GILBERT & BENNETT WIRE MILL CORE
GEORGETOWN, CT

HISTORIC PRESERVATION FEASIBILITY
AND CONCEPT DESIGN
FINAL REPORT

CLIENT:
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I. INTRODUCTION

WASA/Studio A was retained by the Connecticut Trust for Historic Preservation to perform a Historic Preservation Feasibility and Concept Design Study for the Gilbert & Bennett Wire Mill Core in Georgetown, CT. This report serves as Phase One of the overall project. Its purpose is to assess the existing conditions of each building at the Core Mill site in order to present recommendations for their part in the development process and plan. The structures at the Gilbert & Bennett Wire Mill are contributing elements in the Georgetown Historic District’s National Register of Historic Places listing. This evaluation takes into account the historic nature of these structures. This report has been prepared for the Connecticut Trust for Historic Preservation as an account of the findings. With the information gained during this examination/assessment phase, the Connecticut Trust of Historic Places will have an assessment of each building currently included in the program for development of this important historic site.

Professional Team

This project was contracted to WASA/Studio A, a New York City-based architectural, engineering and preservation firm with a satellite office in New Canaan, CT. WASA/Studio A directed and managed all aspects of this report. WASA/Studio A staff conducted historical research, gathered survey information, identified deficiencies, determined recommendations for stabilization, and/or rehabilitation, prepared cost estimates, and coordinated the production of this report. The team of WASA/Studio A preservation architects and Old Structures Engineering represents extensive expertise in masonry conservation, roofing restoration, conditions assessment, structural-engineering assessment, design and administration of repairs.

II. RESEARCH

Historic documentation, such as the site’s National Register nomination; local and regional newspaper articles; online articles about the site and project; several Gilbert & Bennett publications; and documents in the Redding government offices, including Zoning, Town Clerk, and Land Use, were reviewed. WASA/Studio A also conducted research on the building and the history of the Gilbert & Bennett Wire Mill, the Village of Georgetown, Industry in Connecticut, and the evolution of this project as related to these structures. An interview with a former Gilbert & Bennett employee was helpful and insightful in understanding the previous functions of each building, plus a general recent history of the site. WASA/Studio A visited several Case Study examples in order to develop a better understanding of similar building uses as they relate to the historic fabric and potential development of this project. Sites included those mentioned in the “Development Analysis and Recommendations” report prepared by Cecil Group, plus additional sites, which were deemed to be relevant.

III. PURPOSE AND SCOPE OF WORK

This Phase One report serves as an architectural feasibility study for the adaptation of the six (6) existing historic industrial buildings/structures of the former Gilbert & Bennett Wire Mill in Redding, CT. The subject six (6) buildings are the historic core of a 55-acre property listed on the National Register of Historic Places. This plan will provide a report of professionals’ findings to contribute to the master planning and development strategies for the buildings and the site in particular. Specifically, this report evaluates the potential capacity of the existing historic structures to be
adaptively reused for various purposes that may be considered based on their size, layout, and condition. Focus is given to building items, including, but not limited to, building shell, historic ornamental features, and structural systems.

IV. EXAMINATION METHOD

WASA/Studio A preservation architects and Old Structures Engineering structural engineers conducted a detailed visual investigation of the exterior envelope (all elevations and roofing surfaces), and interior spaces and structure of the Gilbert & Bennett Wire Mill during the months of June through August 2014. The observations were performed in a “hands-on” manner from the ground, roofs, and interior spaces. Observations were made using binoculars, and areas, which were deemed to be of interest, were surveyed up close. During the survey, WASA/Studio A identified and photographed existing conditions and deterioration of all wood, concrete, brick, stone, metal and roofing elements on the exterior, and all interior wall, floor, and ceiling systems.

V. BACKGROUND OF GILBERT & BENNETT WIRE MILL

The Gilbert & Bennett Wire Mill is located at 20 North Main Street. The site is bounded by Portland Avenue on the north and east, and North Main Street on the south and west, in Georgetown, CT. There is much historical information available on the history of The Gilbert & Bennett Manufacturing Co. This report will focus on the history of the six (6) remaining buildings, which are part of this current project, located at the Core Mill site.

Gilbert & Bennett developed over the years, and during that time, the name evolved with the changes. For the purpose of clarity, the name Gilbert & Bennett or Gilbert & Bennett Wire Mill will be used in this report, unless referring to a specific point in time.

The existing buildings located at the Gilbert & Bennett Wire Mill Core, which are included in this study, were constructed over many years, with the oldest remaining structure dating from 1874 and the most recent structure dated 1922. These buildings in order of date of construction are:

A) 1894 & 1909: “Blue Building”, also referred to as Bldg. No. 2, “Weave Building No. 4&5”, the “Machine Shop”, and the “Girl’s Building” during World War II.

B) 1899: “Sawtooth Building”, also referred to as, Bldg. No. 19, and “Wire Mill #1”, with its semi-attached “Rod Cleaning Building”, hereafter referred to as the “Chapel”, also referred to as Bldg. No. 21.

C) 1904: “Market Building”, also referred to as Bldg. No. 20, “Wire Mill #4”, “Fine Wire Building #4”, and the “Reverse Twist Building”.

D) 1909 & 1922: “Weaving Building”, also referred to as Bldg. No. 13, Bldg. No. 11, and “Weave Building 6-7”.

E) 1914: “1914 Building”, also referred to as Bldg. No. 15, and “Old Boiler House”.

F) 1919: “1919 Building”, also referred to as Bldg. No. 24, Bldg. No. 12, “Storage Building”, and “Rod Storage Building”.
Designations for the existing buildings, which are part of this report, are currently a mixed bag. Each building is referred to using an entirely separate category for its description and, therefore, name. These range from color of building, date of construction (typically highly visible as part of the building’s façade), past use of building, proposed use of building, and type of roof design. In order to clarify this report, each building will be referred to by the current designation plus the Bldg. No. as noted on the 1935 Appraisal Map.

There have been numerous buildings that have come and gone at the site over the one hundred and sixty years since Gilbert & Bennett first located their enterprise on the banks of the Norwalk River. Historic maps and photographs in the photo pages illustrate the evolution of this site and help to develop a chronology of the existing buildings.

The current site, historically known as the “upper factory”, was purchased by the company then known as Gilbert Bennett & Co. in 1848. In 1874, a catastrophic fire destroyed all of the factory buildings at that location, but the company continued on, incorporating shortly after as The Gilbert & Bennett Mfg. Co. The “Turbine Building”, the oldest structure at the site, currently existing as a ruin, was built in the same year (1874) to replace those structures lost in the fire. This “L-shaped” building, which was only recently been partially demolished, was greatly altered in its south wing over the years, but retains its original stone and brick base walls. As part of the 1874 rebuilding plan, a railroad spur from the Danbury and Norwalk Railroad was extended directly into the site. This greatly improved the shipping process and dictated building layout.

A company office was constructed in 1875, incorporating the company’s own “wire lath” as a groundbreaking part of its construction. This building was located at the north end of Bldg. No. 3, the “Old Office Building”, the foundation of which appears to have been retained from the original office building.

Gilbert & Bennett successfully participated in Chicago’s 1893 Columbian Exposition, for which the company published “Wire Wonders of 1893”. Shortly after, in 1894, the original northern portion of the building, currently known as the “Blue Building” (Bldg. No. 2), was constructed.

The “Sawtooth Building” (Bldg. No. 19) appears in photos dated as early as 1899. In these images, it appears first without, then with its “Gilbert & Bennett Mfg. Co. MF. OF WIRE CLOTH, NETTING, ETC, Rail Road & Farm FENCING” integral billboard. This advertisement was highly visible to all who traveled along Main Street, which at that time passed directly through the mill.

