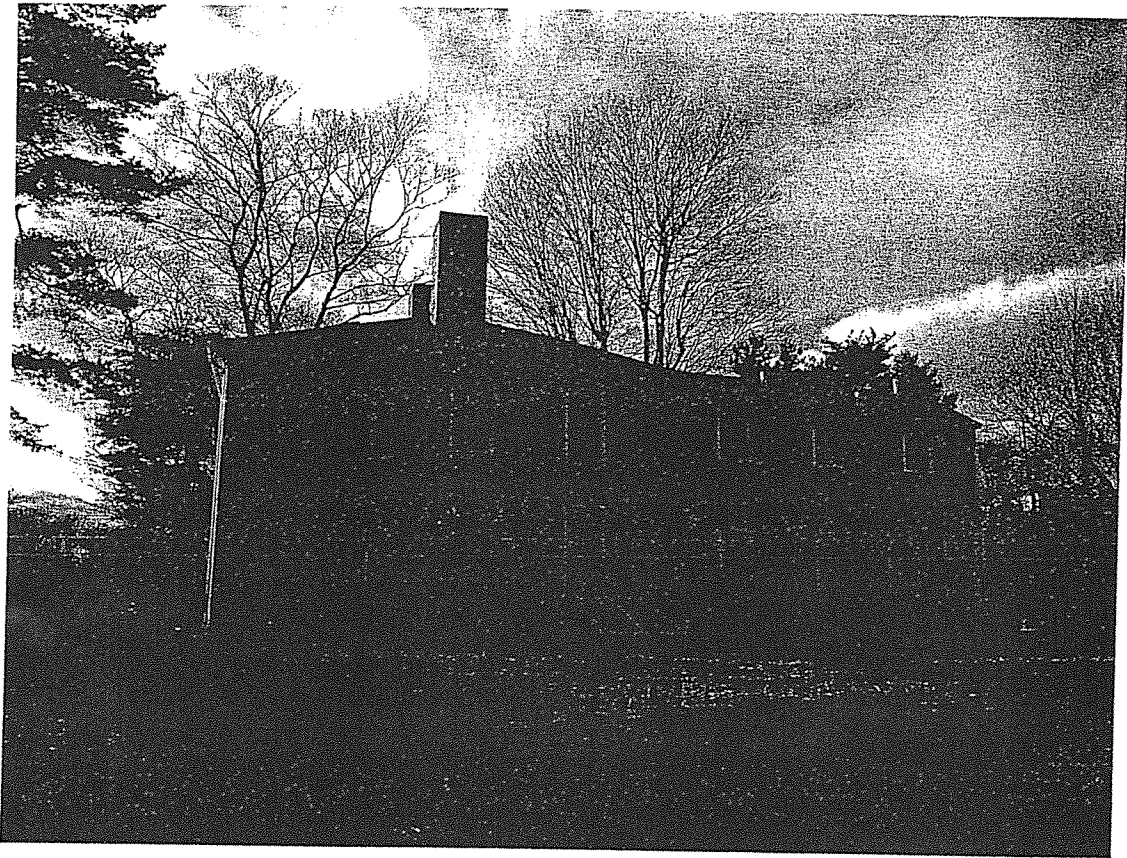
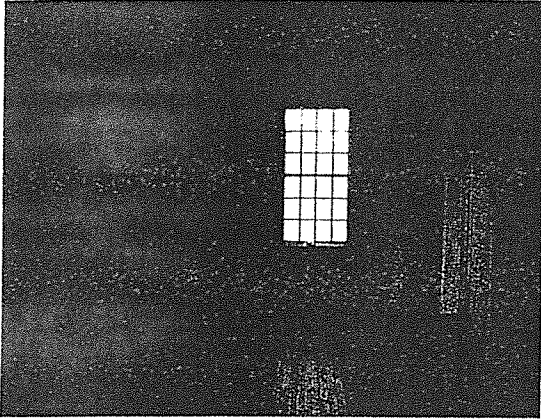


Preservation and Restoration Manual Phase II Restoration 2010

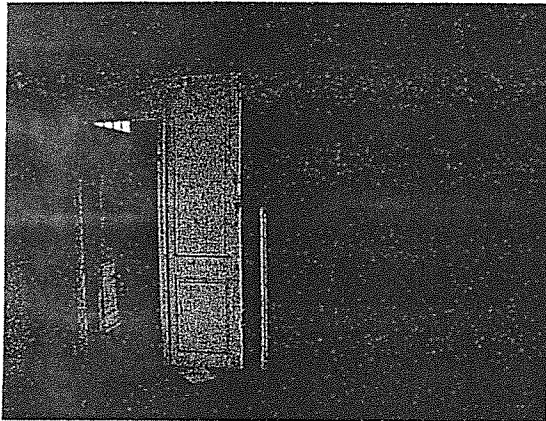
Wellington House
Waltham, Massachusetts





E

- Install new ceiling in room.
- Refinish wide wood flooring in room.
- Scrape, sand and paint woodwork.
- Install new drywall over wainscot.
- Refurbish window, make operable, and install trim as required.



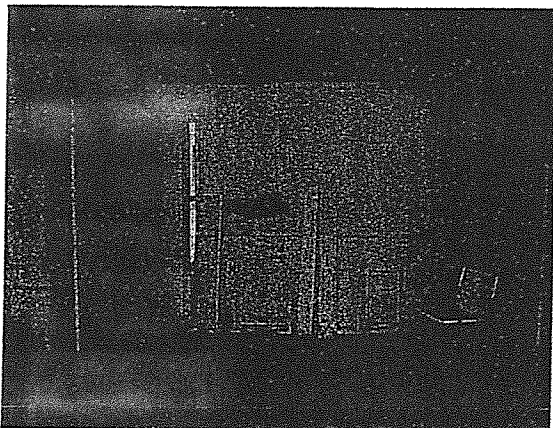
SE

- Reinstall dismantled paneling complete, including cabinets, doors and other components in working order.
- Scrape, sand and paint all paneling and woodwork.
- Refurbish fireplace and hearth brickwork.



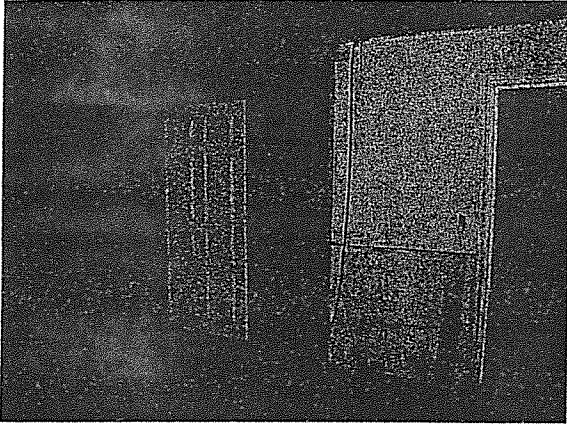
SW

- Repair, scrape, sand and paint paneling and woodwork.
- Repair right-hand jamb and other trim of door to stair hall and rehang door. Refurbish rehung door and hardware and make operable.
- Refurbish door and hardware to basement stair and make operable.
- Reinstall and paint boards in basement stair ceiling.



W

- Remove pipes in northwest corner.
- Patch and repair missing plaster, trim, and baseboard.
- Scrape, sand and paint new and existing woodwork, plaster and drywall.
- Refurbish door and hardware and rehang door to make operable.



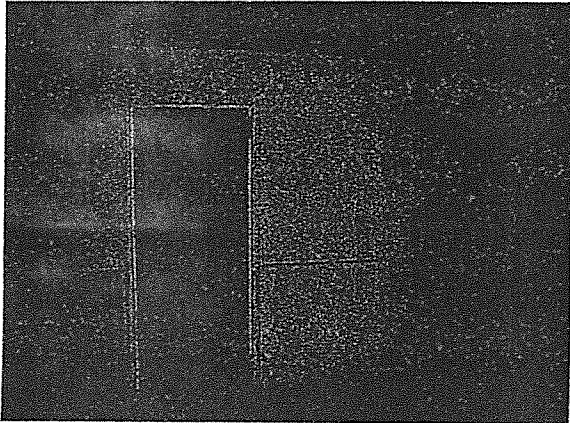
NW

Install new drywall and wainscot around entry door and box around wood posts with new wood trim.

Repair and refurbish damaged or missing flooring.

Scrape, sand and paint new and existing woodwork, plaster and drywall.

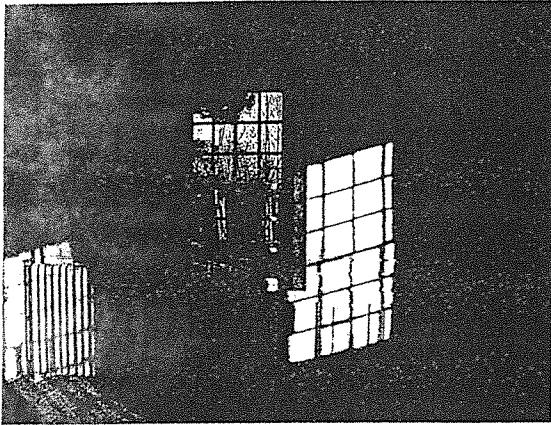
Refurbish entry door and hardware and make operable.



NE

Expand door width to 36" and install new casings to match existing.

Scrape, sand and paint all plaster, wainscot and woodwork.



Install new ceiling in room.

