

The Campagna Center

Window Survey

Location: 418 S Washington

Date: 2/17/2002, 12PM-2:15PM

Attending: William Conkey, AIA, Al Cox, FAIA

Key

1. **Wood Tenon @ Window:** recent (R) or Early (E) mortice and tenon rail and stile at the window (Y/N)
2. **Wood Tenon @ Transom:** (Y/N) ?
3. **Cylinder Glass @ Window:** Early cylinder glass at the window (Y/N)
4. **Cylinder Glass @ Transom:** Early cylinder glass at the transom (Y/N) ?
5. **Sash Chord:** Early cotton chord & cast iron sash balance system (Y/N) ?
6. **Original Frame:** ?
7. **Wood Sill:** Early wood sill material (Y/N) ?
8. **Repairable:** If the existing sash is Early, is it "Reasonably Repairable" per the BAR's policy (Y/N) ?

Opening Numbers below reference the Window Schedule and elevations by Winstanley Architects dated 02/08/2022

The BAR window replacement policy requires the retention of Early (pre 1934) window sash having wood pegged mortice and tenon rails and stiles and that feature blown, cylinder glass. In general, these handmade construction features were replaced by glued and nailed sash frames and float glass and by the 1930s. Early window frames that display unusual sash supports (jamb cleats, etc.) or beaded or molded edges or unusual brick mold profiles should also be preserved.

Opening	Wood Tenon @ Window	Wood Tenon @ Transom	Cylinder Glass @ Window	Cylinder Glass @ Transom	Sash Chord	Original Frame	Original Wood Sill	Early & Reasonably Repairable
OE-1	N	N/A	N	N/A	N	N	N	N/A
OE-2	N	N/A	N	N/A	N	N	N	N/A
OE-3	N	N/A	N	N/A	N	N	N	N/A
OE-4	N	N/A	N	N/A	N	N	N	N/A
OE-7	N	N/A	N	N/A	N	N	N	N/A
OE-8	N	N/A	N	N/A	N	N	N	N/A
OE-9	N	N/A	N	N/A	N	N	N	N/A
OE-10	N	N/A	N	N/A	N	N	N	N/A
OE-11	N	N/A	N	N/A	N	N	N	N/A
OE-13	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OE-14	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OE-16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

OE-27	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OE-29	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OE-30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OE-31	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OE-34	N	N/A	N	N/A	N	N	N	N/A
Opening	Wood Tenon @ Window	Wood Tenon @ Transom	Cylinder Glass @ Window	Cylinder Glass @ Transom	Sash Chord	Original Frame	Original Wood Sill	Early & Reasonably Repairable
1E-1	N	?	N	?	N	N	N	N
1E-2	N	?	N	?	N	N	N	N
1E-3	N	?	N	?	N	N	N	N
1E-4	N	?	N	?	N	N	N	N
1E-7	N	?	N	?	N	N	N	N
1E-8	N	?	N	?	N	N	N	N
1E-9	N	?	N	?	N	N	N	N
1E-10	N	?	N	?	N	N	N	N
1E-11	N	?	N	?	N	N	N	N
1E-12	N	?	N	?	N	N	N	N
1E-13	N	?	N	?	N	N	N	N
1E-14	N	?	N	?	N	N	N	N
1e15	N	?	N	?	N	N	N	N
1E-16	N	?	N	?	N	N	N	N
1E-17	N	?	N	?	N	N	N	N
1E-18	N	?	N	?	N	N	N	N
1E-19	N	?	N	?	N/A	N	N	N
1E-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1E-23	N	?	N	?	N	N	N	N
1E-24	N	?	N	?	N	N	N	N
1E-25	N	?	N	?	N	N	N	N
1E-26	N	?	N	?	N	N	N	N
1E-27	N	?	N	?	N	N	N	N
1E-28	N	?	N	?	N	N	N	N
1E-29	N	?	N	?	N	N	N	N
1E-30	N	?	N	?	N	N	N	N
1E-31	N	?	N	?	N	N	N	N
1E-32	N	?	N	?	N	N	N	N
1E-33	N	?	N	?	N	N	N	N
1E-34	N	?	N	?	N	N	N	N

