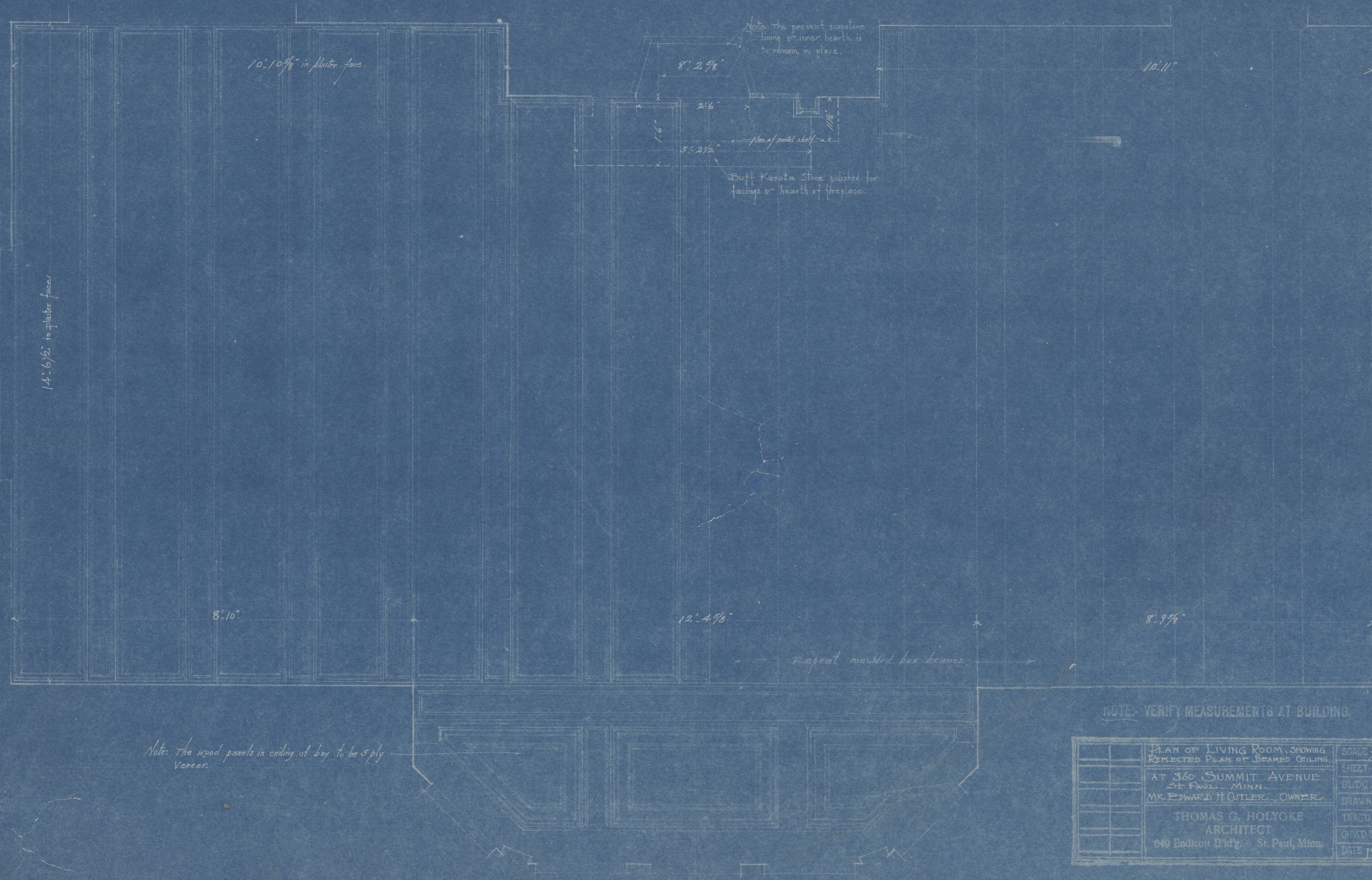




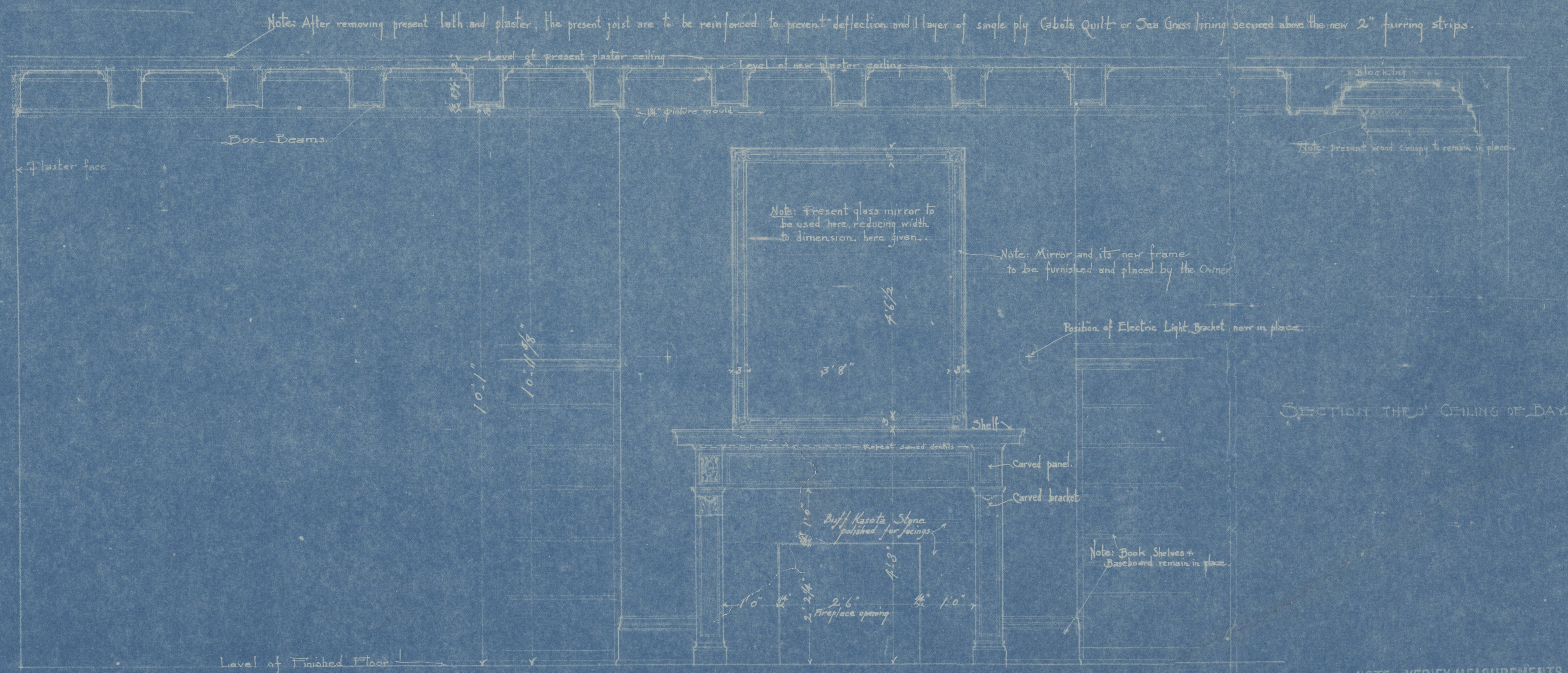
[Ruth Cutler and family papers.](#)

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PLAN OF LIVING ROOM, SHOWING REFLECTED PLAN OF BEAMED CEILING.		SCALE 3/4" = 1' = 0"
AT 360 SUMMIT AVENUE. ST. PAUL, MINN.		SHEET No. 1
MR. EDWARD H. CUTLER, OWNER.		BLDG. No.
THOMAS G. HOLYOKE ARCHITECT		DRAWN BY S.H.
649 Bodicott Bld'g. St. Paul, Minn.		TRACED BY
		CHKD BY
		DATE June 27.



