

MERRIMACK DESIGN

Architects

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Project: Custom House Maritime Museum
25 Water Street
Newburyport, MA 01950

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Subject: Massachusetts Preservation Project Fund Round 25, Draft Proposed Scope of Work

Building Envelope

- **Masonry Walls**
Spot repoint exterior granite walls at all areas of mortar loss or deterioration.
- **Interior Walls**
Provide new interior wall finishes with insulation and vapor retarders according to a thermal envelope engineering analysis to protect collections and prevent further loss and deterioration of exterior masonry cavity walls.
- **Floors**
Restore damaged and uneven first floor marble pattern floor
Level all uneven brick floors currently on sand substrate
Install new vapor retarder beneath basement brick floor
The museum collections are in jeopardy due to excessive moisture condensation in the basement, inadequate ventilation and consequent formation of mold and mildew.
- **Slate roof replacement**
The existing slate roof has missing and broken slates, inadequate overlap and staggering of joints, missing rake flashing at the north gable and ferrous metal fasteners at the ridge cap.
The copper flashing, gutter and downspouts will be evaluated for repair or replacement.
- **Exterior Landscape Subsurface Drainage**
A new subsurface drainage system will be designed to direct bulk water away from the foundation and prevent water infiltration into the basement areas.

Doors and Windows

- **South Façade Windows (5), West Façade Windows (6)**
Remove double hung window sash for restoration, repair broken sash, stabilize rotted sills, provide new sash locks, bronze chain, parting bead, bronze weatherstripping, caulking and painting.
Reinstall in existing frames.
The 2 over 2 sash date to the 1973-1975 restoration, (3) original windows survive from the 1872 renovation and represent that particular time in the building history. Repairs to the sash and sills were performed in 2001 with extensive patching and filling with epoxy. The windows require stabilization in order to prevent further deterioration and avoid the need for future replacement.

- **Basement Windows (8)**

Repair and restore hopper windows to full operability, install new bronze screen cloth to improve interior environmental conditions and human comfort with natural ventilation.
Install new interior storm windows for energy conservation and interior climate control.

- **Entry Door**

Remove residential cylinder lock and replace with period reproduction cast iron rim lock.
The Greek revival doors are an original surviving architectural feature. The original doors have been lost on the other (2) surviving New England custom houses designed by Robert Mills.
A new reproduction cast iron rim lock will be more secure and appropriate to the 1835 period of construction.

- **New Storefront Doors**

Replace existing basement aluminum storefront doors that are deteriorated and past their service life for improved access and collections security

Accessibility

- **Elevator**

Evaluate the feasibility of adding a limited use, limited access elevator or lift to the building for compliance with ADA standards

- **Restrooms**

Reconfigure the existing bathrooms for accessibility and compliance with ADA standards.

General

All work shall comply with the United States Secretary of the Interior Standards for the Treatment of Historic Properties (rev. 1992).

Report by: Gregory Colling, AIA