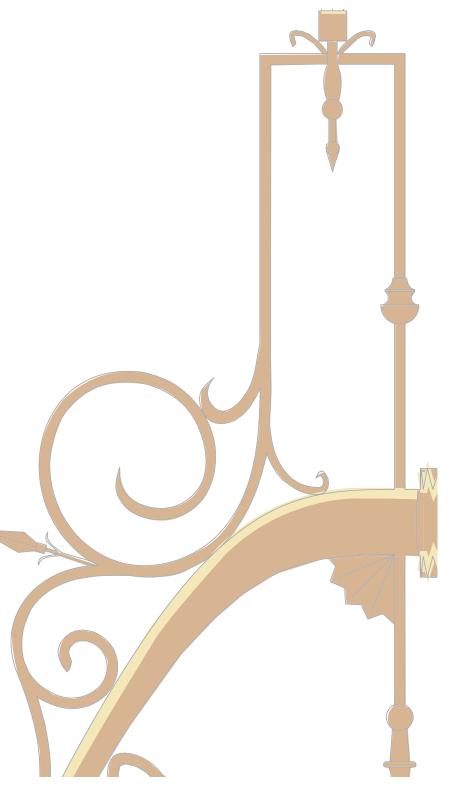


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House of Delegates Chamber, circa 1876

OVERVIEW

The Maryland State Archives commissioned Beyer Blinder Belle Architects and Planners, LLP to provide an Historic Furnishings Plan for the Old House of Delegates Chamber of the Maryland State House in Annapolis Maryland. This plan is the first step in the re-creation of the Old House of Delegates Chamber, designed in 1876 by Maryland Architect George Frederick. The Chamber was later demolished in 1904 and further subdivided into meeting rooms in 1968. The Period of Significance for this reconstruction is 1876, the year the space was renovated, coinciding with the celebration of America's centennial.

The Design Team includes:

- Beyer Blinder Belle Architects and Planners, LLP, Historic Preservation Architects
- Evergreene Painting Studios, Decorative Paint Consultant
- Domingo Gonzalez Associates, Architectural Lighting Design

The Christman Company, Cost Estimating

PROCESS

The project was awarded in February of 2007 and a kick-off meeting was held on March 7, 2007. The process included the following:

- Reviewed archival research collected by Maryland State Archives, including paint analysis, historic photographs and written documentation. There is a significant amount of information from this period
- Conducted additional research on architect George Frederick, lighting fixture, carpets and drapery manufacturers, and period color books
- Traveled to Baltimore for information-gathering trip to the Baltimore City Hall, another building designed by architect George Frederick, with the explicit task of color research
- Conducted site survey and measurements of the Silver and Calvert Rooms
- Developed base drawings in AutoCAD to be used as backgrounds for the room
- Interviewed users to confirm the functional requirements of the space
- Discussed products, and techniques with lighting, millwork, carpet, and fabric manufacturers
- Discussed materials and techniques with craftsmen, such as decorative painters, and drapery installers
- Developed Design Intent and Design Development documents of the Chamber and its components as defined by the project scope
- Identified potential manufacturers of light fixtures, carpets, fabrics and craftsmen qualified to do decorative painting and build millwork
- Identified options for construction cost savings
- Prepared cost estimates

After this phase of the project and prior to the Construction Documents phase, the following decisions will need to be made:

- Perform investigative probes to determine future sprinkler piping and utility conduit locations to avoid future damage to decorative finishes
- Perform probe to confirm structural role, if any, of the dividing partition
- Confirm project budget
- Confirm projection requirements for presentations
- Determine what exhibits will be displayed in the room and their requisite telecommunication and electrical requirements

Moving forward with Construction Documents, the design team will need to provide the following coordination with the preservation architect:

- Structural verification of chandelier support.
- Confirm building infrastructure can support electrical, security, fire protection and life safety improvements.
- Confirm HVAC requirements (including fresh air) for increased room occupancy. Temperature and humidity requirements for historic collections must also be confirmed
- Security requirements for art installation



- Window and shutter documentation and repair
- ADA compliance requirements for an historic structure
- Confirm procurement requirements for pre-qualification of contractors
- Confirm procurement requirements for required use of specified sub-contractors, for special trades such as decorative painting, millwork and lighting manufacturing.

Planned future work by others that may affect this project:

- UV films are planned for windows. Fabric specialists recommend this.
- Implementation of Exhibit Master Plan

RECOMMENDATIONS

This report addresses in detail the main features of the new space including:

- Carpe
- Lighting requirements, recreation light fixtures, dimming systems and augmented lighting
- Recreation of Speaker's Rostrum and other millwork in the space
- Recreation ceiling with decorative plaster and paint
- Stenciling and wall finishes
- Artwork installation
- Options for presentations
- Custom and purchased furniture
- New window treatments and custom fabrics
- Cost estimates

An understanding of cost is crucial for an organization's planning for a project such as the Old House of Delegates Chamber. A conceptual cost estimate identifies the cost of the recommended improvements and helps to prioritize them.

The authenticity of materials and treatment, where they are obtained, and level of craftsmanship all affect the construction cost. With the information evaluated, the Design Team and the Maryland State Archives were able to discuss various options and collectively make recommendations for historically appropriate materials and quality of finishes. The options range from the most historically correct to standard, but appropriate, materials.

Where adequate documentation and specific information is available, we have recommended the historically correct or appropriate solution. For preliminary budgeting purposes, the cost estimate reflects the authentic and historically correct solution. When information is unavailable or vague and conjecture becomes necessary, other more cost effective solutions were recommended.

It became apparent during the course of this project that an economically viable solution can be recommended rather than only one which includes the highest level of preservation treatments. For example, since documentation on the existing carpet is scant, we recommend an historic pattern from the period,

rather than a custom carpet and pattern. This will reduce the construction cost and time.

The total estimated cost of the project is approximately \$ 3.6 million in current dollars. Escalation for work in later years is assumed to be 10% per year. The total project cost includes allowances of approximately 21% for structural, mechanical, electrical and fire protection work. These requirements will be developed during the engineering evaluation in the Construction Document phase. Other included indirect project costs, are general conditions, overhead, profit and design fees.

NEXT STEPS

This Historic Furnishing Plan is the first of a number of steps in planning long term improvements to the building related to the implementation of the recently completed Visitor Experience Master Plan. The Old House of Delegates Chamber, in particular, tells the compelling story of Maryland in the 19th Century.

At this juncture, we recommend to the stewards of the Maryland State House, a comprehensive Architectural and Infrastructure Master Plan to guide all future work. This document will coordinate efforts of various renovation and restoration projects. Specifically it will:

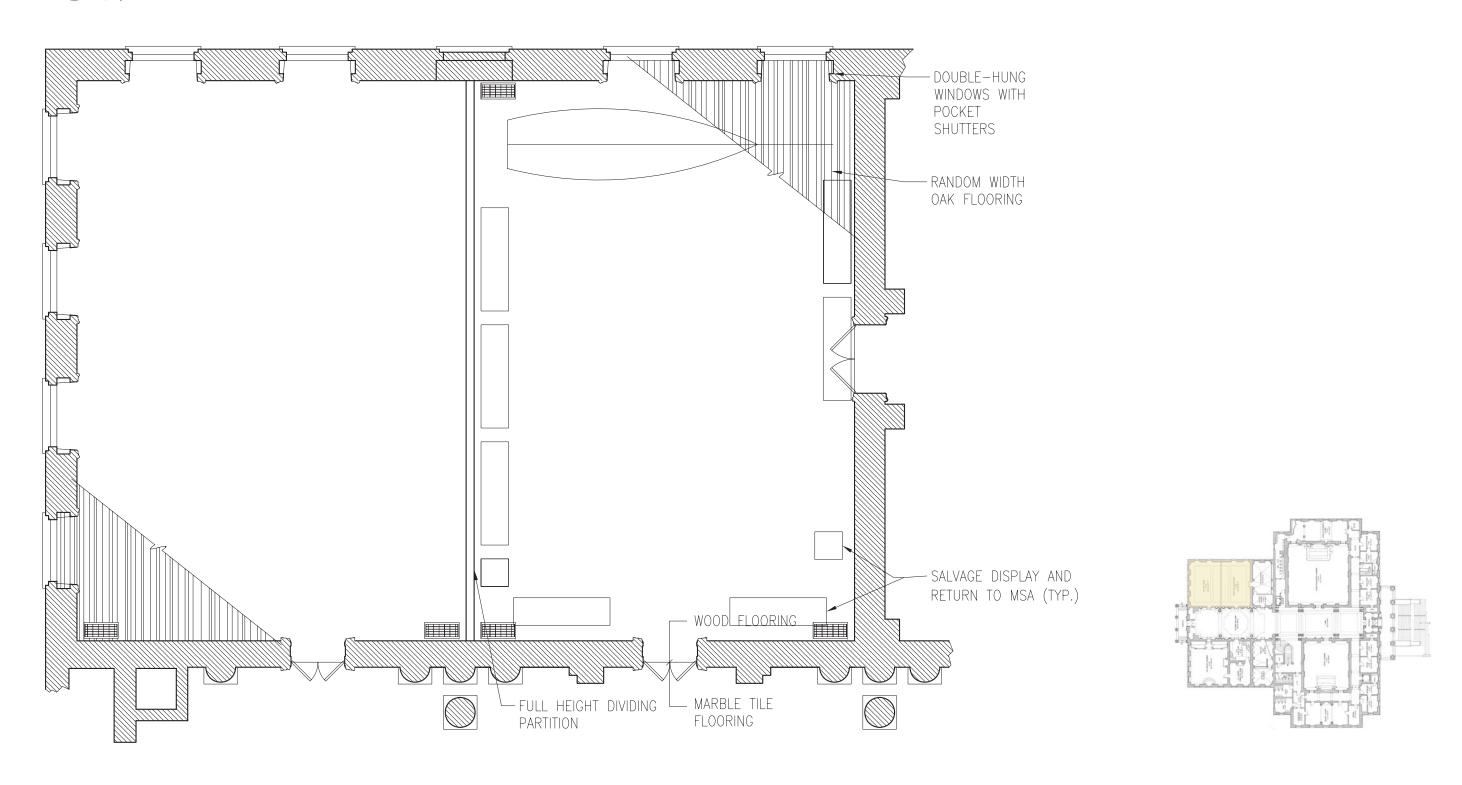
- Identify Code inadequacies
- Identify life safety, security and infrastructure needs
- Create electronic background files for all future work
- Recommend historic preservation, restoration and treatment options
- Identify energy conservation and sustainable design opportunities
- Identify and abate hazardous materials
- Coordinate all planned projects such as the projects of the Exhibit Master Plan as well as the other specific projects that are unrelated to the Master Plan
- Provide staff with a document to guide renovations and work
- Identify opportunities for growth and change

Our experience with historic structures, particularly of the stature of the Maryland State House suggests the importance of this comprehensive study.

Conclusion

This report should provide the Maryland State Archives with the tools needed to engage in informed discussions moving forward in the Construction Documents phase. The State House is a stately and treasured building that is the symbol of the State of Maryland. The continued stewardship will demonstrate the State's commitment to the preservation and viability of this national treasure. With the State's continuing investment in the building, this structure should inspire politicians, historians, preservationists, constituents and tourists for years to come.

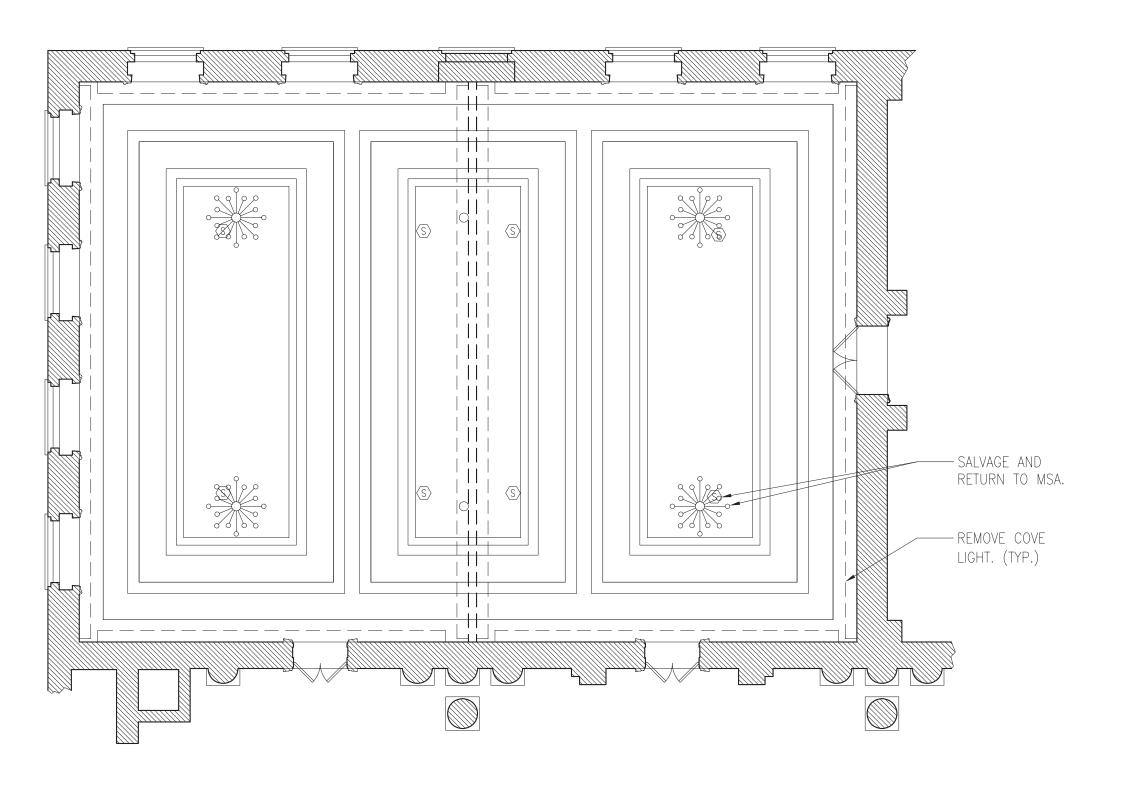








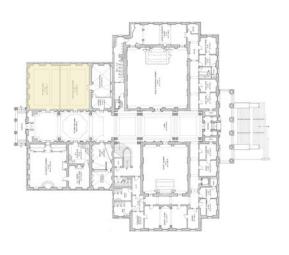




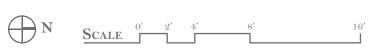
KEY



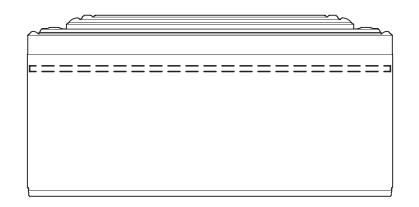
Smoke Detector



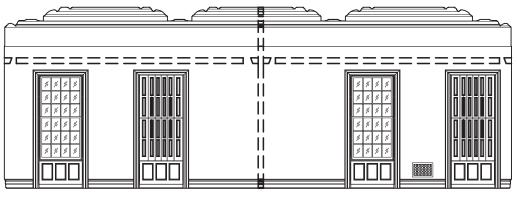
A2 Existing Reflected Ceiling Plan







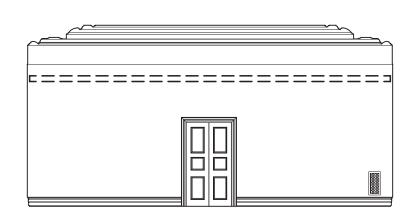
SILVER ROOM: SOUTH ELEVATION



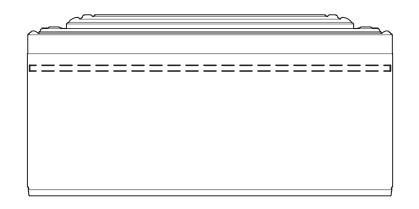
CALVERT ROOM: WEST ELEV.



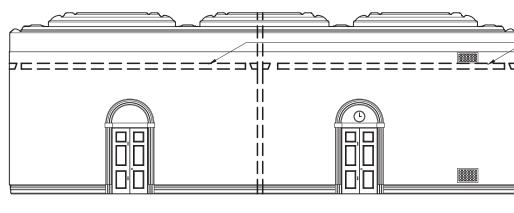
SILVER ROOM: WEST ELEV.



SILVER ROOM: NORTH ELEVATION



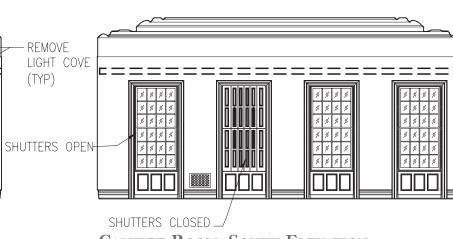
CALVERT ROOM: NORTH ELEVATION



SILVER ROOM: EAST ELEV.



CALVERT ROOM: EAST ELEV.



CALVERT ROOM: SOUTH ELEVATION



Aryland Obtate Ocouse House of Delegates Chamber: Furnishings Plan



OLD HOUSE OF DELEGATES CHAMBER PRIOR TO INSTALLATION OF DIVIDING PARTITION. PHOTO, 1948. MSA.



CALVERT ROOM-VIEW OF 1968 DIVIDING PARTITION



SILVER ROOM-EXISTING EXHIBITS.







SILVER ROOM-2007

The Old House of Delegates Chamber is currently divided into two rooms--known today as the Calvert Room and the Silver Room. This was considered a temporary fix in 1968 to provide additional committee space for the State House. Today, these rooms are used for meetings and exhibits respectively. The elaborate decoration that included stenciling, decorative paint, and plaster was installed in 1876 when the building was renovated. At the time of the addition of 1904, the space was renovated again, thereby returning the room to its colonial aesthetic.



Double-hung window



POCKET SHUTTERS



CALVERT ROOM. EXISTING DOOR (PRE 1876) WITH ROUND ARCHED TYMPANUM (1904)



ELABORATE COVE MOLDING CONTINUOUS THROUGH PARTITION



Existing random width flooring circa 1948 Note: wood pegs



Existing door casing and plinth block, pre 1876



HISTORIC DECORATIVE METAL GRILL CIRCA 1848



Existing historic door hardware





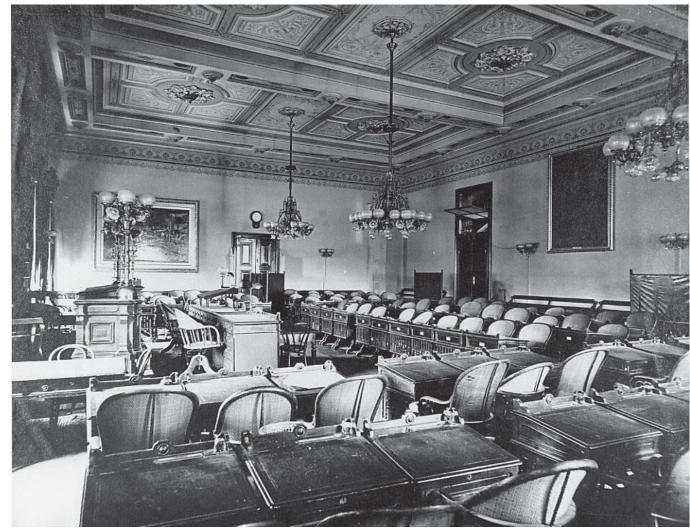


House of Delegates Chamber, circa 1876

Two historic photos, shown above, have been the primary source of information on the content of the Old House of Delegate's Chamber.

Additional written documentation was found in the Maryland State Archives. The written documentation included detailed testimony to the governor by architect George Frederick along with the project's subcontractors to justify the project cost overruns. The original budget was \$32,000 while the final project construction cost was over \$110,000. The written documentation provided information on material and cost.