ELEVATION OF NEW MANTEL, - SHOWING NEW BOX BEAMS IN CEILING -

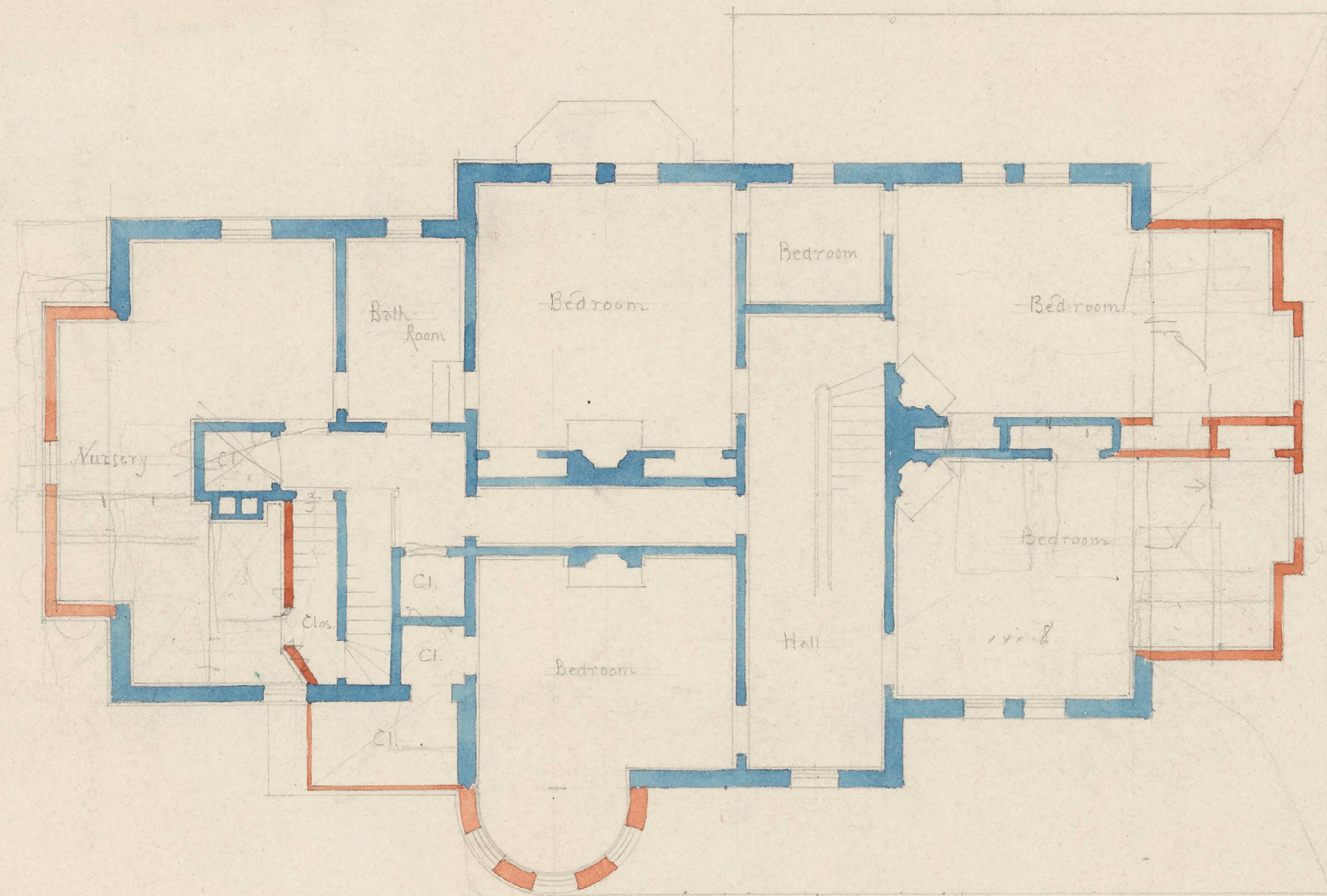
Note: See F.S.D. of Mantel + Beams.

Note: Wood used in new mantel, box beams, cornice, picture mould to be Butternut of good grain, finished to match present wood in Living Room.

NOTE: VERIFY MEASUREMENTS AT BUILDING.

ALTERATIONS OF LIVING ROOM.		SCALE 3/4" = 1 FT.
AT 360 SUMMIT AVENUE		SHEET No. 2
ST. PAUL, MINN.		BUILDING No.
MR. EDWARD H. CUTLER, OWNER.		DRAWN BY E.H.
THOMAS G. HOLYOKE		TRACED BY
ARCHITECT		CHECKED BY
649 Endicott Bldg. St. Paul, Minn.		DATE June 5, 1917