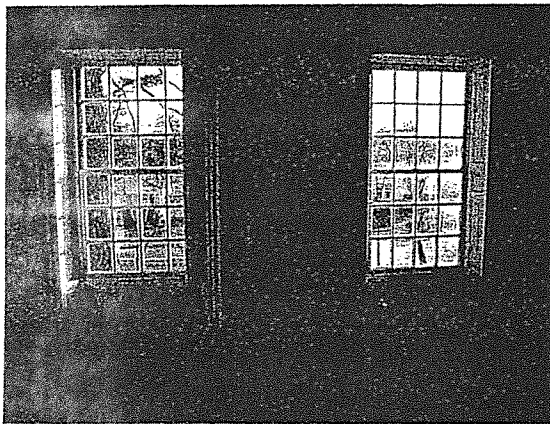
Refinish wide board wood flooring in room.

Scrape, sand and paint woodwork and plaster.

Refurbish window, make operable, and install trim as required.

Remove radiator and piping.

E



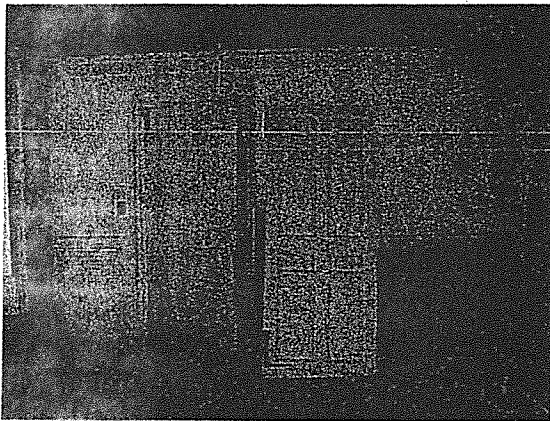
Scrape, sand and paint woodwork and plaster.

Repair and refurbish window seats and shutters.

Install new flooring, southeast corner, to match existing.

Refurbish windows, make operable, and install trim as required.

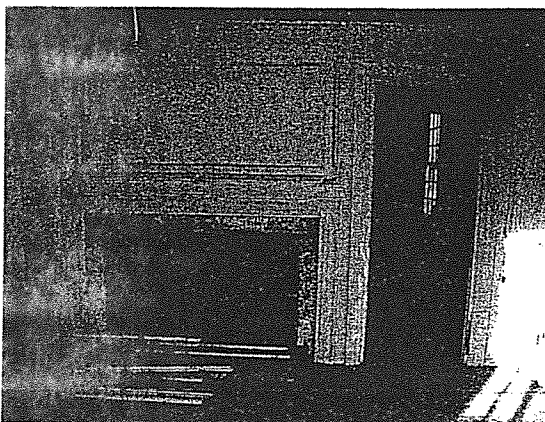
S



Scrape, sand and paint woodwork and plaster.

Refurbish doors and hardware and rehang door.

W



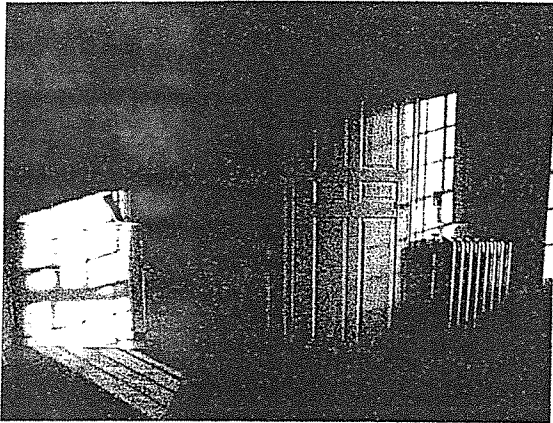
Repair, scrape, sand and paint paneling and woodwork.

Infill missing fireplace surround tiles.

Repair and refurbish brickwork and hearth tiles.

Refurbish door and hardware and rehang door.

N



Scrape, sand and paint ceiling in room.

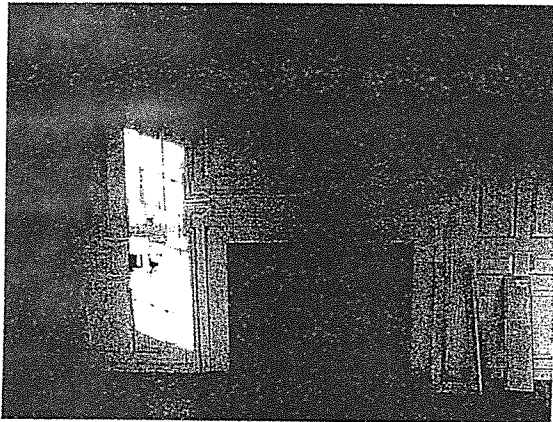
Refinish wide board wood flooring in room.

Scrape, sand and paint woodwork and plaster.

Remove radiator and piping.

Refurbish door and hardware and rehang door.

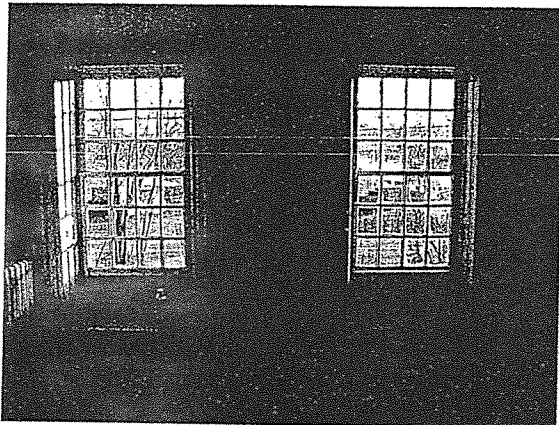
E



Repair, scrape, sand and paint paneling and woodwork.

Repair and refurbish brickwork and hearth tiles.

N

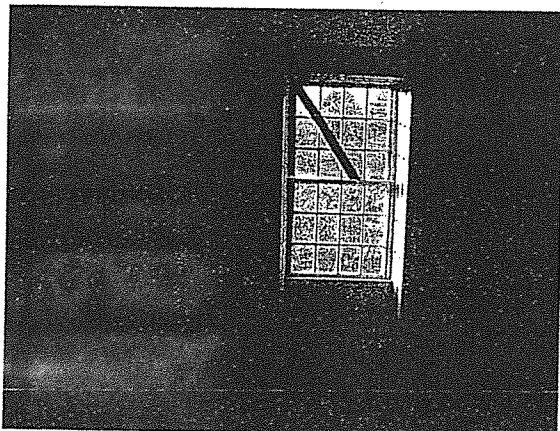


Scrape, sand and paint woodwork and plaster.

Repair and refurbish window seats and shutters.

Refurbish windows, make operable, and install trim as required.

S

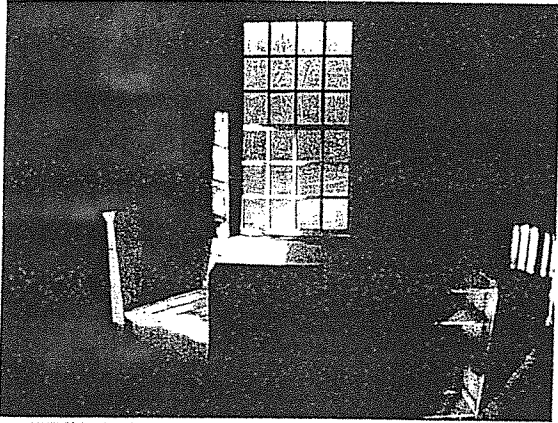


Scrape, sand and paint woodwork and plaster.

Repair and refurbish window seat and shutters.

Refurbish window, make operable, and install trim as required.

W



Scrape, sand and paint ceiling in room.

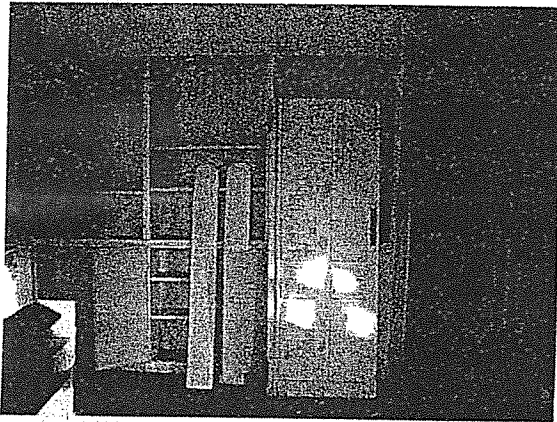
Refinish wood flooring in room.

Scrape, sand and paint new and existing woodwork and plaster.

Refurbish and paint bookshelves and window seat.

Refurbish window, make operable, and install trim as required.

E



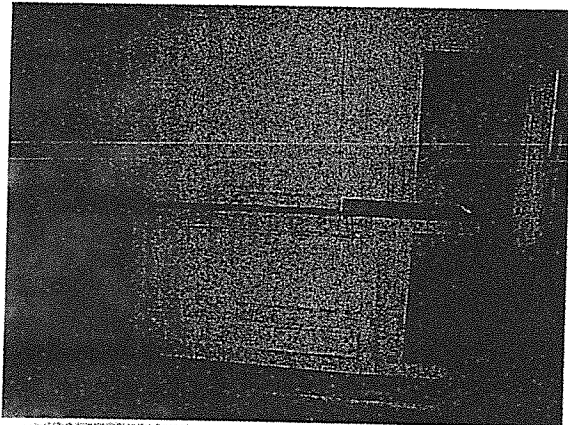
Scrape, sand and paint woodwork and plaster.