The earliest known photo (above, left) dated 1876-1893 represents the Period of Significance for this project. It provides critical information on the decorative paint and plasterwork, gas light fixtures, window treatments, furniture and desks.



House of Delegates Chamber, circa 1893

This later photo, from around 1893 shows the historic rectangular transom above the corridor door as well as the furniture and furnishings within the room. Note the electrification of the light fixtures and changes in the stenciled borders. The stenciled wainscot border has now been eliminated altogether.



SENATE CHAMBER, MARYLAND STATE HOUSE, DESIGNED BY GEORGE FREDERICK, 1876



COLORIZED POST CARD #1, SENATE CHAMBER



COLORIZED POST CARD #2, SENATE CHAMBER

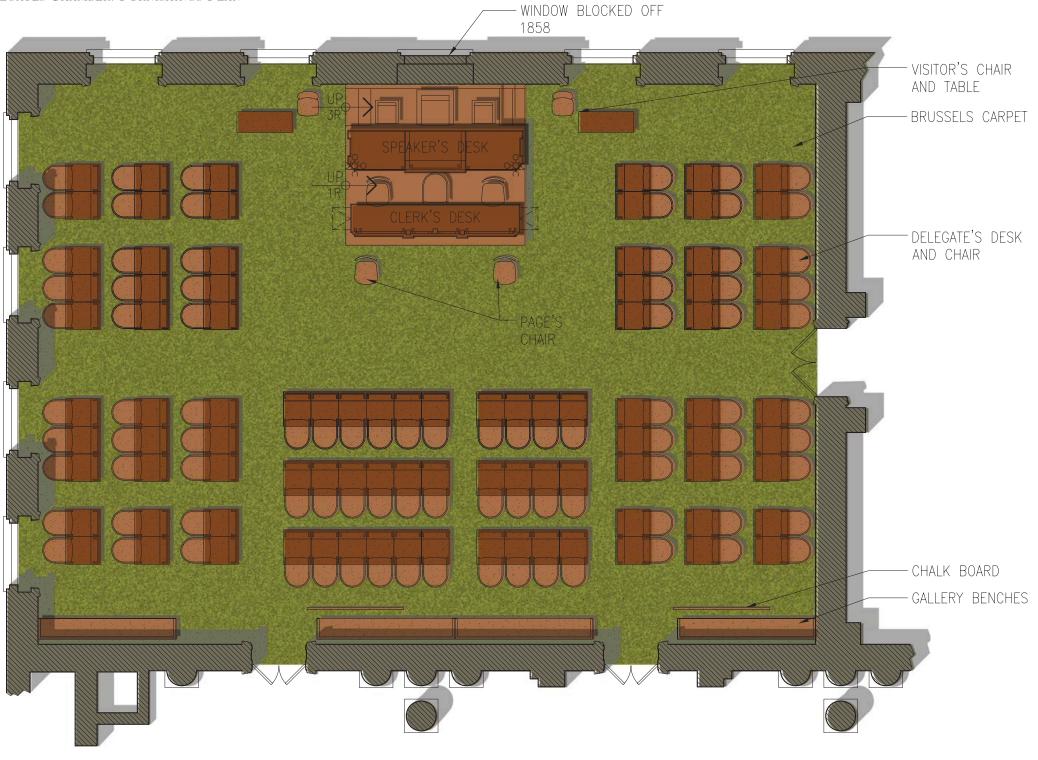
THE OLD SENATE CHAMBER

Other spaces, including the Old Senate Chamber opposite the Old House of Delegates Chamber in the State House, were also designed by George Frederick. These photos of the Senate Chamber also provide information as to the building renovation project of 1876. The photo above shows common details developed by Frederick. The high quality and detail of the Senate Chamber photographs provided a good deal of information on the building renovation project for the Old House of Delegates' rostrum and window treatments.

The colorized postcards both indicate green carpet and red drapes. This information, while noteworthy, does not conclusively determine colors in the House of Delegates Chamber.

The finishes and treatments in the Old Senate Chamber were also removed in 1904. The room was restored to the colonial period and the time of its most important event, George Washington's resignation of his military command.









A BRIEF HISTORY

IN MARCH, 1870 THE GENERAL ASSEMBLY APPROVED AN APPROPRIATION FOR \$32,000 FOR THE COMPLETE RES-TORATION OF THE STATE HOUSE.[1] IN JANUARY, 1878 Frederick sent a letter to Governor John Lee CARROLL DESCRIBING THE WORK THAT HAD TO BE DONE TO THE STATE HOUSE AND EXPLAINING WHY THE PRICE OF THE RESTORATION EVENTUALLY BECAME MORE THEN DOUBLE THE ORIGINAL APPROPRIATION. HE EXPLAINED THAT ONCE HE BEGAN THE WORK HE DISCOVERED THAT THE BUILDING WAS IN WORSE SHAPE THEN HE HAD ORIGI-NALLY ESTIMATED, INCLUDING "MISERABLY PATCHED TIM-BERS AND JOISTS" BELOW THE FLOORS, SEEMINGLY SOLID SUPPORTS "FOUND TO BE HACKED AND BROKEN WALLS," AND FOUNDATION WALLS NOT SUFFICIENT FOR THE CRE-ATION OF A CELLAR FOR HEATING AND VENTILATION EQUIPMENT. [2] HE HAD THE ALL OF THE BUILDING'S FOUNDATIONS UNDERPINNED, AND REPLACED ALL OF THE FLOORS AND CEILINGS, INCLUDING THE CEILINGS OF THE SENATE CHAMBER AND HOUSE OF DELEGATES, WHICH WERE ORIGINALLY HUNG FROM THE ROOF.

By 1895 the State House was completely restored, and a Baltimore American article from December of that year describes the House of Delegates Chamber as being about 90 by 50 feet and capable of seating 91 delegates. It also describes the Victorian decoration of the room, with a sunburst of cloth behind the speaker's seat, heavy portieres at the windows, and three chandeliers and several wall sconces fitted for both gas and electric lighting. [3] The use of the restored chamber was short lived however; in 1902 an act was passed providing for the "construction and erection of an addition to the State House" for new, larger House of Delegates and Senate Chambers. [4]

During the construction of this 1902 addition to the State House, it was discovered by the architects Baldwin and Pennington that the Old State House was in need of another major restoration. In their January 1904 report to the Committee in Charge of the State House Addition, they included their suggestions to restore Frederick's timber reconstruction with a more fireproof sys-

TEM OF STEEL BEAMS AND TERRACOTTA ARCHES. [5] IN FEBRUARY THE STATE HOUSE BUILDING COMMISSION ACCEPTED THEIR PROPOSAL, AND WORK WAS AGAIN BEGUN ON THE OLD SECTION OF THE STATE HOUSE. IN 1905 THEY WROTE TO JOHN HASLUP, THEIR CONSTRUCTION SUPERINTENDENT, INSTRUCTING HIM TO FOLLOW THE PROPOSAL OF JOHN J. WALTON TO MAKE CERTAIN CHANGES TO THE OLD HOUSE OF DELEGATES, INCLUDING, "TEARING OUT THE PARTITIONS, REPLASTERING THE ROOM, FORMING A GROINED ARCH CEILING, AND ALL WORK NECESSARY TO MAKE THIS ROOM CONFORM WITH THE CORRESPONDING ROOM ON THE OTHER SIDE OF THE HOUSE, INCLUDING PLASTERING, WOODWORK, FURRING OUT, CLEANING AND PAINTING WOODWORK, AND LEAVING THE ROOM IN A COMPLETED CONDITION FOR WALL TREATMENT." [6]

IN 1906, BALDWIN AND PENNINGTON REPORTED ON THE RESTORATION EFFORTS, AND SUGGESTED THAT THE CEILING OF THE OLD HOUSE OF DELEGATES CHAMBER BE FIREPROOFED IN THE SAME MANNER AS THE OLD SENATE CHAMBER, WHICH HAD BEEN RECENTLY RESTORED BACK TO ITS 18TH CENTURY DECORATIONS.[7] A DECEMBER 26, 1905 Baltimore Sun article describing the STATE HOUSE RESTORATIONS REPORTED THAT ONCE THE OLD HOUSE OF DELEGATES WAS RESTORED "TO CONFORM WITH THE OTHER PARTS" OF THE BUILDING, IT WOULD BECOME A MARYLAND MUSEUM TO HOLD EXAMPLES FROM THE STATE'S QUARRIES AND PORTRAITS OF SOLDIERS. [8] NO MORE RESTORATION WORK OCCURRED IN THE OLD HOUSE CHAMBER UNTIL 1926, WHEN IT WAS DISCOVERED BY ARCHITECTS MASON-CURLEY-BRADY THAT THE CEIL-ING WAS IN, "A DANGEROUS POSITION," AND NEEDED TO BE REMOVED AND REPLASTERED. [9] ON MAY 18, 1937, A JOINT RESOLUTION WAS PASSED TO CONVERT THE OLD House of Delegates into the Department of Leg-ISLATIVE REFERENCE, INCLUDING EQUIPPING THE ROOM WITH THE APPROPRIATE FURNITURE AND MOVING THE GEOLOGICAL EXHIBIT TO ANOTHER ORGANIZATION. [10] In 1940 the wooden floors were restored so they COULD BE COVERED WITH LINOLEUM, AND SOME PLASTER WORK WAS DONE.

IN 1948 THE OLD SECTION OF THE STATE HOUSE UNDERWENT ANOTHER MAJOR RESTORATION, INCLUDING THE COMPLETE RECONSTRUCTION OF THE PLASTERWORK AND WOODEN FLOORS IN THE OLD HOUSE OF DELEGATES. [11] IN 1949 THE DEPARTMENT OF PUBLIC IMPROVEMENTS SUBMITTED A REPORT ABOUT THE RESTORATION OF THE

OLD STATE HOUSE, DESCRIBING THE CONVERSION OF THE 19TH CENTURY AMERICAN GOTHIC DECORATIONS OF THE OLD HOUSE OF DELEGATES INTO "SOMETHING MORE NEARLY IN KEEPING WITH THE SPIRIT OF THE ORIGINAL DESIGN." THE PLASTERWORK IN THE DOME WAS FOUND TO BE IN THE STYLE OF ROBERT AND JAMES ADAM, PROMINENT BRITISH ARCHITECTS OF THE MID 18TH CENTURY, SO THE REST OF THE OLD BUILDING WAS REDONE IN THIS STYLE DURING THE RENOVATIONS.

The wooden floors of the Old House of Delegates were replaced with wide oak boards secured with wooden pegs; efforts were made to find the wide yellow pine boards originally used as flooring, but none could be procured. [12] In May, 1949, First Lady Bess Truman visited Annapolis on its 300th anniversary celebration and visited the restored Old House of Delegates, now used as exhibition space for articles belonging to former governors and mayors of Annapolis. [13] However in 1953, a Maryland State House brochure described the room as again being used for the Department of Legislative Reference when the general assembly was in session. [14]

IN DECEMBER, 1960 THE NATIONAL PARK SERVICE DECLARED THE STATE HOUSE A NATIONAL HISTORIC LANDMARK. [15]

IN OCTOBER, 2005 A PROPOSAL WAS SUBMITTED TO THE STATE HOUSE TRUST BY THE STATE ARCHIVES CALLING FOR THE RESTORATION OF THE OLD HOUSE OF DELEGATES CHAMBER TO ITS 1876 STYLE OF DECORATION. THE PROPOSAL CALLS FOR THE REMOVAL OF THE 1968 PARTITION SEPARATING THE MARYLAND SILVER AND CALVERT ROOMS, AND A COMPLETE RESTORATION OF THE ROOM TO ITS 19TH CENTURY DECORATIONS, USING PHOTOS OF THE ROOM AS IT APPEARED IN 1876 AS A GUIDE. [16] WITH THE RESTORATION OF THE OLD HOUSE CHAMBER THE MARYLAND STATE HOUSE WILL SHOWCASE ITS HISTORY AS A WORKING STATEHOUSE IN THE 18TH, 19TH, AND 20TH CENTURIES.

PREPARED BY CINDY THOMPSON, MARYLAND STATE ARCHIVES

- [1] Chapter 194, 1876 Laws of Maryland, 303-304
- [2] General Assembly (Public Documents), 1878

Legislative Session, Document A, 51–52, 76–80 House; The Famous and Historic Old Building at Annapolis," Baltimore American, 1 December, 1895, MSA SC 4150

- [4] GENERAL ASSEMBLY (LAWS, ORIGINAL), 1902
- [5] 1904, MSA SC 5287-6-5
- [6] GOVERNOR (GENERAL FILE) 1905, MSA S1041-74
- [7] Senate (Proceedings) 1906, 909-918
- [8] Warfield Scrapbooks, 125-129, MSA SC 445-4-2
- [9] From the Papers of Albert C. Ritchie, University of Maryland, Archives and Manuscripts Department, Series III, Subseries 2, Box 9, Folder Exec. Department and Exec. Mansion Expenditures, 1921–1929
- [10] GENERAL ASSEMBLY (LAWS, ORIGINAL) FROM THE ARCHIVES OF MARYLAND, VOLUME 412
- [11] Board of Public Works (Minutes) MSA SM 108-2, M 385, page 209-378
- [12] Maryland Builds (Baltimore: Department of Public Improvements) 1950, pages 141-148
- [13] Official Program, 300th Anniversary Celebration, 1949
- [14] "Maryland's Historic State House." 1953, 12, (Library, 1093)
- [15] 1961, MSA S 42-340
- [16] Proposal for the Restoration of the Old House Chamber, 2005, MSA S 1259-131-1719



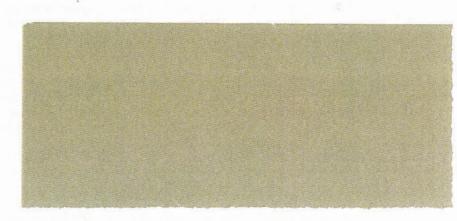
PAINT ANALYSIS REPORT

A paint analysis report was undertaken in 1998 on the Old House of Delegates Chamber. This report was provided for use in the preparation of this furnishings plan.

The findings in this report were used in the finalization of the color recommendations.

Since the Calvert and Maryland Silver Rooms will not be restorations, it is strongly suggested that a color scheme be devised based on the light brown, Munsell 10YR7/2.5. This color may be used as a guide, but does not necessarily have to be strictly matched.

Light brown: Munsell 10YR7/2.5



Woodwork: The present woodwork in the Calvert and Maryland Silver Rooms does date to c. 1876-1880 and it may be that a grained finish, which was used extensively at that time, may be executed again. The graining finish should be devised by the decorative painter, following the historical photographs, which show a straight graining pattern. The color of the graining should be based on the photomicrograph on the following page. The ground color for the graining is Plochere 216, seen below:

Ground color for graining:

Brownish yellow: Plochere 216:

CIELAB coordinates

 $L^* = 88.553$ $a^* = 1.545$

b* = 18.137

Munsell designation: 0.82Y8.76/2.60



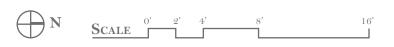




MEETING OR PRESENTATION LAYOUT

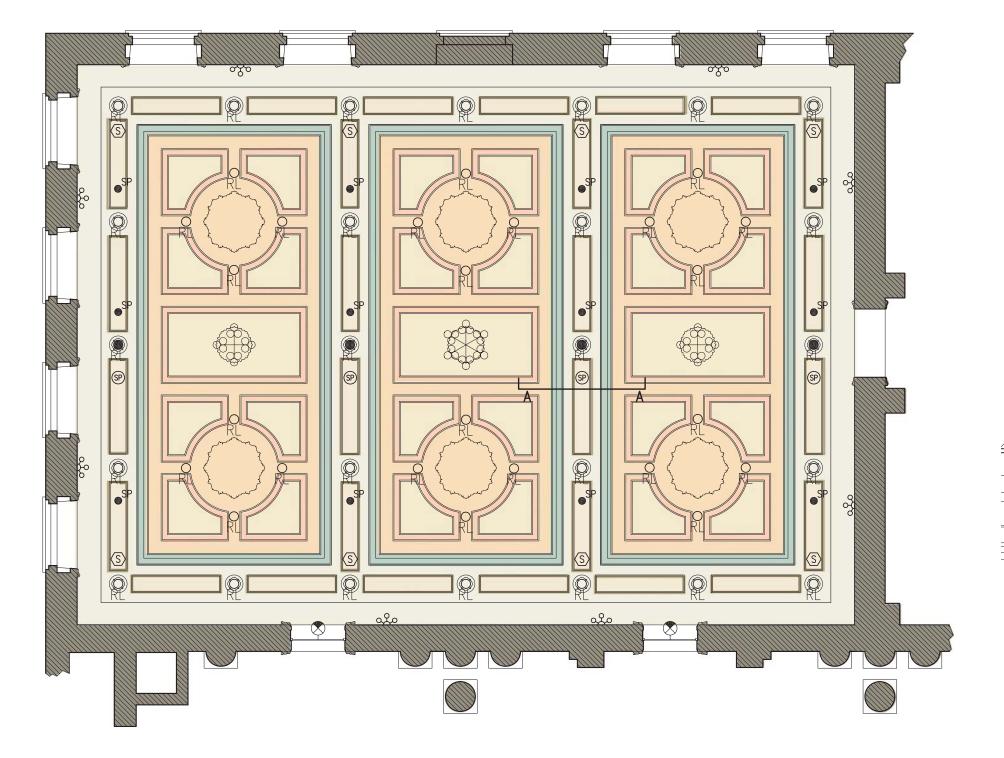


A5 Proposed Layout Plan



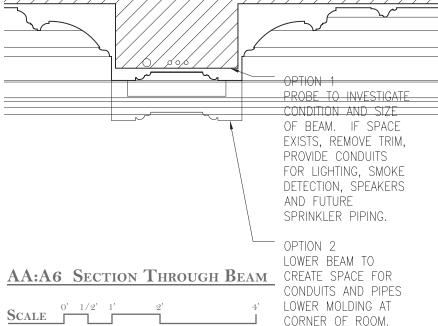


RECEPTION LAYOUT



KEY

- SP Future Sprinkler Location
- Speaker Speaker
- Smoke Detector
- Recessed Light
- Emergency Lighting
- Exit Light
- Sconce 1
- 18 Globe Chandelier with Plaster Medallion
- 12 Globe Chandelier
- Plaster Medallion