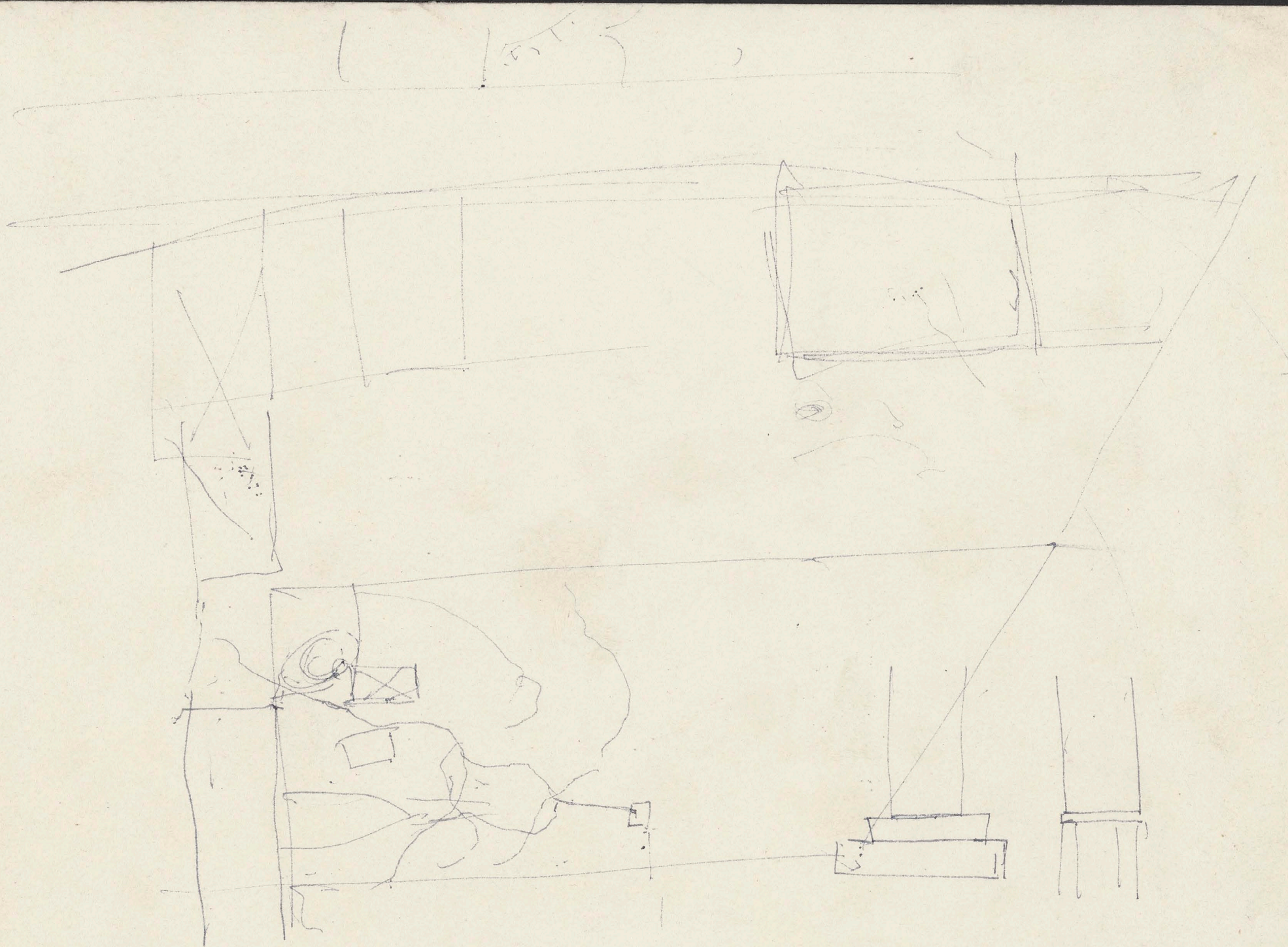
Second Story

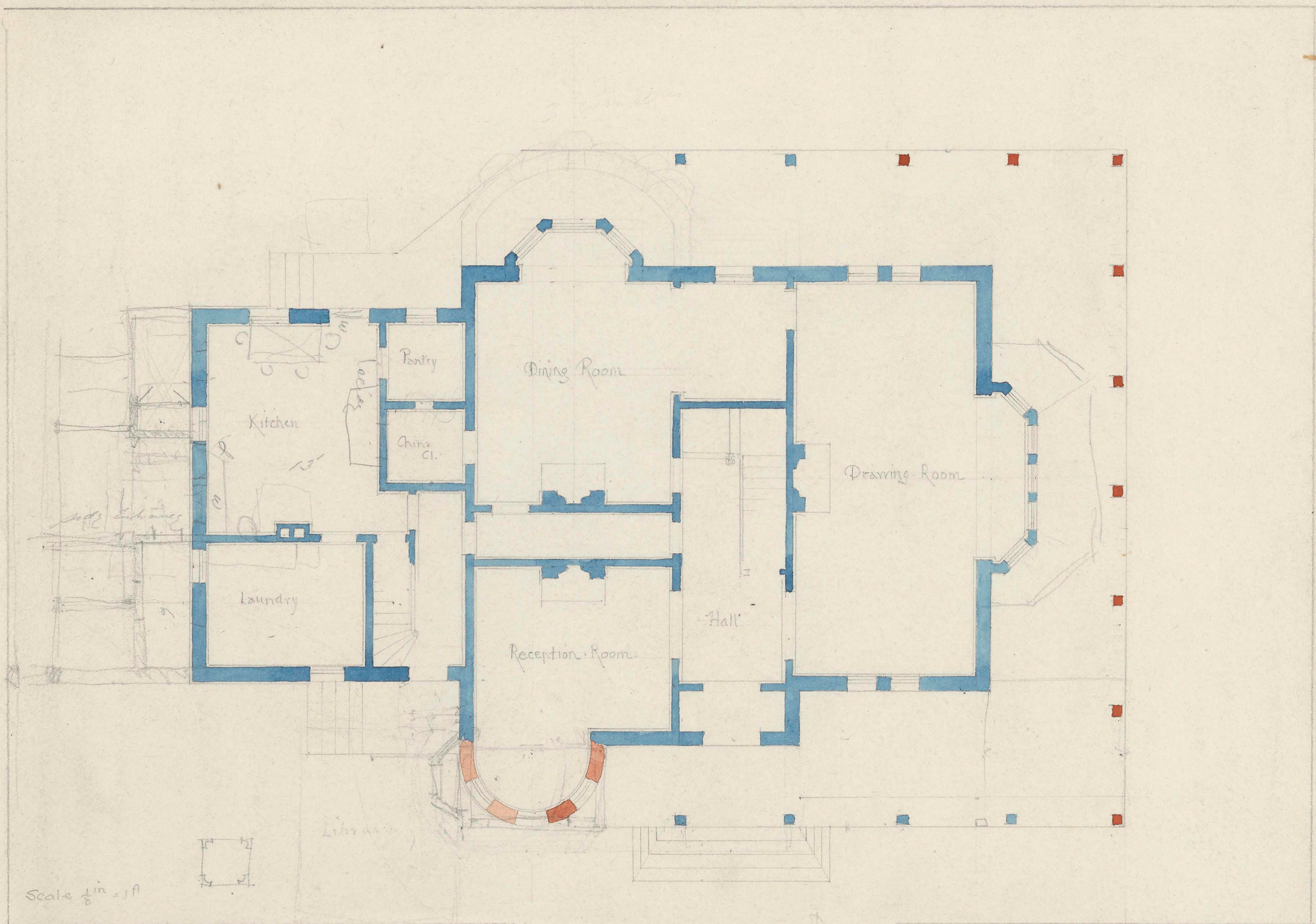


Scale $\frac{1}{8}$ in = 1'



Scale 1/4" = 1 ft







East Side.



South Side.



RESIDENCE FOR E. M. CUTLER
ST PAUL MINN

L. S. BUFFINGTON ARCHT.
ST PAUL TO MINNEAPOLIS

General

Specifications

For

CHANGES IN DWELLING FOR MR. E. H. CUTLER, ST. PAUL, MINN.

J. Walter Stevens,
Architect.

"360" - specifications for
changes in dwelling
J. Walter Stevens arch
1904

S P E C I F I C A T I O N S

NECESSARY FOR THE CHANGES TO BE MADE

IN DWELLING

#360 SUMMIT AVENUE,

ST. PAUL, MINN.,

FOR

MR. E. H. CUTLER.

ACCORDING TO PLANS FURNISHED BY--

J. W. STEVENS,
Architect.

905 New York Life Bldg.,
St. Paul, Minn.

JUNE, 1904.

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The Contractor is to take out the building permit and also necessary permits for the use of the streets and sidewalks. He must comply with the City and State ordinances and must put out danger signals when necessary.

The Contractor must carry indemnity insurance and assume all liability for damage that may be caused by and in the construction of the work, and protect the Owner from all damage.

The contractor must give his personal supervision to the work and keep an authorized foreman on the work all of the time to act for him in case of his absence.

Each contractor must protect his own work and material from all damage or injury and also protect any material that may be furnished by the Owner that applies to his work.

The general contractor must erect necessary enclosures and walks for the convenience of the public and must keep the walks free from debris and material as much as possible. He must use care that none of the present property is destroyed in any manner, protecting the grass where necessary and boxing up the trees if there is any liability of their being injured in any way. Keep the house enclosed at all times, and remove none of the old work until the new work is in place or the house properly but temporarily enclosed. After the building is completed, he must remove all rubbish from the same.

* LABOR AND MATERIALS.-

The Contractor must furnish and do all of the following specified work and labor in a thoroughly workmanlike manner, by skilled mechanics and to the entire satisfaction of the Architect and the Owner.

Furnish all materials of the several kinds, the best of the kind specified, and unless otherwise specified, it shall be taken for granted that the materials are to be of the best and highest grade.

Any old materials that are suitable may be used in the re-construction of the work, but defective materials must be rejected. Have all common lumber seasoned if it is possible to get it, and all finishing lumber perfectly dry when applied to the building.

Protect the materials from the elements until used, and from all damage during and in the construction of the work, whether placed or on the ground, and protect all old work from damage.

In constructing the work use great care that the stability of the building is in no way endangered, and that ample precaution is taken to protect the Owner and the public and to prevent accidents.

S I Z E:

to
make all work conform to the present building and take measurements from the old work before the new work is put in, in order that there may not be any mistake in regard to the application of the same.

Where figures are given on the plans, they are to be taken in preference to the scale. Should there be any apparent errors in the figures, scale or detail drawings, refer the matter to the Architect for his decision and make no changes except by written permission of the Architect.

MASONRY WORK:

Do all masonry work required to complete the job, taking out the old foundation where necessary, and putting in new work where so shown. Make the footings and foundation walls of the best quality of blue limestone and lay up in domestic cement mortar. Face the walls and piers on all sides, slash the joints full of mortar and point up. After the foundations are complete fill all holes outside the wall and remove all of the surplus dirt as will be directed.

CUT STONE:

Put in cut stone window and door sills as shown, using Port wing brown sand stone that will match the stone now in the building, cut in the same style and in the best manner. Have the stone free from all defects and imperfections, cut with close joints and set and secured in the best manner.

BRICK WORK:

Build the new wall at the end of the dining room and the room above, also the piers and arch and wall above of the new addition on the north side of the building, of solid brick work, but veneer the walls of the addition on the north side above the stone belt course with bricks. Use hard burned bricks for the common brick work, and pressed and moulded bricks of the same kind and make, for the outside of the walls, as is used on the balance of the house. Cut out for the new windows where new ones are shown, and brick up where windows or parts of windows have been removed, using care that the work is neatly and carefully done and made to match the old work as nearly as possible. Repair the old cornice at the southwest corner of the house and where brick work is loosened or joints broken, point up in the best manner.

