

**SPECIFICATIONS
OF LABOR AND MATERIALS
REQUIRED IN
THE ERECTION AND COMPLETION
OF**

SUPT' HOME

FOR

MASONIC ORPHANAGE - OXFORD. N. C.

**LINTHICUM & LINTHICUM
ARCHITECTS**

502-503 Loan & Trust Bldg.

DURHAM, N. C.

NOTE.—The attached specifications and accompanying drawings is the property of the architects, and instruments of service, and must be returned to them when the building has been finished, and must not be used for any other building without the consent of the architects under the penalty of the law.

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SPECIFICATIONS OF LABOR AND MATERIALS REQUIRED
IN THE ERECTION AND COMPLETION OF SUPERINTENDENT'S
HOME, AT THE MASONIC ORPHANAGE, OXFORD, N. C. TO
BE BUILT. ACCORDING TO THE ACCOMPANYING DRAWINGS MADE
FOR THE SAME MADE BY HILL C. & H COLVIN LINTHICUM,
ARCHITECTS, 502-503 LOAN AND TRUST BUILDING,
DURHAM, NORTH CAROLINA.

DRAWINGS.

The drawings are as follows, and consist of:

Sheet #1 Foundation and Basement Plan.

"	2 First Floor.	"
"	3 Second Floor	"
"	4 Roof	"
"	5 Elevations and Details.	
"	6	"

Also any other drawings that may be required during construction of the building. Where figures are not given, follow the drawings according to the scale given, and should there occur, at any time, any conflict between the specifications and drawings--the specifications must predominate.

GENERAL CONDITIONS.

- 1-- The drawings referred to in this specification are made to a scale of $\frac{1}{4}$ inch, equal one foot, supplemented by detail drawings of larger scale or full size as may be required, including figures, notes and interlineations, which are to cooperate with the specifications and represent all that is required to make a complete and finished building of its kind.
- 2-- The contract will understand that nothing is to be omitted that is fairly implied in any of the above mentioned work, and all will be included except such items as have been indefinitely mentioned under the head of "OMISSIONS IN CONTRACT".
- 3-- The figures and dimensions on drawings must be taken in preference to measurement by scale, and when scale drawings and

details disagree., the detail will govern the figures.

- 4-- The contractor must in all cases compare all drawings and measurements and figures and prove same each way. The drawings and specifications for this work are instruments of service and the property of the architects, and must be returned to them after completion of the contract and work herein specified and set forth.
- 5-- The contractor will be expected to give his personal superintendence to the work, and must have a competent foreman to represent him there during working hours; furnish all materials, transportation, scaffolding and appliances required for the full performance of the work herein specified, as well as minor omissions, not specially mentioned, and that may be necessary to complete the building, except as may be otherwise definitely mentioned. He shall remove all obstruction from the site; obtain all necessary permits, paying all lawful fees charged therefor; correctly laying out his work, and use reasonable mechanical judgement in his execution.
- 6-- The contractor shall not sublet any part of the work or transfer this contract without the consent of the owner and the architects. The contractor shall give the requisite notices to the proper authorities relative to the work in charge; shall be liable for all accidents to persons, or damage to property traceable to the negligence of himself or his subordinates; shall be responsible for any violations of local laws or ordinances, and shall protect and properly brace and secure all parts of the work against injury and defacement.

- 7-- The work must be performed in a thorough and most acceptable workmanlike Manner, by skilled workmen, and all materials must be of their respective kind, and both workmen and workmanship must be subject to the Architect's approval.
- 8-- The contractor shall box all trees and shrubs directed, and requested by the owner on the premises, to sustain them from injury; shall be accountable for any damages to adjoining property resulting from any cause that might have been prevented by him or his workmen. He shall, while the work progresses, keep the premises free from all rubbish and from the undue accumulation of surplus materials.
- 9-- The contractor, shall, upon the completion of the work, remove all debris and rubbish, repair any damage done to the work, leaving the premises broom-clean and in perfect repair. The building, work and materials are entirely at the risk of the contractor until it is accepted, and he will be held liable for its safety for the amount of money paid him by the owner on account of the same.
- 10- The contractor must keep the building insured at all times, in the name of the owner, to fully protect the owner against loss by fire or cyclone. And policies must be made payable to the owner, as his interest may appear. The owner will pay the cost of the policies. The contractor and the architects will agree as to amount of insurance to be carried.
- 11- Should the contractor at any time, during the progress of the work, refuse or neglect to supply a sufficiency of materials, or of competent workmen, or cause unreasonable neglect or sus-

pension of the work, or fail or refuse to comply with any of the articles of agreement, the owner or his agent shall have the right and power to enter upon, and take possession of the premises, discharge any incompetent workmen, or whose work or methods they may think contrary to the interest of the owner, and provide materials and workmen sufficient to finish and complete said work, after giving a four days' notice in writing. And the expense of same shall be deducted from the amount of the contract.