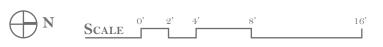






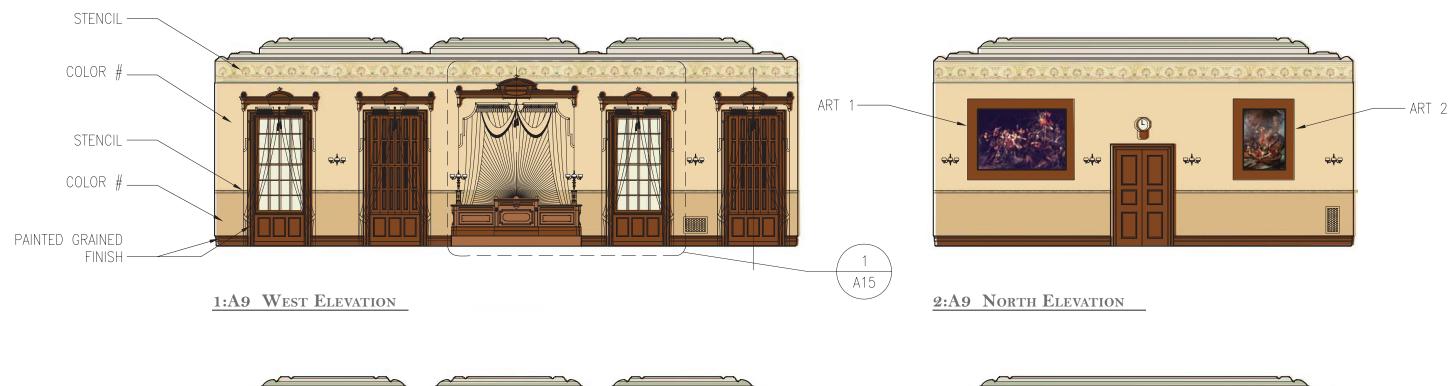


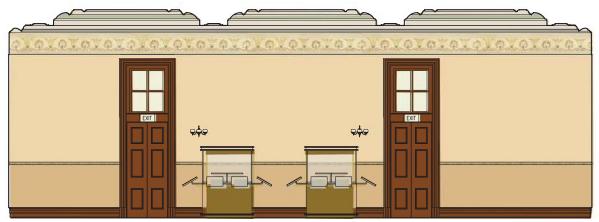
FURNITURE and FURNISHINGS					
ITEM NO.	DESCRIPTION	QTY.	REFER TO		
CH-1	SPEAKER'S CHAIR	1	PAGE 32		
CH-2	SPEAKER'S SIDE CHAIR	2	PAGE 32		
CH-3	CLERK'S CHAIR DELEGATE'S CHAIR	31	PAGE 33		
CH-4	CLERK'S SIDE CHAIR	2	PAGE 33		
CH-5	VISITOR'S SIDE CHAIR PAGE'S CHAIR	10	PAGE 34		
CH-6	GALLERY BENCH	2	PAGE 34		
DESK-1	DELEGATE'S DESK	30	PAGE 31		
DISPLAY-1	DISPLAY CASE	2			
TABLE-1	DISPLAY TABLE	2	PROVIDED BY OWNER		
ART-1	THE PLANTING OF THE COLONY OF MARLAND	1	PROVIDED BY OWNER		
ART-2	THE BURNING OF THE PEGGY STEWART	1	PROVIDED BY OWNER		







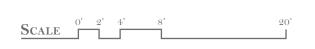




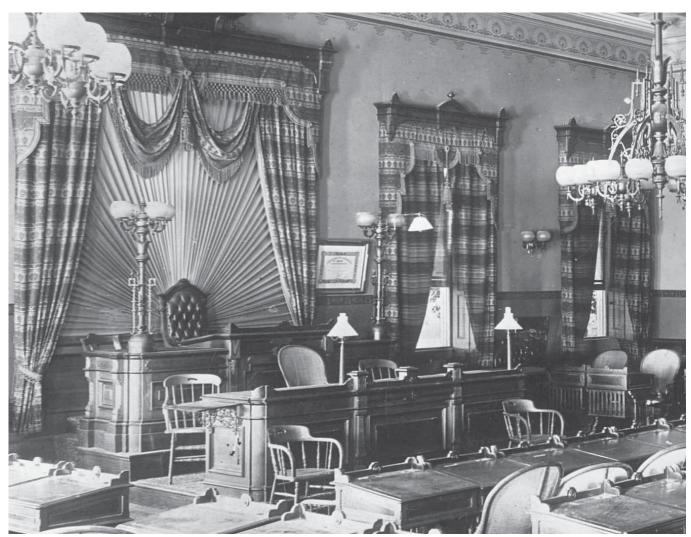




4:A9 SOUTH ELEVATION



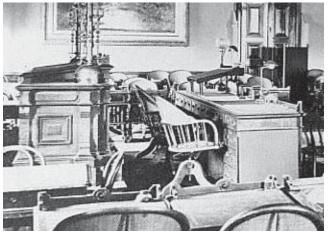




OLD HOUSE OF DELEGATES ROSTRUM PHOTO CIRCA 1876

The focal point of the Chamber is the two-tier elevated rostrum which supports two desks. The top rear desk was for the speaker and the lower front desk was for the House clerks. The importance of these positions is emphasized by the elevated platforms as well as the ornate and hand carved wood details typical of the period. The desks raised panel fronts and ornamental carving are important character defining elements on the desk and for the room. The rostrum design will provide two ramps that can be stored under the raised platforms. The Speaker's desk surface was illuminated by bronze and gilded light standards mounted on the desk.

Wooden ornamental valances are character defining features of the space and also contribute to the overall importance of the space within the building.



OLD HOUSE OF DELEGATES ROSTRUM PHOTO CIRCA 1893



SENATE CHAMBER ROSTRUM PHOTO CIRCA 1876

Aryland State Scowe House of Delegates Chamber: Furnishings Plan







SPEAKER'S DESK DETAIL



WINDOW VALANCES



BALTIMORE CITY COUNCIL CHAMBER SPEAKER'S DESK.



SPEAKER'S DESK DETAIL



Delegate's desk

BALTIMORE CITY HALL COUNCIL CHAMBER

This building and room, also designed by George Frederick prior to the renovation of the State House in Annapolis shares many details that were used later in the Old House of Delegates Chamber. These details used in conjunction with the historic photos will guide the design to accurately recreate what was there.

The photos here show the speakers desk and detailing that were common for the period and style.



DELEGATE'S DESK DETAILS



Aryland State Scouse House of Delegates Chamber: Furnishings Plan



LOWER DESK



DESK DETAIL



DESK DETAIL



SIDE ELEVATION



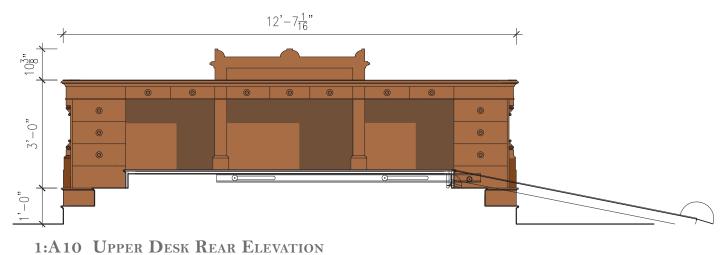
DESK DETAIL

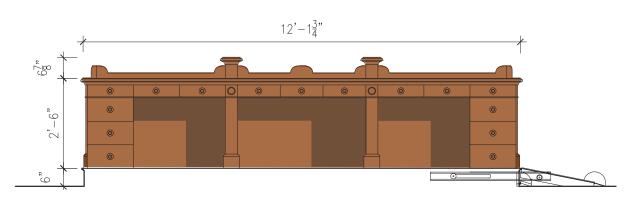


BALTIMORE CITY HALL: COUNCIL CHAMBER CLERK DESK

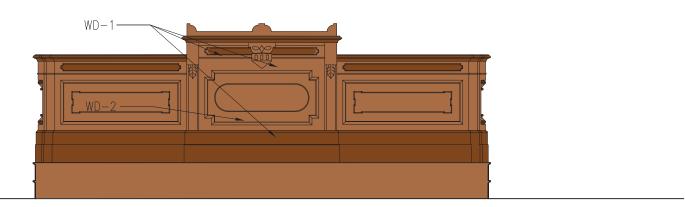
The photos here show the clerk's or the front desk and detailing that may be similar to that used in the later Maryland State House. This desk is of solid walnut, the same species that was simulated in the painted grain finish found in the House of Delegates Chamber.







