

Section 8 December 12, 2005

Context

This is the last section of the south wing. We are including an additional 4 foot area that joins this building to the centre section. Some glass is removed from the centre section roof to give access to the last vertical row of glass. Access to heat from the forced air furnace will reduce the time need drying of the wood and paint finishes.



Initial observations

Corrosion is advanced in the angle iron purlins and the fasteners. A typical location for corrosion is above the lower vent sash. In this section, most purlins and clip angles are deteriorated. Perhaps the proximity of the chimney may have resulted in additional acidity deposited on the building from the coal and wood heating.



Proposed practice

We have revised our flashing installation to direct run off at the lower vent sash to drain at the centre of the opening away from hinges and assembly joints.

We are including an additional 50% of work for this section, therefore, our time will be stretched out past our original completion date, into the new year.

An additional shelter is on order for installation at the north end for our start on the ninth section in January.

Results from eighth section

Completion of this section requires moulding to be manufactured for the frame of the lower vent sash. Maintenance of the vent mechanisms is being completed for all 8 sections.

The upper vent sash requires additional flashing at the end, to direct water away from gable intersection.

Recommended practice

Caulking of joints in the wood roof peak and upper sash gutter is done to reduce rain water entering the building and rusting the structural iron.



Conservation practice

The existing half length upper vents are repaired for re-use.

Nosing for the curved eave muntins is steam bent to a mould. The result is a durable reconstruction of the original wood component.

Project priorities

Prevent water entering the building through assembly and construction joints to reduce corrosive deterioration of the building structure.

Future caretaking

Visual examination to assure joints are closed and tight. Gaps should be cleaned and re-caulked.