12- The contractor shall remove from the premises all condemned material or workmanship within 24 hours after personal or written notice is given to him by the architects. All payments made on the work during its progress of said building, on account of extra work or contract, or the occupancy of any part of the building, by consent of the owner, shall in no case be construed as an acceptance of the work executed. And the contractor shall be liable to all the conditions of the contract until the work is finished and completed to the satisfaction of the owner and the Architects. And the final payment shall not relieve the contractor from any repairs that may arise from defective material or inferior workmanship.

13- Should the owner at any time during the progress of the erection of said building desire any alterations of, deviation from, additions to, or omissions in the contract, he shall have the power and right to make such changes, and the same shall in no way injuriously affect or violate or vitiate-- or make void the contract, but the difference shall be added

to, or deducted from the amount of the contract, as the case may be, by a fair and reasonable valuation. And no extras shall be paid for unless by written order of the owner and architects.

- 14- The owner shall have the right to employ other workmen on the premises and during the erection of the building to do work not included in this contract.
- 15- Should any dispute arise between the contractor and his sub-contractors regarding the drawings, specifications, material, workmanship, or anything pertaining to this building, the same shall be referred to the architects and their decision on all matters shall be final.
- 16- The owner reserves the right to require a bond of 25% of the amount of the successful contractor's bid, in some good reputable Bonding Company, for the faithful performance of the contract.
- 17- The owner reserves the right to reject any and all bids, and to select other than the lowest bid, if he desires to do so.
- 18- All bids must be addressed to R. L. Brown, Supt., Oxford, N.C. and must be sealed and made out on the blank accompanying these specifications, or else the bid will not be considered, but the instructions to bidders must be complied with.

EXCAVATION.

Excavate to conform to the drawings for the basement and foundations of the building. The excavation for the basement walls must be at least two feet from the walls on the outer sides, to give ample room for the water-proofing of the

basement; after the water-proofing is on, and frame up, then place the earth back against the walls, and pack the same in a workmanlike manner. All of the surplus earth must be placed on the premises, where directed by the Architects and the Superintendent; for the manner of water-proofing, see drawings.

BRICKWORK.

All bricks in this building must be of sound, hard, form, well-burned bricks of uniform color. The foundation from the bottom of the footings, up to sills of first floor must be laid with good cement mortar--using one part ATLAS CEMENT, and 3 parts clean sharp sand. All veneered work must extend 3 inches below the street grade line, and these bricks must be select red brick--the shade to be selected by the owner.

This veneer work and chimneys must be laid in a dark brown mortar composed of hydrare lime and clean sand, and tempered with ATLAS CEMENT mortar about 20% mixture. All joints must be spread tool pointed flush; joints must not exceed 5/8", using Toncan iron, fluted bond tires on every 6th course, placing one bond tire on each brick in the course. The bond tires must be securely nailed to the frame-work, with 6d. galvanized iron nails, and work into the brick joints as above mentioned. For style of brick work, see drawings, 5, 6, 7 and 8, in details. Build fireplaces where shown on drawings, and the chimney breast and fireplace lining must be of the Hy-Tex Bricks, laid in dark brown mortar, just the same as the veneer work. See drawings. (This is only in the living room).

All brick work in the basement must be flush-pointed, no joints must exceed 5/8" in thickness. Put on the usual ties every 6th course, and flush up on every course. All brick work must be exact, straight, true and plumb to a line. All flues must be lined with Terra Cotta Flue Lining, and must extend to the top of the chimneys. For size and dimension, see sheets 1, 2 and 3. The chimney will be plain as shown. The kitchen must have one smoke flue, and 2 vent flues. (See drawings).

The living room must have ash flues and fireplace dumping grate for the ashes to be conveyed to the basement. This flue must have cast iron clean-out door for the heating plant. These doors can be not less than 10" doors. When all brickwork is completed and the building finished, the contractor must have the brick work cleaned down in a workmanlike manner, and all smoke flues tested to the satisfaction of the architects.

TIMBERS.

All timbers in the framing of this building must be of original growth pine, sawed die-square, and must be free from dead sap, worm holes, bad knots, bark edges, shakes, and any other imperfection tending to impair its durability and strength. And all timbers must be as near seasoned as possible before being worked into the building.

All timbers must be machined sized to widths. (For size and dimensions, see drawings).