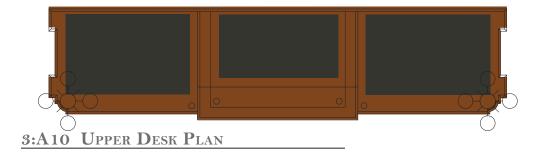
4:A10 Lower Desk Rear Elevation



2:A10 Upper Desk Front Elevation



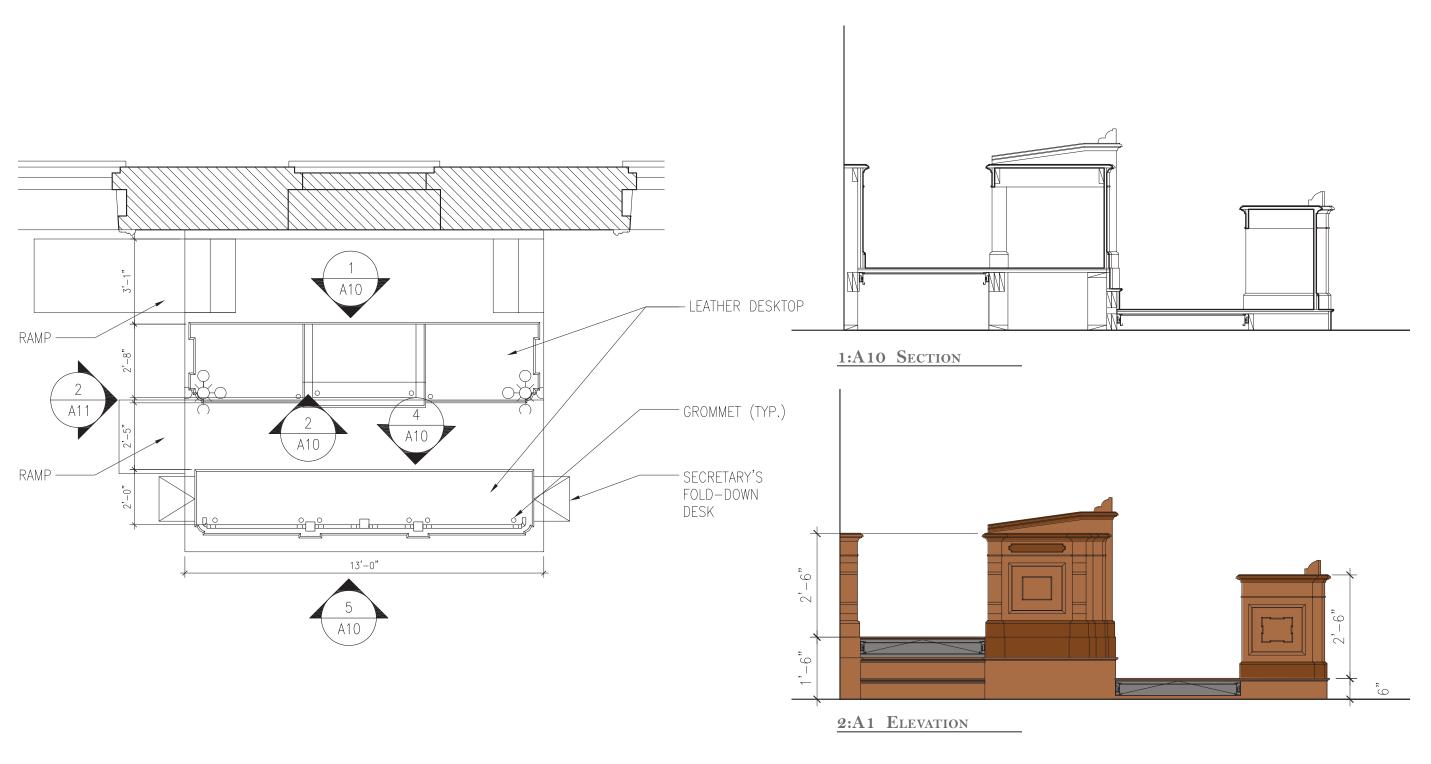
6:A10 LOWER DESK PLAN



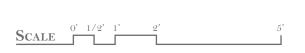
A10 ROSTRUM SECTIONS AND ELEVATIONS





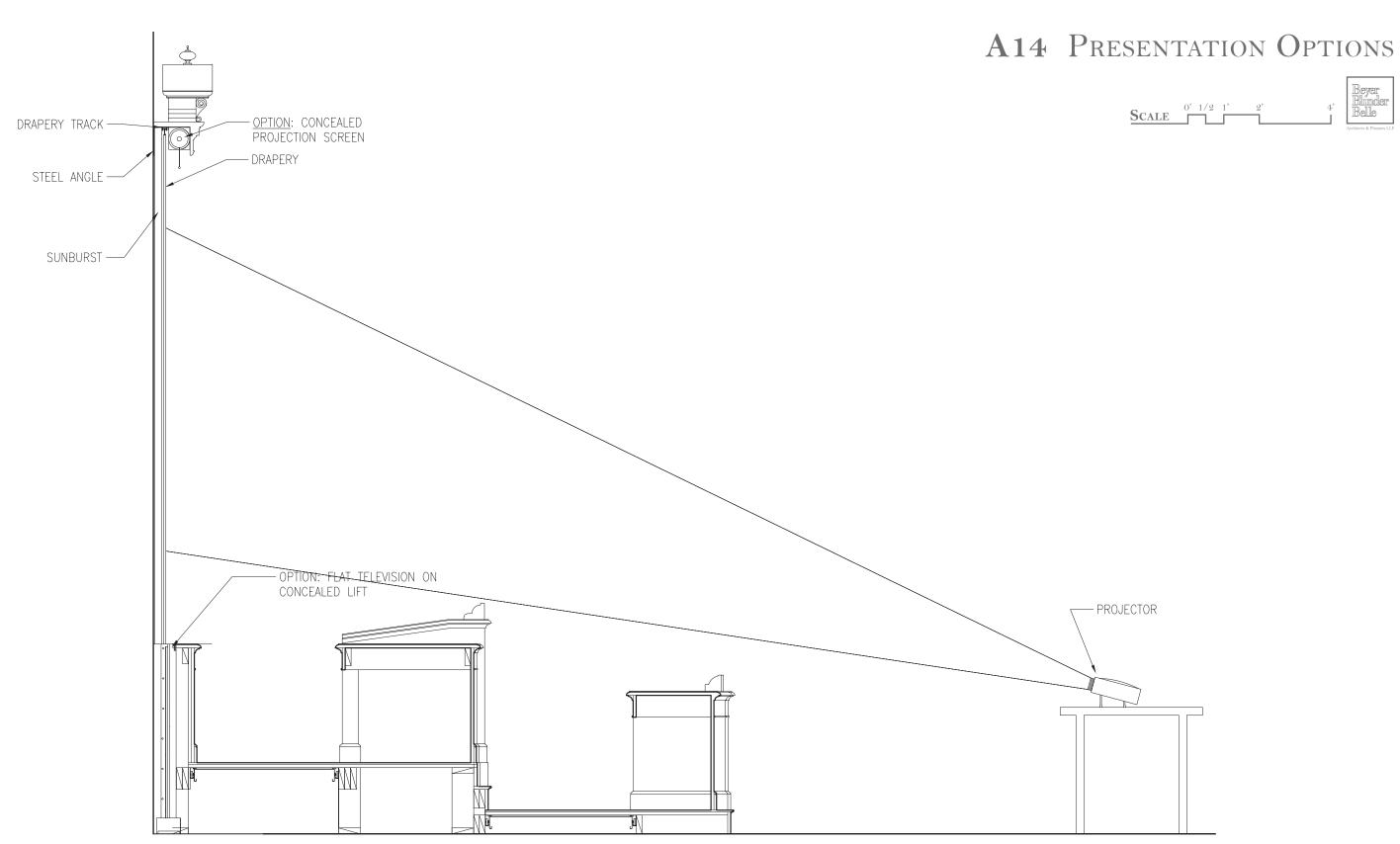


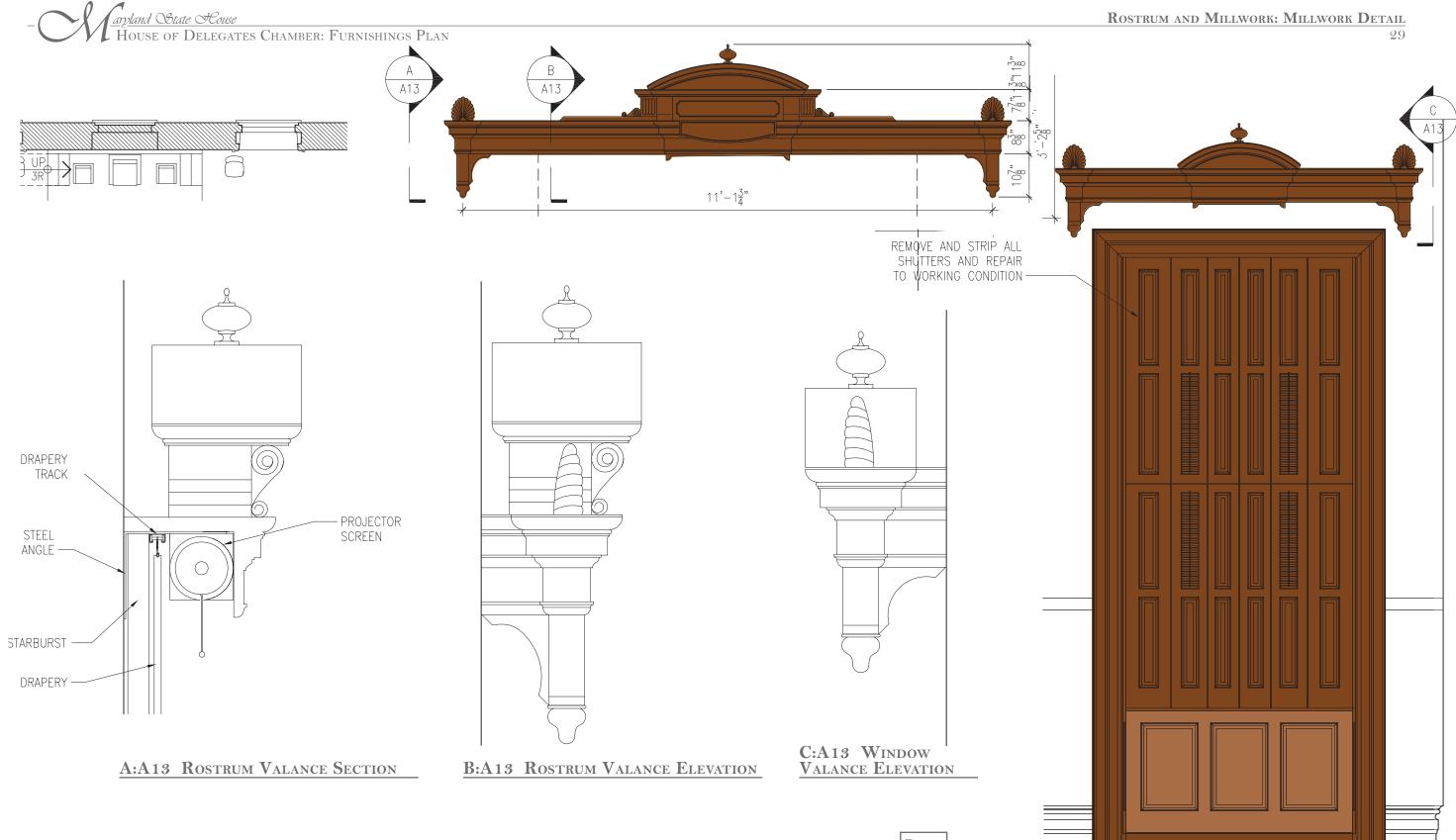












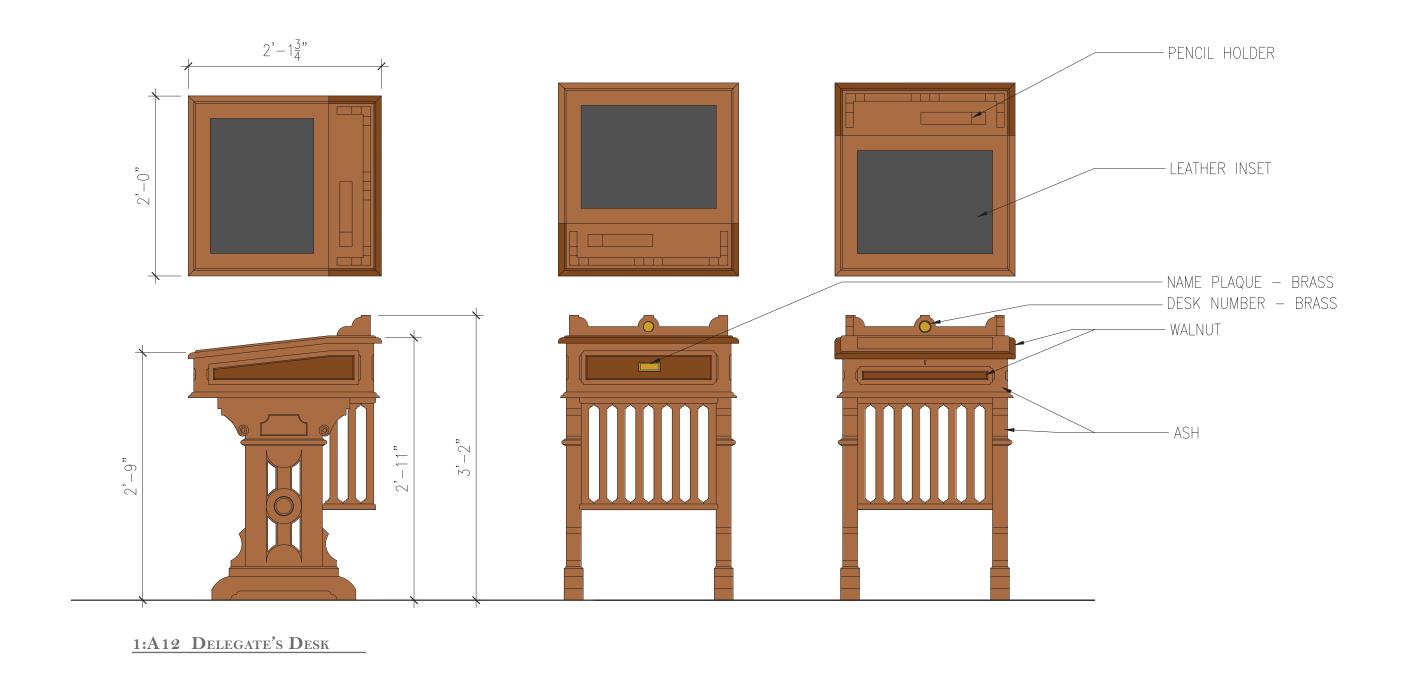
A13 MILLWORK DETAILS











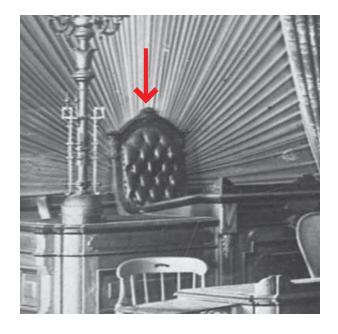


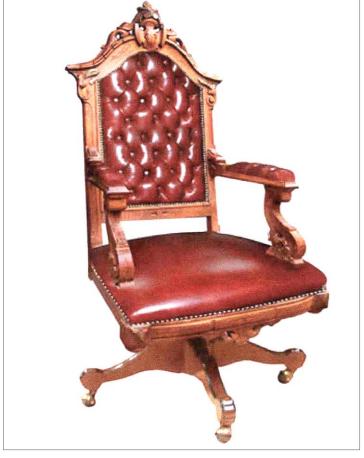






CHAIR 1





Speaker's Chair

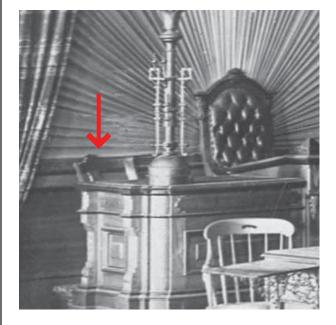
Because of the ornamental detail of this unusual chair, no existing furniture manufacturers were identified who produce anything similar. The chair shown above is an antique chair, similar to that shown in historic photos. It was found on a popular internet auction site. This is by-far the most cost-effective way to procure unusual items such as this.

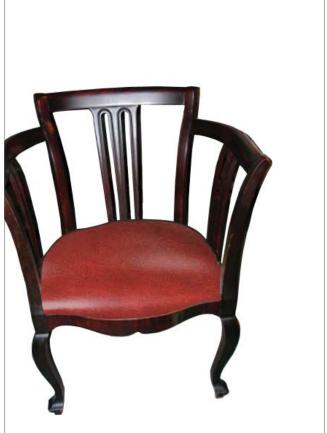
Custom furniture manufacturers who could reproduce this chair include:

1) Bielecky Brothers. www.bieleckybrothers.com/index.htm

Estimated Cost \$8000/chair.

CHAIR 2





Speaker's Side Chair

Only the top rail of this wood chair is visible in this photo. It is assumed that the chair would have wood arms and an upholstered leather seat. Because only two chairs are needed, it would be most economical to purchase two matching antique chairs rather than build custom chairs. If acceptable chairs cannot be obtained, they could be custom built for the Old House of Delegates Chamber.

Custom furniture manufacturers who could reproduce this chair include:

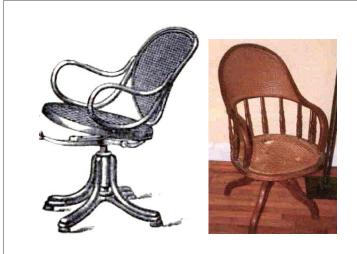
1) Bielecky Brothers. www.bieleckybrothers.com/index.htm

Estimated Cost \$3,5000 - \$4,000 /chair, if a prototype becomes available for copying.



CHAIR 3





CLERK'S AND DELEGATE'S CHAIR

These cane chairs with elaborate bent arm are no longer produced.

Historic photos show chairs in the space on either legs or swivels. Swivel chairs were not recommended by certain manufacturers as they are less durable and more expensive.

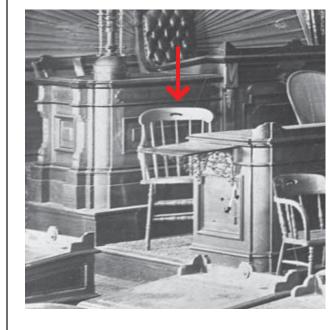
However, similar antique cane chairs are available on internet auction sites that could be used as a prototype to guide a custom design. Thonet, a recognized source for archival drawings, said they don't replicate their chairs anymore.

Custom Manufacturers

- 1) Chairmasters www.chairmasters.com
- 2) Bielecky Brothers www.bieleckybrothers.com/index.htm

Estimated Cost \$2500/chair for a 4-legged chair.

CHAIR 4





CLERK'S SIDE CHAIR

These chairs (or similar ones) referred to as "banker's chairs" can be found by numerous furniture manufacturers. Manufacturers can add the hand grab at an additional cost. Potential manufacturers include:

1) Community: Boston Chair

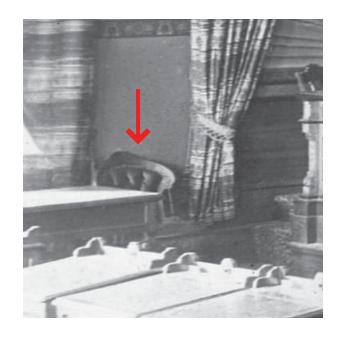
2) Gunlocke: Bank of England Chair

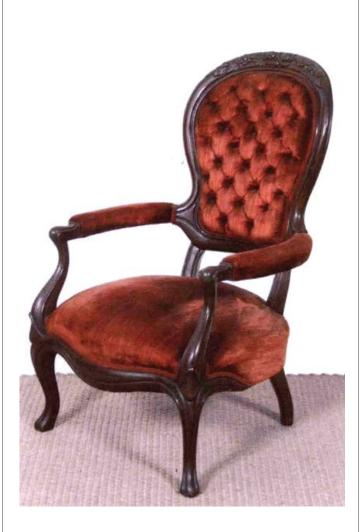
www.gunlocke.com

3) Thomas Moser: Regent Chair

www.thomasmoser.com

CHAIR 5

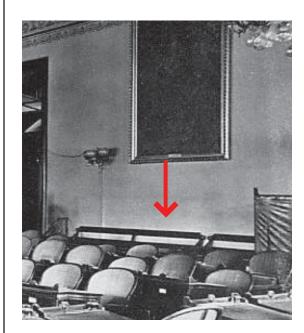




VISITOR'S SIDE CHAIR

This tufted side chair (two are needed) is readily available at antique stores and internet auction sites. May be upholstered in leather or mohair.

CHAIR 6







GALLERY BENCH

Custom bench design to be developed based on 1865 bench at Osgoode Hall, (Queens Court) Ontario. Photo: left bottom.

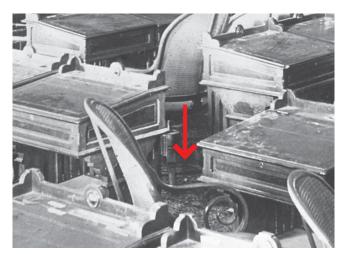
Potential manufacturers include:

1) Rialto Furniture Company www.rialtofurniture.com

Estimated Cost \$9,000/bench.



Aryland State Scouse House of Delegates Chamber: Furnishings Plan



CARPET SHOWN IN CIRCA 1876 PHOTOGRAPH. THIS IS THE ONLY VISIBLE VIEW OF THE CARPET WITHIN THE CHAMBER.



COLORED PHOTOGRAPH SHOWING GREEN CARPET.



SENATE CHAMBER SHOWING FLORAL PATTERN CARPET SHOW-ING DARK AND LIGHT TONES. LIKELY COLOR: GREEN.



SUMMERFIELD 1876 BY STOURVALE MILL COLORS MAY BE CUSTOMIZED.



CARNATION 1876



Anglo Japanese Floral 1885



Collington 1876

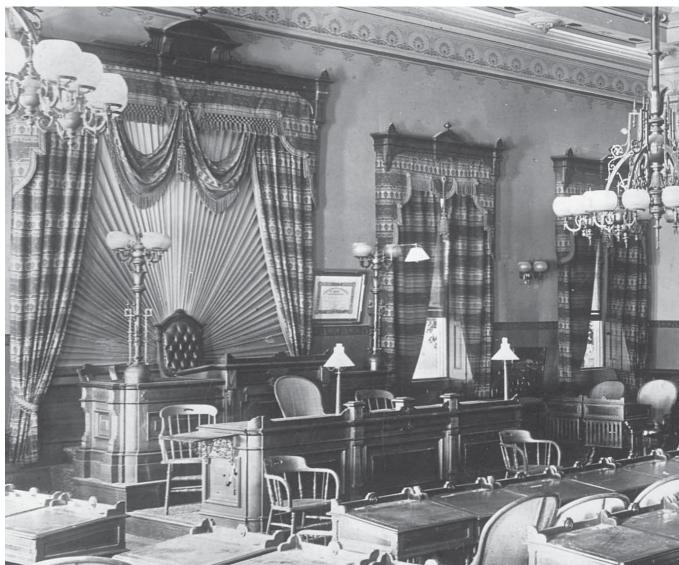


Passion Flower 1876

January 3, 1878: Letter from architect George A Frederick to Governor Carroll giving a detailed account of the recent State House restoration. General Assembly (Public Documents), 1878 Legislative Session, Document A, 51-52, 76-80.

- The carpets are, "of the best Body Brussels, six frame, especially selected for their wearing qualities."
- Robert J. Hayes: Mr. Hayes won the bid for the carpeting, he lists the House of Delegates carpeting as costing \$1.62 per yard, and \$1.22 per yard for the border. (p. 65)

Research on the precise color and pattern of the carpet in the House of Delegates Chamber is scant. Many historic patterns are still available and colors may be customized to work with the overall palette of material in the room, which includes the decorative painting, the woodwork and fixtures.



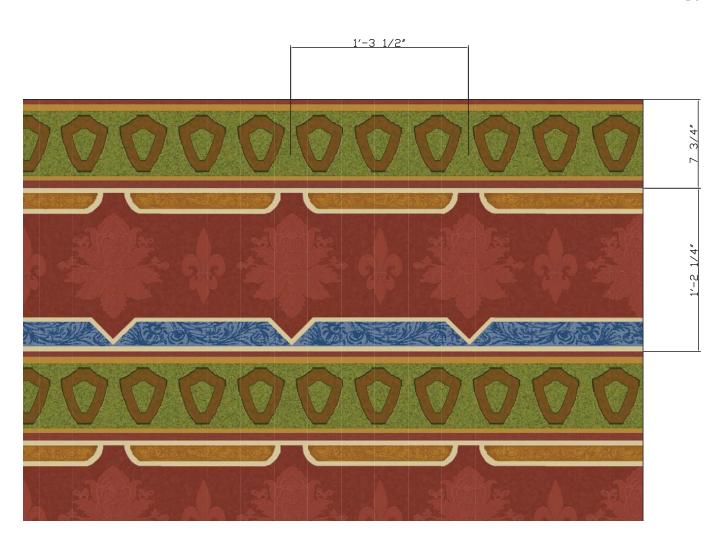
WINDOW TREATMENTS



COLORED PHOTOGRAPH SHOWING RED DRAPERY.



COLORED PHOTOGRAPH SHOWING RED DRAPERY.

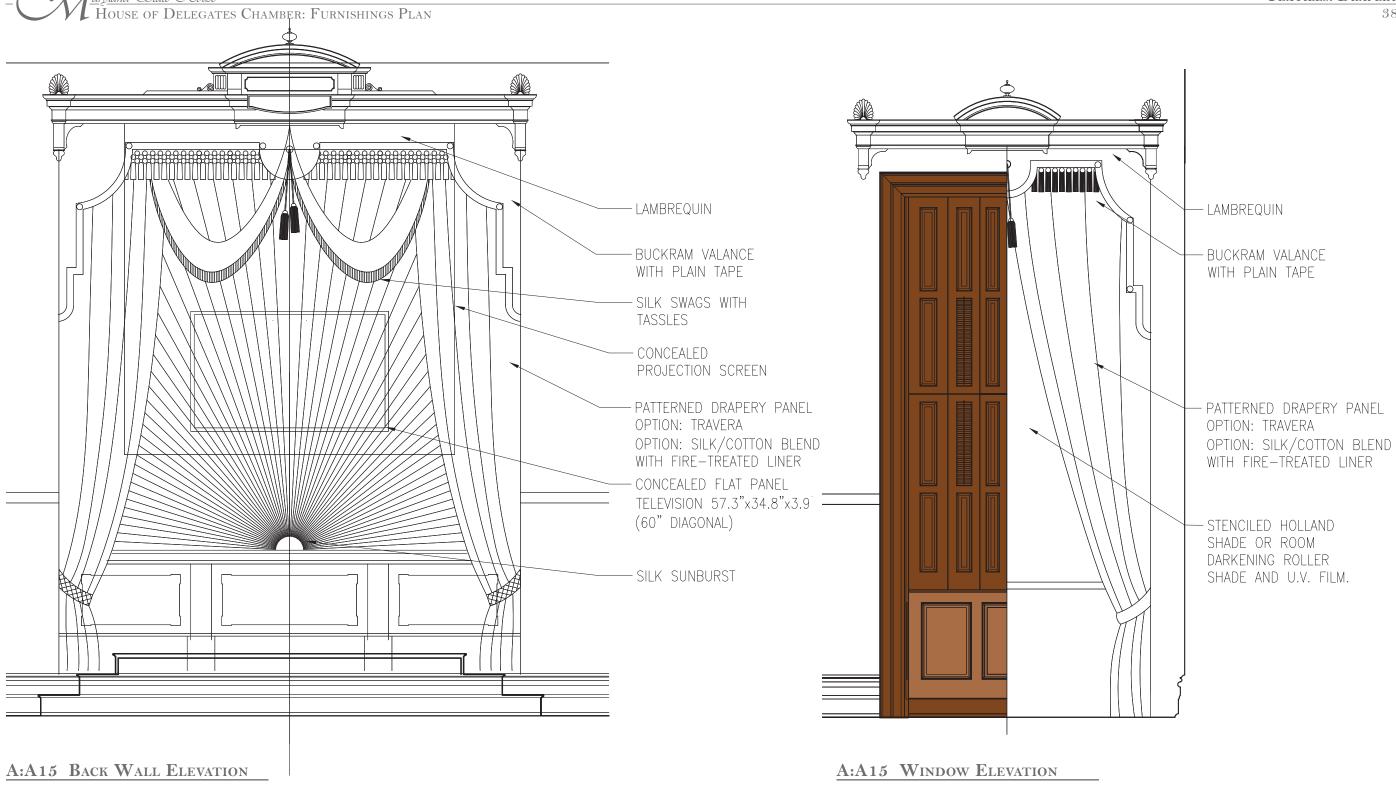


The 1876 window treatments are well documented in historic photographs. The pattern shown produces a striking horizontal line. This was not unusual for the time period. This idea was carried through on to the roller screen which appears to be a stenciled Holland shade in a pattern to match the drapery.

Drapery patterns can be recreated today on authentic jacquard looms or modern electronic versions of the same. Historic looms can better create more historically accurate patterns. Using the historic looms, the seam width will match the original width.

Contemporary textile manufactures produce many historic patterns that could be used today and customized as needed for colors. Because we have adequate documentation on the pattern, a custom reproduction is recommended for this important application.

Most manufacturers recommend that UV protection be installed to protect the material, increase its lifespan and reduce fading of material and furnishings.













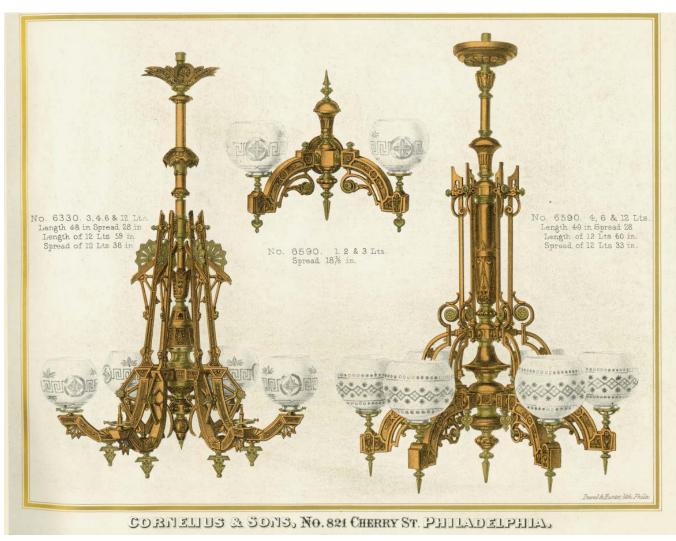
THREE TYPES OF HISTORIC LIGHTING ARE VISIBLE: THE CHANDELIERS, THE SCONCES AND THE DESK STANDARDS

Design Guide

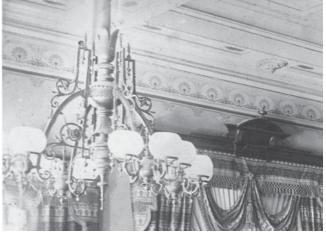
The proposed recreation of the 19th century House of Delegates Chamber is envisioned as being entirely faithful to the room's historic legacy while facilitating the space's anticipated use as a multipurpose venue. This new program would support the room's use:

- 1. as a historic environment incorporating permanent artwork and exhibits
- 2. for meetings / presentations
- 3. as a special event space.

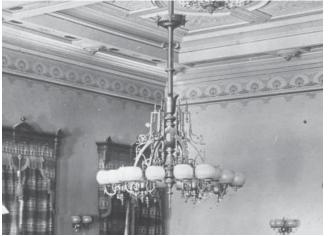
Each of these individual functions requires different lighting solutions that are sensitively integrated within the new historic fabric. The development of a comprehensive, historically responsive lighting



CHANDELIERS BY THE SAME MANUFACTURER WHO PROVIDED THE FIXTURES FOR THE HOUSE OF DELEGATES CHAMBER



GLOBE CHANDELIER.