Opening	Wood Tenon @ Window	Wood Tenon @ Transom	Cylinder Glass @ Window	Cylinder Glass @ Transom	Sash Chord	Original Frame	Original Wood Sill	Early & Reasonably Repairable
2E-1	N	?	N	?	N	N	N	N
2E-2	N	?	N	?	N	N	N	N
2E-3	N	?	N	?	N	N	N	N
2E-4	N	?	N	?	N	N	N	N
2E-5	N	?	N	?	N	N	N	N
2E-6	N	?	N	?	N	N	N	N
2E-7	N	?	N	?	N	N	N	N
2E-8	N	?	N	?	N	N	N	N
2E-9	N	?	N	?	N	N	N	N
2E-10	N	?	N	?	N	N	N	N
2E-11	N	?	N	?	N	N	N	N
2E-12	N	?	N	?	N	N	N	N
2E-13	N	?	N	?	N	N	N	N
2E-14	N	?	N	?	N	N	N	N
2E-15	N	?	N	?	N	N	N	N
2E-16	N	?	N	?	N	N	N	N
2E-17	N	?	N	?	N	N	N	N
2E-18	N	?	N	?	N	N	N	N
2E-19	N	?	N	?	N	N	N	N
2E-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2E-21	N	?	3 panes	?	N	N	N	N
2E-22	N	?	1 pane	?	N	N	N	N
2E-23	N	?	N	?	N	N	N	N
2E-24	N	?	N	?	N	N	N	N
2E-25	N	?	N	?	N	N	N	N
2E-26	N	?	N	?	N	N	N	N
2E-27	N	?	N	?	N	N	N	N
2E-28	N	?	N	?	N	N	N	N
2E-29	N	?	N	?	N	N	N	N
2E-30	N	N/A	N	N/A	N/A	N	N	N
2E-31	N	?	N	?	N	N	N	N
2E-32	N	?	N	?	N	N	N	N
2E-33	N	?	N	?	N	N	N	N
2E-34	N	?	N	?	N	N	N	N

Notes

1. Windows were inspected on both the interior and, to the extent possible, from the exterior.
2. The existing windows and transoms are painted wood, single glazed with glazing compound and metal glazing points. This was the standard method for securing glass panes thru the mid-20th century.
3. All basement windows are Recent with spring sash balance and aluminum tracks.
4. All of the window frames on the second and third floors had pulleys for sash balances but no windows had sash chords or weatherstripping and all of the windows were caulked, painted closed and inoperable.
5. The majority of the windows and transoms had fixed interior storm panels clipped to the frames.
6. All brickmold now on the exterior of the frame is a simple cove profile and surrounds the entire segmental arched frame without interruption.
7. All wood sills and subsills throughout on the exterior appear to have been replaced in the 20th century.
8. Only a few windows on the west side on the first floor appeared to reuse the original interior sill, identified where it runs wide of the present interior face trim and having a prominent bullnose edge. All other sills are made of two layers of 1x material with an eased edge.
9. The interior trim surrounding all of the windows is a modern 1x6 milled with a shallow, symmetrical Victorian profile. It is mitered at the top corners, without Victorian bullseye corner blocks, and the same trim profile is used as an apron below the sill. The same trim is also used around the interior doors.
10. No intact Victorian period sash with wood pegs were found anywhere in the building. All of the rail and stile joints in the window sash were nailed, though the rusting finish-nail heads sometimes give the appearance of wood historic pegs through the paint. Several locations were scraped with a knife to confirm the presence of nails below. (see photos)
11. The patina on the woodwork, in general, does not indicate 130 years of wear from scraping and repainting. On the interior, the majority of the sills, sash and transoms appear to only have had only one coat of paint, with crisp sharp edges on the muntins, rails and stiles. Some portion of the windows on the exterior may have had two coats of paint but other areas, including sills, indicate one coat over a layer of primer.
12. A small percentage of the sash appeared to be reconstructed using a mix of new and reused pieces of earlier rails, stiles and muntins. The face of the earlier muntins is approximately 1/8" wide and the new muntins are 1/4" wide and the profile is slightly different. Earlier moldings show evidence of being scraped and sanded, where the new pieces have crisp edges and only show a single coat of paint.
13. Only a total of approximately a dozen panes of what may be cylinder glass were found scattered in windows throughout the building. All of the rest of the glass was modern float glass. Some of the transom panels appear to have very light imperfections indicating either blown cylinder glass or poor quality float glass.
14. All transoms were fixed and do not appear to have ever been operable. The majority of the transoms were covered by fixed swag curtains on the interior and could not be inspected closely. Viewed from the exterior, some of these appeared to have a lightly textured cylinder glass. However, as viewed from floor level on the interior, the crisp molding profile and patina of the woodwork matched that of the modern window sash below.

Summary

It appears that the original Victorian windows and, potentially, frames throughout the building were replaced in the early 20th century when the industry was still using cast iron sash balances with cotton chords pulleys. Cylinder glass with light surface imperfections may still have been in use at that time.

Some pieces of these previous windows were reused when all of the windows were either substantially repaired or replaced in the mid-late 20th century with window sash that used nailed joints and float glass. The sash chords were not replaced at that time and the windows were painted shut and fixed interior storm panels were installed. This could only have occurred after central air conditioning was installed throughout the building and this is reinforced by the evidence of only one coat of paint on the interior of the windows since that alteration. On the exterior, wood sills, subsills and brick mold are also recent and many of the sills are in poor condition because they used modern softwood and weren't installed to properly drain water away from the window and the majority are causing damage to the finishes on the interior. With the exception of approximately ½ dozen windows in the southwest corner, the window sills on the interior are not original and none of the interior trim is original. The actual window frames and modern brick mold are generally in good condition and could be retained but are not original or character defining features?



Figure 1: Image showing drip edge routed in the upper sash, typical throughout. This is not a common feature of Victorian period window sash.



Figure 2: Iron finish nails at stile and rail joint, typ.