In 1904, an addition was constructed at the south end of the Blue Building (Bldg. No. 2). Also in that year, the building known as the “Market Building” (Bldg. No. 20) was constructed.

Although not located on the Core Site, the 1908 Georgetown Post Office, constructed by Gilbert & Bennett, is worth mentioning in this chronology. This structure maintains its integrity as a Georgetown landmark.

1909 saw the construction of the original rectangular section of the “Weaving Building” (Bldg. No. 13). Currently the tallest and largest structure on the site, it is located along North Main Street, which was re-routed to run slightly south of its original location.

1914 is the date in brick on the west elevation of the “1914 Building” (Bldg. No. 15). Images show a building similar in size and shape, dating to 1874 in this location. Since the fenestration,
pilaster/column layout, and number of floors differ greatly between the historic image and the current structure, it is to be concluded that the 1874 building was demolished and reconstructed in 1914.

The “1919 Building” (Bldg. No. 24) was constructed in 1919, as noted in its brickwork. This building, which was located directly adjacent to the railroad spur, stored material that was brought in by railroad.

Finally, 1922 saw the construction of the L-shaped addition at the north end of the “Weaving Building”.

There are numerous other small buildings, located throughout the Core Site, deemed worthy of consideration and inclusion in this history and redevelopment. Those buildings remaining at the site, but not part of this current project, nor mentioned individually above, include: Bldg. No. 4 – Substation; Bldg. No. 6 – Blacksmith Shop; Bldg. No. 7 – Oil House; and Bldg. No. 18 – Loom Building. Their history and purpose are omitted from this report at this time, but it is recommended that they be considered for inclusion at a later time.

VI. PHYSICAL DESCRIPTION OF GILBERT & BENNETT WIRE MILL SITE

The Gilbert & Bennett Wire Mill Core site consists of 13 buildings primarily of brick construction. Located on the Norwalk River, which served initially as a source of power, the river’s path dictated the layout of the early factory buildings. Georgetown’s Main Street, originally running directly through the mill, also played its part in the location of many of the structures. Later, the railroad spur, which served the mill, determined building layout and configuration. Over the years, changes in technology and products altered building design, configuration, and layout, the result of which is what we see today. Although numerous structures have been removed over the years, and especially in recent years, those that remain do their part to tell the history of the Gilbert & Bennett Wire Mill.

Each building has its own integrity, being built to withstand the abuses inherent in factory production, but also being designed in a classic manner to proudly advertise the success of the company and to contribute to the community in an aesthetically-pleasing manner. As noted in the company’s 1918 publication, “One Hundred Years of Progress”, the company felt that they had constructed “clean, immaculate factory buildings [to] enhance rather than detract from the scene”. Many buildings proudly display their construction dates in brickwork or stone. These buildings, although classic in design with their pilasters, stepped brickwork, granite sills and arched windows, are machines in themselves, containing the moving parts which spun, wove, twisted or coated the wire into the various products of the Gilbert & Bennett Wire Mill, many of which were an original invention of this company. These buildings are both classic and modern in design, as they incorporate classic features, but rely on form following function to dictate their design. It should be noted that this report does not include an assessment of the mechanical, electrical, and plumbing systems in the buildings. Only one building, the Blue Building (Bldg. No. 2), currently has any functioning M/E/P systems.

During the course of the interview with the former Gilbert & Bennett employee, it was discovered that there are numerous tunnels and underground spaces which should be surveyed and analyzed to determine their condition and potential impact to structures at the site.
VII. BUILDING BY BUILDING BREAKDOWN

A. BLUE BUILDING - BLDG. NO. 2

1. Building History Outline

   a. 1935 Appraisal Map
   - Bldg. No.: 2
   - Name: Weave Building 4 (north)-5 (south)

   b. Map from Blue Building (1968)
   - Name/Use: Store Room, Receiving, Plummer’s Office
   - Bldg. No.: 2A
   - Name/Use: Carpenter Shop
   - Bldg. No.: 3
   - Name/Use: Machine Electrical Shops
   - Offices in Addition: 4A – Electrical Engineer; 4B – Industrial; 4C – Superintendent; 4D – Plant Engineer

   c. 2004 Historic Building Preservation Plan
   - Date: 1894 and 1904
   - Name: Machine Shop
   - Former Name: Weave Building 4-5
   - Name during WWII: Girls’ Building
   - Use: Various wire-weaving operations
   - Use during WWII: Screen cloth produced on fly-shuttle looms by women
   - Later Use: Machine shop – (including making parts for various factory machines)
   - Contained: Drill presses, lathes, plumbing equipment, work benches, other maintenance tools and equipment.
   - Materials: Foundation: concrete; Walls: Wood frame with stucco; Windows: Wood; Floors: Basement - concrete, 1&2: frame, plank and maple; Roofs: No. 4 (north) - wood trusses, purlins, rafters, boards and roofing, No. 5 (south) - steel trusses, rafters, boards, corrugated-iron roofing; East addition: steel frame, wood rafters, paper roofing.
   - Heat: Central heating plant

2. General Description And Conditions

   In general, the facades, roofs, interiors, and structure of the Blue Building (Bldg. No. 2) are in good condition. The main, two-story body of the building is a long rectangle in plan, with a one-story addition along the east wall of the south wing. A gable roof covers the main body of the building, while the addition has a shed roof. Wood, double-hung
windows found throughout the building are in need of restoration. The building was
constructed in at least two phases: the 1894, original, north wing; and the 1904, south
wing. The 1894 original north wing is of heavy-timber construction with columns
embedded in the exterior walls. Stucco on wire lath, scored to resemble stonework, clads
the exterior walls. The original stucco is coated with an elastomeric coating, which is
peeling throughout. Floors on the first and second floors are wood. Slates covering the
gable roof on the north end of the Blue Building are nearing the end of their serviceable
life.

The 1904, south wing has a steel structure on all three levels - basement, first and second
floors - with steel columns embedded in the exterior walls. This section’s exterior is clad
with the same stucco on wire lath, scored to resemble stonework, with the elastomeric
coating that is peeling in the same manner. The basement floor is poured-in-place
concrete. Corrugated-metal sheets covering the gable roof on the south end of the Blue
Building are rusting and nearing the end of their serviceable life.

Occupying the first floor of the north wing of the Blue Building is a workshop for
National Park Service’s Wier Farm. This use as a workshop is in the tradition of the Blue
Building, which formerly served as a workshop and engineering offices. Occupancy by
responsible stewards has helped maintain the good condition of this building. Other areas
of the building are being used for storage by various entities, with varying affects upon
the building’s condition.

3. Specific Description And Conditions

1894 North Wing

- This wing is a heavy timber-framed structure and is presumed to pre-date the
  south wing.
- At the first floor, the framing is exposed. There are a series of bents (occur
  between windows); columns are at the exterior walls. A large timber girder spans
  between columns at the second-floor level; a diagonal brace occurs at each
  column/girder connection. Wood joists span north-south between bents and sit
  on the top of the timber girders. A timber-plank floor spans east-west between
  joists.
- The space is column free; the second-floor timber girders are supported mid-span
  by iron-hanger rods (see roof-truss discussion).
- From the second floor, the roof trusses are visible. There are diagonal braces
  between the columns at the exterior wall and the bottom chord of the trusses.
  The truss bottom chord member is 13” X 13”.
- The north-gable end wall has two steel-pipe compression ties and one hooked-rod
tension tie connecting the wall to the first truss.
- Timber purlins span between trusses and support common rafters.
- Water staining is present in several locations, particularly at a hatch; some
  sheathing appears damaged.
- The timber framing and trusses are in good condition.
1904 South Wing

- The south wing roof trusses are steel, with similar spacing as the north wing, occurring between windows.
- There are steel columns concealed in the exterior walls; old, light-gage steel studs are present between column locations. The exterior finish is metal lath and stucco, with plaster on the interior.
- The second-floor east-west girders, similar to north wing, are supported mid-span by iron-hanger rods.
- There is a cellar under the south wing only, consisting of reinforced-concrete walls with steel columns at interior.