Repair and refurbish brickwork and hearth tiles.

Refurbish and paint cabinets and shelves. Make cabinet doors operable.

Repair, scrape, sand and paint plaster, paneling, cabinet and woodwork in Alcove (Main 14A). Coathooks to remain.

N Refurbish door and hardware and rehang door.



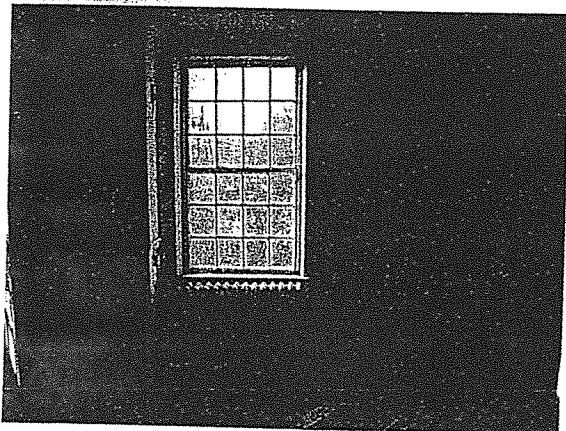
Repair, scrape, sand and paint paneling and woodwork.

Repair and refurbish window seats and shutters.

Repair and refurbish brickwork and hearth tiles.

Refurbish door and hardware and rehang door.

S



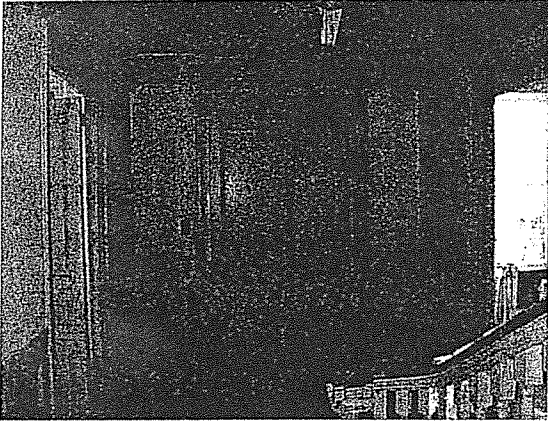
Scrape, sand and paint new and existing woodwork and plaster.

Refurbish and paint bookshelves.

Remove radiator and piping.

Refurbish window, make operable, and install trim as required.

W



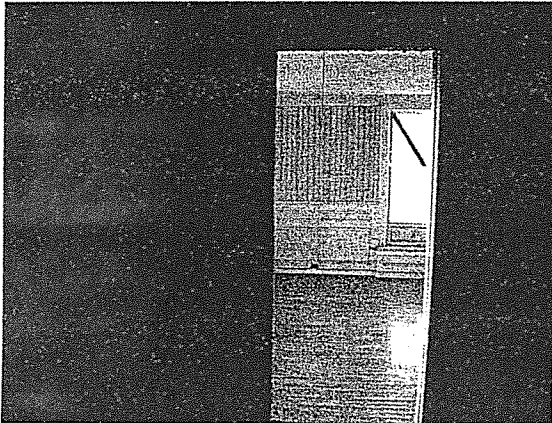
S

Scrape, sand and paint ceiling in room.

Refinish wood flooring in room.

Scrape, sand and paint woodwork and plaster.

Refurbish door and hardware ad make operable.



W

Scrape, sand and paint woodwork and plaster.

Refurbish door and hardware ad make operable.



N

Repair, scrape, sand and paint paneling and woodwork.

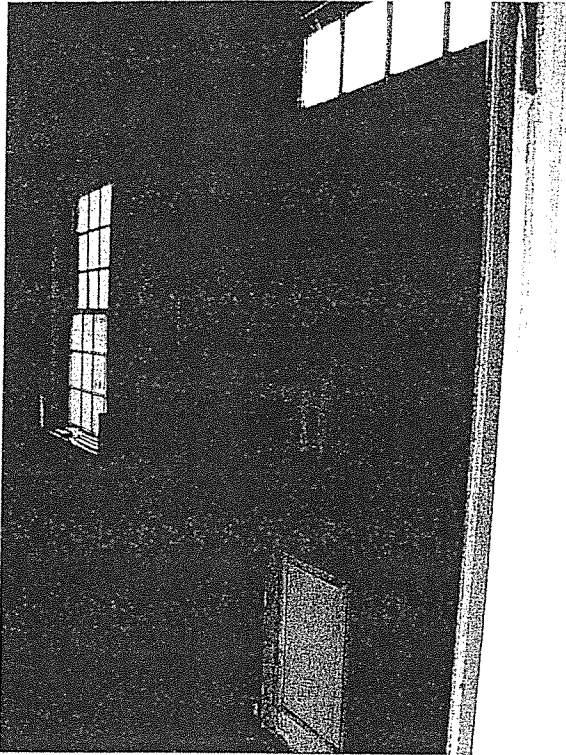
Repair and refinish stairs, railing and balusters.

Remove radiator and piping.

Replace damaged door jamb.

Identify missing door and rehang.

Refurbish door and hardware.



Install new ceiling in room.

Refinish wide board wood flooring in room.

Install woodwork and trim around door and transom.

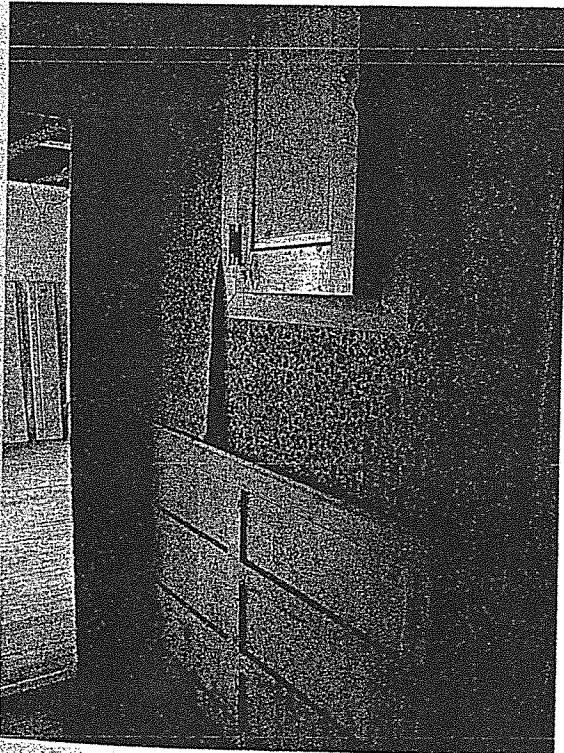
Scrape, sand and paint woodwork north wall.

Paint entry door and adjust operation.

Identify and rehang door in north wall.

Repair damaged floor as required.

E



Repair, scrape, sand and paint plaster and woodwork.

Scrape, sand and paint woodwork south wall.

Refurbish cabinet inside and out.

Refurbish door and hardware and rehang door.

W

Restoration, Phase II

Scrape, sand and paint ceiling in room.

Refinish wood flooring in room.

Repair, scrape, sand and paint all plaster, wainscot and trim.

Remove plumbing fixture, mirror, towel bar and piping.

Remove wood cleat, south wall.

Patch and repair all woodwork and plaster.

Refurbish window seat and window. Adjust window operation.

S

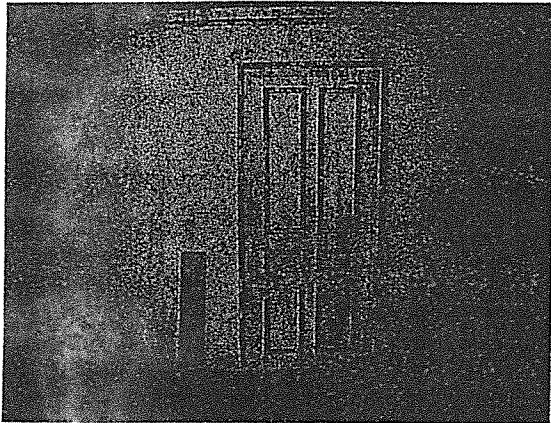
Repair, scrape, sand and paint paneling.

Remove radiator and piping.

E

Wellington House Restoration, Phase II
Photo Notes

Northeast Chamber, Main 21



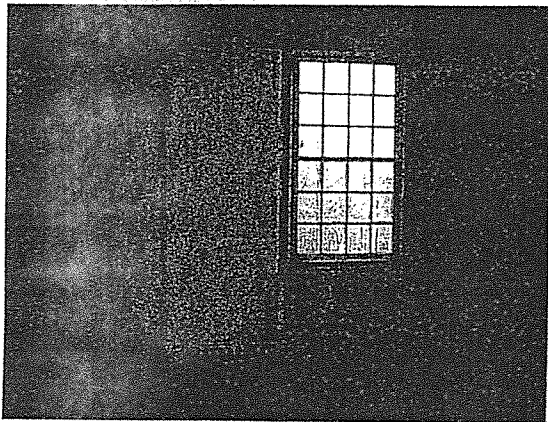
N

Install new ceiling in room.

Refinish wide board wood flooring in room.

Scrape, sand and paint woodwork and plaster.

Refurbish door and hardware and rehang door.