GLOBE CHANDELIER.

design has been informed by a concern for the following factors:

- 1. Luminaire selection, design, and optical performance
- 2. Characteristics of light sources [color rendering, color temperature]
- 3. Integration with historic context
- 4. Psychological and physiological lighting aspects in historic spaces
- 5. Energy utilization
- 6. Views and vistas
- 7. Maintenance and Operations
- 8. Interface with AV Systems

Historic luminaires will be replicated based on drawings developed from archival photographs. The luminaires (originally gas lights) will be recreated by manufacturers experienced in historic restoration to utilize modern lamping technologies. The multi-armed chandeliers, along with the historic sconces and rostrum-mounted torchieres will provide ambient illumination for the room and illuminate the decorative ceiling.

In all instances, the fixtures will be UL listed and meet all applicable state and federal code requirements (i.e. IBC, RCRA, EPACT 1992). Current light level expectations are considerably higher than when the room was originally designed. As a result, additional energy-efficient compact fluorescent downlights have been added in unobtrusive locations to assist in raising ambient light levels. A preset dimming control system has been proposed for the Delegates Chamber to provide flexibility for this multi-purpose space. These preset controls will be configured to facilitate the orchestration and selection of lighting arrangements in support of specific program needs (i.e. meetings, exhibits, etc.).

Recessed low voltage halogen accent lighting will be introduced into the room to highlight the rostrum, speaker locations and exhibit artifacts. Fluorescent light sources with appropriate color rendering attributes have been integrated into the rostrum and window pockets to highlight the fabric drapery.

Artwork whose materials are organic in nature (i.e. canvas, wood, oil paints, acrylics, leather, wax, bone) can be quite susceptible to damage from both the IR (infra red) and UV (ultra violet) components of natural and artificial lighting. Understanding that the anticipated artwork is original (oil on canvas) this becomes a unique consideration. The concerns for long term art conservation can in part be addressed by acting upon the following initiatives:

- **Daylight Control at Windows**: Via drapery, curtains, sheers and the addition of transparent UV filters to the rooms fenestration
- IR (infra red) Control: The use of diclroic MR-16 ("cool beam") lamps in the type MA-7 and MA-8 luminaires will help minimize the total extent of IR exposure.
- UV (ultra violet) Control: Specific to the type MA-7 luminaire the addition of a secondary



HISTORIC PLATE FROM CORNELIUS AND CO., WHO MANUFACTURED AND SUPPLIED FIXTURES TO THE STATE HOUSE



CONTEMPORARY LIGHT FIXTURE AVAILABLE BY CATALOG.



LIGHT FIXTURE DETAIL FROM BALTIMORE CITY HALL.

(internal) clear glass lens in conjunction with the luminaires borosilicate glass spread lens will help to create a "double layer" UV filter eliminating between 92% and 94% of the light sources initial UV output.

• **Controls**: The use of a properly calibrated control system will help limit the total number of hours of exposure to any artificial lighting program.

The general ambient lighting levels anticipated for the room are as follows:

- 5-10 foot-candles: For viewing in a historic context; permanent artwork and exhibits
- 10-25 foot-candles: For use as a meeting / presentation space
- 3-15 foot-candles: For use as an event space (receptions, parties, etc.)

GENERAL CONSIDERATIONS

- 1. Replicated and recessed lighting fixtures will be installed in the room to provide illumination levels for various functions in accordance with appropriate lighting practice for historic spaces.
- 2. The lighting design strategy has been developed utilizing modern lighting technologies, based on industry-standard guidelines and recommendations, including but not limited to:

Energy-efficient TCLP Compliant (low mercury) light sources such as T8 fluorescent, compact fluorescent technology with electronic ballasts, as well as low voltage tungsten-halogen technology have been employed. Appropriate color rendition and color temperature (3000°K) has been a critical concern in light of the fact that gas was the original light source.

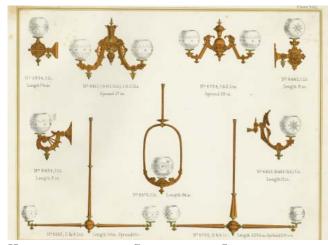
Energy-efficient, modern lighting control technology with the potential for AV system interface has been incorporated to allow for flexibility and to accommodate different program requirements.

Photocell interface as part of the preset lighting control system has been proposed to maximize the use of natural daylight and promote energy savings.

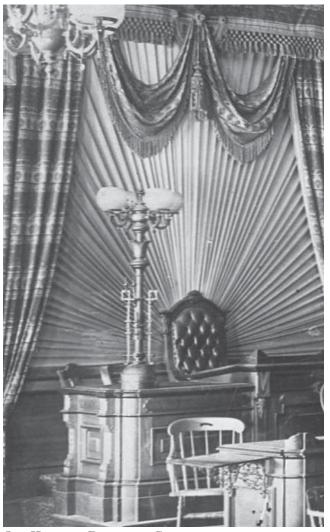
Restricting the overall number of fixture and lamp types along with the use of long-life fluorescent and (dimmed) tungsten sources will facilitate and minimize long term maintenance.



TORCHIERES, OR LIGHT STANDARDS BY CORNELIUS AND SONS.



HISTORIC PLATE FROM CORNELIUS AND SONS.



OLD HOUSE OF DELEGATES CHAMBER LIGHT STANDARD AT THE SPEAKER'S DESK



OLD HOUSE OF DELEGATES CHAMBER WALL SCONCE.

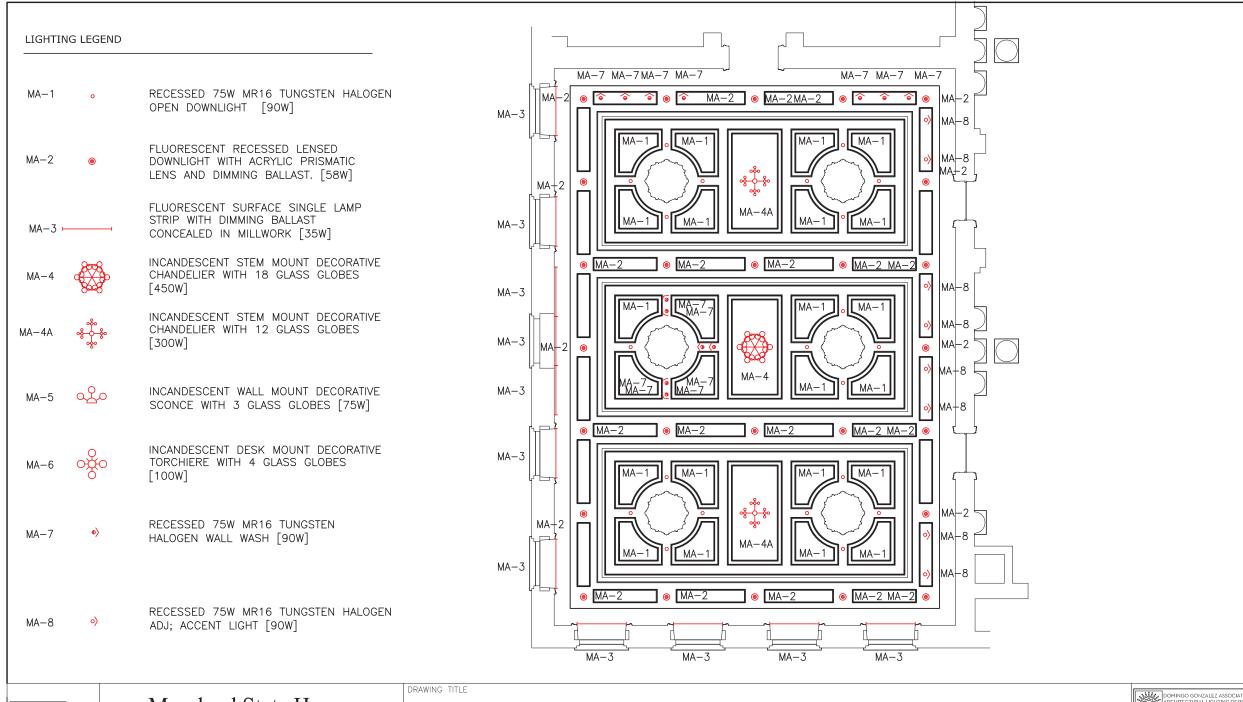


BALTIMORE CITY HALL.



BALTIMORE CITY HALL.



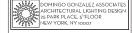




Maryland State House

The Old House of Delegates Chamber Annapolis, MD

LIGHTING REFLECTED CEILING PLAN



SCALE: %"-1'-0"

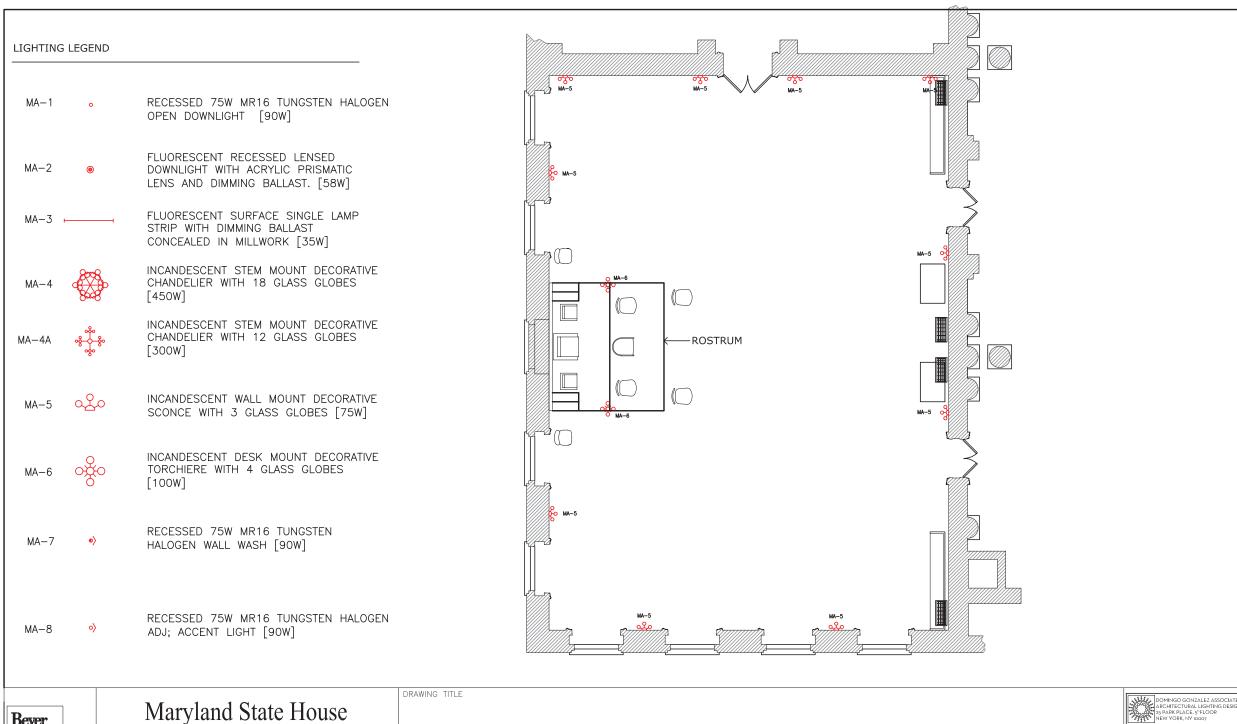
DATE: 08/07/07

PROJECT: 07197

LL-100

AWING #:







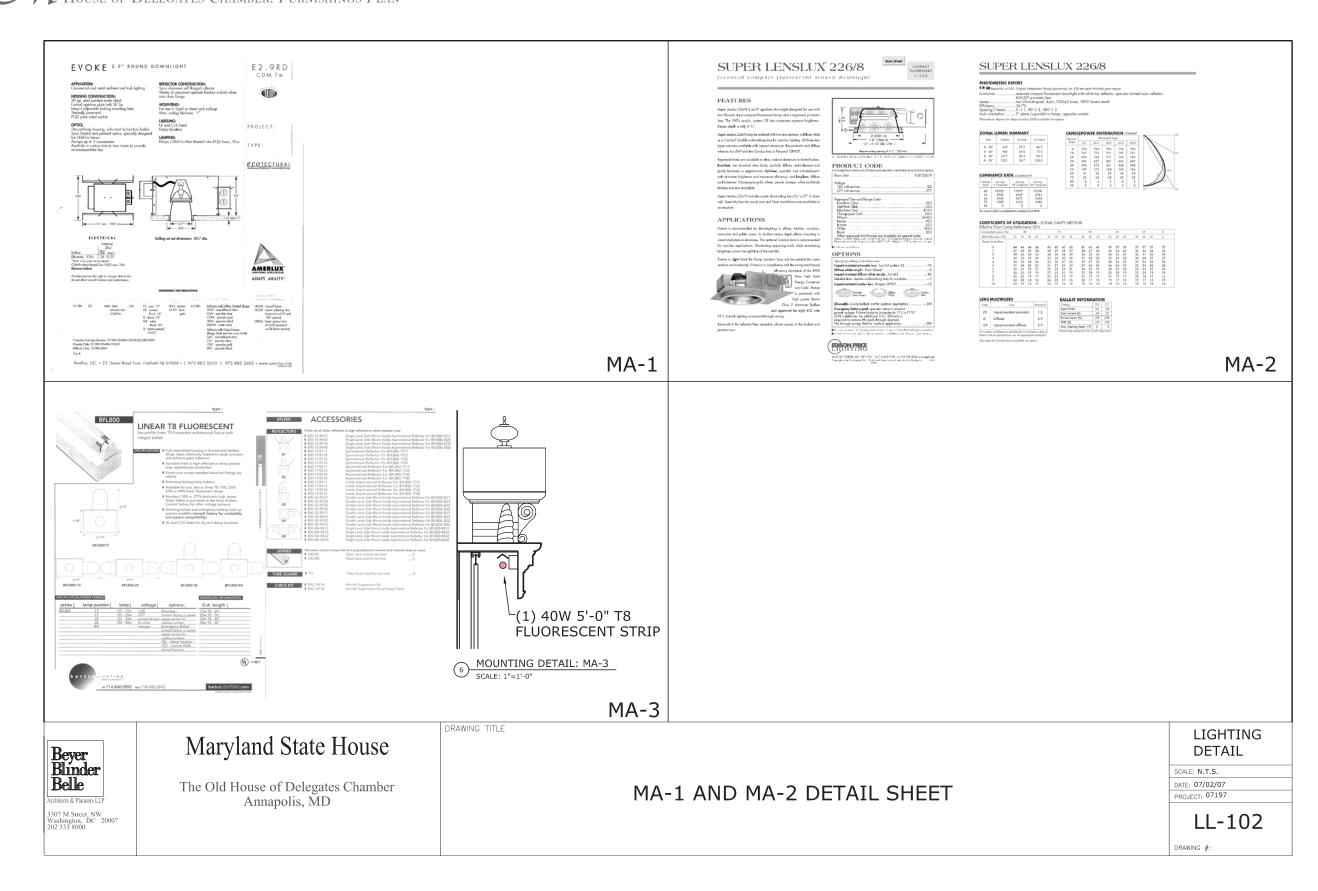
The Old House of Delegates Chamber Annapolis, MD