FRAMING.

Frame and construct the building as shown by the several drawings, straight, true, level and plumb to a line. All framing must be spiked together where they lap, and spiked to bor-

ings with 20d. nails. And all angles must be formed solid and spiked together. No splicing or blocking out will be allowed at all. Double frame around all openings for the stairs, hearths, etc., in a workmanlike manner. All floor joists and joists in the attic must be cross-bridged with not less than 1 X 3" timbers securely nailed with 8d. nails. Put one row of cross-bridging to each section of joists, then lay a diagonal floor, known as sub-floor on the first and second set of joists, and the attic of sized boards not over 10" wide-cut close, joints on bearings. No joints will be allowed between bearings. The same must be securely nailed with 8d. nails. Also diagonally sheathe the outer frame walls of the building the same as above. Then cover the same with Napon-set Black Water Proof Paper, securely nailed on with lath support, after which, raise the roof as shown by the drawings and sheathe the same in a workmanlike manner. The framing to have long angles braces, where necessary, cut in bare foot with studs cut on them.

The roof must have substantial wind braces and collar-beams. Construct dormer windows on roof, as shown by the drawings, with sash to open inward from the top, and sash hung on hinges, with chain regulator at top of sashes, and spring fastener for top of sash.

Frame all cornice and boxing as shown by the drawings, same to be of clear pine, seasoned and dried. Build the porch shown. Porch to be ceiled with #2 clear pine, V joint ceiling. Lay porch floor of #2 rift pine heart not over 2½" wide, and of standard thickness, laid with leaded joints, and blind nailed with 8d. nails substantially. Cut close joints and lay close to

the outside walls. The floor must be neatly cleaned off, and sand-papered for the painter.

Build the steps to the porch as shown, of heart pine, risers $7/8$ " treads and $5/4$ " nosed. All must have neat clean finish. The post, or columns, rails and lattice must be as shown; lattice $3/8$ " X $1\ 3/8$ ", dressed clean pine put on diamond style as shown and securely nailed.

STONE WORK.

All window sills and belt lines must be sawed Indiana Buff limestone or cast stone.-quoins to be of brick. (See drawings). The sill of front door must be of granite 10 bit cut work. Rear door sill of 8 bit cut work, and door frames must have dowell pins in jambs and sill of at least $3/4$ " X 3".

STEEL WORK.

The windows must have $3\frac{1}{2}$ " X 5" angles $3/8$ " metal, punched for nailings as above. All single windows and single doors must have $3\frac{1}{2}$ " X 4" metal angles punched as above. The groups of the small windows in the dining room must have the same size metal as the loggia windows; the front door must have $3\frac{1}{2}$ " X 5" angles, $3/8$ " metal.

CAST IRON.

ALL GUTTERS on the building and conductors must be of #26 galvanized iron. The conductors to the main roof must be located at the angles as shown, and the conductors must not be less than 4" in diameter; the gutters 7"-Ø" Style as shown". Roof to front entrance must have galvanized pipe 1", to convey the water from the roof.

TIN.

All porches must have a tin roof of 20 lb. coated tin, standard seam, well zleated and soldered in a workmanlike manner; gutters and conductors to be of galvanized iron #26. All dormers on the roof and chimneys must be flashed with 20 lb. coated tin.

COPING.

All coping to all walls of whatsoever nature, must be of Indiana limestone or cast stone, also all belt lines and window sills.

MAIN ROOF.

The main roof must be covered with Cortright tin shingles, guaranteed free from leakage. The roof over entrance, in front, must be of tin as above mentioned.

LATHING.

The whole of the interior parts of the building, that is furred, must be lathed with sound pine laths, which must be free from fat pine (old field pine), worm holes, dead sap and bad bark edges. All laths must be 4 feet long $\frac{1}{4}$ " thick and of standard widths, and nailed on horizontally, with broken joints every 16" (with lathing nails). And in no case will lathing be allowed on vertical to finish out to angles, or corbers, or any laths running behind studding from one room to another, but all angles must be formed solid before the lathing begins.

PLASTERING.

The whole of the interior of the building must have one good coat of Gypsum or Kinga brown coat plaster, or its equal put on by skilled workmen, with force to secure strong keys. All must be straight, true and plumb to a line. Finish

this brown coat with a neat sand finish, made from Hydrate lime and clean sand of about a 20% mixture. Float, and finish in a neat workmanlike manner--using some calcino plaster when tempering the mortar., or white sand finish walls as desired.

WINDOWS.