One-Story Addition

- The one-story extension wall is brick and concrete-masonry-unit (CMU) construction.
- The extension roof is framed with modern open-web joists, generally in good condition.
- There is an area of step cracks in the CMU wall that indicates settlement.

4. Recommendations

In general, the façades, roofs, interiors and structure of the Blue Building (Bldg. No. 2) are in good condition. The following repairs are recommended:

- Carefully remove existing elastomeric coating and repair any damage to the wood, steel, and masonry structure. Repair damaged stucco coating to match original.
- Repair slate and corrugated-metal roof and flashing as necessary.
- Remove all wood windows and doors for repair or replacement. Conduct paint analysis, and paint windows and doors to match original.
- Repair/replace fire escape on south wing.
- Repair loading dock and entrance roofs as necessary, replacing material as dictated by historic research.
- Conduct HAZMAT material testing and analysis. Perform abatement as dictated by results of same.
- Scrape, prime, and paint all interior finishes.
- Refinish wood floors, and repair and replace as necessary.

B. SAWTOOTH BUILDING - BLDG. NO. 19 + BLDG. NO. 21 (SAWTOOTH CHAPEL)

1. Building History Outline

Main Body - Bldg. No. 19

a. 1935 Appraisal Map
   - Bldg. No.: 19
b. Map from Blue Building (1968)
   - Bldg. No.: 30
   - Name/Use: Wire Mill No. 1 (south)
   - Bldg. No.: 31
   - Name/Use: Wire Mill No. 4 (north)
   - Bldg. No.: 23 (south appendage)
   - Name/Use: Lime Hopper
   - Bldg. No.: 23A (south appendage)
   - Name/Use: Acid Lime Pump Room
   - Bldg. No.: 24 (south appendage)
   - Name/Use: Lime Slurry Tank
   - Bldg. No.: 25 (southeast leg)
   - Name/Use: Storage

c. 2004 Historic Building Preservation Plan
   - Date: 1899
   - Name: Wire Mill #1 (Sawtooth)
   - Use: Rod and Wire drawing operations and fabrication of various wire products.
   - No. Floors: 1 and 2
   - Materials: Walls – Brick; Windows – Wood; Floors: Concrete; Cleaning Rooms: Slat flooring; Roof: Steel girders and trusses with plank and fireproof roof; East addition: Steel frame, wood rafters, paper roofing, tile copings.
   - Heat: Central-heating plant in this building.
   - Other: Ventilators: Metal; Boiler Stacks: Steel; Stacks (two): Brick; Operators at Sawtooth sash.

Sawtooth Chapel - Bldg. No. 21

a. 1935 Appraisal Map
   - Bldg. No.: 19 – same as Sawtooth
   - Name: Wire Mill #1

b. Map from Blue Building (1968)
   - Bldg. No.: 21 ("Chapel")
   - Name/Use: None
   - Bldg. No.: 22 (north of "Chapel")
   - Name/Use: None
   - Bldg. No.: 30
2. General Description And Conditions

In general, the façades, roofs, interiors, and structure of the Sawtooth Building (Bldg. No. 19) are generally in poor condition. The Sawtooth Building is composed of several sections. A long, narrow north-south-oriented wing, with the characteristic "sawtooth" roof, is located to the south of a hipped-roof north wing. These two wings are considered the main Sawtooth Building. At the south end, the southeast wing of the Sawtooth Building wraps around two concrete additions, known as the Sawtooth Chapel (Bldg. No. 21).

Walls in the main Sawtooth Building, north and south wings, are of solid brick construction. No windows have survived in any area of the Sawtooth Building. The floor is concrete slab-on-grade, with some integral rails in the concrete and troughs running through the center.

The north wing has a hipped roof supported by steel roof trusses, with wood-plank sheathing and a central ventilator, and is clad in asphalt shingles. The interior space is open, with two levels of windows, and is generally in fair condition.

The actual sawtooth-roof section begins directly south of the hipped-roof wing. This roof is also supported by steel roof trusses, which originally supported and framed wire glass on the vertical leg of the roof and corrugated sheathing on the diagonal leg. Much of this roof cladding is missing. This portion of the building is in poor condition, with much missing material in the roof, rusting and corroding of the steel-structural members, and a portion of the upper brick wall having collapsed along the west river-facing wall. The south section of this wing has suffered from the demolition of attached structures and apparent fire damage in one area.

The southeast wing is similar in construction to the south wing of the main body of the Sawtooth Building. Numerous smaller additions were located to the south and east of this wing. These additions are either in very poor condition or have been removed, damaging this wing. The north wall of this wing shares a wall with the Sawtooth Chapel addition, and is in a very poor, potentially hazardous condition. This section of the Sawtooth Building represents the most serious deterioration at the site.

The Sawtooth Chapel is constructed of reinforced-concrete walls on three sides, with its brick south wall shared with the Southeast Wing of the Sawtooth Building. This shared wall is in very poor and hazardous condition due to severe water damage, as noted above. Rectangular in plan, the Sawtooth Chapel has a clerestory-gable roof clad in corrugated-cement/asbestos board, which is missing in many locations.
Only the north, hipped-roof wing of the Sawtooth Building is currently occupied. Use of this section by a landscaping company ensures a certain amount of custodial care, but perhaps also presents the opportunity to further damage the fabric and structure of the building. Those areas of the building currently unoccupied are in an ongoing state of deterioration, and are in need of intervention in the not too distant future.

3. Specific Description and Conditions

Main Body – North and South Wings

- The floor is a combination of slab-on-grade and framed slab; there is access to view the underside of the slab through various access panels. The slab is in relatively good condition.
- The wood plank and purlins range from water-damaged to completely missing.
- There are some missing steel elements: bottom chord sections and horizontal diagonal ties.
- There is brick damage present where large girders at the sawtooth-roof valleys bear on side walls.
- Some of the smaller trusses exhibit out-of-plane distortion.

Southeast Wing

- There is a wood-plank roof on wood 2X purlins resting on steel trusses, with cement/asbestos-corrugated roofing.
- There is corrosion present throughout, although the steel has not failed.
- The shared Chapel wall is in poor condition, heavily saturated due to water build-up in the valley, cracking and biological growth. The Chapel roof drains onto the SE Sawtooth Wing; the water runs down this wall as the gutter has completely failed. The wall is collapsing near the top in the vicinity of the roof steel. This condition may collapse within one or two seasons, potentially compromising the Chapel as well. This is the most serious and hazardous condition at the site.

Sawtooth Chapel

- There are two large built-up steel girders in line with the clerestory steel, with steel-angle trusses above with double-channel extensions serving as rafters to the lower walls at the north and south.
- The 10"-thick reinforced-concrete walls are in good condition; there are horizontal cold joints visible at approximately 4' O.C. vertically. Minor spalling is present with superficial corrosion on rebar.