P L A S T E R:

Plaster all new parts, including ceiling of dining room and all of the bath rooms, with the best ~~myk~~ quality of two-coat work, use hard plaster for the brown coat mixed with plenty of hair or fibre and put the same on three eighths of an inch thick and in the best manner; finish with a hard white coat troweled to a smooth and polished surface. Do all patching that may be required

to put the work in perfect condition where windows and doors have been put in and removed, and where necessary to connect the new work to the old. Use clear white pine laths for all of the work excepting in the bath room, where there is tile wainscoting, and there omit the lathing as metal laths will be used and put up by parties furnishing the tiles.

R O O F I N G:

Cover the roof of the rear piazza with Gummey's "anti pin hole" I.X. roofing tin painted on the under side before it is laid, and solder all joints perfectly. Cover the roof of the new addition on the north side with the same kind of slate as used on the main building; lay the slate with a three inch lap and make perfectly weather tight. Line the new gutters and valleys and reline the gutter on the front piazza with the same kind of tin as used for the piazza roofs, and put up corrugated galvanized rain water leaders extending from the gutters to the ground, there connecting with cast iron soil pipe. Make all joints tight and secure to the building in the best manner. Arrange the gutters so that they will drain perfectly dry and put in flashings and counter flashings to make all parts water tight. Make a tin lined gutter for rear second story piazza. (See carpenter work for front piazzas.)

Cover the floor of the second story porch with twenty (20) ounce canvas, double sew all seams, stretch the canvas so that it will be perfectly tight, and secure all edges with tinned tacks spaced not more than one inch apart. Extend the canvas up against the wall at least six inches. Put in cleats and metal flashings at the walls if necessary to hold the canvas in place and make the roof tight.

CARPENTER WORK:

Furnish all material and do all carpenter work and mill work necessary to complete the work in all respects, as shown by the plans and detail drawings. Where new work joins to the old work use care that the connections are perfectly made so that the joints will not be visible, and secure all parts in the best manner. Furnish all exterior finish of clear white pine perfectly seasoned, hand smooth, make all joints close. Paint all joints that are exposed to the weather before they are put together, and secure all parts in the best manner.

Make the floor of the first story piazza of one and one eighth inch clear pine flooring not more than four inches wide and dressed and matched. Have the flooring perfectly dry when laid, lay close with painted joints; smooth off after it is laid. Lay the floor of the second story piazza and all new roofs of perfectly dry first quality dressed and matched fencing; lay this fencing close and nail well. Make the steps to the piazza with one and three fourths inch clear pine treads and seven eighths inch risers. Rebuild the gutter of the old front piazza by beveling the sides and changing the outlet as will be directed.

Cover the ceiling of the first and second story piazzas with dressed, matched and beaded seven eighths inch ^{pine} Georgia ceiling, not more than four inches wide, perfectly dry when laid, lay close and nail well. Make the ceiling of the porch on the north side of the building under the bath room double, with two thicknesses of heavy Stirling felt between, and pack the floor with saw dust not less than twelve inches in thickness. Make all joints close and have the work made absolutely frost proof, using what other precautions may be necessary to obtain that result. Make all porch columns hollow and make all joints secure with glue and nails, and put them together in such a way that there is no possibility of the joints opening. Set an eight by eight (8 x 8) register with valves in the ceiling of the small bath

W I N D O W S:

Construct the new windows as shown by the plans, making box frames unless otherwise specified; make all parts exposed to view of clear pine, and all other parts of perfectly seasoned dry white pine and put together in the best manner.

Set two and one fourth inch full axle ornamental Berlin bronze faced sash pulleys in each frame. Make the sash one and three fourths inches thick of clear white pine and glue and wedge all joints. Hang the sash with Sampson spot cord and counter balance with iron or lead weights and trim the lower sash with two bar lifts, and Ives, Champion or other approved sash lock, and the upper sash with a sash socket. All hardware to be made to match other hardware now in the room. Hang the casement windows on three, four by four loose pin bronze butts and trim with bronze casement window fastenings as will be selected by the Architect. Hang bath room windows in pockets, making sash to raise, and trim with lifts and sash sockets.

Make and fit storm sash to all new windows. Make sash of clear pine one and one eighth inches thick and hang with Schroeder or other approved hangers with ventilating attachments.

Furnish screens for all new windows; make them of clear white pine seven eighths inch thick and cover with the best quality of Clinton wire cloth, and fasten with bolts and pins as directed, except for casement sash, which must be one and one eighth inches thick and hung on spring hinges.

Enclose the central part of the second story porch with screens made one and one eighth inches thick in panels, about three feet wide, of the same quality as the window screens; hang one panel on each side on hinges and trim with latch, and fasten other panels with bolts, etc., in the best manner so that the section may be removed.

D O O R S:

Furnish new doors as shown, making them of the same design as those now in the building and of the same thickness, hanging and trimming them the same, and use what old hardware there may be and furnish new hardware where necessary. Fit the doors perfectly.

INSIDE FINISH:

Furnish all new inside wood finish and finish and trim all new doors, windows, etc., to match the old finish, using the same moulding and the same kind of wood. Put in beams and wainscoting in dining room as shown using wood to match old work. Have the wood work perfectly kiln dried, hand smooth, make all joints close and put up and secure in the best manner. Use great care to make a perfect joint with the old and the new work.

T I L E W O R K:

Tile the floors of the bath rooms with vitrified hexagonal tiles laid on a Portland cement concrete foundation not less than three inches thick; lay the tile perfectly straight and level and grout all the joints full of cement. Tile the walls of each of the bath rooms, five feet high with best quality of glazed wall tiles, set the same on a Portland cement foundation, using expanded metal lath or other approved metal lath to hold the foundation in place. Provide a cove at the base of the tile and an approved cap at the top. Lay the tile in the best manner with close joints and fill all joints with cement. Use great care that the tile work projects uniformly from the plaster, and after the tile is set, patch up the plaster so that the joints will not be visible.

F L O O R S:

Extend the parquetry floor in the dining room using the same pattern as now in the dining room and doing the work in the best manner. Lay new quarter cut white oak floor in the room over the dining room; use kiln dried polished flooring not more than two and three eighths inches wide, match and lay close, and nail and secure in the best manner. Scrape and smooth off the old floor in the dining room.

P A I N T I N G, W O O D F I N I S H I N G, E T C:

Paint all new exterior wood work with three coats, and all old wood work with two coats of the best quality of linseed oil and white lead paint. Paint all new metal work one coat of the best quality of red lead ground in the best quality of linseed oil, and all new and old metal work with two coats of the best quality of white lead and linseed oil paint. Paint the brick walls of the entire house, porches, etc., with two coats of the best quality of linseed oil paint; use the best colors and make the color to match Menomonic pressed bricks, and finish flat.

Paint the canvas covering of the floor of the second story porch with four coats of the best quality of white lead and linseed oil paint, giving plenty of time for each coat to dry before the next is applied. Use such colors for all paint as will be selected by the Owner or the Architect. Putty all holes, sand paper the under coats and have the last coat smooth when finished. Fill the ceilings of the porches with best quality liquid filler and varnish with two coats of Smith, Valentine or Murphy best water proof varnish; sand paper the under coats and have the top coat smooth when finished. Unless otherwise specified, grain fill the new inside finish, coloring the same to match the old work, and varnish new finish with three coats of the best quality of Murphy, Valentine or other approved water proof varnish. Clean and varnish all of the old finish in dining

and bedroom with two coats of the same kind of varnish as used for the new finish and rub down the same as the new finish. Putty all holes with colored putty and sand paper the under coats and rub the last coat to a dull surface. Clean and re-finish the dining room floor; fill new oak floors and varnish with two coats of Murphy, or Smith best floor varnish; sand paper the under coats and rub the last coat with pumice and oil.

Paint the wood work in bath rooms with three coats of pure white lead and linseed oil paint and three coats of the best quality of white enamel paint. Putty all holes, sand paper the under coats and rub the last coat with pumice and oil.