All windows must be made according to the detail drawings. For size and dimensions, see drawings, sheets (1-2-3, etc.) All sashes must be of #2 white pine. All double hung windows must be hung on empire sash pulleys, or their equal. Silver Lake Sash Cord, or its equal. Must have Ives' Patent Burgular-proof Sash Fasteners on meeting rails, sash lifts, etc. For estimate of the same see under head of "hardware."

DOORS.

Make all doors to conform to the drawings. The front door must be hung on 3 butts, 5 X 5, and must have mortice locks, knobs, etc. See details for dimensions of front door, side lights and transoms. These doors, side lights and transoms must be of Morgan make or its equal. The door to the dining room, the door from Butler's Pantry to dining room, the door from rear hall, and the door underneath stairway in rear hall, must be pine as required.

All the above doors must be of pine and all to be hung on loose pin butts, and must have morticed locks, etc. All doors leading from underneath the stairs to basement, and in the basement, the Butler's Pantry and the kitchen, store pantry and door of the kitchen to porch and basement doors must be of best pine, seasoned and thoroughly "O.G." 5 horizontal panels, hung as above mentioned. All other doors must be 2

5 panel doors, 1 3/8" thick, hung as above mentioned. All to be of #1 stock. (For size and dimensions. See drawings sheet #3.

GLASS.

The glass in the front door panels, the sidelights and transoms must be of French beveled edge plates. The mirror door panels, as above mentioned. All other glass in windows must be clear, double strength, American make, except the basement. The small group of windows in the dining room and the windows in the bath room must be of prism glass.

FINISH HARDWARE.

The contractor can estimate the finish hardware in this building to cost \$80.00, which includes the following: sash lifts, sash fasteners and window hardware, (not including pulleys, weights and sash cord,) locks, butts, knobs, escutcheons, hardware for Butler's Pantry, cabinet and base knobs for doors, and push button at the front door.

The owner reserves the right of selection and purchase.

MANTELS AND TILES .

The contractor must estimate that the tile mantel in the library will cost \$75.00. The contractor must provide and furnish all necessary material to set the mantels, tiles and grates in a first class manner without extra cost to the owner.

CONCRETE WORK AND WATER PROOFING.

The basement must be water-proof, (For manner of water-proofing, see drawings, sheet #1, which must be applied in a workmanlike manner. The front door steps, basement steps, landing and basement floor must be of concrete as follows:

Lay a 2" bed of coal cinders and level them, and then lay a 2" thickness of concrete, made of 1 part Atlas Cement, 3 parts of clean sharp sand, and 5 parts of crushed granite not over $2\frac{1}{4}$ " in diameter. Thoroughly mix after dampened, and temper down, level and smooth over with $\frac{1}{8}$ " thickness of Cement and Sand Mortar, as above mentioned--omitting the stone ; then lay the patch and felt 5-ply water-proofing as shown on sheet #1 in drawings.

After the above has been finished and thoroughly set, put a regular 4" concrete floor over the water-proofing as above mentioned, and then sufficiently set. Finish with 1" coating of 1 part Atlas Cement, and 2 parts clean sand--trowel smooth and lay off the floor in squares, with expansion joints in a workmanlike manner.

The steps and landing at front door must be of the same concrete mixture as above mentioned, and finish. But must be reinforced with steel not over 5" apart, of $\frac{3}{8}$ " steel-twisted rods. Front steps to be of concrete as above mentioned.

INTERIOR FINISH.

Cover the entire sub floors throughout the building, with builder's rosin size paper; then lay the finish floors in all the buildings, which must be as follows:

The hall-ways on first floor, living-room and dining room must have #1 White Quartered Oak floors not over $2\frac{1}{4}$ " in width, standard floor, and must be laid smooth. Kitchen and Butler's Pantry floor to be #3 pine, to receive a linoleum finish floor. All remaining floors must be of #2 Rift

Pine, except in the Guest Room, which will be of White Maple, not over 2½" thick, and match driven up close, and blind-nailed in a workmanlike manner. All rooms must have baseboards. (See details). And all rooms must have 1½" picture moulding. The casings of the entrance, hallway, dining room and library must be of white oak, flat grain; this includes windows and doors.

INTERIOR FINISH.

All door frames must have rebated jambs. (See details). This means interior, as well as exterior doors. Baseboards in all rooms to match the wood finish.

WAINSCOTING.

The wainscoting in the dining room must be of flat grain white oak to match the trimming of wood work in the dining room.

STAIRWAYS.

The main stairway must be erected by the drawings, and must be a regular housed staircase, balusters housed or tenoned into the treads. The treads must be flat grain oak and also the landings. Risers ¾" pine, and treads 1 1/8" oak, nosed with cove moulding underneath. The newels, balusters and rails can be of clear select grain white oak, thoroughly seasoned and dry.