4. Recommendations

In general, the façades, roofs, interiors and structure of the Sawtooth Building (Bldg. No. 19) are in poor condition. The following repairs are recommended:

Sawtooth Building - Throughout

- Perform all necessary brick repairs and replacements, and repoint 100%.
• Infill masonry at open-access areas.
• Scrape, prime, and paint steel structure throughout and repair damaged steel.
• Conduct HAZMAT material testing and analysis. Perform abatement as dictated by results of same.

**North, Hipped-Roof Wing**
• Replace asphalt-shingle roof with new roof, with all associated flashing and appurtenances.
• Fabricate new windows and doors in compliance with the Secretary of Interior’s Standards for Rehabilitation.

**South Sawtooth Wing**
• Repair foundation wall at river and remove abandoned structural elements.
• Remove remaining roof and stabilize/repair open portion to be kept as a ruin.

**Southeast Wing and Sawtooth Chapel**
• Repair roof to eliminate water infiltration and repair hazardous masonry condition at common brick wall.

C. MARKET BUILDING - BLDG. NO. 20

1. Building History Outline
   a. 1935 Appraisal Map
      • Bldg. No.: 20
      • Name: Wire Mill #4
   b. Map from Blue Building (1968)
      • Bldg. No.: 47
      • Name/Use: Reverse Twist Building
      • Previous appendages: 48 – Die Room; 48A – Compressor over Die Room
   c. 2004 Historic Building Preservation Plan
      • Date: 1904
      • Name: Reverse Twist Building
      • Former Name: Fine Wire Building #4
      • Use: Hex-netting fabrication lines (chicken wire)
      • Products: Chicken wire
      • Materials: Foundation: concrete; Walls: Bbrick; Windows: wood, Floors: 1st - concrete, 2nd - steel frame, plank and maple, wing - reinforced concrete; Stairs: wood and fireproof; Roof: 1909 – steel truss and plank with slate (2004); Monitor with side sash
      • Heat: Central-heating plant – steam coils
2. **General Description And Conditions**

In general, the façades, roofs, interiors, and structure of the Market Building (Bldg. No. 20) are in good condition with specific locations of distress. The rectangular building consists of two sections. To the north, the majority of the building is a double-height space with a central steel catwalk (spanning the bottom chords of the roof trusses) and steel mezzanine (partly hung from the roof trusses) at its north end. A much smaller portion is dedicated to a two-story section at the south end. The building is of solid brick construction with standard thicker brick piers between windows. A steel-truss structure supports plank sheathing for the asphalt-shingle-clad gable roof, with its continuous clerestory monitor above. Wood windows are either missing or severely damaged, allowing vegetation to enter the building. The floor is slab-on-grade concrete and is in good condition.

A wood “parapet” extending along the east-river wall appears to be a remnant from the previous infill building, which extended from the Market Building across the Norwalk River to the Sawtooth Building. This parapet creates a dam, not allowing water to properly drain from the roof, and instead causing water to cascade down the face of the east wall, resulting in severe damage to the brick wall below. Locations along the north end of the east wall have suffered from the removal of building appendages.

At the time of this survey, the building appears to be used primarily as a garage for a vast array of heavy-duty vehicles and miscellaneous storage (some vehicles being employed for the purpose of storage themselves). As in the case of the north wing of the Sawtooth Building, the current use of this building, while serving a somewhat custodial purpose, does not appear to be the best use of the building in regard to maintaining structure and fabric.

3. **Specific Description And Conditions**

- There are remnants of “I” beams at the inside faces of the wall piers, near the top of the first-level windows, and in line with the elevation of the end bay mezzanines. This suggests that the original second floor was removed in between the mezzanine bays.

- The walls are 12”-thick brick, and 16” at the piers between windows. There are shallow brick-arch lintels above the first-level windows, and presumed loose lintels at the upper-level windows; window sills are stone.

- The masonry façade on the west side is in good condition. The east façade, facing the river, has more extensive damage. Some of the brick loss and deterioration is related to a plywood “parapet” that was installed at the base of the gable; it appears that water trapped behind the “parapet” caused saturation of portions of the upper walls, with subsequent deterioration. Along the base of the wall, there is missing mortar, some areas of missing brick, and some deterioration of brick units.

- The steel framing is generally in good condition.

- There is a portion of the roof sheathing that is missing.
4. **Recommendations**

In general, the façades, roofs, interiors and structure of the Market Building (Bldg. No. 20) are in poor condition. The following repairs are recommended:

- Repair the asphalt-shingle roof, including all necessary flashing repairs.
- Remove all doors and windows for rehabilitation or replacement in compliance with Secretary of Interior’s Standards for Rehabilitation.
- Repair or replace all damaged and missing brick, and repoint 100%.
- Repair/remove all damaged masonry at the east façade, where appurtenances were removed.
- Conduct HAZMAT testing and analysis. Perform abatement as dictated by results of same.
- Scrape, prime, and paint all interior finishes.

D. **WEAVING BUILDING - BLDG. NO. 13**

1. **Building History Outline**

a. 1935 Appraisal Map
   - Bldg. No.: 13 (1922); 13 (1909)
   - Name: Weave Building 6-7

b. Map from Blue Building (1968)
   - Name/Use: Weaving Building #6 (1909)
   - Bldg. No.: 11
   - Name/Use: Weaving Building #7 (1922)

c. 2004 Historic Building Preservation Plan
   - Date: 1909 AND 1922
   - Name: Weaving Building
   - Use: “Kintzing” weaving looms
   - Products: Cheese and meat safes, ash siften, coal screens and ox muzzles
   - Recent Products: Hardware cloth; during WWII: camouflage netting (2nd floor); Basement: long looms for heavy-wire cloth.
   - Heat: Central-heating plant
   - Other: Two freight elevators, dumbwaiter
2. General Description And Conditions

In general, the façades, roofs, interiors, and structure of the Weaving Building (Bldg. No. 13) are in good condition. Constructed in at least two phases, the 1909, original, south wing is three stories plus a basement, and is a long rectangle in plan. In 1922, the "L"-shaped north wing was constructed just north of the original 1909 wing. Walls are solid brick construction with steel columns embedded within the brick piers between windows. The brick walls are 12" thick, and 16" at the piers and basement level. Interior spaces have steel columns supporting steel girders and beams. There are flat jack-arch lintels above windows and doors, with stone sills at windows. The basement floor is slab-on-grade concrete. All upper floors are wood with several locations of damaged or missing wood. Fire doors separate the older and newer wings.

In the 1909 Wing, the column-less fourth floor has exposed steel roof trusses. Windows are large, paired or tripled, wood double hung. A low-pitched gable roof covers the 1909 wing. Asphalt shingles currently cover the original slate-roof cladding below. At the west wall are centrally-located doors, with an exterior hoist above. An interior hoist-way is located in the northwest corner along this west wall. Two steel fire escapes are located along the north elevation, while an interior stair is located towards the center of the north wall.

The 1922 wing has large, paired steel windows with pivoting centers. A flat roof is clad in built-up roofing with brick parapets with terra-cotta copings. At the west wall are centrally-located doors, with an exterior hoist above. A concrete and steel fire stair is located at the northeast corner of this wing.

The Weaving Building was not occupied at the time of this survey; however, most recently, the basement had been used to store vehicles for a local automobile business.

3. Specific Description And Conditions

- The building was constructed in two phases; the 1909 wing parallel to North Main Street employed the use of built-up plate columns, while the 1922 wing employed rolled H columns.

- The exterior brick-façade walls have slender steel columns embedded within engaged masonry piers; the columns are visible at the interior face of the walls.