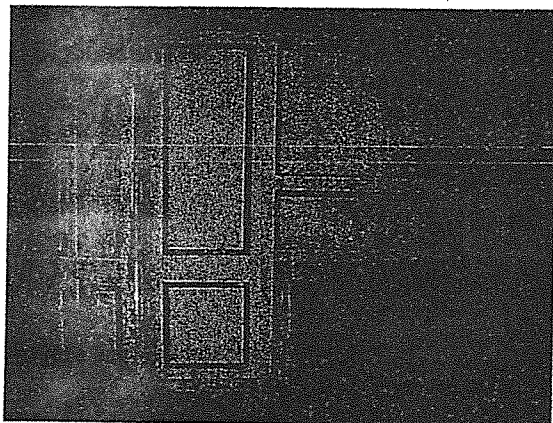
E

Scrape, sand and paint woodwork and plaster.

Install view window in wall to expose varieties of lath and construction differences.

Install new flooring, southeast corner, to match existing.

Refurbish window, make operable, and install trim as required.

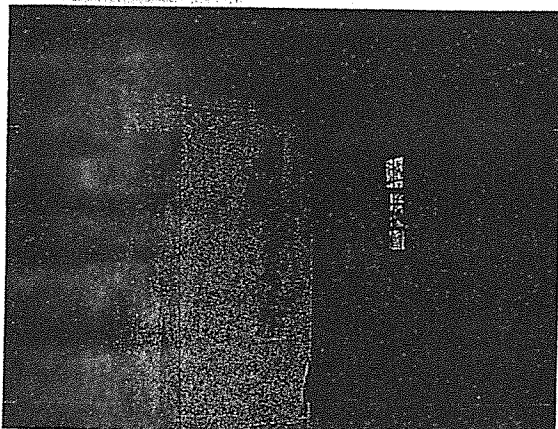


S

Repair, scrape, sand and paint paneling and woodwork.

Repair and refurbish brickwork and hearth tiles.

Refurbish doors and hardware and rehang doors.



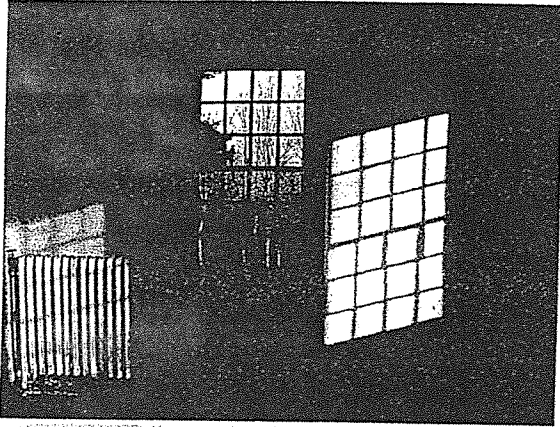
W

Patch and repair missing plaster, trim, and baseboard.

Scrape, sand and paint new and existing woodwork, plaster and drywall.

Install view window in wall to expose varieties of lath and construction differences.

Refurbish door and hardware and rehang door.



E

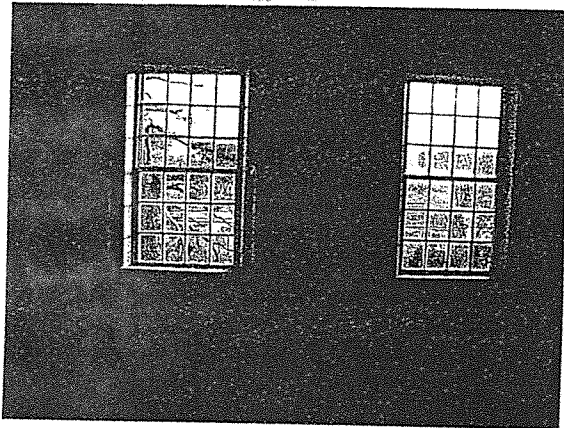
Install new ceiling in room.

Refinish wide board wood flooring in room.

Scrape, sand and paint woodwork and plaster.

Refurbish window, make operable, and install trim as required.

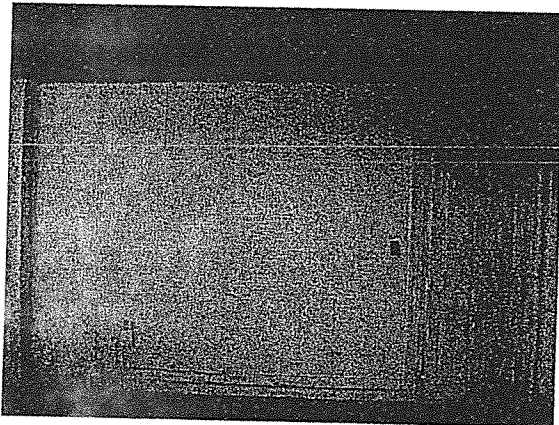
Remove radiator and piping.



S

Scrape, sand and paint woodwork and plaster.

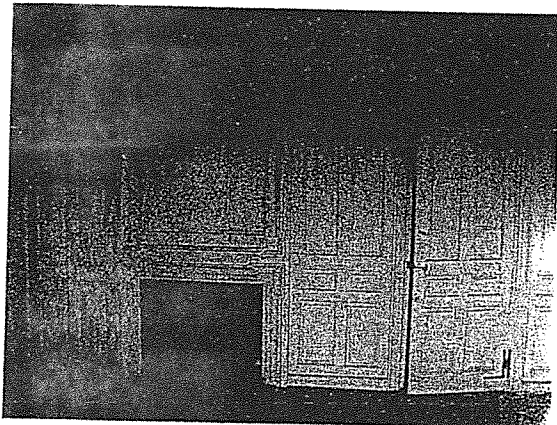
Refurbish windows, make operable, and install trim as required.



W

Scrape, sand and paint woodwork and plaster.

Refurbish door and hardware and rehang door.

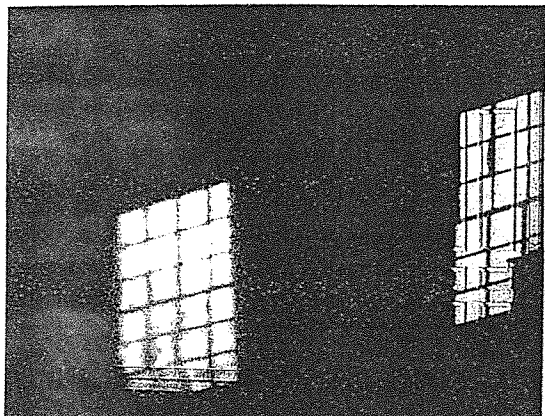


N

Repair, scrape, sand and paint paneling and woodwork.

Repair and refurbish brickwork and hearth tiles.

Refurbish door and hardware and rehang door.



Install new ceiling in room.

Refinish wide board wood flooring in room.

Scrape, sand and paint woodwork and plaster.

Refurbish door and hardware and rehang door.

E

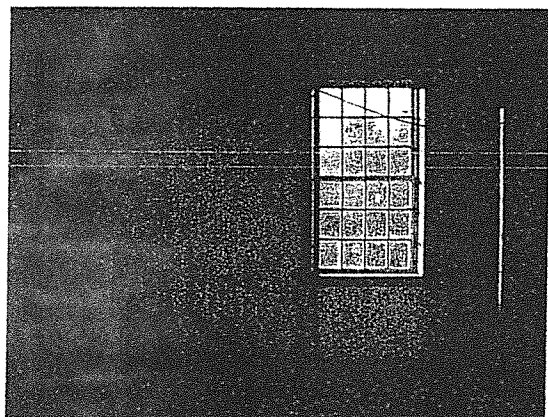


Scrape, sand and paint woodwork and plaster.

Refurbish and paint bookshelves.

Refurbish windows, make operable, and install trim as required.

S

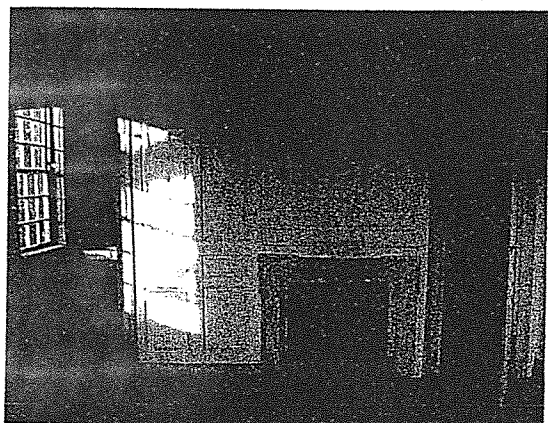


Scrape, sand and paint woodwork and plaster.

Remove radiator and piping.

Refurbish window, make operable, and install trim as required.

W



Repair, scrape, sand and paint paneling and woodwork.

Repair and refurbish brickwork and hearth tiles.

Infill fireplace tile surround.

Refurbish doors and hardware and rehang doors.

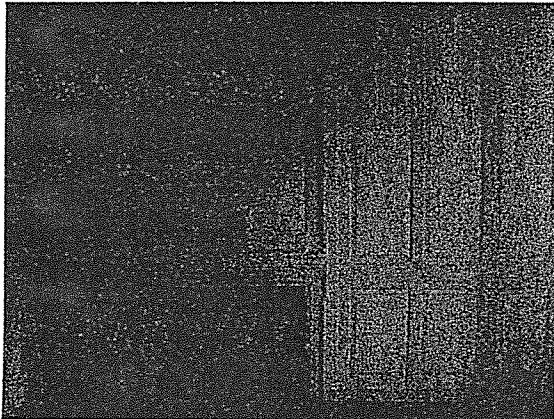
Scrape, sand and paint closet woodwork and plaster.