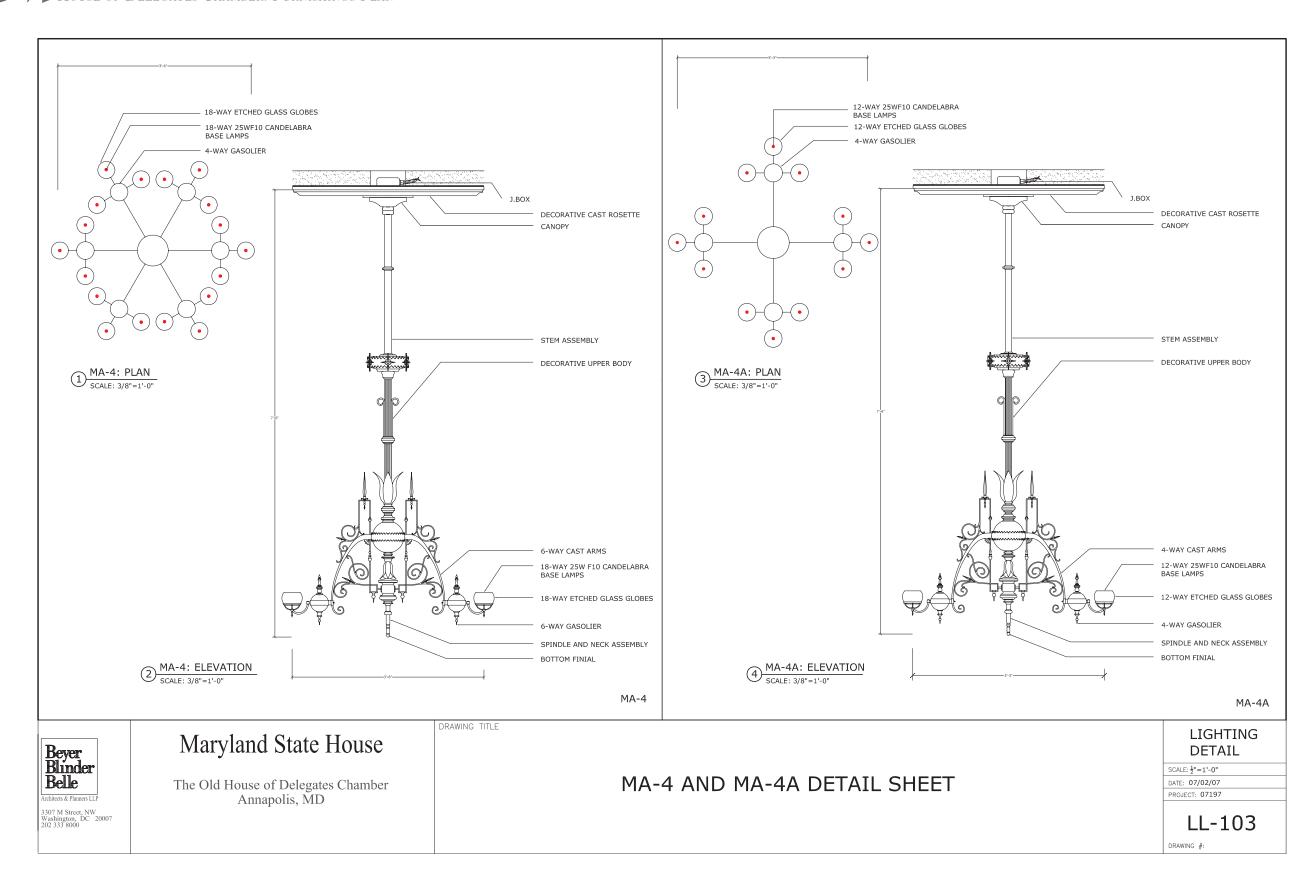
LIGHTING PLAN

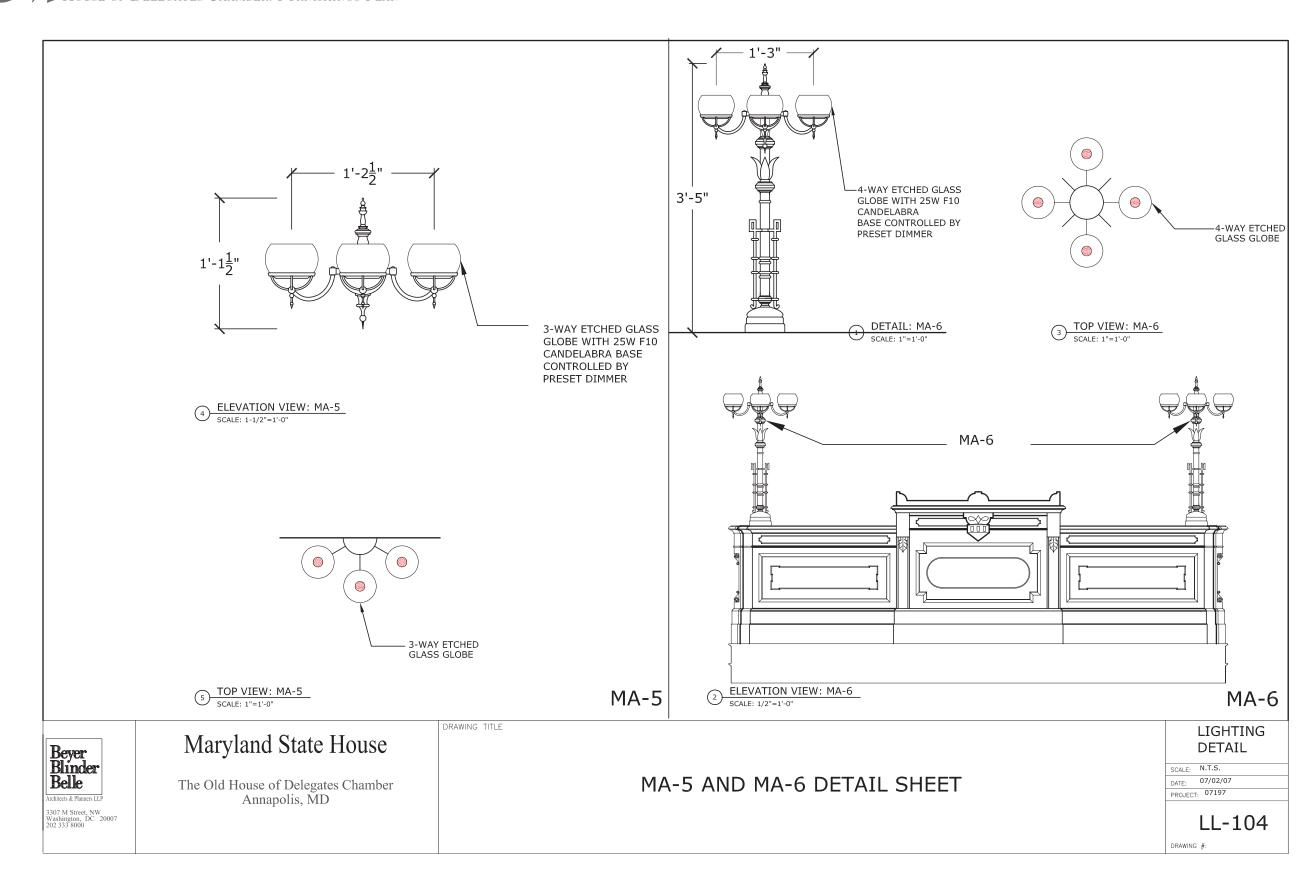


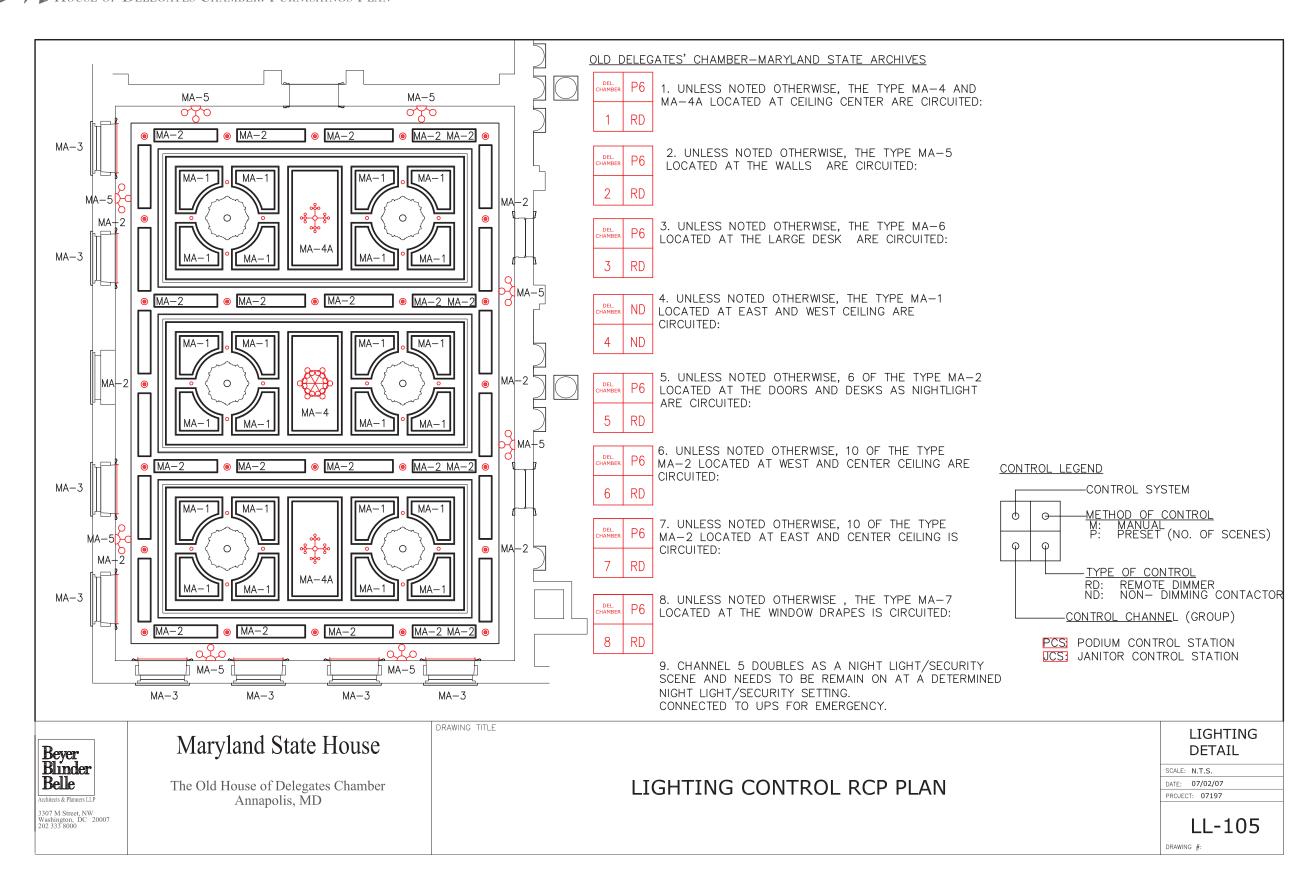
DATE: 08/07/07 PROJECT: 07197

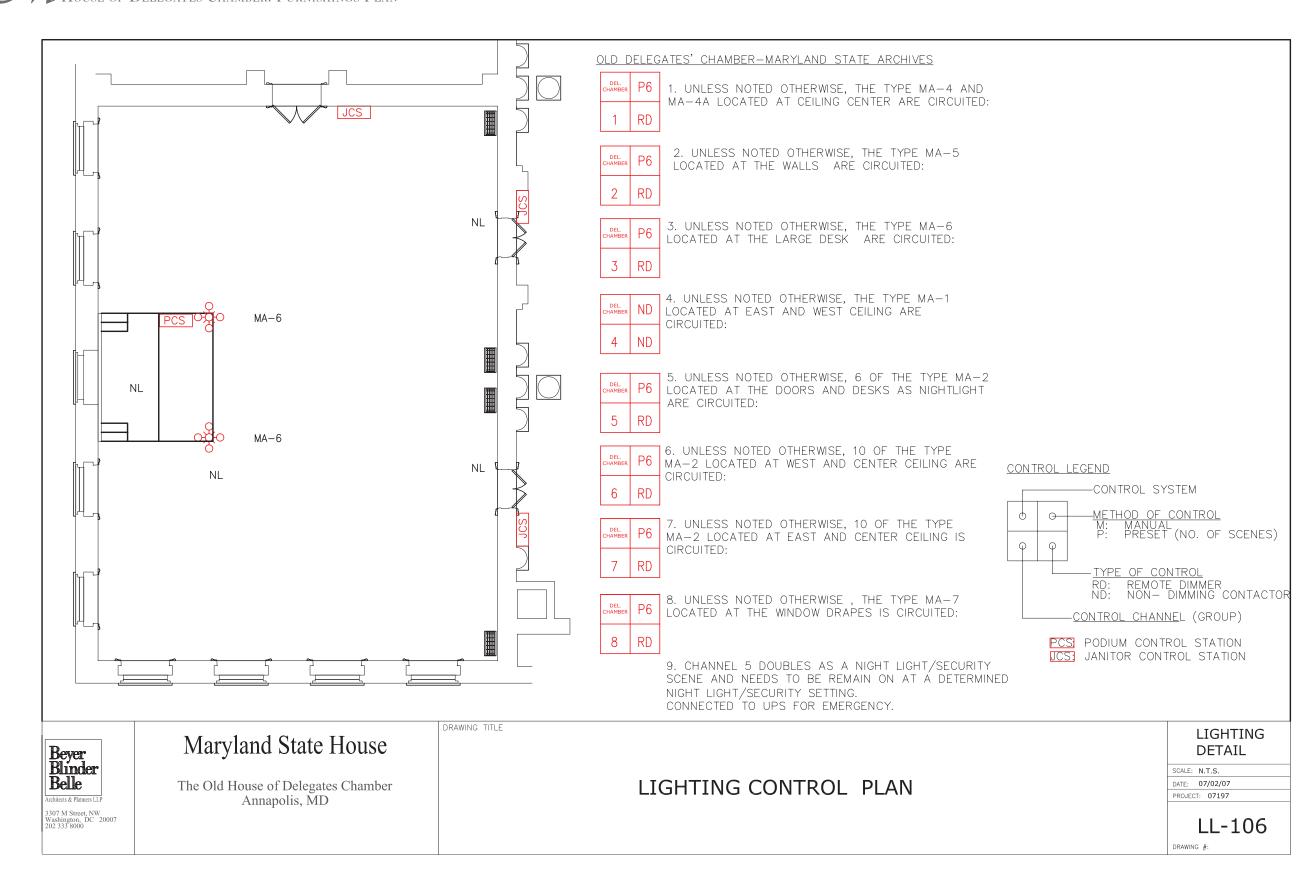
LL-101

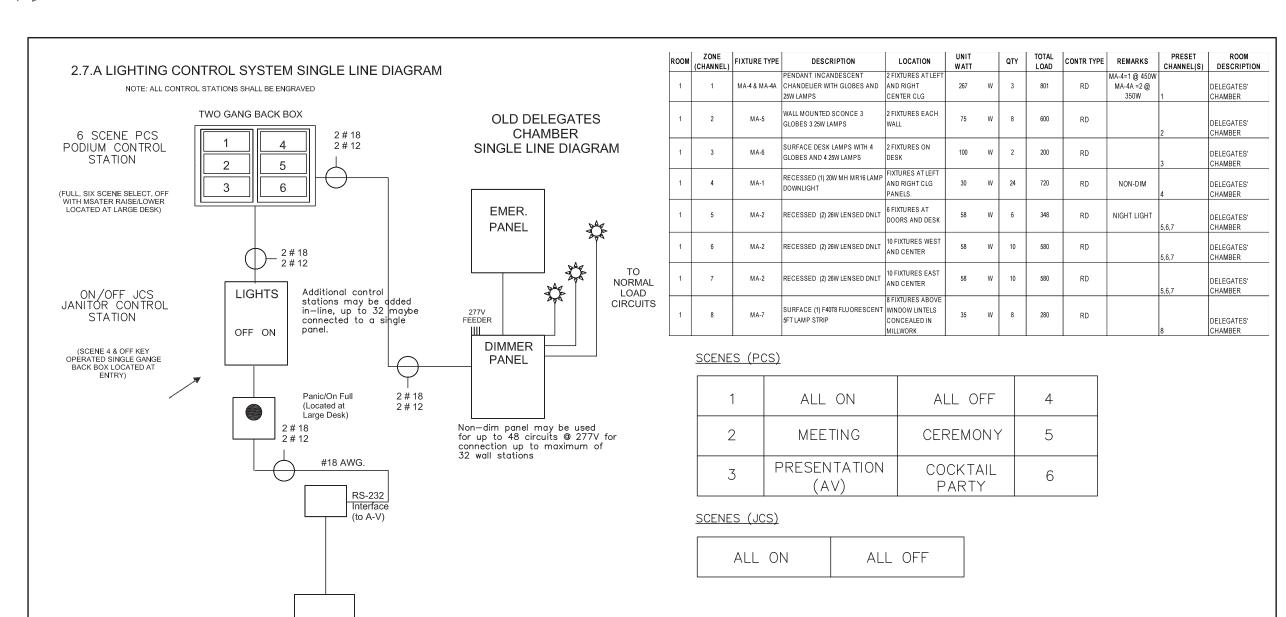












NOTE: For information regarding emergency lighting systems and interface to panel see diagram on electrical drawings.

Podium Control Station (Touch Screen) (NIC) (@ Large Desk)



Maryland State House

The Old House of Delegates Chamber Annapolis, MD

LIGHTING CONTROL INTENT

LIGHTING DETAIL

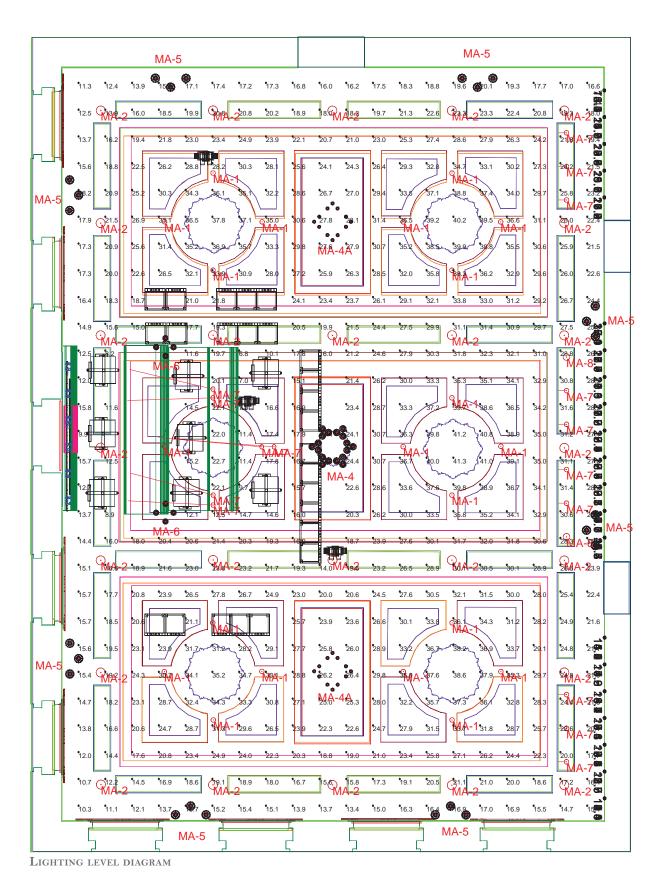
SCALE: N.T.S.