- The gable roof of the North Main Street wing is supported by steel-roof trusses that occur at each masonry pier between windows; the trusses support wood planks and purlins. The truss ends are supported at steel columns embedded in the masonry piers. Generally, the steel is in good condition with limited corrosion (only near roof leaks). The roof trusses are fairly slender; a few of the struts are slightly bowed.

- There is a basement level with a concrete slab-on-grade; the slab elevation is lower in the North Main Street wing, with a ramp from the adjacent wing. The concrete is in good condition.

- The floors above grade are comprised of what is referred to as "slow-burn" timber construction, supported on steel beams and girders. The floor sandwich,
approximately 5-3/4" thick, consists of 7/8" top and bottom sheathing (tongue-and-groove planks), and 4" X 4" timbers at 4" O.C. in between the sheathing.

- On the third floor of the 1922 wing, there is a section of the floor planking that is damaged. The flat roof above this area appears to be in fair condition, so the cause of the damage is not water infiltration. The steel also appears to be in good condition.
- There is a PHOENIX mark rolled into an angle at one of the interior built-up columns in the older wing.
- Steel is generally in good condition.

4. Recommendations

In general, the façades, roofs, interiors and structure of the Weaving Building (Bldg. No. 13) are in good condition. The following repairs are recommended:

- Remove existing asphalt-shingle roof on the 1909 wing to expose slate roof below. Restore slate roof and associated flashing if possible. Install new built-up roofing and associated flashing on the 1922 wing.
- Remove wood windows in the 1909 building for restoration. Scrape, prime and paint steel windows in the 1922 wing. Repair all cracked and broken glass, and re-glaze windows.
- Repair or replace damaged or missing doors in compliance with Secretary of Interior’s Standards for Rehabilitation.
- Conduct paint analysis, and paint windows and doors to match original.
- Repair or replace all damaged brick. Spot repoint as necessary.
- Infill masonry at open-access areas.
- Scrape, prime and paint, and repair all fire escapes.
- Conduct HAZMAT testing and analysis. Perform abatement as dictated by results of same.
- Scrape, prime, and paint all interior finishes.
- Refinish wood floors, and repair and replace as necessary.

E. 1914 BUILDING - BLDG. NO. 15

1. Building History Outline

   a. 1935 Appraisal Map
      • Bldg. No.: 15
      • Name: Old Boiler House

   b. Map from Blue Building (1968)
      • Bldg. No.: 35
      • Name/Use: Permanetting Storage
      • Bldg. No. 35-A (within – 1st fl)
c. 2004 Historic Building Preservation Plan
• Date: 1914
• Name: Old Boiler House
• Original Use: Main Boiler for factory
• Later Use: Wire welding and wire fabrication operations
• Materials: Walls: Brick; Windows: Steel; Roof: Cement tile and corrugated-iron roof; Floor: Concrete
• Other: Built to contain Porcupine boilers; roof supported by steel trusses

2. General Description And Conditions

In general, the façades, roofs, interiors, and structure of the 1914 Building (Bldg. No. 15) are in fair condition. The rectangular building consists of a central, four-story section with a gable roof, and an adjacent two-and-a-half-story section with a shed roof. Both roofs are clad in corrugated-cement/asbestos board. Constructed of solid brick, the building walls have thicker pilasters between the windows and at the corners. Slender steel columns are embedded in the walls at the pilasters. Windows are steel with pivoting central sections. A steel clerestory band of window extends along the top of the wall on both the north and south elevations. A circular opening is centered in the east and west elevations at the fourth-floor level, and was most likely for venting purposes. The ground floor is slab-on-grade concrete.

Since the building originally served as a boiler house, the interior was most likely an open triple-plus-height space. Once the need for the boiler ceased, a steel frame with a concrete-floor structure was inserted into the space to create more floor space.

This building’s ground floor currently appears to serve as a workspace, garage and/or for storage purposes. The upper levels appeared to be unused during the survey, and were “roped off” and barricaded apparently for safety reasons.

3. Specific Description And Conditions

• The original building configuration may have been open from grade to roof. There is a steel-frame system inboard of the façade walls that may have been inserted to reconfigure the space and add more floor area.

• The second-level floor framing is exposed and consists of open-web steel joists supported by a steel frame that is inboard of the brick-façade walls. Diagonal bridging runs between the joists for lateral bracing. The joists support a concrete-floor system that appears to be proprietary.

• Second-floor steel girders are seated on brick piers that are integral with the interior of the façade walls.

• For the most part, the second-floor steel framing is in relatively good condition. There is some corrosion present, particularly in areas where water infiltration has been occurring.
• The exterior walls are typically three-wythe thick, while at piers, they are four-wythe thick.
• The exterior brick-façade walls have very slender steel columns embedded within engaged masonry piers; they are visible at the exterior, where brick has spalled leaving corroded steel exposed.
• There is a steel wind-brace system from the tops of the exterior wall piers to the roof trusses.
• Channels “toed up” at the exterior walls appear to serve as wind bracing, assuming that the building was originally open. The inserted steel-frame system and intermediate floors now serve to provide additional lateral bracing for the exterior walls. The channels noted are in good condition.
• A very heavy built-up steel girder supports the low roof on the north side; this appears to be part of the original structural system for the building.
• The upper roof trusses and purlins appear to be in good condition with limited corrosion visible, and limited deformation of steel elements.
• The slender columns embedded in the exterior walls inside engaged piers become visible above the tops of the wall in the attic space; they are connected to the roof trusses.
• There is a remnant of what was likely an original catwalk about one foot above the attic-floor level.
• There is a steel lintel above what appears to be a non-original garage door comprised of two channels with a bottom plate. Bethlehem is rolled into the channels.
• A built-up steel column visible in the attic has a name rolled into it, perhaps Eastern.

4. Recommendations

In general, the façades, roofs, interiors and structure of the 1914 Building (Bldg. No. 15) are in good condition. The following repairs are recommended:

• Install new roofing and associated flashing in compliance with Secretary of Interior’s Standards for Rehabilitation.
• Scrape prime and paint all steel windows. Replace cracked or broken glass and re-glaze.
• Repair or replace damaged or missing doors in compliance with Secretary of Interior’s Standards for Rehabilitation.
• Repair or replace damaged brick and repoint as necessary.
• Infill masonry at open-access areas.
• Conduct HAZMAT testing and analysis. Perform abatement as dictated by results of same.
• Scrape, prime, and paint all interior finishes.
• Taking into account the current non-alignment of windows in respect to floor levels, the interior configuration should be based on future use.
F. 1919 BUILDING - BLDG. NO. 24

1. **Building History Outline**

   a. 1935 Appraisal Map
      - Bldg. No.: 24
      - Name: Storage Building (Wire and Rod)

   b. Map from Blue Building (1968)
      - Bldg. No.: 12
      - Name/Use: R.R. Car Loading Ramp and Platform

   c. 2004 Historic Building Preservation Plan
      - Date: 1904
      - Name: Rod Storage Building
      - Use: Steel rod off-loaded from Railroad and stored – 1904-1989
      - No. Floors: 1
      - Materials: Foundation: Concrete; Walls: Brick; Roof: Gable with steel trusses.

2. **General Description And Conditions**

   In general, the façades, roof, interiors, and structure of the 1919 (Bldg. No. 24) are in good condition, with minimal isolated areas of damage. The rectangular building is a one-story structure of solid brick construction. Steel trusses create an open space free from columns. The gable roof is clad in corrugated-cement/asbestos board. Single-hung, arched wood windows are located above eye level on all façades, although one window and all three doors on the east façade have been filled with temporary infill material.

   This building appears to currently serve as a workspace, garage and/or for storage purposes. The occupants have maintained the building in good condition.