N



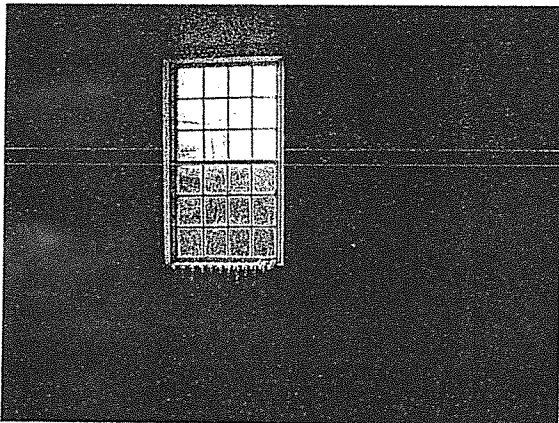
- Scrape, sand and paint ceiling in room.
- Refinish wide board wood flooring in room.
- Scrape, sand and paint woodwork and plaster.
- Refurbish door and hardware and rehang door.

E



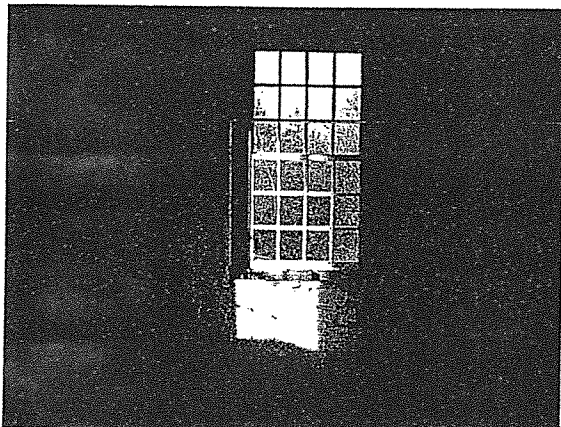
- Repair, scrape, sand and paint paneling and woodwork.
- Repair and refurbish brickwork and hearth tiles.
- Refurbish closet door and hardware and rehang door.
- Scrape, sand and paint closet woodwork and plaster.

S



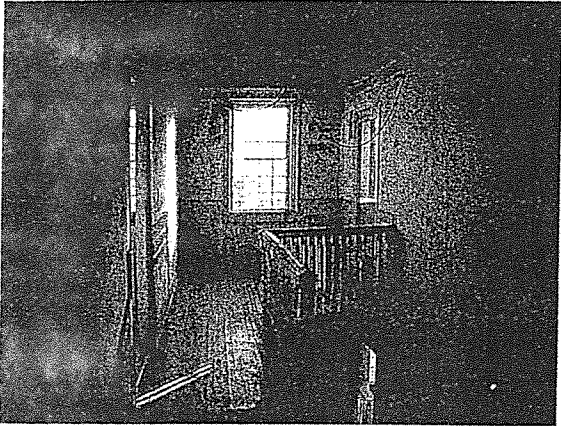
- Scrape, sand and paint woodwork and plaster.
- Remove radiator and piping.
- Refurbish window, make operable, and install trim as required.

W



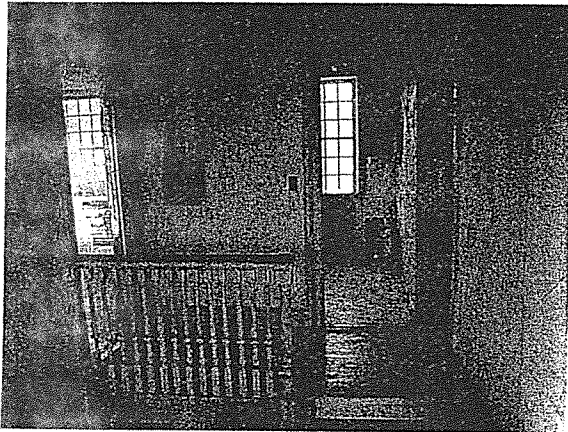
- Scrape, sand and paint woodwork and plaster.
- Patch plaster around window..
- Refurbish window, make operable, and install trim as required.

N



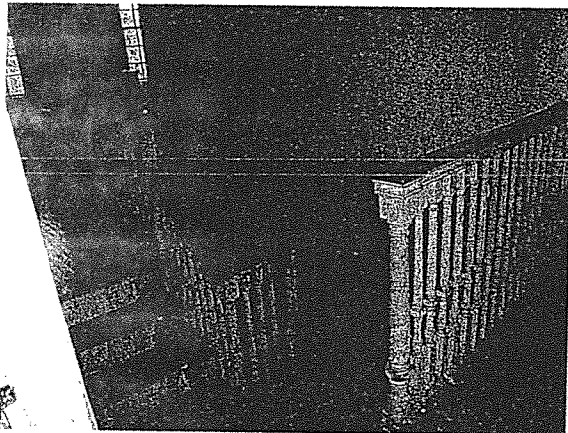
S

- Install new ceiling in room.
- Refinish wood flooring in room.
- Scrape, sand and paint woodwork and plaster.
- Refurbish doors and hardware ad make operable.
- Refurbish window and make operable.



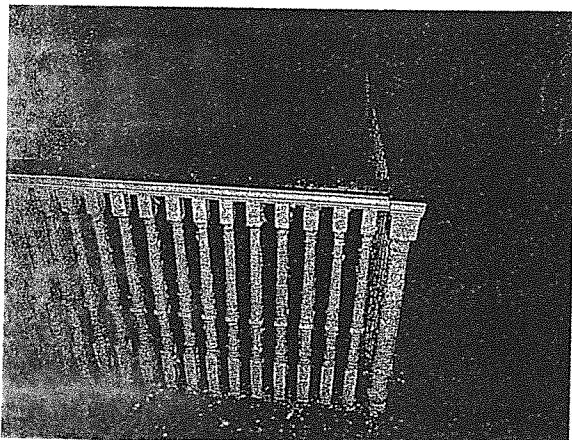
N

- Scrape, sand and paint woodwork and plaster.
- Refurbish doors and hardware ad make operable.
- Refinish wood flooring.
- Remove panel board and patch plaster.
- Refurbish balusters and railing.



W

- Repair, scrape, sand and paint paneling and woodwork.
- Repair and refinish stairs, railing and balusters.
- Refinish landing flooring.



- Repair, scrape, sand and paint paneling and woodwork.
- Repair and refinish stairs, railing and balusters.
- Patch flooring with new boards to match existing.



Install new ceiling in room.

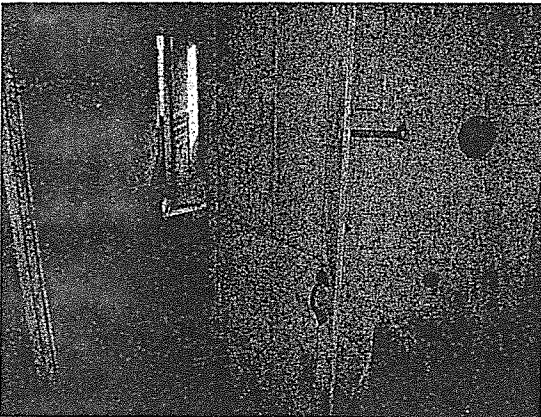
Patch plaster wall, northeast corner above wainscot, and paint.

Remove medicine cabinet, patch plaster and paint.

Scrape, sand and paint woodwork and plaster.

Remove radiator and piping.

N Refurbish window, make operable, and install trim as required.

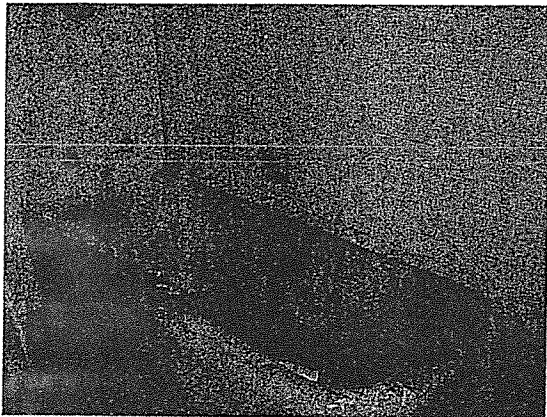


Scrape, sand and paint woodwork and plaster.

Patch and clean all wall tile in room.

Refurbish door and hardware and rehang door.

S

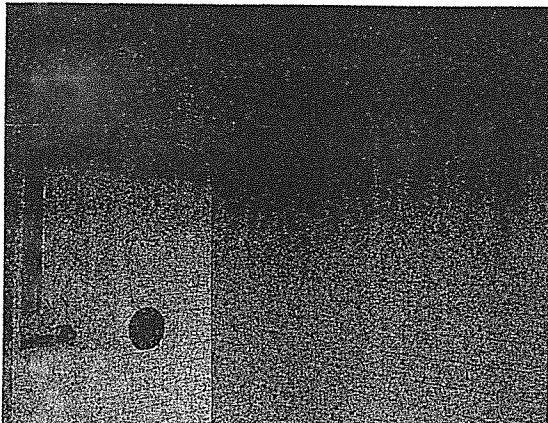


Clean tub and toilet fixtures to remain.

Clean soapdish, towel bars, and other accessories.

Patch and clean all tile flooring in room.