DATE: 07/02/07

PROJECT: 07197

LL-107

DAWING #





LIGHTING MODEL

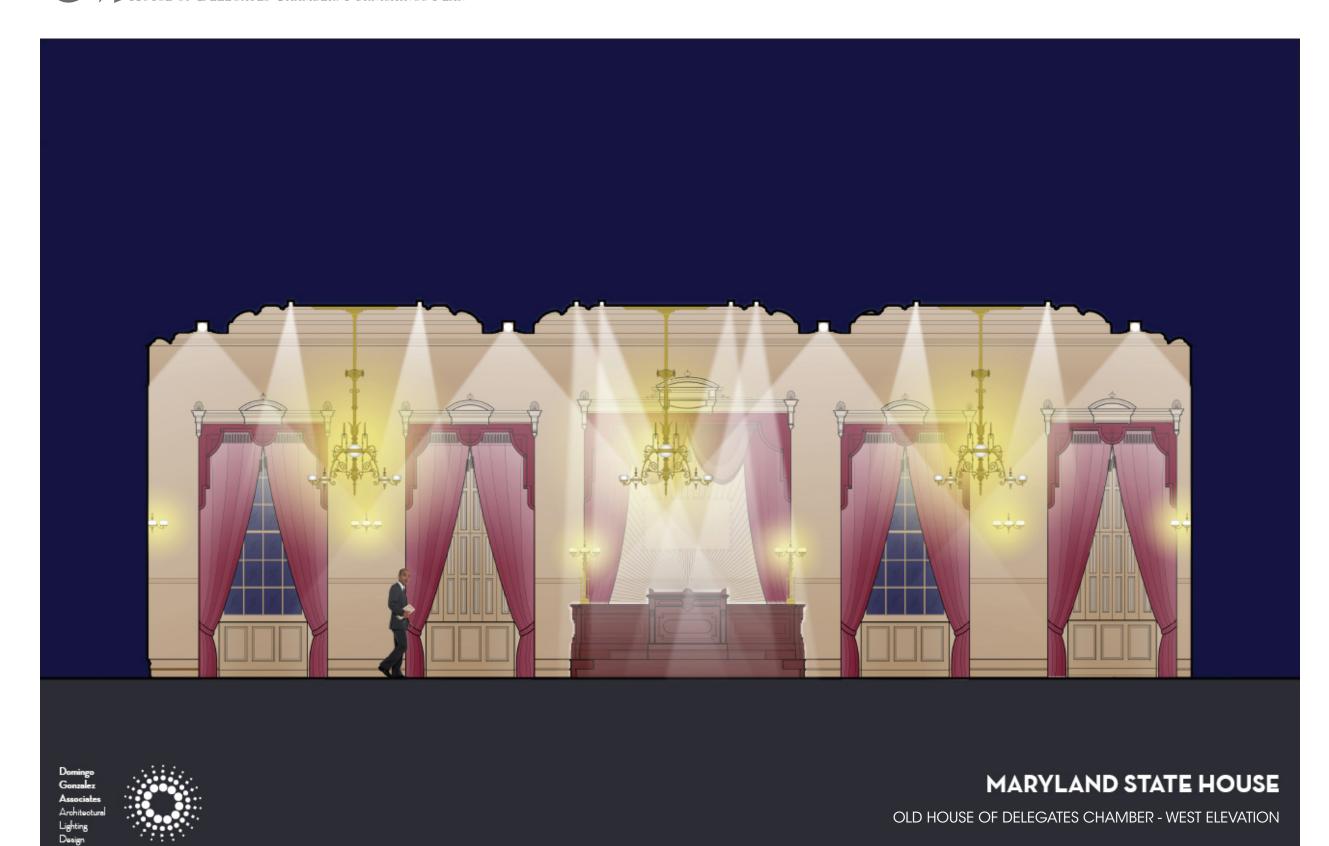


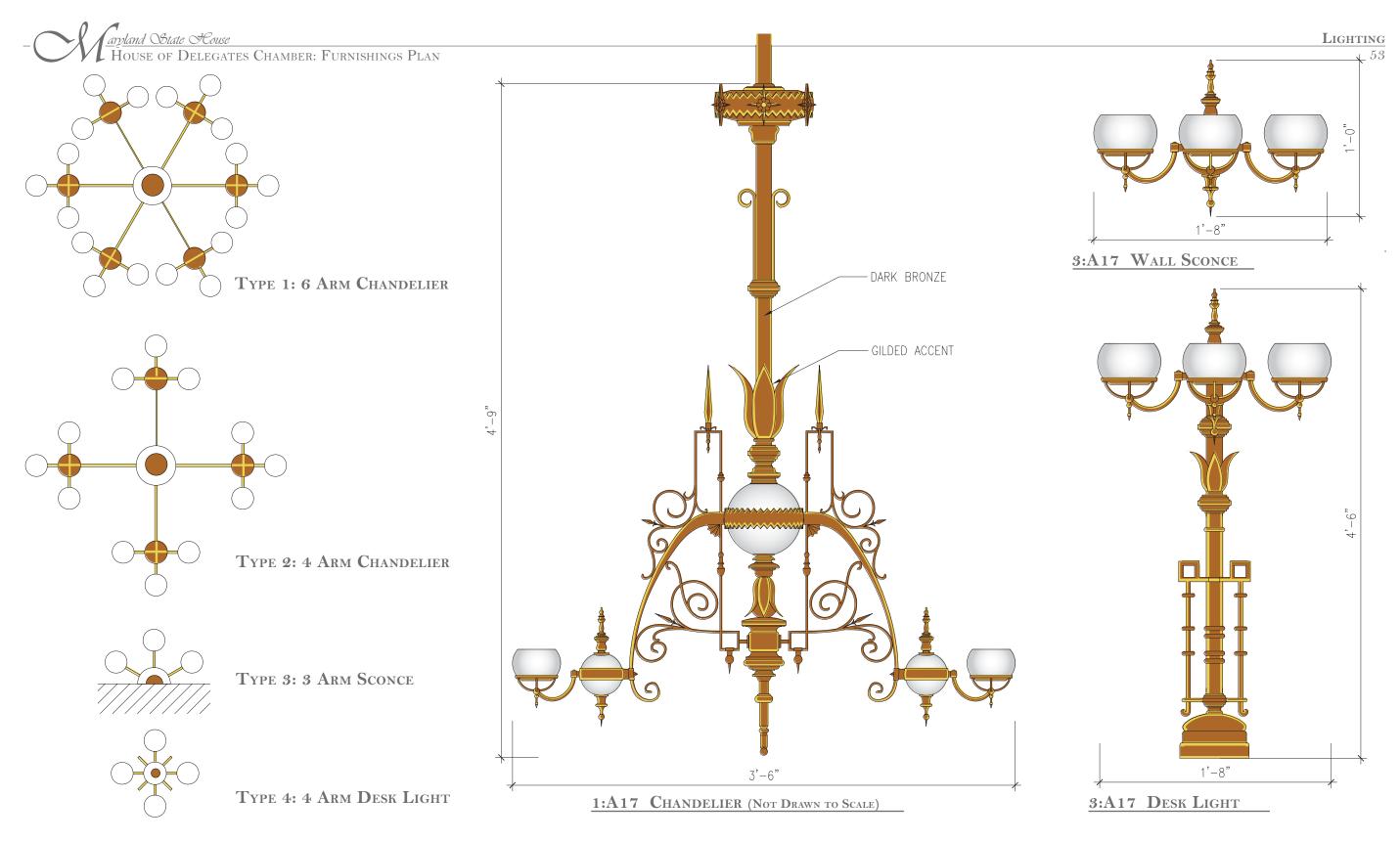
COMPUTER LIGHTING MODEL

Luminaire S	Schedule			
Symbol	Label	Lumens	LLF	Description
0	MA-2	1800	0.650	EP: (2) 26W CFL LENS DN.
®	MA-5	390	0.800	(1) 25W INC. GLASS GLOBE
®	MA-6	390	0.800	(1) 25W INC. GLASS GLOBE
0	MA-7	1202	0.800	KV: (1) 71W MR16 WW.
®	MA-4	390	0.800	(1) 25W INC. GLASS GLOBE
®	MA-4A	390	0.800	(1) 25W INC. GLASS GLOBE
0	MA-8	1202	0.800	KV: (1) 75W MR16 ACCENT
0	MA-1	1202	0.800	KV: (1) 75W MR16 DN.

Numeric Sumr	nary				
Label	Avg	Max	Min	Avg/Min	Max/Min
SE WALL	15.67	23.1	10.5	1.49	2.20
E WALL	20.36	44.7	14.4	1.41	3.10
NE WALL	17.00	23.8	7.4	2.30	3.22
FLOOR	24.86	41.3	6.8	3.66	6.07
W WALL	5.95	10.0	3.2	1.86	3.13

LIGHTING RESULTS

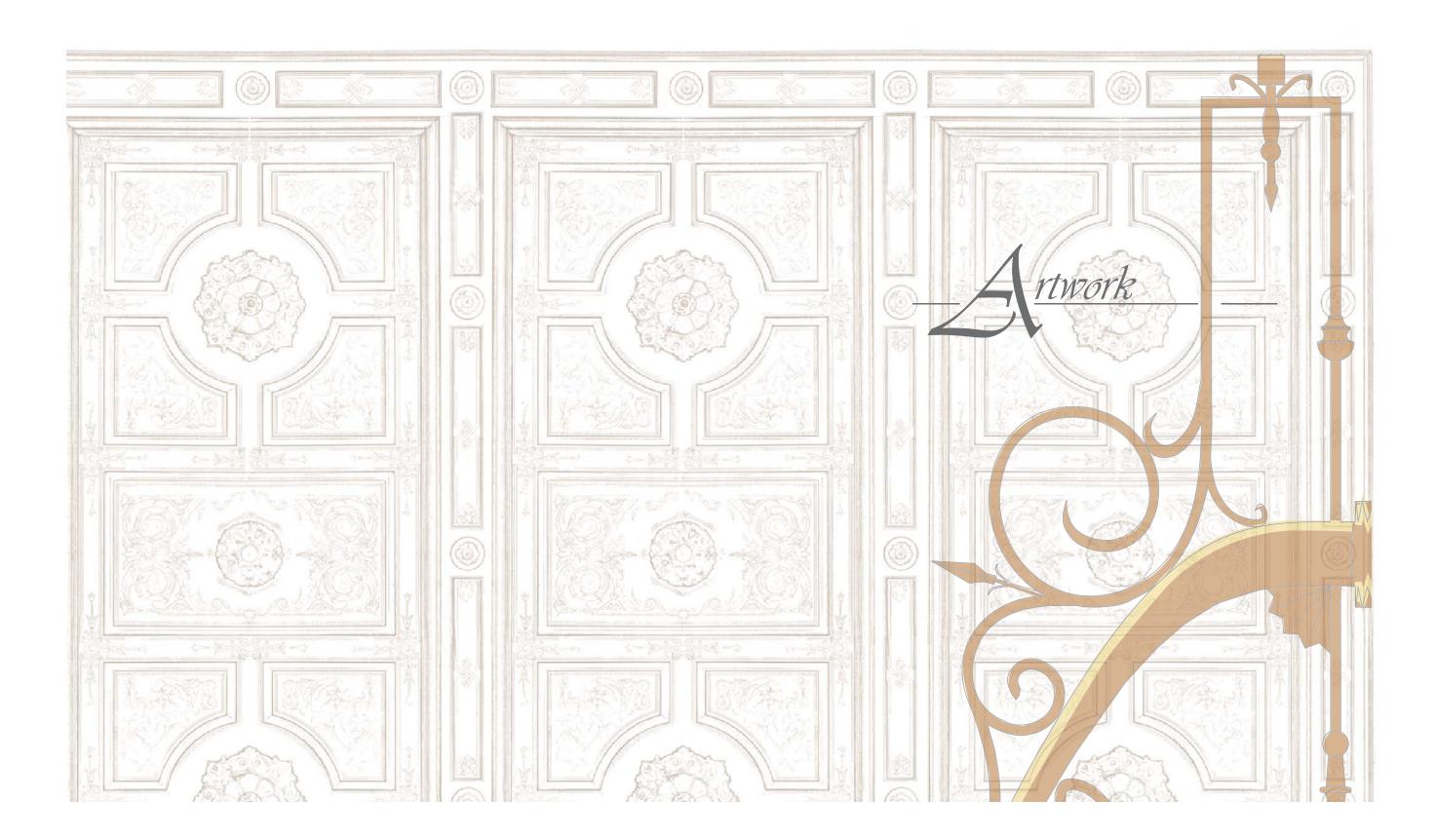
















ART-2

"The Burning of the Peggy Stewart," oil on canvas by Francis Blackwell Mayer, 1896. Maryland Commission on Artistic Property, MSA SC 1545-1111. Currently on exhibit in the Silver Room. Paiting and Frame: approximately 10'-4" X 7'-10"

ART-1

"The Planting of the Colony of Maryland," oil on canvas by Francis Blackwell Mayer, 1893. Maryland Commission on Artistic Property, MSA SC 1545-1125. Currently on exhibit in the Silver Room. Paiting and Frame: approximately 5'-11" X 7'-10"



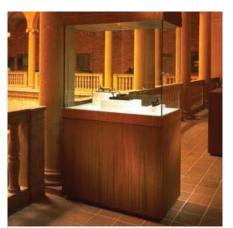


EXHIBIT CASE AT THE ATKINS MUSEUM



EXHIBIT CASE AT THE GETTY MUSEUM



EXHIBIT CASE AT THE METROPOLITAN MUSEUM OF ART



EXHIBIT CASE AT THE BROOKLYN MUSEUM

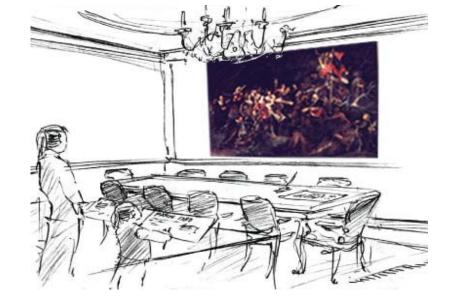


As a result of the Visitor Experience Master Plan and discussions with the Maryland State Archives, a focus for exhibits in the Old House of Delegates Chamber has been established. The Chamber will be dedicated to interpreting legislative landmarks of 19th Century Maryland. Exhibits may eventually focus on important, unprecedented legislation taking place in the state.

The exhibits are still to be determined. However, here are design guidelines for exhibit cases: Exhibit cases should be furniture, and not appear built-in or integral to the space. They should not appear original to the space as it is important that the original function of the space be apparent. It was a room for legislation. Exhibit case should be considered contemporary interventions sympathetic to the design of the space.

Technological advancements characterized the Period of Significance. It is appropriate that displays do the same. All displays should be interactive and dynamic and linked to telecommunication and data systems. Lighting should be effective and included in the cases. We have provided preliminary ideas for casework, but this will need to be coordinated when an exhibit designer is selected.



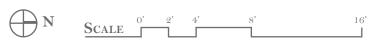






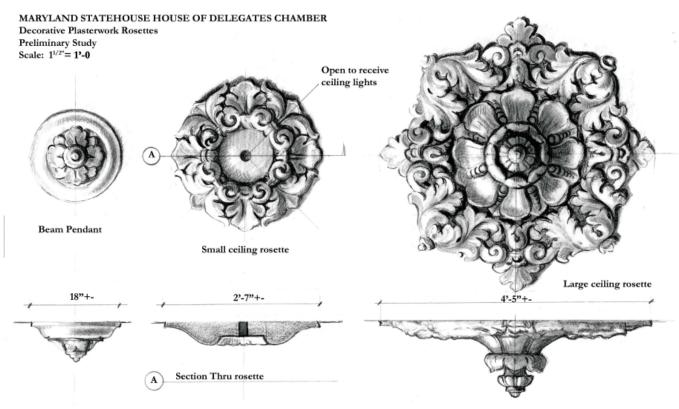


FL	JRNITURE and	FURNISH	HINGS
ITEM NO.	DESCRIPTION	QTY.	REFER TO
CH-1	SPEAKER'S CHAIR	1	PAGE 32
CH-2	SPEAKER'S SIDE CHAIR	2	PAGE 32
CH-3	CLERK'S CHAIR DELEGATE'S CHAIR	31	PAGE 33
CH-4	CLERK'S SIDE CHAIR	2	PAGE 33
CH-5	VISITOR'S SIDE CHAIR PAGE'S CHAIR	10	PAGE 34
CH-6	GALLERY BENCH	2	PAGE 34
DESK-1	DELEGATE'S DESK	30	PAGE 31
DISPLAY-1	DISPLAY CASE	2	
TABLE-1	DISPLAY TABLE	2	PROVIDED BY OWNER
ART-1	THE PLANTING OF THE COLONY OF MARLAND	1	PROVIDED BY OWNER
ART-2	THE BURNING OF THE PEGGY STEWART	1	PROVIDED BY OWNER









CAST PLASTER MEDALLIONS AND ROSETTES

Investigating the Historic Decorative Scheme

Because the original paint and plaster of the chamber had been stripped during a previous renovation campaign, the investigation into the original decorative scheme depended more on historic research and referents than on forensic investigation.

Study by Matthew Mosca

In 1998, Historic Paint Finishes Consultant Matthew Mosca had executed a historic paint finishes study on the Calvert Room and the Maryland Silver Room (formerly the House of Delegates Chamber). Although the study was limited due to the removal of much of the original interior architecture, Ever-Greene used the findings from the Mosca study as a basis in the re-creation of the decorative scheme.

Historic Photographs and Postcards

Historic photographs in black and white provided valuable information regarding value relationships between colors, as well as specific ornamentation and design elements. The antique hand-colored post-cards of the House of Delegates as well as the Senate Chambers also served as points of reference. They share design features that indicate that they were decorated at the same time, using many of the same ornamental moldings, materials, including window draperies, and furnishings, such as the desk sets with caned chairs.

Past EverGreene Projects Informed the Period Colors, Materials and Treatments

Other resources for recreating the decorative scheme included the studio's firsthand knowledge of decorative schemes, materials and approaches of the same time period from comparable projects. Color palettes original to Alfred Piquenard's Iowa State Capitol (1893) and Illinois State Capitol (1888) were consulted as reflections of prevalent period selections. The Kansas State Capitol-(various areas, 1870-1903) was considered as well, but as a more limited influence, as it was a later and more American decorative scheme. John Alexander MacPherson's work was a period point of reference, but it has certain departures, being a more masculine, heavy Victorian style with dark earth tones.

Second Empire Influence

In the period following the Civil War, many American architects, including George Frederick, were captivated by the glorious, fashionable Second Empire architecture. The style was emulated in numerous government buildings, including Frederick's Baltimore City Hall. The Second Empire style and its attributes were considered in this investigation as well.

Lithographic Ornament Portfolios and Books from or about this Period

Interior Designs of the 19th Century by Cesar Daly,1877

The Grammar of Ornament, Owen Jones, 1856

The Practical Decorator and Ornamentist by George Ashdown Audsley and Maurice Ashdown Audsley, 1862

Dresser's Principles of Design by Christopher Dresser, 1873

Encyclopedia of Ornament: Color in the Decorative Arts, August Racinet, 1873

The Principles of Harmony and Contrast of Colors by Michel-Eugene Chevreul, 1839

Paint in America: The Colors of Historic Buildings, edited by Roger Moss, 1994

The Art of Colour Decoration by J.D. Grace, 1912

Architectural Colour in British Interiors 1650-1840 by Ian C. Bristow, 1996

Ornament by Stuart Durant, 1986

Painted using lithography, ornament portfolios such the Cesar Daly publication (above) were heavily referenced by architects and designers of the day and were probably as influential as actual observations of other artists' work. One interesting side effect of this was that the interior decoration itself began to take on certain aspects of the lithographic appearance, such as more color saturation and opacity. Other books on art and ornamentation written during the mid- to late- 19th century also provided insight into prevalent design and color theories and practices of the times.

Decorative painters of latter 19th century would have been influenced by other prominent projects in the area as well. Brumidi's work at the U.S. Capitol in Washington, D.C. would have been known to the craftsmen working at the State House, for instance.

Creation of the Color Palettes

EverGreene developed the direction for the color palette based on the above research as well as established





practices of color theory and knowledge of the Victorian period preferences. With the constituent ingredients, value relationships with a balance of light and dark were established. Secondarily, color harmonies were sought based on complementary colors and adjacencies, relating them by chromatic intensity.

A strong consideration in the development of the color palette was to harmonize those existing elements

not expected to change. This included the wood finishes of the furnishings, particularly the walnut desk and cane chairs, as well as the bronze alloys of the light fixtures.

Three versions of the color palette, all incorporating harmonious relationships that would serve as a unifying element for the interior, were presented as options. Each consisted of soft, upper value tints of the predominantly neutral colors proposed for the fields of the walls and ceilings. One was comprised of cool colors, one was of neutral colors, and one represented warm color options. Secondary and tertiary colors that are more saturated were selected for accents.

Colors of the decorative scheme as determined via the above-listed research, including the general natural earth toned pigments and paints used in 1860-1890 High Style Victorian America:

Paints—All are tints (mixed with white)

Yellow Ochre Natural Earth Pigments

Red Oxide Natural Earth Pigments/Red Oxide

Blue Prussian Blue/Antwerp Blue Artificial Pigment

Sienna Natural Earth Pigments/Red Oxide Natural Earth Pigment

Burnt Umber

Raw and

Earth Pigment Green

Inorganic Artificial Pigment White

Metallic leaf

Tinted Glaze Oil-Based Glazing Medium with Natural Pigment

Other Elements

The upholstery and drapery colors as well as the carpeting were approximated from the hand-colored postcards of the Senate Chambers and the overall direction of the color scheme.

Cane Light Yellow

Desk upholstery Blue Plush/Velvet

Floor Green Carpeting (wall to wall)

Patterned Draperies

Furniture Wood (See report) Doors, Trim **Imitation Wood**

Window,

Shutters

Picture Frames Gilded Wood

Ultimately, the proposed decorative scheme incorporates primarily pale earth tone tints with a more neutral, somewhat cooler ceiling. Metallic finishes, upholstery, wood and carpet colors provide accents. The color palette was and is intended to unite all elements into an artistic whole that provides a warm and comfortable working environment.

Aryland State House House of Delegates Chamber: Furnishings Plan



RECOMMENDED CRAFTSMEN

Evergreene Painting Studios 450 West 31st Street, 7th Floor New York, New York 10001 T 212-244-2800 F 212-244-6204

John Canning Painting & Conservation Studios 125 Commerce Court, #5 Cheshire, Connecticut 06410 T 203-272-9868 F 203-272-9879

Conrad Schmitt Studios 2405 S 162nd. Street New Berlin, Wisconsin 53151 T 262-786-3030 F 262-786-9036



Typical Ceiling Bay 07/12/07





CARPET

All floor surfaces carpeted. 40 oz synthetic hair and jute pad. (fleece looking) (horsehair is sometimes used)

OPTION 1

252-256 pitch (threads per 27 inch.) Five - color loop from a standard historic pattern by the. 27in wide frame. Material: 80% Worsted wool 20% nylon (or 100%) 4 ply. Hand-sown. Material cost \$22 psf

Stourvale Mill Collection Distributor: John Burroughs

OPTION 2

216 pitch (9 rows per inch.) 80/20 3 ply yarn Cut pile only--not available in loop. Material costs \$19.50

DRAPERY

Silk (with fire retardant lining) or travera. Include UV films for protection.

Fabricator and Installer Vintage Valance. Cincinnati OH Contact: Beverly Hafemeister 513-561-8665

OPTION 1

Custom pattern woven on a modern, electronic Jacquard loom in silk and cotton blend in custom colors using European mills. Produces 54" goods. (approximately \$198 per yard.)

Belfry Historic 30 Breed St. Lynn, MA 01912 Contact: John Buscemi 617 574 9030

OPTION 2

Fabric selected from manufactures standard colors and patterns by

Brunschwig & Fils Contact: Peter Pinto 212-838-7878, ext 8340 Archivist/Curator: Judith Straeten 212-838-7678, ext 8410

Scalamandre Contact: Leslie Degeorges 212-980-3888, ext 416

OPTION 3 (CLOSEST MATCH)

Fabric woven on an old jacquard shuttle loom (circa 1900) using European mills. Produces 50" goods. Additional design charges required for art work and jacquard card cutting. (approximately \$250 per yard)

MILLWORK

OPTION 1

Authentic detailing dovetail joints etc. hand carved ornamentation, veneer woods of walnut and ash. Reproduction hardware. Solid wood flooring with rectangular nails.