3. **Specific Description And Conditions**

   - The brick is in good condition; however, there is some damage at loose lintels, particularly at the north wall; the embedded hoist has adjacent brick damage.
   - Roof trusses span wall to wall; these appear to be in good condition (limited access).

4. **Recommendations**

   - Install replacement windows and doors at east façade in compliance with the Secretary of the Interior’s Standards for Rehabilitation.
   - Repair or replace damaged brick and repoint as necessary.
   - Conduct HAZMAT testing and analysis. Perform abatement as dictated by results of same.
   - Scrape, prime, and paint interior finishes.
VIII. CONCLUSION

Overall, the condition of the structures at the Gilbert & Bennett Wire Mill Core range from poor to good, with some isolated areas of specific distress, damage or deterioration. Each building, due to different dates of construction, function, care and use since the demise of the Gilbert & Bennett Company, has had a varying history of material and/or structural alteration, wear, abuse, or damage. Each building has its own history, its own path to the present. Each building should, therefore, be approached individually, in order to contribute its part to the future of the Gilbert & Bennett Wire Mill story.

Currently, the greatest hurdle for the rescue and stabilization of these buildings, and indeed the Wire Mill Redevelopment project, is the unsnarling of the financial quagmire. The question arises whether stabilization or repairs can be implemented prior to resolving the financial questions. Depending upon the time it may take to resolve the finances, some of the structures may not survive; all of the structures will continue to deteriorate, either due to exposure to the elements, unintentional damage by tenants, or intentional damage by trespassers. This question should be resolved. Timing is a factor in determining the fate of these structures, which have already contributed so much to their village and have significant potential for future contribution.

In the course of our survey and as a result of our case study research, and indeed years of observation support the concept that it becomes critical that a building be occupied to help maintain the structure. Custodial tenants care about their space and, at the very least, deter trespassing and vandalism. It is suggested that the first step is a review of each individual building’s tenant to determine whether the tenant is a good custodian for that structure. If the tenant is inclined to cause further damage to the building, then a different, more custodial tenant should be acquired. If a building needs to be stabilized or improved to acquire the required tenant, then those efforts should take priority. In other words, neither mothballing nor permanent tenant removal is suggested. The buildings’ location in a remote, isolated area encourages trespassing and vandalism. Building occupation by tenants is encouraged.

The first line of protection for any building is a good roof. Those buildings currently in need of immediate roofing repair or replacement should be considered priority number one. The buildings in need of immediate roofing work would be the roof area associated with the Southeast Wing of the Sawtooth Building and the Sawtooth Chapel, and the roofs on the Weaving Building. Consideration and thought should be given to the south wing of the main Sawtooth Building, which technically has no roof. A determination should be made whether this structure is to remain without a roof in the development plan. Until that decision is made, it is unclear whether or not the roof requires replacement. No leaks were observed or reported at other buildings; however, all buildings require some level repair or replacement in the near future.

Buildings which are easily accessible by trespassers and vandals should be considered priority number two. All buildings at the site are currently vulnerable to trespassing, some more vulnerable than others. Those buildings whose windows and doors are missing are, therefore, highly vulnerable to trespassing and potential damage. These include the Sawtooth Building and the Market Building. These two buildings should have their windows and doors replaced in order to make them more secure. The Weaving Building is at a slightly-lower priority level, as it is currently unoccupied and
locked. The remaining buildings, Blue, 1914, and 1919 are at least partially occupied and have the least vulnerability to vandalism.

Buildings that appear to be cared for deter trespassers and vandals. Taking steps towards improving their appearance and secure-ness will also improve the quality of tenant and use. As stated before, occupation of a building by a thoughtful, caring tenant is the best overall approach.

Beyond those basic steps, it is recommended that the Weaving Building serve as the anchor and first step for the project's development. If basic architectural improvements, such as a new roof, window repair or replacement, and system improvements, such as new electrical, plumbing and heating systems, plus code-compliant life-safety systems are implemented, the Weaving Building could house tenants in need of basic, large square-footage, raw space. Tenants interested in these types of spaces are typically the creative entrepreneurial individuals and businesses, which fit the profile of the ReWire development concept.

A survey and assessment should be made of all underground spaces and tunnels to determine their condition and potential impact to structures at the site.

Once these priorities are met - water-tightness, security, and occupancy - the repair recommendations outlined above can be performed on a building-by-building basis. The recommendation at this point is not to look at this project only in its large overall approach, but to think of it also in a building-by-building, step-by-step approach. Find out what can be achieved now. How do we get the buildings to the next level, so that they can eventually serve the intended purpose as described in the ReWire/Cecil Group’s Master Plans?

To summarize the stated recommendations for the preliminary stabilizing phase:

- Render all buildings watertight
- Repair or replace roof systems as noted in recommendations
- Render all buildings secure
- Install doors and windows where missing or severely damaged
- Occupy the buildings with short-term custodial tenants
- Perform specific immediate repairs where noted in Recommendations
- Bring the Weaving Building up to occupy-able standards
  - Install new roof
  - Repair windows and doors
  - Perform HAZMAT remediation as necessary
  - Perform necessary life safety code upgrades
  - Update mechanical, electrical and plumbing systems

Once these steps have been taken, subsequent phases of the Master Plan can be developed and implemented.
IX. EXTERIOR BASE BUILDING RESTORATION COSTS

Note these costs exclude Re-Programming, HAZMAT Testing & Abatement, M/E/P Upgrades and A/E Fees.

Blue Building

1. Carefully remove existing elastomeric coating and repair any damage to the wood, steel, and masonry structure. Repair damaged stucco to match original. $500,000
2. Repair slate and corrugated-metal roof and flashing as necessary. 100,000
3. Remove all wood windows and doors for repair or replacement. Conduct paint analysis, and paint windows and doors to match original. 200,000
4. Repair/replace fire escape on south wing. 25,000
5. Repair loading dock and entrance roofs as necessary, replacing material as dictated by historic research. 50,000

Sub-Total Blue Building $875,000

Sawtooth Building

General

1. Perform all necessary brick repairs and replacements, and repoint 100%. $500,000
2. Infill masonry at open-access areas. 100,000
3. Scrape, prime, and paint steel structure throughout and repair damaged steel. 100,000

Sub-Total Sawtooth Building - General $700,000

Sawtooth North, Hipped-Roof Wing

1. Replace asphalt-shingle roof with new roof, with all associated flashing and apurtenances. $200,000
2. Fabricate new windows and doors in compliance with the Secretary of Interior’s Standards for Rehabilitation. 150,000

Sub-Total Sawtooth Building – Hipped Roof Wing $350,000

South Sawtooth Wing

1. Repair foundation wall at river and remove abandoned structural elements. $500,000
2. Remove remaining roof and stabilize/repair open portion to be kept as a ruin. 200,000

Sub-Total Sawtooth Building - South Wing $700,000
Sawtooth Southeast Wing and Chapel

1. Repair roof to eliminate water infiltration and repair hazardous masonry condition at common brick wall. $200,000

Sub-Total Sawtooth Building - Southeast Wing and Chapel $200,000

Total Sawtooth Building $1,950,000

Market Building

1. Repair the asphalt-shingle roof, including all necessary flashing repairs. $250,000
2. Remove all doors and windows for rehabilitation or replacement and replace missing windows and doors in compliance with Secretary of Interior’s Standards for Rehabilitation. 750,000
3. Repair or replace all damaged and missing brick, and repoint. 100,000
4. Repair/remove all damaged masonry at the east façade, where appurtenances were removed. 200,000