Paint the walls and ceilings of all of the bath rooms with three coats of the best quality of linseed oil and white lead paint; have the under coat smooth, and stipple the top coat. Size the walls and ceilings before the paint is applied, with not less than one coat of hard oil size; use two coats if necessary to cover.

Glaze all permanent sash in windows unless otherwise specified, with polished plate glass, and glaze storm sash with AA double strength glass free from all defects; back putty, secure well with tins and set in the best manner. After the glass is set, clean free of oil and dirt. The Owner will furnish all glass from list furnished by Contractors, and deliver glass in boxes at the house.

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Plumbing

Specifications

For

MR. F. H. CUTLER'S DWELLING, ST. PAUL, MINN.

J. Walter Stevens,
Architect.

S P E C I F I C A T I O N S

FOR

P L U M B I N G W O R K A N D M A T E R I A L

IN

DWELLING

FOR

MR. E. H. CUTLER,

ST. PAUL, MINN.,

ACCO DING TO PLANS FURNISHED BY--

J. W. STEVENS,
Architect.

905 New York Life Bldg.,
St. Paul, Minn.

JUNE, 1904.

MATERIALS AND LABOR:

Use all new materials for this work, and the best of the kinds specified. Do the work by skilled mechanics and in the best manner.

Have all plumbing work in compliance with the City plumbing ordinances, and satisfactory to the Architect and Owner.

Test the work and furnish a certificate of inspection before final payment is made. Employ the contractor of the building to do all cutting and pay him for the same.

E.H.C.

P-1-

The Contractor for this work must protect his work and material from the elements and from other damage. Take out the permits necessary for the work, and protect the Owner from all damage during and in the construction of the work.

EXCAVATING:

Do all excavating that is necessary for soil and supply pipes, including the street connections.

SOIL, DRAIN AND VENT PIPES:

Furnish and run all soil, drain and vent pipes necessary to drain and connect all fixtures, as shown by the plans, and connect new system with the old one in the best manner. Use pipe and fittings of extra heavy cast iron, caulk all joints with oakum and double caulk with lead, and make tight under ten lbs. pressure. Put in soil pipe the size shown and marked on the plans, with branches to the different fixtures of sufficient size to perfectly drain the same. Put in rain water connections as shown. Extend the soil and vent pipes through the roof where necessary, make tight with lead flashings. Should it be deemed advisable, vent pipes may be made of galvanized iron instead of cast iron, but not reduced in size. Secure all fixtures to the soil and vent pipes with brass fittings.

SUPPLY PIPE:

Furnish and run supply pipes of sufficient size to give a full supply of water to all fixtures, connecting into the main supply from the tank three fourths inch pipe and put in branch supplies to the different fixtures, the branches to be not

less than one half inch in diameter. Use galvanized iron pipe and conceal all work, excepting that the supply pipes that are exposed to view shall be of standard brass pipe, nickel-plated. Arrange the pipes with W. & W. stop cocks so that each bath room may be cut off from the others.

FIXTURES:

Furnish and set up in each of the bath rooms as shown on the plans, all fixtures of the best quality and make and connect the same with supply, waste and vent pipes in the best manner. Trap all fixtures, put in Crown ventilation and connect to the soil and vent pipes with brass fittings.

WATER CLOSETS:

Furnish and set up in each bath room a Mott Prime water closet No. 496-R, with vitrified porcelain bowl, cherry tank, seat and cover natural finish; line the tank with fourteen ounce (14 oz.) planished copper, and secure seats and cover to the bowl with heavy brass fittings, nickel-plated. Connect up with nickel-plated flush pipe with brass fittings. Conceal the supply pipe.

LAVATORIES:

Furnish and set up in each of the bath rooms, lavatories with ^(Copy 41025 G) white Italian marble slabs one and one fourth inches thick and counter sunk, back and sides of same marble three fourths inch thick and all with moulded edge, and a seventeen (17) inch vitrified bowl. Support slabs on nickel-plated brass brackets, and trim with Imperial overflow and waste, nickel-plated DuBois basin cocks and nickel-plated brass trap, waste and supplies.

Plumb for hot

and cold water,

BATH TUBS:

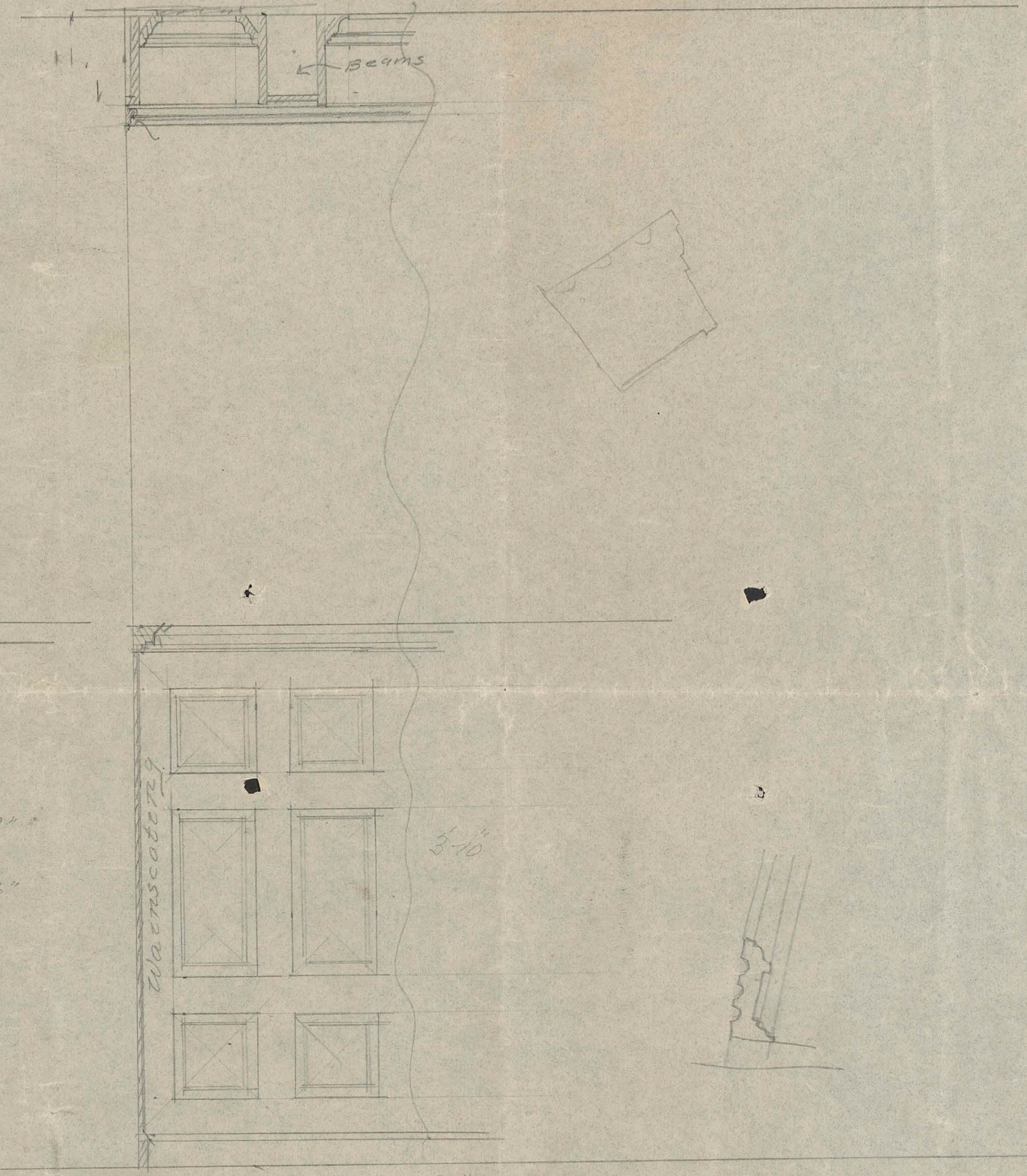
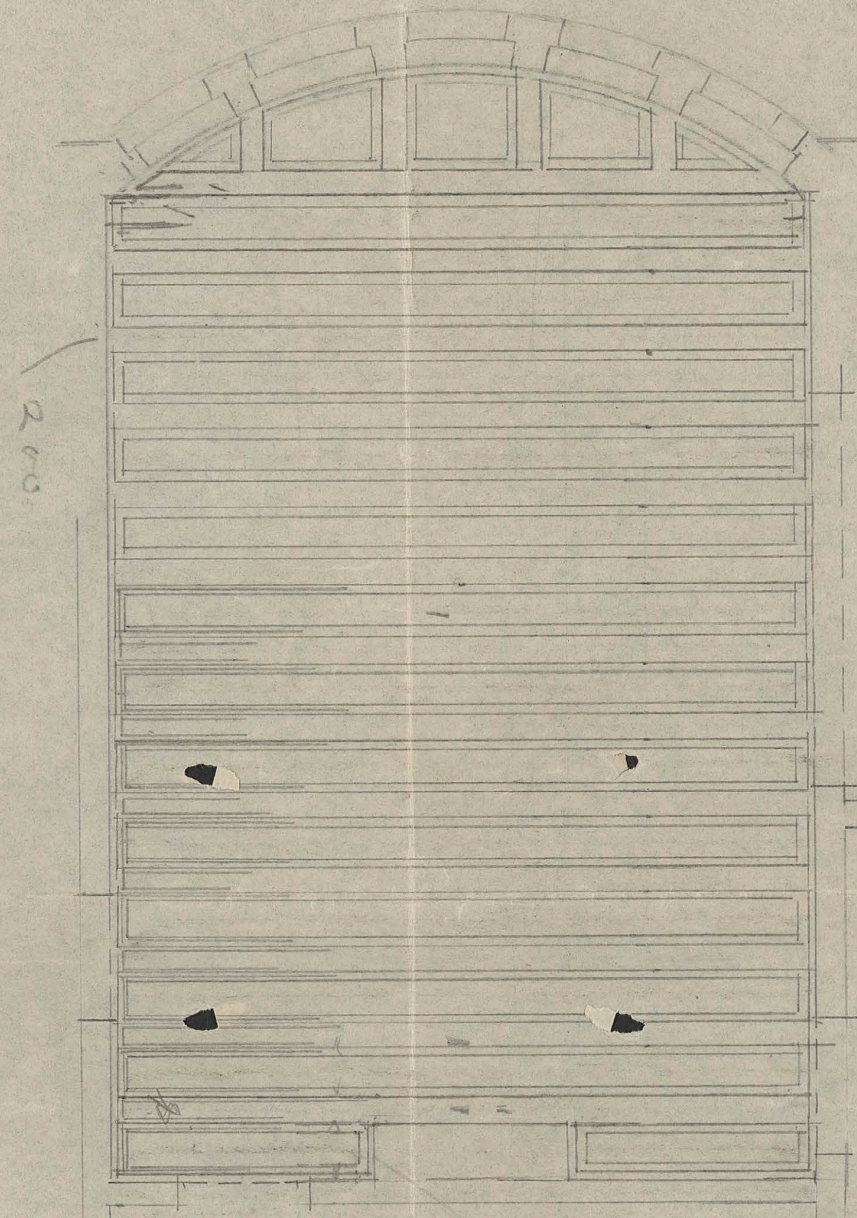
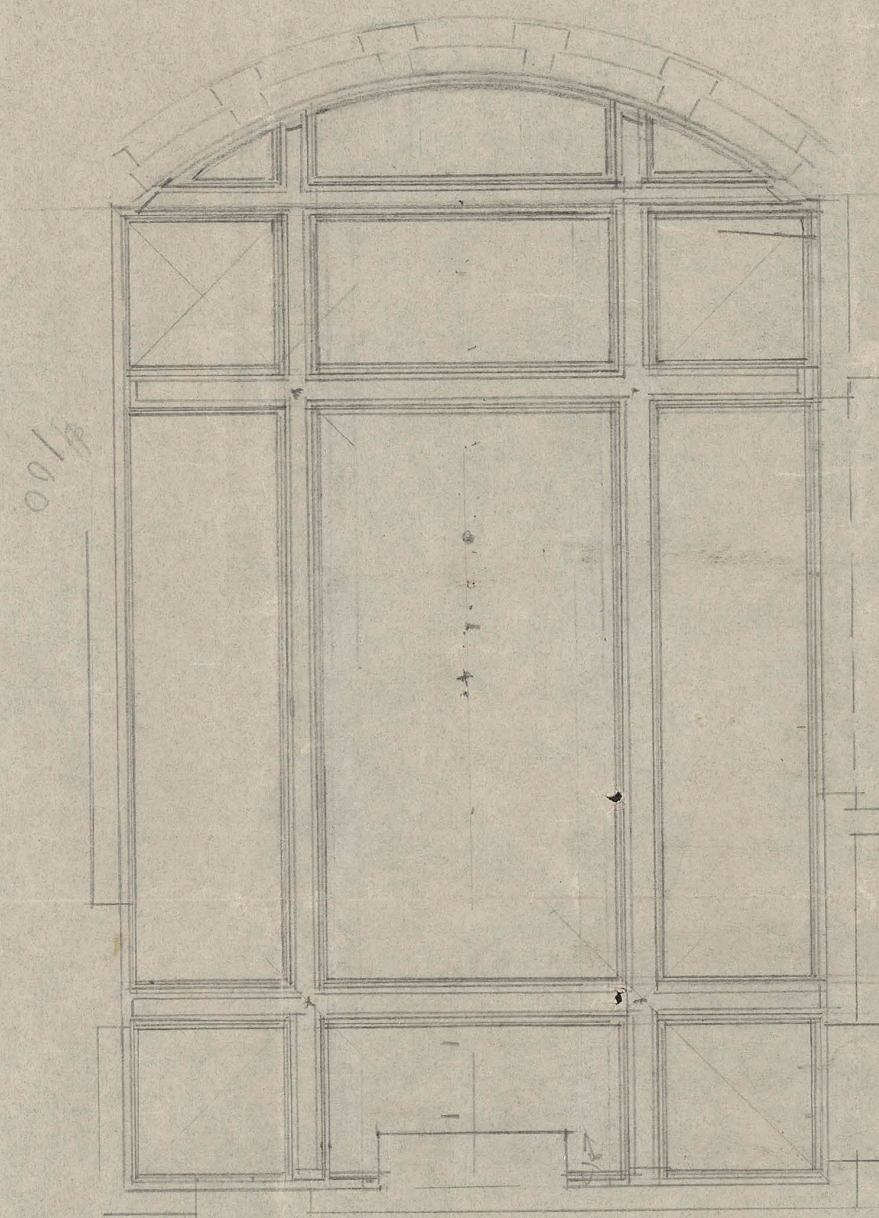
Furnish and set up in each bath room one guaranteed Standard porcelain lined iron bath tub, with two and one fourth inch rolled rim, and free from all defects; trim with nickel-plated waste, over-flow and supplies No. 156-R, with shower attachment. Furnish and set up in the northeast bath room, one porcelain lined iron sitz-bath, and trim with nickel-plated standing waste, supplies, etc., as shown by Plate, 90-S, Mott catalogue. Paint all bath tubs on the outside with three coats of the best quality white lead and linseed oil paint, and two coats of the best quality white enamel paint; sand paper the under coats and rub the last coat with pumice and oil.

GAS PIPING:

Pipe all new rooms for gas, locating the burners as shown by the plans or as directed by the Owner; put in pipe of sufficient size to give a full supply to the fixtures, and connect to the old pipe in the best manner. Make all joints tight with red lead and secure the pipes to the wood work with clamps and cleats, and use special care that the outlets are made solid and straight.