The attic will not be finished, only to lay a diagonal sub-floor, driven up close, and closely nailed, and windows plainly cased. Nothing else will be done to the attic. Stairs to basement must be plain and substantial with hand-rails.

Frame and build plain stairs to attic and also rear

stairs in back porch, plain and substantial.

ELECTRIC WIRING.

The whole of the building must be wired for electric lighting, in what is known as knob and tube style. The electroliers in front must be of conduit system of wiring. One central light must be placed in the attic that does not show on the roof plan, with a push-button flush switch at the head of the stair-way. For number of lights and outlets and switches: (See drawing) .

Enter the building in the rear with not less than a #8 feed wire. The meter cabinet must be placed where directed by the owner and architects. The cabinet must be lined with Asbestos or Slate-, with a glass panel door, lock and key. All switches must be of best pattern flush push button, type of brush brass finish to match the finish hardware in the building. All wiring must be executed according to the Electric Code and the rules and regulations of the Southeastern Tariff Association.

Plumbing--FIRST FLOOR.

Provide and put in a 40 gallon galvanized boiler in the kitchen, which must be connected with an instantaneous Ruud Gas Heater in the basement for hot water supply . Put in a kitchen sink of Porcelain enameled iron all over; plate B 4560, size as above mentioned, with a rubber cover for drip board. Put closet plate P 7591 and lavatory plate 4750 F when shown on floor plans.

PLUMBING--SECOND FLOOR.

Put in two(2) noiseless syphon jet closets, with low

tank of vitro-ware, as shown in plate B-2360. Put in two(2) lavatories, Porcelain enamel in one piece, plate B-532 Norfolk. Put in two(2) 5-foot enameled iron bath tubs--3" roll rim as shown in plate B-1046. These tubs must be of best white zinc, enamel finish. Also put in servant's closet in basement to cost \$18.00--the architect will select design and make. All of the above mentioned fixtures are of Crane Company, in Baltimore ,Md.

The contractor must also include shower for one bath tub, plate B-1432, with curtain as shown in plate,etc. The plumber must make all connections for hot and cold water to all of the fixtures, and require the hot or cold water or both. And also make connections with boiler and range if required by the owner.

The plumber will enter the sewer in rear of building and tap for water at nearest place. Tap main with not less than $\frac{3}{4}$ " galvanized iron pipe and enter the building with the same and reduce to the fixtures. Put a sill cock in the front and rear of building for yard service. All fixtures must be thoroughly vented in a sanitary manner and must be accepted by the City. Inspector of plumbing, before the plumbing will be paid for by the owner, put in a metal enameled medicine cabinet in each bath room, with bevel mirror panel door, with glass shelves.

PAINTING.

All of the exposed wood work except the outside doors must be painted with three good coats of Masury's or DeVoe's paints or their equal. Color to be selected. The outside front door must be finished in light English oak-four coat

work--architects will furnish color. Rear door will be golden oak stain, flat finish, 3 coats on pine.

The hall-ways, dining room and main stairs must have oak finish in fumed oak.

PAINTING SECOND FLOOR.

Colors to be selected for second floor, 4-coat work.

HEATING PLANT.

The heating plant is not included in this contract, but will be let under separate contract direct to the heating contractor.

FLOOR PAINTING.

The floors must be filled with a paste filler. The pine floors to have a liquid wood filler. Use Silex filler. It must be thinned with Spirits of Turpentine to a consistency of heavy cream. Within a few minutes the filler will set, then it should be forced into the pores of the wood by rubbing across the grain with Excelsior or Burlap. It must be left from 12 to 24 hours. The second coat should be applied just as it comes from the can--full body. After the second coat has dried from 12 to 24 hours, a third coat should be applied. Sand-paper lightly between coats with No. 40 sand paper to remove foreign particles. This last coat should be rubbed with pumice stone and oil to a dull finish. After the final coat of the Elastica floor finish is dry, the floors should be washed with water. The porch floors to be painted with two coats--color to be selected.

NOTE: CARPENTRY.

All interior finish wood work must be neatly cleaned off for the painter, and sand-papered in a workmanlike manner.

This means floor included.

BUTLER'S PANTRY CABINET.

Build the Butler's Pantry Cabinet as shown by the drawings of clear sap pine. (See drawings).

CLOSET SHELVING.

All closets to each room, and broom closet, must have at least 4 shelves--2 on each side, and a hanging pole for those to bed rooms, as desired by the owner. All to be neatly dressed and stained as desired.

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