Sub-Total Market Building $1,300,000

Weaving Building

1. Remove existing asphalt-shingle roof on the 1909 wing to expose slate roof below. Restore slate roof and associated flashing if possible. Install new built-up roofing and associated flashing on the 1922 wing. $750,000
2. Remove wood windows in the 1909 building for restoration. Scrape, prime and paint steel windows in the 1922 wing. Repair all cracked and broken glass, and re-glaze windows. 1,000,000
3. Repair or replace damaged or missing doors in compliance with Secretary of Interior’s Standards for Rehabilitation. 25,000
4. Conduct paint analysis on windows and doors to match original. 10,000
5. Repair or replace all damaged brick. Spot repoint as necessary. 100,000
6. Infill masonry at open-access areas. 100,000
7. Scrape, prime and paint, and repair all fire escapes. 50,000

Sub-Total Weaving Building $2,035,000
1914 Building

1. Install new roofing and associated flashing in compliance with Secretary of Interior’s Standards for Rehabilitation. $150,000
2. Scrape prime and paint all steel windows. Replace cracked or broken glass and re-glaze. 75,000
3. Repair or replace damaged or missing doors in compliance with Secretary of Interior’s Standards for Rehabilitation. 25,000
4. Repair or replace damaged brick and repoint as necessary. 100,000
5. Infill masonry at open-access areas. 25,000

Sub-Total 1914 Building $375,000

1919 Building

1. Install replacement windows and doors at east façade in compliance with the Secretary of the Interior’s Standards for Rehabilitation. $25,000
2. Repair or replace damaged brick and repoint as necessary. 10,000

Sub-Total 1919 Building $35,000

Total All Buildings $6,570,000
10% General Conditions 657,000
10% Contingency 657,000

GRAND TOTAL EXTERIOR BASE BUILDING RESTORATION COSTS $7,884,000
### X. DIAGRAMMATIC FIT STUDY BUDGETARY COSTS

Note Excludes HAZMAT Testing & Abatement, A/E Fees. Includes Exterior Restoration

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<th>Units (Approx.)</th>
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### 1914 Building
Level 1: 2,328 SF  
Level 2: 2,328 SF  
Level 3: 2,328 SF  
Level 4: 1,213 SF  
Total: 8,197 SF  

| Envelope: | Lump Sum | $510,000 |
| MEP: | 8,197 SF | 614,775 |
| Interior Fit Out: | 8,197 SF | 1,024,625 |
| Vertical Circulation: | Lump Sum | 400,000 |
| **Total:** | | **$2,549,400** |

### Weaving Building
Basement: 20,849 SF  
Level 1: 20,849 SF  
Level 2: 20,849 SF  
Level 3: 20,849 SF  
Total: 83,396 SF  

| Envelope: | Lump Sum | $2,442,000 |
| MEP: | 83,396 SF | 4,169,800 |
| Interior Fit Out: | 83,396 SF | 10,424,500 |
| Vertical Circulation: | Lump Sum | 1,000,000 |
| Total: | | **$18,036,300** |

### 1919 Building
Level 1: 4,318 SF  
Total: 4,318 SF  

| Envelope: | Lump Sum | $42,000 |
| MEP: | 4,318 SF | 215,900 |
| Interior Fit Out: | 4,318 SF | 539,750 |
| Total: | | **$797,650** |

### Total All Buildings  
**$34,029,750**

### 10% Contingency  
**$3,402,975**

### GRAND TOTAL ALL BUILDINGS  
**$37,432,725**
BLUE BUILDING/BLDG. NO. 2 - RECOMMENDATIONS

In general, the facades, roofs, interiors and structure of the Blue Building (Bldg. No. 2) are in good condition. The following repairs are recommended:

- Carefully remove existing elastomeric coating and repair any damage to the wood, steel, and masonry structure. Repair damaged stucco coating to match original.
- Repair slate and corrugated metal roof and flashing as necessary.
- Remove all wood windows and doors for repair or replacement. Conduct paint analysis and paint windows and doors to match original.
- Repair/replace fire escape on south wing.
- Repair loading dock and entrance roofs as necessary replacing material as dictated by historic research.
- Conduct HAZMAT material testing and analysis. Perform abatement as dictated by results of same.
- Scrape, prime, and paint all interior finishes.
- Refinish wood floors and repair and replace as necessary.
SAWTOTH BUILDING/BLDG. NO. 19 & 21 - RECOMMENDATIONS

In general, the facades, roofs, interiors and structure of the Sawtooth Building (BLDG. NO. 19) are in poor condition. The following repairs are recommended:

- **Sawtooth Building: South Wing**
  - Roof: Replace and repair as needed.
  - Masonry: Repair and replace as needed.
  - Interior: Repair and replace as needed.

- **Sawtooth Building: Chapel (BLDG. NO. 21)**
  - Roof: Replace and repair as needed.
  - Masonry: Repair and replace as needed.
  - Interior: Repair and replace as needed.

- **Sawtooth Building: North Wing**
  - Roof: Replace and repair as needed.
  - Masonry: Repair and replace as needed.
  - Interior: Repair and replace as needed.

- **Sawtooth Building: South Wing**
  - Roof: Replace and repair as needed.
  - Masonry: Repair and replace as needed.
  - Interior: Repair and replace as needed.

**NORTH WING**
- Replace existing single-ply roof with new roof with all associated flashing and appurtenances.
- Patch existing windows and doors in compliance with the Secretary of Interior's Standards for Rehabilitation.

**SOUTH WING**
- Repair foundation cracks and remove and replace structural elements.
- Replace remaining roof and existing west, south, and east portions as needed.
- Repair and replace existing north, east, and south portions as needed.

**CHAPEL**
- Replace existing single-ply roof with new roof with all associated flashing and appurtenances.
- Repair foundation cracks and remove and replace structural elements.
- Replace remaining roof and existing west, south, and east portions as needed.
SAWTOOTH BUILDING/BLDG. NO. 19 - SOUTH ELEVATION

SAWTOOTH CHAPEL/BLDG. NO. 19 - EAST ELEVATION

SAWTOOTH CHAPEL/BLDG. NO. 19 - NORTH ELEVATION

SAWTOOTH BUILDING/BLDG. NO. 19 & 21 - RECOMMENDATIONS

In general, the facades, roofs, interior and structure of the Sawtooth Building (Bldg.) No. 19, are in poor condition. The following repairs are recommended:

SAWTOOTH BUILDING - THROUGHOUT

- Perform all necessary tuck repairs and replacements, and repaint 100%.
- Reapply stucco at open access areas.
- Repairs to gable, pediment, and cornice areas.
- Conduct HAZMAT material testing and analysis. Perform statement as detailed by results of same.
- Replace exterior single-pane windows with new windows, with associated flashing and appearances.

