

# CIVITECTS

ARCHITECTURE  
PLANNING + LANDSCAPE  
PROFESSIONAL CORPORATION

## PROJECT EVALUATION

RE New Bedford Whaling Museum  
Bourne and Wood Buildings

Project No. 18118

### Potential for Loss and Destruction

**WINDOW SEALANT:** specifically the sealant in need of replacement is the glazing compound at each of the lights in the sashes. Pervasive leaking has been noted by Museum staff during rain and after snow events.

**Bourne Building:** the majority of the exterior sealant at the original windows has deteriorated with age. Most is cracked with pieces falling out of place. The material is no longer serving the purpose of sealing the edges of the glazing as evidenced by pervasive leaking as reported by Museum staff.



Bourne Building, Cupola: deteriorated exterior sealant



Bourne Building, Cupola: deteriorated exterior sealant



Bourne Building: typical window sash with deteriorated sealant (as well as peeling paint at sash frame and casings)

**Wood Building:** the glazing compound is nearly at the end of its useful life. In many locations this sealant is no longer firmly seated in place and thus no longer serving its intended purpose.



Wood Building: sealant (glazing compound) falling out of place at edges of window panes



Wood Building: sealant (glazing compound) falling out of place at edges of window panes

**EXTERIOR PAINTING and WOODWORK:** All of the wood surfaces at the Wood Building are in need of various levels of repainting – some simply need to be cleaned, some need to be cleaned, prepped and repainted, and others need to be fully stripped of flaking, peeling and/or blistering paint. In some of the latter locations the wood substrate will be revealed to need repair. In a number of locations, the woodwork (trim and windows) is exhibiting signs of deterioration (rot) that is in need of stabilization and repair. While some of this is visible, the actual extent will be confirmed in the field with the painting prep work that needs to take place.

**Bourne Building:** the painted surface of virtually all exterior trim at the Bourne Building is cracked, blistered, peeling or flaking. Much of the condition appears to be due to the finish's age, however, there are some more limited locations where the condition appears to possibly be due to a deteriorated condition of the wood substrate to which the paint was applied.



Bourne Building, Cupola: cracked and blistering paint at window jamb and casing



Bourne Building, Cupola: cracked and blistering paint at window jamb, head and casing



Bourne Building, Cupola: flaking paint at window sill.



Bourne Building, Cupola: cracked paint at window sill





Bourne Building: peeling paint at window casing



Bourne Building: peeling paint at window casing



Bourne Building: peeling paint at cornice



Bourne Building: peeling paint at cornice and possibly damaged bracket(s)



Bourne Building, Ramp: peeling paint at wood guard rail



Bourne Building, Ramp: peeling paint at wood guard rail

**Wood Building:** the paint at the wood trim at the Wood Building is at the end of its useful life. In addition, in a number of locations, the condition of the wood trim underneath the paint is in a challenged or already decayed condition



Wood Building: wood trim in need of repainting and possibly repair of the trim itself



Wood Building: wood trim in need of repainting



Wood Building: flaking paint at window trim and sill



Wood Building: flaking paint at window trim and sill





Wood Building: peeling paint at wood soffit, frieze and gutter



Wood Building, Baluster: baluster post and cap exhibiting signs of decay/deterioration



Wood Building, Baluster: baluster post and cap exhibiting signs of decay/deterioration



Wood Building, Baluster: missing baluster engaged post with missing cap



Wood Building, Baluster: deterioration at bottom rail of baluster



Wood Building, Baluster, missing piece at bottom of baluster post base trim



Wood Building, Baluster: missing pieces at baluster post base trim



Wood Building, Baluster: entirely missing baluster post base trim



## Appropriateness of Proposed Work

**WINDOW SEALANT:** the subject windows are original to the Bourne Building built in 1911 and the Wood Building built in 1935 based on blueprints and original linen drawings for their construction, maintenance history provided by the Whaling Museum and observation of the windows insitu. The proposed work is to remove the failing sealant (caulking) and replace it with new at the exterior side of the window sashes. The proposed work will follow the recommendations and guidelines of the U.S. Department of the Interior, National Park Service as well as their referenced documents prepared by others.

- Preservation Brief No. 9: The Repair of Historic Wood Windows
- Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings, Building Exterior: Windows

**EXTREIOR PAINTING and WOODWORK:** the majority of the subject exterior woodwork is original to the Bourne and Wood Buildings. The most significant exception is the handicapped accessible entrance ramp at the front entrance to the Bourne Building constructed in 1999 in a manner intended to be sympathetic to the original detailing and character of the building. It should be noted that the design for this ramp was vetted and approved by MHC immediately prior to its installation.

The proposed work is intended to protect and maintain the woodwork at the exterior of the building. Currently there are some areas of deterioration and failure of wood trim components that will require identification, assessment, specification development, and repair. In addition, and perhaps primarily, the surfaces of the exterior woodwork consistently exhibit cracked, blistered, flaking and peeling paint. The painting on the exterior woodwork is in need of comprehensive maintenance requiring varying levels of treatment, ranging from Class I to Class III. As with the woodwork, this repainting work will require identification, assessment, specification development, and application depending on the magnitude of the work required in specific areas of the building facades. The proposed work will follow the recommendations and guidelines of the U.S. Department of the Interior, National Park Service as well as their referenced documents prepared by others.

- Preservation Brief 10: Exterior Paint Problems on Historic Woodwork
- Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings, Building Exterior: Wood

## Use of Traditional Materials

It is the intent of this project to be sensitive to using appropriate materials for the various planned applications.

- Glazing compound requiring replacement will be replaced with like material using methods as recommended by both the manufacturer of the material and the US Department of the Interior guidelines..
- Wood trim in need of stabilization as repair will be corrected with approved stabilization materials and approaches. Where replacement is required, like species woods will be used. Should that not be possible care and consideration will be given to replacement with material that is compatible with adjacent existing materials that are to remain in place.
- Painting shall be done with material that is compatible with existing coatings that are to remain in place. Where existing paint is to be fully stripped prior to application of new paint finish, consideration will be given to the paint's ability to provide good substantial protection to the wood substrate to which it is being applied.