6 ... 1 1/2 in  
 2 ... or 4 pieces for ... Principal ... 8, 6 ... 6 in  
 3 panel heads for same, ... 3, 10 ... 2 ... 1 1/2 in  
 15 ... 30 pieces for ... Principal ... 8, 2 long ... 8 in  
 8 ... 16 ... 5, 6 ... do -  
 33 panel heads for same ... 3, 10 long ... 33 ... 1 1/2 in  
 29 pair of 58 panels or 58 pieces 2, 8 long ... 4 1/2 in  
 29 panel heads windows or 58 pieces 2, 8 long ... 4 1/2 in  
 29 ... Panels for same 3, 4 long ... 4 1/2 in  
 29 Bottom Panels for same do - - - 5 1/4 in  
 44 pieces 11, ... 4 1/2 in & 1 1/4 in  
 46 - 10, 8 - - - -  
 45 - 4, 2 - - - 3 1/2  
 42 - 5, 0 - - - 4 1/4  
 21 - 4, 2 - - - 2 1/4  
 Done Done Done  
 Principal  
 Curved  
 Common

753 1/2 in. Length of large case to describe 6 1/2  
 763 1/2  
 763 1/2 (mon. ....) 3  
 3

Inside Pills 14 pieces 3 1/4 long and 3 1/4 wide 1 7/8 thick  
 — — 26 — 3.4 — — 3 3/8 — —  
 Inside Pills to Basement Story 18 pieces 5 3/8 long 1 1/2 wide 1 1/2 thick  
 — — — 2 — 10 1/2 — —

See Page 13 for Bulk  
 Page 14 for fresh tubes  
 Page 15 for other specifications  
 Page 4 for Seafening  
 There was a hole in roof  
 skylight that admitted  
 light from Roof to  
 ground floor.  
 Page 10 - Stairs - saw all  
 worth \$15.00  
 Page 13 - Closets - one gross  
 of hooks to be used.  
 NOTE - Page 13 - "Get up  
 (over)