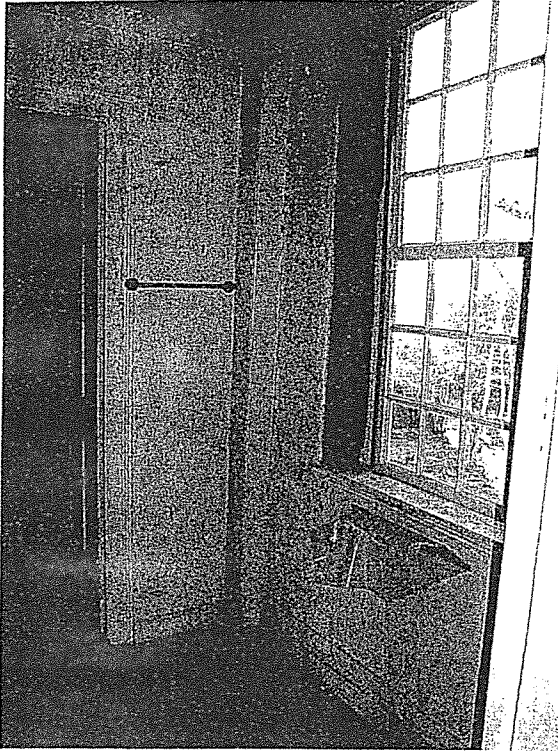
SW



Patch and repair missing plaster, southeast corner, and paint.

Scrape, sand and paint existing woodwork and plaster.

SW



E

Install new ceiling in room.

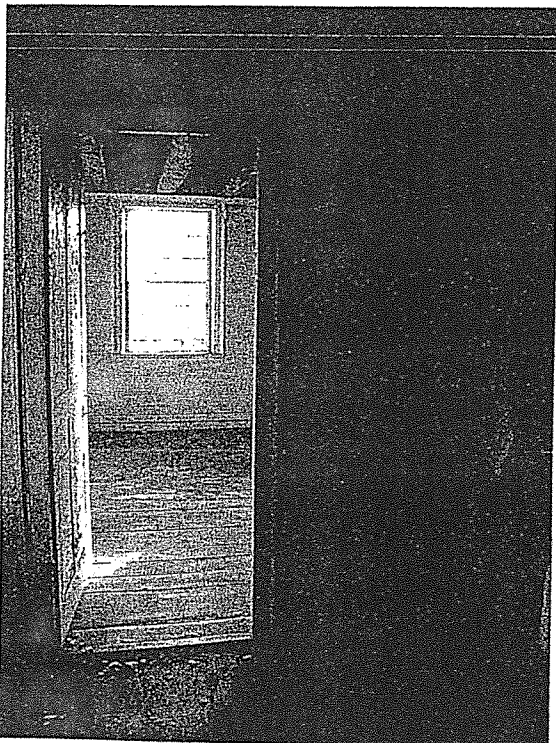
Refinish wide board wood flooring in room.

Refurbish window, make operable, and install trim as required.

Scrape, sand and paint plaster and woodwork.

Remove towel bar.

Refurbish door and hardware and rehang door.

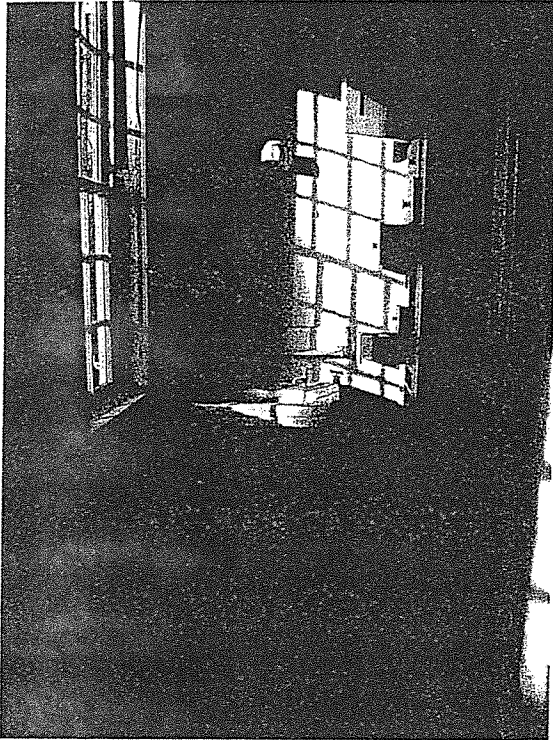


S

Repair, scrape, sand and paint plaster and woodwork.

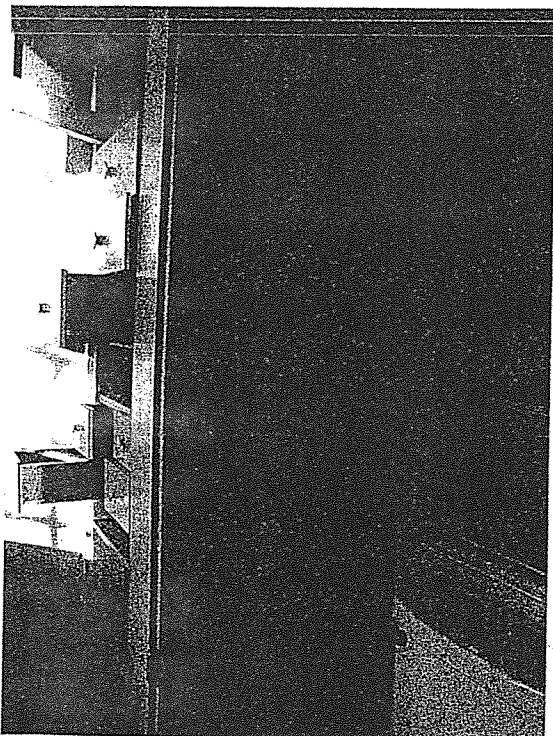
Splatter paint finished area on floor to remain.

Refurbish door and hardware and rehang door.



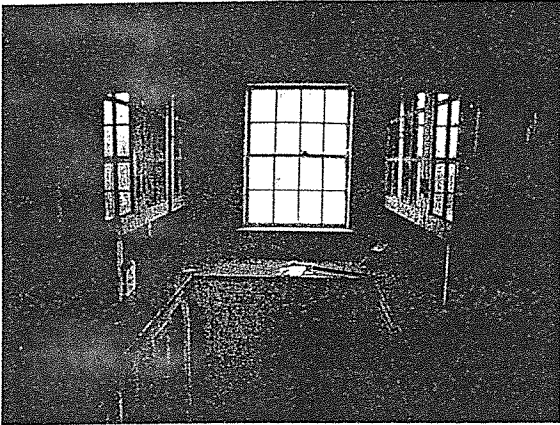
E

- Scrape, sand and paint ceiling in room.
- Refinish wide board wood flooring in room.
- Refurbish window, make operable, and refurbish trim.
- Scrape, sand and paint plaster and woodwork.
- Remove piping.
- Refurbish cabinetwork and associated hardware.
- Clean toilet fixtures and light fixture.
- Scrape, sand and paint radiator.



S

- Repair, scrape, sand and paint plaster and woodwork.
- Refurbish and paint shelves and coat hooks to remain.
- Remove toilet paper holder.



Patch, repair, scrape, sand and paint ceiling in room.

Refinish wood flooring in room.

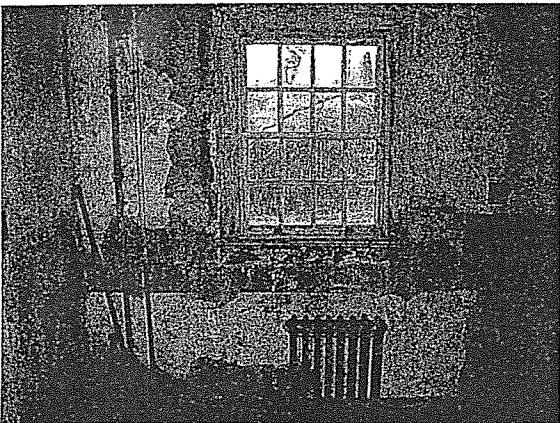
Scrape, sand and paint woodwork and plaster.

Refurbish window, make operable, and install trim as required.

Modify base cabinet, east wall, to accommodate sink and drain.

Refinish wood countertop.

E



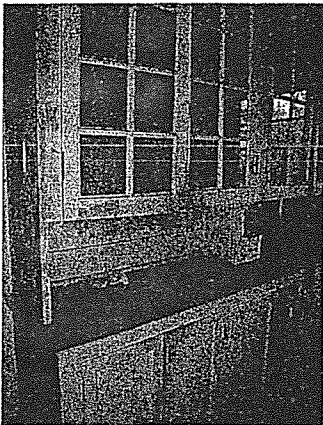
Scrape, sand and paint woodwork and plaster.

Patch and repair plaster as required, all walls.

Remove radiator and piping.

Refurbish window, make operable, and install trim as required.

W



Scrape, sand and paint woodwork and plaster.

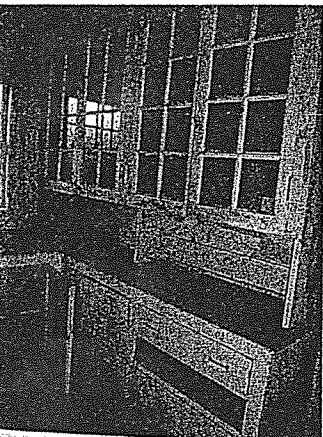
Recondition and paint wall and base cabinets inside and out.

Modify northeast base cabinet to accommodate dishwasher.

Make all cabinet doors operable in room.

Refurbish and paint wood backsplash.