Opheo
1025 G
with L. L. L.

$$\begin{array}{r} 141 \\ - 12 \\ \hline 129 \\ 341 \\ - 3 \\ \hline 338 \end{array}$$



PLAN OF CEILING $\frac{1}{4}$ " SCALE 18"

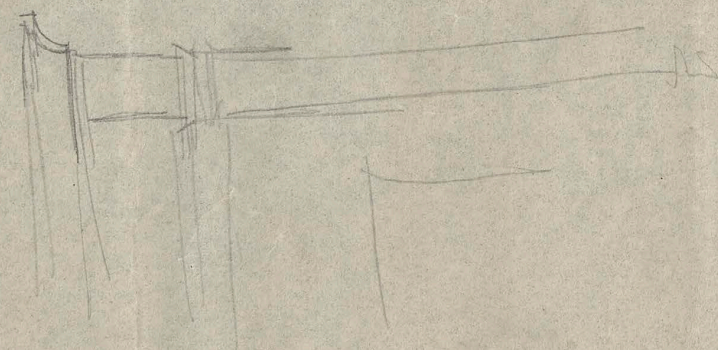
WAINSCOTING $\frac{3}{4}$ " SCALE

ALTERATIONS IN RES. OF F. H. CUTLER ESQ.
 SUMMIT AVE - ST. PAUL, MINN.
 J. WALTER STEVENS, ARCHT. 905 N. Y. LIFE BLDG.
 JUNE 16, 1904.

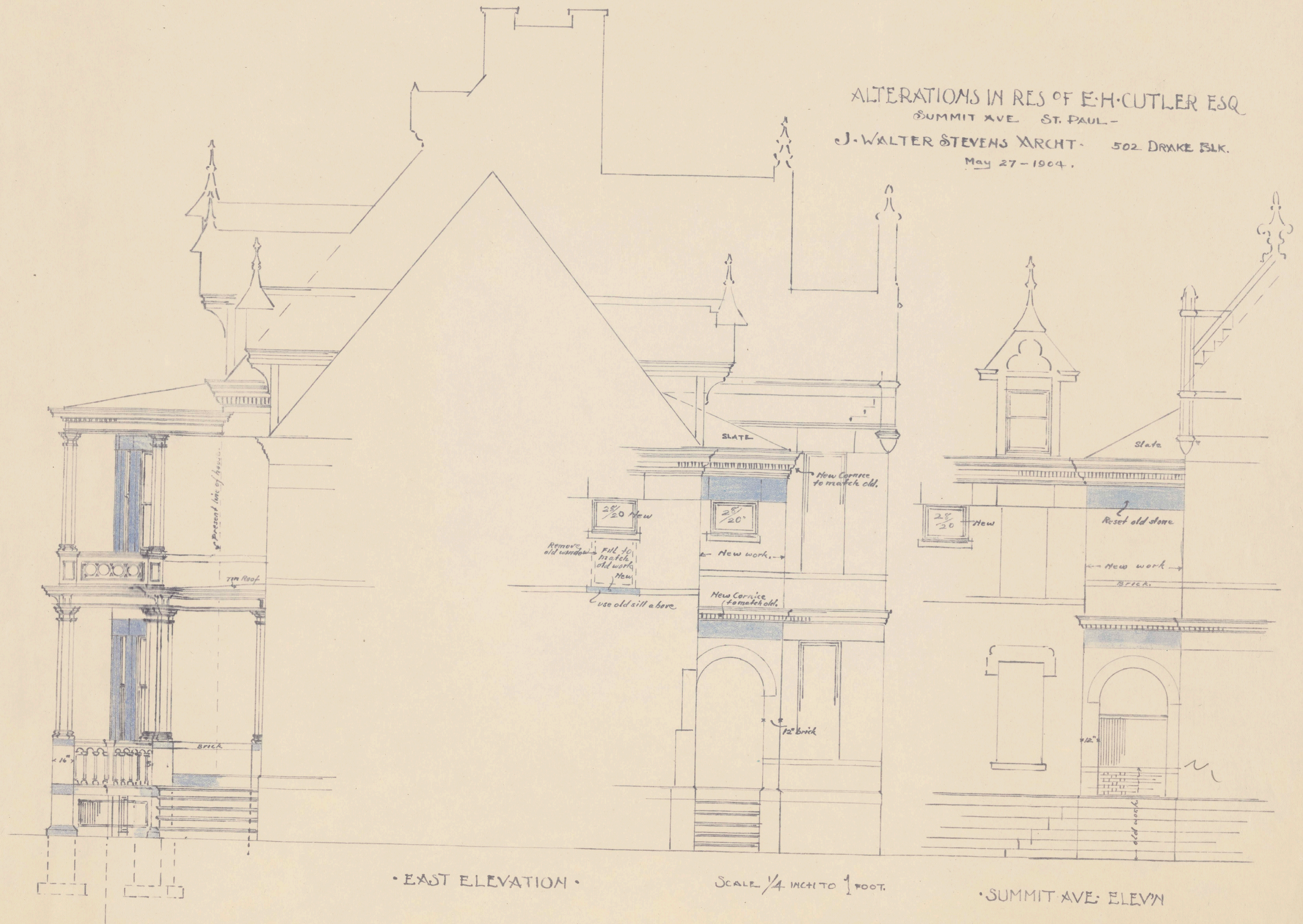
19-8
 232" length
 23
 29

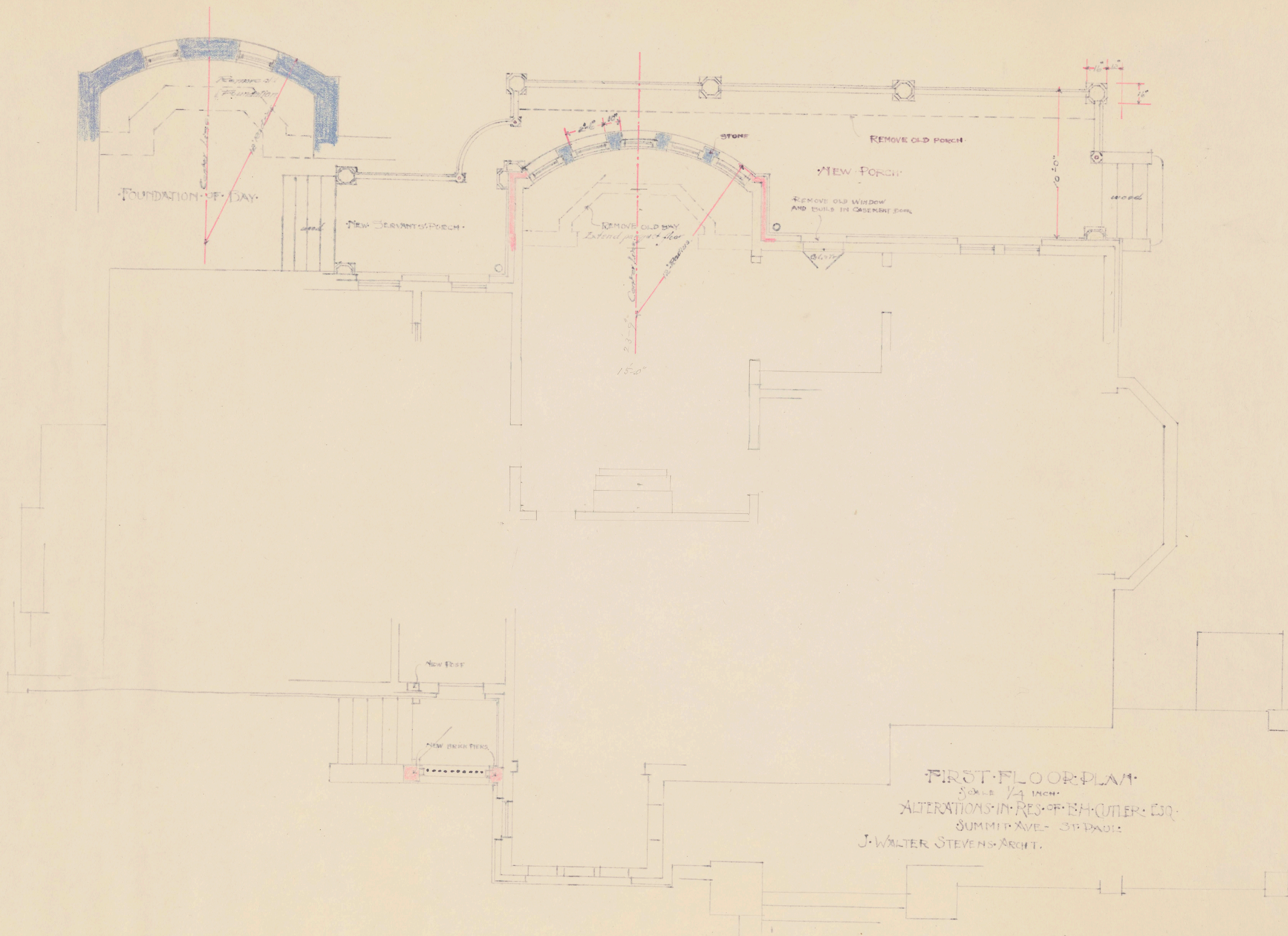
Mantel 3'-10" High

10 p. rad.

