

# *A Window of Opportunity ...*

THE RESTORATION OF THE RAINIER CLUB'S 1904 WINDOWS



## **LIMESTONE SILLS**

Limestone is a porous stone that is frequently used for accenting the architectural features of buildings and is a major component of the 1904 Rainier Club Kirtland Cutter building design. The 103 year-old stones have served their useful life and need to be replaced in the 1904 portion of our landmark building. An engineers report details the damage to the exterior limestone window sills due to the age of the stone and the impact of water and pollution. The sills require replacement in order to prevent water from penetrating into the fabric of the masonry walls, where water will cause deterioration of interior mortar and dry rot of the historic windows. The mortar used in 1904 is not of the same quality as modern mortar, so water poses a serious threat. Water will penetrate the stone through the cracks and also by sloping back toward the wood sill caused by erosion of the limestone sill. Repairing the sills will also prevent any further deterioration from exterior water seeping onto the heavy, wooden, timber floor joists that connect into the masonry walls.

The proposed refurbishment will place new concrete cast sills in each window. These sills be similar to the ones originally installed in the 1929 Bebb and Gould building addition.

## **HISTORIC WINDOW REPAIR**

The larger project, which has a number of intricate matters to consider, is the repair and replacement of the historic windows. The Bumgardner Architects outlined the condition of the west elevation windows following the Nisqually earthquake in 2001. This particular report identified the conditions for 89 windows on the north and west elevations of the Clubhouse. The condition of each window varies. The Secretary of the Interior and the National Park Service created specific guidelines for the repair or replacement of historic wooden windows. In some cases, the repair will involve the replacement of a rotted wood sash, repair of a lead mullion, or the repair or replacement of the casement due to rot. Weather is the main cause of the rot and deterioration to the wood sash. The poor condition of our limestone sills has permitted water to slope back toward the wood sill. The earthquakes that occurred in 1948, 1964, and 2001 have racked the sash on many of the windows. In the earlier quakes, this racking motion permitted water to enter into the cracks in the sash and cause deterioration. This has caused some of the double hung windows to separate (in the worst case) and others will require the removal of the rot and repair.

As part of this project, additional inspection will need to occur to outline the specific treatment for each window in the building. By scaffolding the exterior of the building for the removal and replacement of the limestone sills, the Historic Foundation plans to execute the repair of the westerly windows at the same time.

## **WHY DOES THE RAINIER CLUB HERITAGE SOCIETY WANT YOUR GIFT?**

In 2003, the Rainier Club Board of Trustees provided an easement to the Historic Foundation for the maintenance of the façade and major building systems. While the Rainier Club membership annually invests \$400,000 to \$450,000 toward capital projects, significant projects like the windows and the sills can be funded by the 501(c)3 Foundation. A gift to the Foundation assists the Club in maintaining the public benefit of our landmark building in the community while donors enjoy a taxable deduction for their gift. These gifts permit the House Committee to direct additional capital funds to a number of prioritized projects that are ineligible for Heritage Fund or Historic Foundation participation.

The Directors of the Heritage Society and the Trustees of the Rainier Club believe that diligent maintenance of the Club will one day transform the Historic Foundation from an operating foundation to one that has sufficient proceeds to protect the building during times of seismic activity.

## **HOW TO HELP**

Make a pledge to the Heritage Society by completing the enclosed donation form. Donation options include monthly, quarterly, or annual payments placed on your statement, by credit card, or via stock transfer. Donor pledges of \$1000 are recognized with membership in the Heritage Society and cumulative gifts are recognized by seven recognition levels listed in the enclosed brochure. Thank you for your thoughtful consideration.



*Perpetuating Our Heritage and Vitality*

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