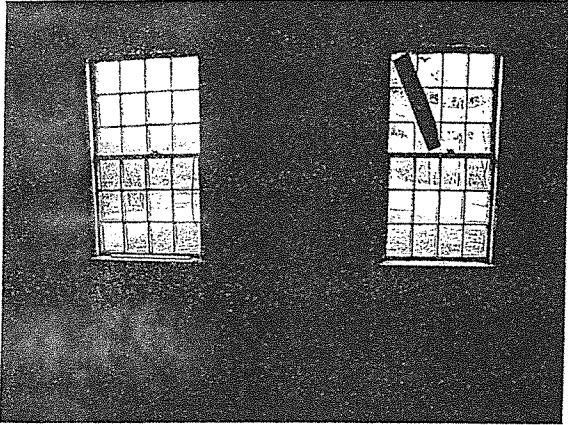
N



Refurbish cabinet hardware in room.

Replace missing drawers and drawer faces, complete with hardware to match existing.

S



Patch, scrape, sand and paint ceiling in room.

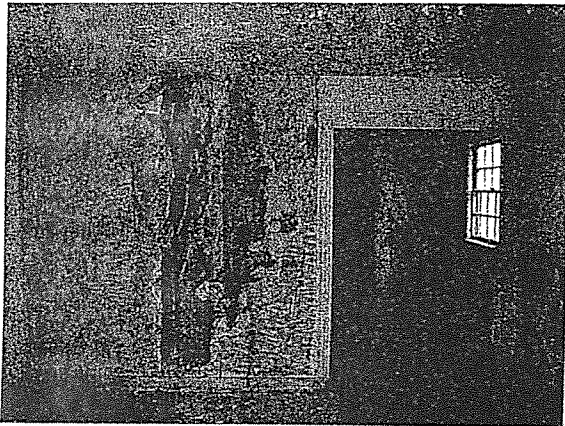
Refinish wood flooring in room. Repair flooring as required.

Scrape, sand and paint woodwork and plaster.

Refurbish windows, make operable, and install trim as required.

Remove radiator and piping.

E



Scrape, sand and paint woodwork and plaster.

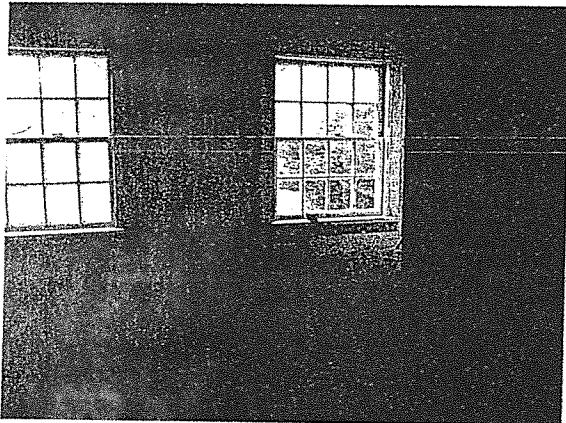
Patch, repair and replace missing plaster.

Install new flooring, southeast corner, to match existing.

Refurbish windows, make operable, and install trim as required.

Patch and repair surfaces affected by new wall construction.

S



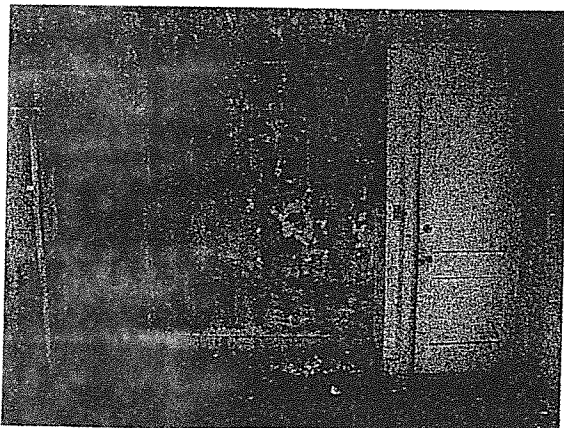
Scrape, sand and paint woodwork and plaster.

Remove radiator and piping.

Refurbish windows, make operable, and install trim as required.

Refurbish and paint all surfaces in closet.

W



Repair, scrape, sand and paint all plaster and woodwork.

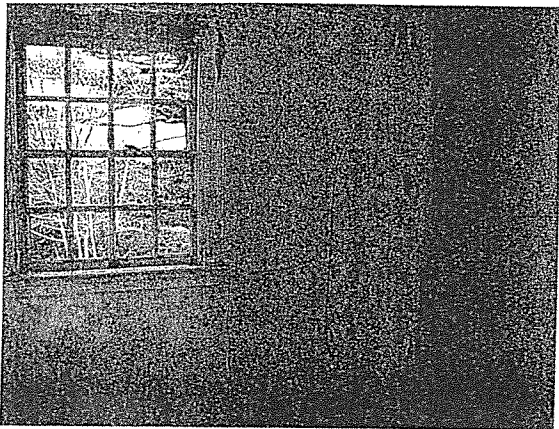
Demolish walls and door, northeast corner, for new construction as indicated in drawings.

Infill wood flooring and ceiling in area affected by demolition to match existing.

Patch and repair plaster walls in area affected by demolition.

N

Refurbish closet door and hardware and rehang.

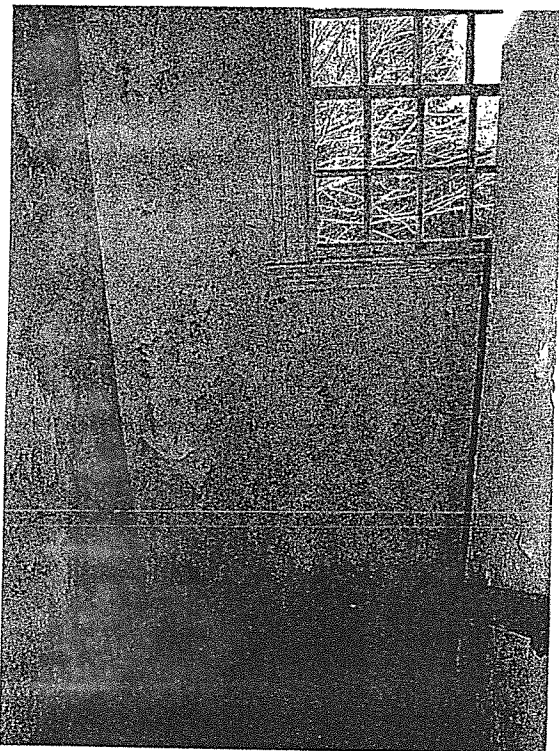


W

Patch, repair, scrape, sand and paint ceiling in room.

Patch, scrape, sand and paint woodwork and plaster.

Refurbish window, make operable, and install trim as required.



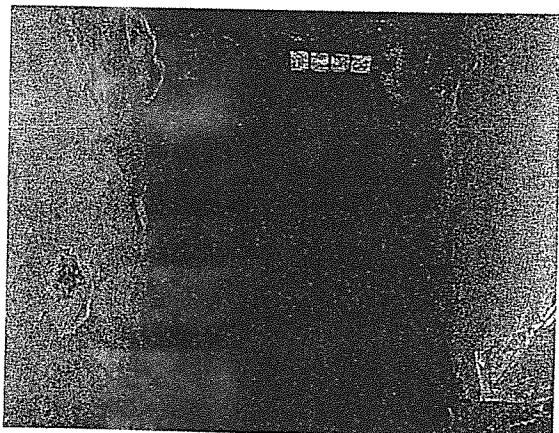
N

Refinish and refurbish handrail and brackets.

Patch and repair plaster as required, all walls.

Remove radiator and piping.

Refurbish window, make operable, and install trim as required.



E

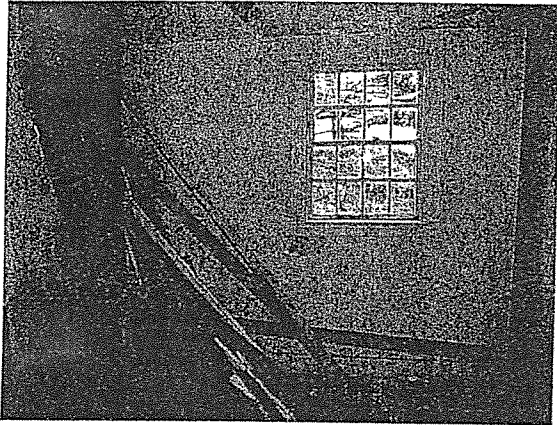
Refinish stair treads and risers.

Remove radiator and piping.

Refinish and refurbish handrail and brackets.

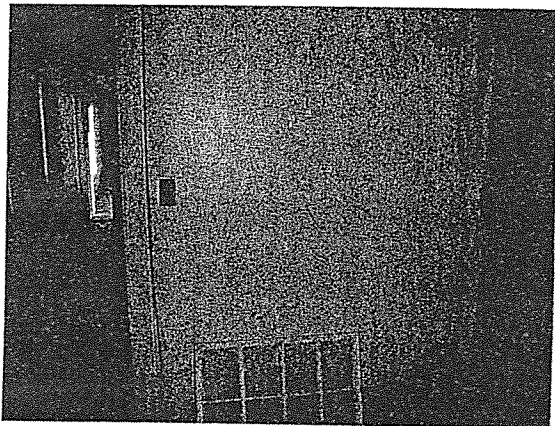
Remove coathooks and backboards.

Repair entry door, adjust operation, refurbish hardware.