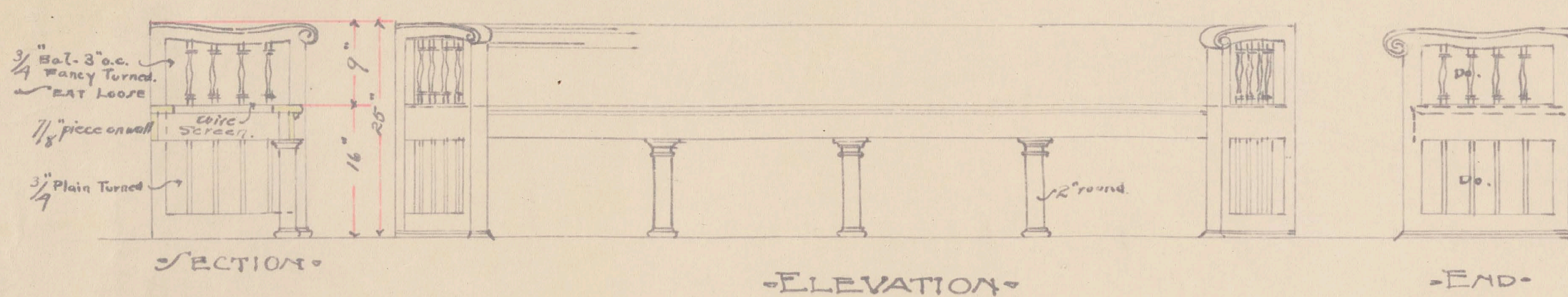


ALTERATIONS IN RES OF E.H. CUTLER ESQ
 SUMMIT AVE. ST. PAUL -
 J. WALTER STEVENS ARCHT. 502 DRAKE BLK.
 May 27 - 1904.

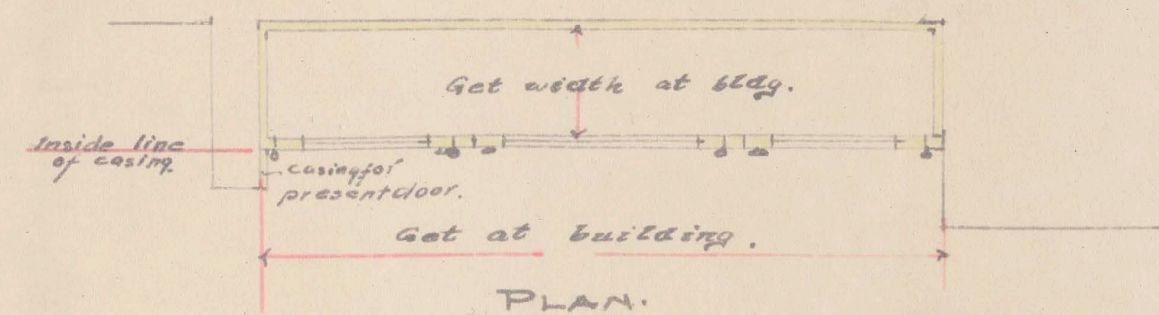
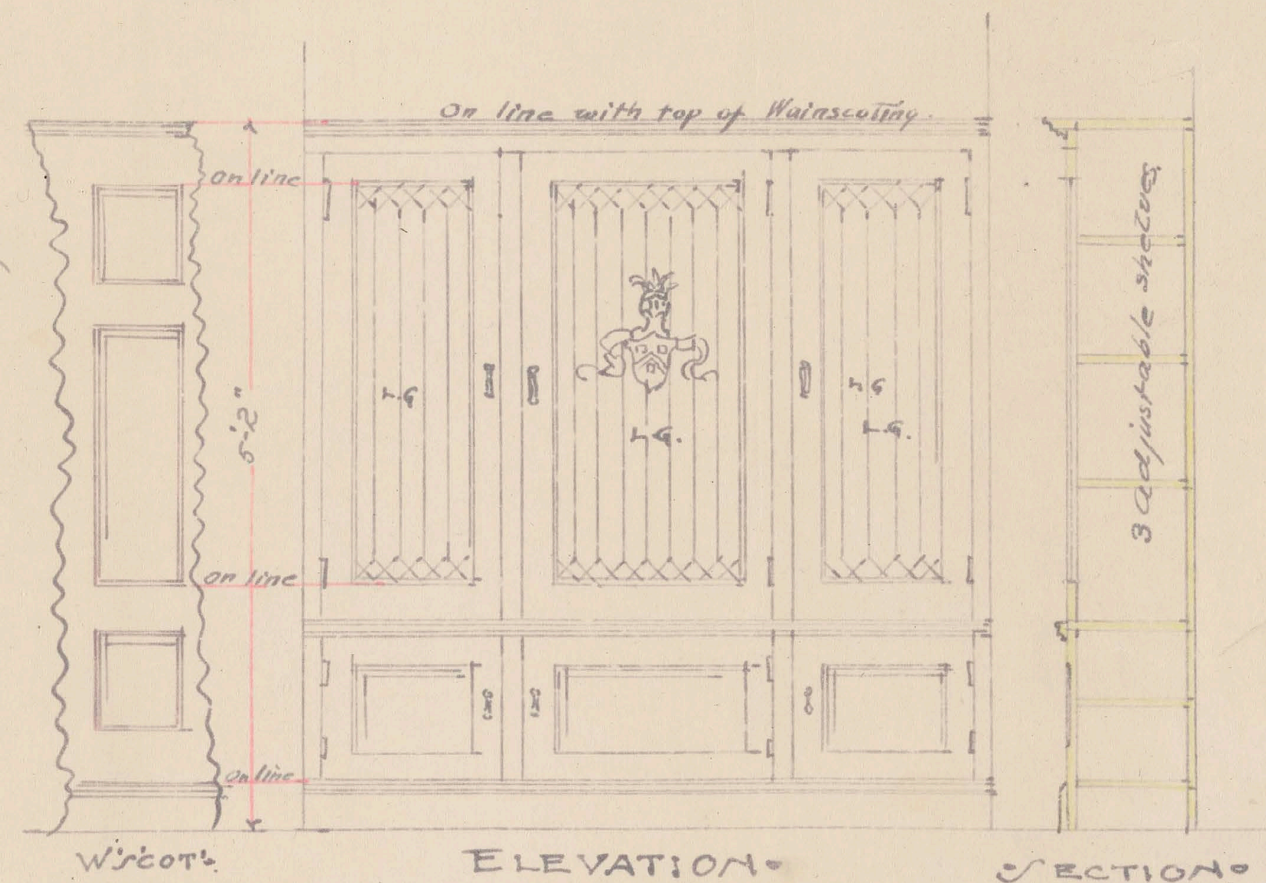




SECOND FLOOR PLAN.
SCALE: 1/4 INCH.
ALTERATIONS IN RES. OF E.H. CUTLER-ESQ.
SUMMIT AVE - ST. PAUL.
J. WALTER STEVENS, ARCHT. 505 N.Y.L. BLDG.



SEAT-IN-DINING-ROOM-
3/4-IN-SCALE-



CASE - IN - DINING - ROOM
SCALE $\frac{3}{4}$ INCH

RESIDENCE FOR MR. E.H. CUTLER
ST. PAUL, MINN.
J.W. STEVENS, ARCHT. 905 N.Y. LIFE BLDG.
Sept 22, '04.