OPTION 2

Veneer plywood. Purchased and applied ornamentation. Standard hardware.

OPTION 3

Decorative paint and varnish on paint grade wood.

LIGHT FIXTURES

Recessed or low-voltage fixtures by USA Illumination

OPTION 1

Custom reproduction bronze light fixtures with contemporary light fixtures and gilded accents to match historic chandeliers, sconces and standards.

Acceptable Manufacturers Federated Lighting St. Louis Lighting Perry Pratt

OPTION 2

Standard light fixtures selected from lighting manufacturers catalogs

http://www.worldclasslighting.com/newwcl3/Prodpagemain.cfm?ID=1177

After extensive research, no light fixtures have been located from catalog searches having the required size and/or material.

Therefore, Option 2 for lighting is NOT recommended.

FURNITURE

OPTION 1

Custom reproduction furniture

OPTION 2

Select similar chairs from current furniture manufacturers or locate and purchase antique furniture from



Introduction

The preliminary budget estimate included in the report is based on the design documents dated 5/4/07. The estimate is broken into work items, such as flooring and windows so that a total cost for each item can be viewed as a subtotal. As well as an estimate for the direct work involved, each line item includes an additional 30% for indirect construction costs (general conditions, fees, insurance) and design contingency, and an additional 10% for Architect and design consultant fees. As such, the budget estimate should be viewed as a total construction project cost estimate. The costs not included in the estimate include financing costs, owner's project management costs and other similar costs which are necessary to support the project.

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Maryland State House Old House of Delegates Chamber

Beyer Blinder Belle Ref. # 6064.00

Recommendations Matrix - Revision 0

PRELIMINARY BUDGET ESTIMATE

July 17, 2007

ARCHITECTURAL - INTERIOR						
Building Element	Recommended Treatment	Cost	Indirect costs (30%)	A/E Fees 10%	Total Estimated Cost	Comments
FLOORING						
I New Carpet	252-256 pitch (threads per 27 inch.) Five - color loop from a Standard historic pattern by the Stourvale Mill Collection . 27in wide jacquard loom frame. Material: 80% Worsted wool 20% nylon (or 100%) 4 ply. Handsewn. In	51,700	15,510	6,721	73,930	
2 Wood Flooring	New hardwood flooring at dais	4,000	1,200	520	5,720	
3 Wood Base	Strip, clean and repaint all wood bases.	4,600	1,380	598	6,578	
DOORS						
4 Wood Doors	Strip, repair and prime existing doors	10,500	3,150	1,365	15,015	
Frame and transom modifications	Remove existing frames at door transoms and replace with new glass and wood transom to replicate original (corridor side to remain as is)	22,500	6,750	2,925	32,175	
DOOR HARDWARE						
9 Door Hardware	Allowance for restoration or replacement of door hardware	6,000	1,800	780	8,580	
WINDOWS						
10 Windows	Strip paint, patch, clean and repaint interior window frames, sash, casing, trim, shutters.	24,000		3,120		
	Provide new carved wood valances above windows.	40,000	12,000	5,200	57,200	
	Custom drapes	100,000	30,000	13,000	143,000	
PLASTER						
II Wall & Ceiling Plaster	Investigation, mockups, and all labor and materials for flat, decorative and ornamental plaster	250,000	75,000	32,500	357,500	
PAINTING						
12 Painting	Decorative painting, sizing, gilding, stenciling, graining	210,000	63,000	27,300	300,300	



Page 2 of 3

Page 2 of 3						
Building Element	Recommended Treatment	Cost	Indirect costs	A/E Fees 10%		Comments
			(30%)		Estimated Cost	
MILLWORK						
I3 Millwork	Custom hand-carved walnut/ash dais, built-in desks, drapery valance	112,000	33,600	14,560	160,160	
Drapery	Custom drapery behind speaker's chair	93,500	28,050	12,155	133,705	
FURNITURE						
14 Loose furniture	Delegate's desks & chairs	257,500	77,250	33,475	368,225	
	Speaker's chair, side chairs, visitor's chairs, bench	76,000	22,800	9,880	108,680	
	Display cases	50,000	15,000	6,500	71,500	
FIRE PROTECTION						
I5 Fire Protection	Fire sprinkler piping (assume existing main in area)	22,000	6,600	2,860	31,460	
LIGHTING/ ELECTRICAL						
19 Lighting - Decorative Fixtures	Large chandeliers - custom replication	310,500	93,150	40,365	444,015	
	Wall sconces - custom replication	85,000	25,500	11,050	121,550	
	D. I. C	27,000	0.100	2.510	20.410	
	Desk fixtures - custom replication	27,000	8,100	3,510	38,610	
20 Miscellaneous electrical	Allowance for general electrical circuit replacement	10,000	3,000	1,300	14,300	
			•			
	Recessed downlights & dimming system allowance	149,500	44,850	19,435	213,785	
	Ceiling speakers, exit lights, & fire alarm (assumes system is available nearby and has capacity)	31,000	9,300	4,030	44,330	
	Florence ITV asserting asserting and assistation assert	15,000	4,500	1,950	21,450	
	Flat panel TV monitor, motorized projection screen	13,000	4,300	1,750	21,430	
DEMOLITION/AGGESS					<u> </u>	
21 Demolition	General demolition & channelling allowance	15,000	4,500	1,950	21,450	
	Lead-based paint removal allowance	15,000	4,500	1,950	21,450	
22 Access	Scaffolding for ceiling access	26,400	7,920	3,432	37,752	
	T	10.000	2.000	1 200	14 200	
	Temporary protection	10,000	3,000	1,300	14,300	
1						



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	Building Element	Recommended Treatment	Cost	Indirect costs	A/E Fees 10%	Total	Comments
				(30%)		Estimated Cost	
	ALLOWANCES						
23	Structural upgrade	Steel beams to support bronze chandeliers	50,000	15,000	6,500	71,500	
1							
24	MEP and Fire Protection upgrade	Upgrade service capacity and distribution systems	500,000	150,000	65,000	715,000	
	ESTIMATE TOTALS	2007 Dollars	\$2,578,700	\$773,610	\$335,231	\$3,687,540	
	ESTIMATE TOTALS	2008 Dollars	\$2,836,570	\$850,971	\$368,754	\$4,056,294	

Budget Estimate Notes:

All prices are in 2007 dollars, escalation of 10% per year should be added for later execution

All prices include estimates for general conditions, design/ construction contingency, CM fees and A/E fees

No work is included for upgrades to mechanical or electrical equipment, or extension of main feeders to the space

No permit costs are included

Prices are estimated based on design drawings by Beyer Blinder Belle dated 5/4/07



Maryland State House Old House of Delegates

Estimate Details

Updated:8/7/07

Architectural - Interior

	Description	Qty	Unit	Unit Cost	Total	Comments
00000000					***************************************	
,,*,*,*,*,*,*,	FLOORING					
IA	New Carpet	205		62	25,000	0 1 5 05
	Carpet, pad installation Carpet material	395 395	ly ly	63 60	25,000 23,700	Quote from Gfroerer Budget from John Burroughs
	Custom carpet design charges	393 1	LS	3,000	3,000	Allowance
	Custom carpet design charges	1	LS	3,000	3,000	Allowance
	Total Cost				51,700	
	Wood flooring					
	New wood flooring at dais	200	sf	20.00	4,000	Estimate
					0	
					0	
	Total Cost				4,000	
	Strip & repaint wood base					
	Strip wood base	200	lf	20.00	4,000	Estimate
	Paint wood base (graining not included)	200	lf	3.00	600 0	Estimate
	Total Cost				4,600	
	Total Cost				4,000	
	DOORS					
4	Wood doors					
-	Strip door/ frame/ trim	3	each	1,000	3,000	Estimate
	Minor repair	3	each	1,500	4,500	Estimate
	Prime & paint (graining not included)	3	each	1,000	3,000	Estimate
	Total Cost				10,500	
4.2	From and transom modifications	2	aaab	7.500	22.500	Allowongo
A.2	Frame and transom modifications	3	each	7,500	22,500 0	Allowance
A.2	Frame and transom modifications Total Cost	3	each	7,500		Allowance
A.2		3	each	7,500	0	Allowance
		3	each	7,500	0	Allowance
	Total Cost	3	each	7,500	0	Allowance
	Total Cost DOOR HARDWARE	3	each	7,500 2,000	0	Allowance
	Total Cost DOOR HARDWARE Hardware				0 22,500	

	Description	Qty	Unit	Unit Cost	Total	Comments
	WINDOWS	Qiy	Onu	Onu Cosi	101111	Comments
10	Windows					
10	Windows					
4.1.1	Strip & prep windows Prime & paint windows/ shutters (graining not	8	each	1,000	8,000	Estimate
	included)	8	each	1,000	8,000	Estimate
	Restore shutters	8	each	1,000	8,000	Estimate
	Total Cost				24,000	
A.1.2	New wood window valances	8	each	5,000	40,000	Budget from Zeeland
				.,	40.000	
	Total Cost				40,000	
A.2	Custom Drapes	8	each	12,500	100,000	Estimate
	Total Cost				100,000	
	Total Cost				100,000	
	PLASTER					
11	Flat and decorative plaster					
A.1	selective demo, mockups, all labor and material	1	LS	250,000.00	250,000	Estimate from Evergreene
	Scaffolding Total Cost				0 250,000	Evergreene included rolling towers
	DATAMONIC					
	PAINTING					
12	Painting					
	Decorative painting, sizing, gilding, stenciling, graining	1	LS	195,000.00	195,000	Estimate from Evergreene
	Window and baseboard graining	1	LS	15,000.00	15,000	Estimate from Evergreene
	Total Cost				210,000	
	MILLWORK					
-12	D://11/1	1	1.0	100.000	100.000	D 1 (C 7 1 1
13	Dais/ desks/ drapery framework Installation	1 160	LS MH	100,000 75	100,000 12,000	Budget from Zeeland Estimate
	Total Cost				112,000	
	Total Cost				112,000	
13	Dais drapery fabric Backdrop fabric	150 60	LY LY	250 150	37,500 9,000	Budget from Belfry Budget from Belfry
	Material for details	1	LS	5,000	5,000	Budget from Belfry
	Fabrication/sewing Installation	300 80	MH MH	100 150	30,000 12,000	Budget from Vintage Valances Budget from Vintage Valances
		00	14111	150		Budget from Vintage Valunces
#8888888	Total Cost FURNITURE				93,500	
	Loose furniture	30	pach	6,000	1 20 000	
		30 31	each each	6,000 2,500	180,000 77,500	Bielecky
	Loose furniture Delegate's Desks Chairs				77,500	Bielecky
A.1	Loose furniture Delegate's Desks Chairs Total Cost	31	each	2,500	77,500 257,500	·
A.1	Loose furniture Delegate's Desks Chairs Total Cost Speaker's chair	31	each	2,500 8,000	77,500 257,500 8,000	Bielecky
A.1	Loose furniture Delegate's Desks Chairs Total Cost Speaker's chair Speaker's side chairs clerk's side chairs	1 2 2	each	2,500	77,500 257,500 8,000 13,000 13,000	Bielecky Bielecky Bielecky
A.1	Loose furniture Delegate's Desks Chairs Total Cost Speaker's chair Speaker's side chairs clerk's side chairs visitor's side chairs	1 2 2 10	each each each each	2,500 8,000 6,500 6,500 2,500	77,500 257,500 8,000 13,000 13,000 25,000	Bielecky Bielecky Bielecky Bielecky
A.1	Loose furniture Delegate's Desks Chairs Total Cost Speaker's chair Speaker's side chairs clerk's side chairs visitor's side chairs gallery bench	1 2 2	each each each	2,500 8,000 6,500 6,500	77,500 257,500 8,000 13,000 13,000 25,000 17,000	Bielecky Bielecky Bielecky
A.1	Loose furniture Delegate's Desks Chairs Total Cost Speaker's chair Speaker's side chairs clerk's side chairs visitor's side chairs	1 2 2 10	each each each each	2,500 8,000 6,500 6,500 2,500	77,500 257,500 8,000 13,000 13,000 25,000	Bielecky Bielecky Bielecky Bielecky
A.1 A.2	Loose furniture Delegate's Desks Chairs Total Cost Speaker's chair Speaker's side chairs clerk's side chairs visitor's side chairs gallery bench	1 2 2 10	each each each each	2,500 8,000 6,500 6,500 2,500	77,500 257,500 8,000 13,000 13,000 25,000 17,000	Bielecky Bielecky Bielecky Bielecky
A.1 A.2	Loose furniture Delegate's Desks Chairs Total Cost Speaker's chair Speaker's side chairs clerk's side chairs visitor's side chairs gallery bench Total Cost	1 2 2 10 2	each each each each each	2,500 8,000 6,500 6,500 2,500 8,500	77,500 257,500 8,000 13,000 13,000 25,000 17,000	Bielecky Bielecky Bielecky Bielecky Rialto



	Description Description	Qty	Unit	Unit Cost	Total	Comments
	FIRE PROTECTION					
15	Fire Sprinklers	2.200	C.F.	10	22.000	
	Recessed heads/ branch piping in beams	2,200	SF	10	22,000	Assume main existing in room
	Total Cost				22,000	
	LIGHTING					
10.4	Chandeliers					
IJА	Chandeliers	3	each	100,000	300,000	Budget from St. Louis Antique Lighting
	Installation	3	each	1,000	3,000	Estimate
	Modify backing	3	each	2,500	7,500	Estimate
	Total Cost				310,500	
	Sconces					
	Provide new fixtures	10	each	5,000	50,000	Budget from St. Louis Antique Lighting
	Installation Modify backing	10 10	each each	1,000 2,500	10,000 25,000	Estimate Estimate
		10	eacii	2,300		Estimate
	Total Cost				85,000	
	Desk Lamps	2		10.500	25.000	D 1 (C 0) I 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	Provide new fixtures Installation	2 2	each each	12,500 1,000	25,000 2,000	Budget from St. Louis Antique Lighting Estimate
	Modify backing	2	cacii	1,000	0	Estimate
	Total Cost				27,000	
20	Circuit replacement	1	LS	10,000	10,000	Assume no upgrade to panels or feeders
	Total Cost				10,000	
	Downlighting					
	Recessed downlights	50	EA	1,750	87,500	Estimate
	channelling/ beam disassembly	6	EA	7,000	42,000	Allowance
	Dimming system allowance	1	LS	20,000	20,000	Allowance
	Total Cost				149,500	
	Misc. systems					
	Exit lights	2	EA	2,500	5,000	Estimate
	Ceiling speakers	4 8	EA EA	1,000	4,000	Assume existing sound system equipment
	Smoke detectors Channelling	6	EA	2,000 1,000	16,000 6,000	Assume existing FA system Estimate
	-			,	0	
	Total Cost				31,000	
	Equipment					
	Flat screen monitor	1	EA	5,000	5,000	inleuding new circuit
	Motorized projection screen Miscellaneous steel supports	1 1	EA LS	5,000 5,000	5,000 5,000	inlcuding new circuit Allowance
		_		-,	0	
	Total Cost DEMOLITION/ ACCESS				15,000	
	DEMOLITION ACCESS					
21	General demolition & channelling	1	LS	15 000	15,000	Allowanaa
	Total Cost	1	LS	15,000	15,000 15,000	Allowance
	Lead removal allowance					
	Total Cost	1	LS	15,000	15,000 15,000	Allowance
	Ceiling access Scaffolding				,	
	Total Cost	2,200	SF	12	26,400 26,400	Estimate
					,	
	Temporary protection	1	LS	15,000	10,000	Allowance
	Total Cost				10,000	

	Description	Qty	Unit	Unit Cost	Total	Comments
	ALLOWANCES					
23	Structural upgrade					
	Steel beams to support bronze chandeliers	1	LS	50,000	50,000	Allowance
	Total Cost				50,000	
24	MEP and Fire Protection upgrade					
	Upgrade service capacity and distribution systems	1	LS	500,000	500,000	Allowance
	Total Cost				500,000	
	Architectural - Interior				2,578,700	





CONSTRUCTION SCHEDULE

This project involves the removal of a 20th century partition currently separating the Silver and the Calvert Rooms on the first floor of the Maryland State House Building in Annapolis, MD. The two rooms will be then be combined to restore the configuration of the 1876 Old House of Delegates Chamber.

The work covers approximately 2,300 SF of the southwest corner of the first floor of the original State House building.

In addition to the work within the space, work will be required to make connections to existing electrical, smoke detection and telecommunication panels. Access to some of these areas may require evening or weekend work as the building will remain occupied. Upgrades may be required of existing panels and mechanical systems. This will increase construction costs and could increase construction time and inconvenience.

Because it is likely that the building will remain occupied during the construction of this space, a protection plan shall be submitted by the contractor to address protection of the building, its occupants and tourists. Again, off-hours work may be necessary for some of the work, but in general work will occur during regular business hours. The protection plan will show temporary partitions and protection of walls, floors and ceilings.

No known hazardous materials are present. Abatement or treatment will not be necessary.

STAGING AND ACCESS

Limited areas for staging the project will be allowed in the basement. General contractor's temporary offices will be required and will need to be coordinated with facility and construction managers. Construction office and materials may be stored in the basement.

There is no loading dock or freight elevator, so door openings will determine the maximum size of preconstructed pieces. The size and capacity of the existing elevators, or ability or carry things up the stairs will also limit the size of new equipment and millwork. Final assembly may have to be on site. Using a crane and removing window or skylight is not allowed. Access to the building will need additional study during the construction document phase and later after a contractor is selected. The contractor will be able to provide alternatives and ultimately will be responsible for means and methods of construction. This coordination is required during the construction phase with State input.

PHASING

While not recommended because of the increased project costs and inconvenience of occupants, it may be possible to phase the procurement of the furniture or drapery over several years. All construction should be completed at the same time. It may be possible to procure the furniture or light fixtures from a non-capital improvement budget.

OTHER PROJECT COORDINATION

The contractor will need to coordinate with UV film installation, as this project is affected by the window refurbishment and decorative painting.

LONG LEAD ITEMS

CARPET

The construction schedule must allow a production time from 4 - 6 months for the carpet. Sea shipping from England adds about 3 weeks to the schedule and inland freight from Boston to the installer an additional week. Air freight could reduce the schedule but is available at an additional cost.

DRAPERY

Fabric manufacturing depends somewhat upon the schedule of the weavers. The design must be drawn for review, resubmitted and reviewed again before approval. Colors must be finalized simultaneously with the decorative paint and carpet. Manufacturing of the fabric would take about 4 months. Making the curtains would be an additional 2 months. Window trimmings would add additional time.

Millwork

In addition to the normal shop drawing and sample review, additional time should be allowed for the review of mockup samples. Submittals and fabrication is expected to take 24 weeks.

The preparation and approval of all shop drawings and submittals will require an amount of additional time because coordination will be required for color matching.

Procurement is assumed to take three months, and mobilization after award of the contract, including hiring of subcontractors, site survey and verification are assumed as outlined below: Construction work is recommended for times during legislative recess and will need to be coordinated with facilities staff.

Given required coordination, the project should be completed in approximately 17 months after award. The project is slated for FY2008. Based on these parameters, the dates of construction are as follows:

November 2007 Start of procurement January 2008 Award of Contract Approved Submittals May 2008 July 2008 Approved mockups Major components fabricated September 2008 September 2008 Protection & Demolition Scaffolding October 2008 Construction Break 12/31/08 -4 /15/09 Major construction complete May 2009 Punchlist, testing, inspection June 2009 Completion of work 01 July 2009