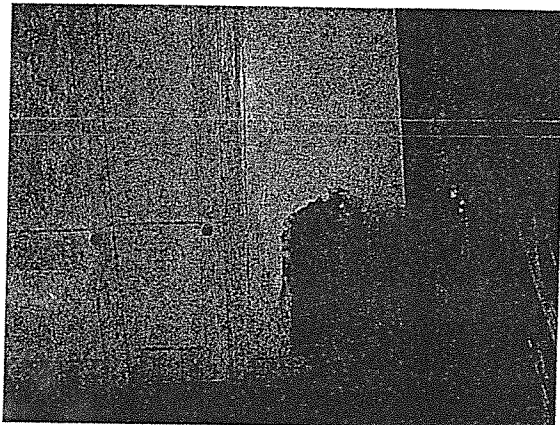
E

- Patch, scrape, sand and paint ceiling in room.
- Refinish wood flooring in room.
- Scrape, sand and paint woodwork and plaster.
- Refurbish window, make operable, and install trim as required.



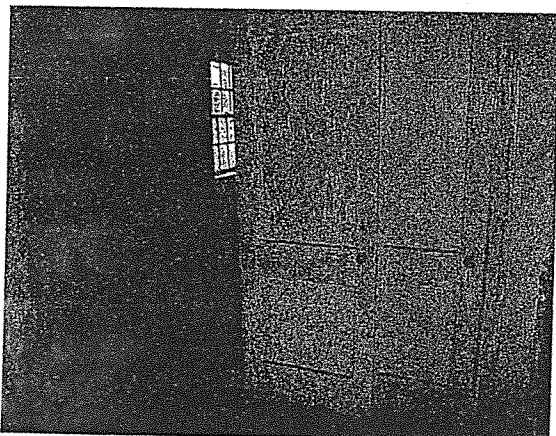
S

- Scrape, sand and paint woodwork and plaster.
- Refurbish door and hardware and adjust to make operable.
- Install new plaster finish, west wall, and blend with existing.
- Remove radiator piping.



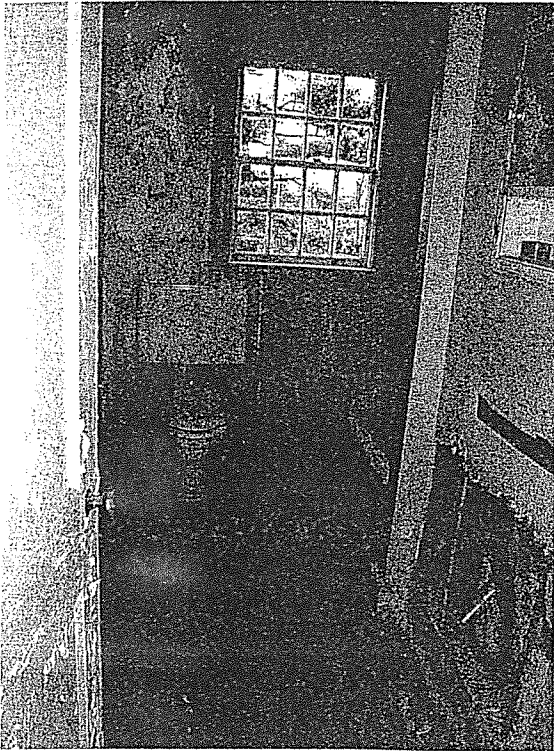
NE

- Scrape, sand and paint woodwork and plaster.
- Refurbish and paint all surfaces in closet.
- Refurbish closet door and hardware and adjust to make operable.



NW

- Repair, scrape, sand and paint all plaster and woodwork.
- Refurbish hall door and hardware and adjust to make operable.



E

Patch, repair, scrape, sand and paint ceiling in room.

Refinish wood flooring in room.

Patch, scrape, sand and paint woodwork and plaster.

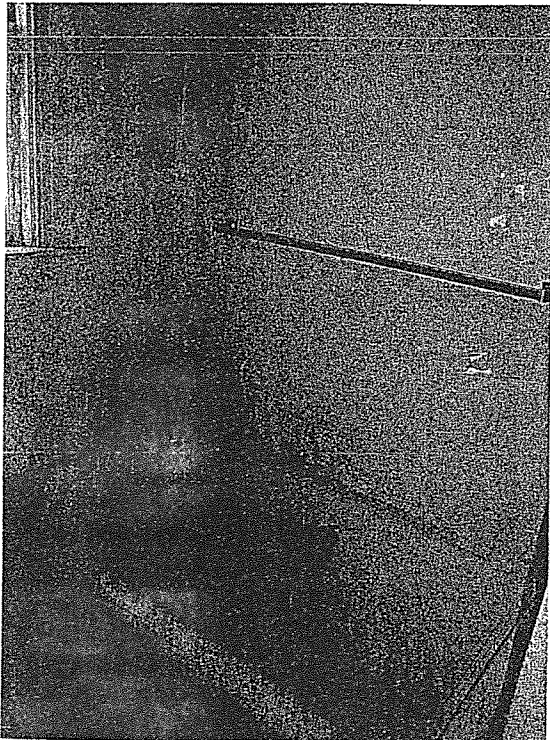
Infill missing plaster areas and blend with existing.

Remove medicine cabinet and piping and patch plaster.

Clean tub and toilet fixtures.

Refurbish window, make operable, and install trim as required.

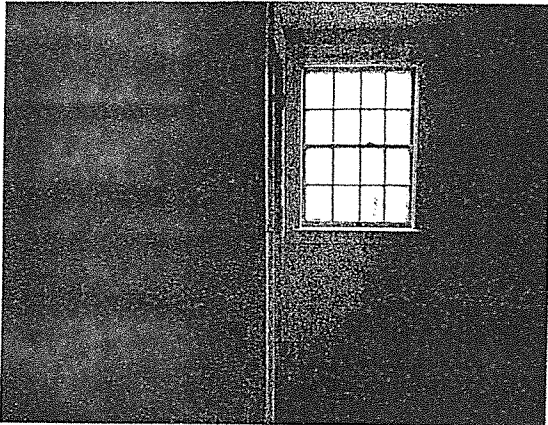
Refurbish door and hardware and adjust to make operable.



S

Remove towel bar.

Patch plaster around tub and paint.



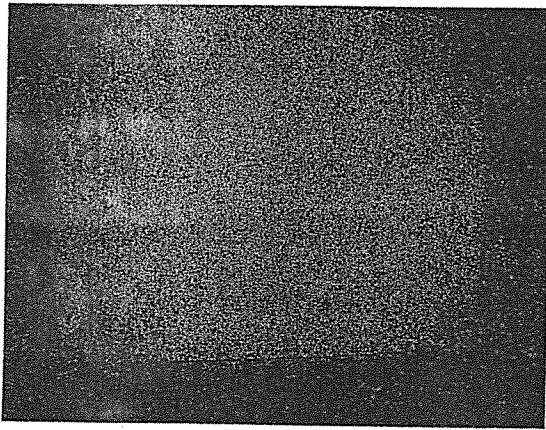
N

Patch, scrape, sand and paint ceiling in room.

Refinish wood flooring in room.

Scrape, sand and paint woodwork and plaster.

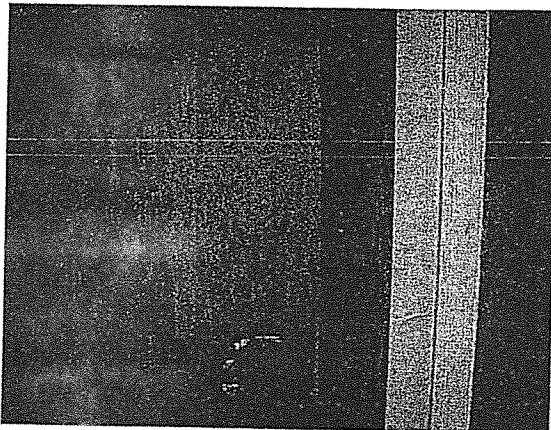
Refurbish window, make operable, and install trim as required.



S

Scrape, sand and paint woodwork and plaster.

Refurbish door and hardware and adjust to make operable.

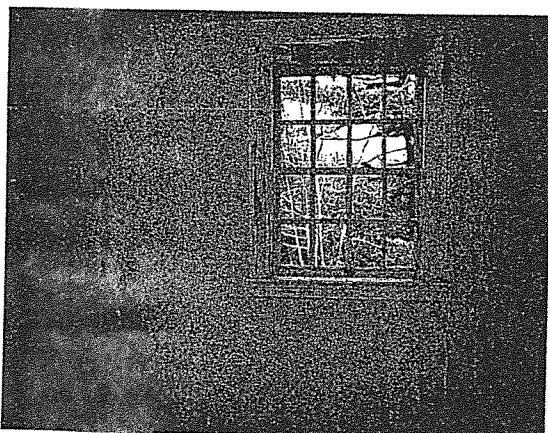


W

Scrape, sand and paint woodwork and plaster.

Refurbish and paint all surfaces in closet.

Refurbish closet door and hardware and adjust to make operable.



E

Repair, scrape, sand and paint all plaster and woodwork.

Remove radiator and piping.

Refurbish window, make operable, and install trim as required.



N

Patch, repair, scrape, sand and paint ceiling in room.

Refinish wood flooring in room.

Patch, scrape, sand and paint woodwork and plaster.

Infill missing plaster areas and blend with existing.

Remove light fixture fitters and smoke detectors.

Refurbish windows, make operable, and install trim as required.

Refurbish doors and hardware and adjust to make operable.