SAWTOOTH CHAPEL

- Replace exterior single-pane windows with new windows, with associated flashing and appearances.
- Replace exterior single-pane windows with new windows, with associated flashing and appearances.
- Repair foundation walls as needed and remove and re-install structural elements.
- Remove remaining roof and windows from open portion to be kept in place as part of
- SOUTHWEST WING AND SAWTOOTH CHAPEL - BLDG. NO. 21

- Repair roof to eliminate water infiltration and repair dangerous masonry condition at common brick wall.
**Market Building/BLDG. No. 20 - Recommendations**

In general, the facades, roofs, interiors and structure of the Market Building (BLDG. No. 20) are in poor condition. The following repairs are recommended:

- Repair the asphalt shingle roof including all necessary flashing repairs.
- Remove all doors and windows for rehabilitation or replacement in compliance with Secretary of Interior's Standards for Rehabilitation.
- Repair or replace all damaged and missing brick and repoint 100%.
- Repair remove all damaged masonry at east façade where appurtenances were removed.
- Conduct HAZMAT material testing and analysis. Perform abatement as dictated by results of same.
- Scrape, prime, and paint all interior finishes.
WEAVING BUILDING/BLDG. NO. 13 - 1909 WING - NORTH ELEVATION

WEAVING BUILDING/BLDG. NO. 13 - 1909 WING - EAST ELEVATION

WEAVING BUILDING/BLDG. NO. 13 - 1909 WING - SOUTH ELEVATION

WEAVING BUILDING/BLDG. NO. 13 - 1909 WING - WEST ELEVATION

WEAVING BUILDING/BLDG. NO. 13 - FLOOR PLAN

WEAVING BUILDING/BLDG. NO. 13 - RECOMMENDATIONS

In general, the facades, roofs, interiors and structure of the Weaving Building (BLDG. NO. 13) are in good condition. The following repairs are recommended:

- Remove existing asphalt shingle roof on 1909 wing to expose slate roof below. Restore slate roof and associated flashing if possible. Install new built-up roofing and associated flashing on 1909 wing.
- Repair or replace damaged or missing doors. In compliance with Secretary of Interior Standards for Rehabilitation.
- Conduct paint analysis and paint windows and doors to match original.
- Repair or replace all damaged brick. Spot repair as necessary.
- Install pavers at open access areas.
- Scrap, prime and paint all fire escapes.
- Conduct HAZMAT material testing and analysis. Perform ventilation as dictated by results of same.
- Scrap, prime, and paint all interior finishes.
- Refinish wood floors and repair and replace as necessary.
WEAVING BUILDING/BLDG. NO. 13 - 1922 WING - NORTH ELEVATION

WEAVING BUILDING/BLDG. NO. 13 - 1922 WING - EAST ELEVATION

WEAVING BUILDING/BLDG. NO. 13 - 1922 WING - SOUTH ELEVATION

WEAVING BUILDING/BLDG. NO. 13 - 1922 WING - WEST ELEVATION

WEAVING BUILDING/BLDG. NO. 13 - RECOMMENDATIONS

In general, the facades, roofs, interiors, and structure of the Weaving Building (BLDG. No. 13) are in good condition. The following repairs are recommended:

- Remove existing asphalt shingle roof on 1922 wing to expose slate roof below. Restore slate roof and associated flashing if possible. Install new built-up roofing and associated flashing on 1922 wing.
- Remove wood windows in the 1909 building for restoration. Scrape, prime, and paint steel windows in the 1922 wing. Repair all cracked and broken glass and replace windows.
- Repair or replace damaged or missing doors in compliance with Secretary of Interior's Standards for Rehabilitation.
- Conduct paint analysis and paint windows and doors to match original.
- Repair or replace all damaged brick. Spot repaint as necessary.
- Infill masonry at open areas as necessary.
- Scrape, prime, and paint and repair all fire escapes.
- Conduct HAZMAT material testing and analysis. Perform abatement as dictated by results of same.
- Scrape, prime, and paint all interior finishes.
- Refinish wood doors and repair and replace as necessary.
1914 BUILDING/BLDG. NO. 15 - NORTH ELEVATION

1914 BUILDING/BLDG. NO. 15 - EAST ELEVATION

1914 BUILDING/BLDG. NO. 15 - SOUTH ELEVATION

1914 BUILDING/BLDG. NO. 15 - WEST ELEVATION

1914 BUILDING/BLDG. NO. 15 - FLOOR PLAN

1914 BUILDING/BLDG. NO. 15 - RECOMMENDATIONS

In general, the facades, roofs, interiors and structure of the 1914 Building (Blg. No. 15) are in fair condition. The following repairs are recommended:

- Install new roofing and associated flashing in compliance with Secretary of Interior's Standards for Rehabilitation.
- Scrape prime and paint all steel windows. Replace cracked or broken glass and sashes.
- Repair or replace damaged or missing doors in compliance with Secretary of Interior's Standards for Rehabilitation.
- Repair or replace damaged brick as necessary and repoint as necessary.
- Infill masonry at open access areas.
- Conduct HVAC system testing and analysis. Perform abatement as dictated by results of same.
- Scrape, prime, and paint all interior finishes.
- Taking into account, the current non-alignment of windows in respect to floor levels, the interior configuration should be based on future use.
1919 BUILDING/BLDG. NO. 24 - RECOMMENDATIONS

In general, the facades, roofs, interiors and structure of the 1919 Building (BLDG. No. 24) are in good condition. The following repairs are recommended:

- Install replacement windows and doors at east facade in compliance with the Secretary of the Interior's Standards for Rehabilitation.
- Repair or replace damaged brick and re-point as necessary.
- Conduct HAZMAT material testing and analysis. Perform abatement as dictated by results of same.
- Scrape, prime, and paint interior finishes.
1856 - Clark's Map of Georgetown - Red Circle Indicates Gilbert & Bennett Site
Historic Image No. 1

Source: http://www.historyofredding.com/Beers%20No%20churches.JPG
1856- Clark's Map of Georgetown - Red Circle Indicates Gilbert & Bennett Site
Historic Image No. 2

Also: http://www.old-maps.com/ct/fairfield/Fairfield_1956_wholemap-web.jpg
1867 - Beer's Map of Georgetown - Red Circle Indicates Gilbert & Bennett Site
Historic Image No. 3

Source: http://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~269984~90045236:Town-of-Redding,-Fairfield-County,-?sort=pub_list_no_initialsort%2Cpub_date%2Cpub_list_no%2Cseries_no&qvq=q:REDDING;sort:pub_list_no_initialsort%2Cpub_date%2Cpub_list_no%2Cseries_no;lc:RUMSEY~8~1&mi=0&trs=6#
1867 - Beer’s Map of Georgetown - Red Circle Indicates Gilbert & Bennett Site

Historic Image No. 4

Source: http://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~269984~90045236:Town-of-Redding,-Fairfield-County,-?sort=pub_list_no_initialsort%2Cpub_date%2Cpub_list_no%2Cseries_no&qvq=q:REDDING;sort:pub_list_no_initialsort%2Cpub_date%2Cpub_list_no%2Cseries_no;lc:RUMSEY~8~1&mi=0&trs=6#
Prior To 1874 - Upper Factory View From North
Historic Image No. 5

Source: Gilbert and Bennett, Georgetown, Conn., Celebrates The Bicentennial. 1976
Post 1874 - Upper Factory View From North
Historic Image No. 6
Extant Buildings Visible in Image: Base of 1874 Turbine Building/Bldg. No. 10

Source: historyofredding.com
Post 1874 - Upper Factory View From South
Historic Image No. 7
Extant Buildings Visible in Image: Base of 1874 Turbine Building/Bldg. No. 10

Source: historyofredding.com
Post 1874 - Upper Factory Dam
Historic Image No. 8
Extant Buildings Visible in Image: Base of 1874 Turbine Building/Bldg. No. 10

Post 1875 - Office/Bldg. No.3 - Constructed Employing "Wire Lath" Construction
Historic Image No. 9
Building Still Exists in Greately Altered State

1893 - Advertisement
Historic Image No. 10
Extant Buildings Visible in Image: 1875 Office/Bldg. No. 3.

Source: Gilbert and Bennett, Georgetown, Conn., Celebrates The Bicentennial. 1976
1893 - From "Wire Wonders" - Bird's Eye View of Upper Factories
Historic Image No. 11
Extant Buildings Visible in Image: 1875 Office/Bldg. No. 3.

From 1894 - 1905 - From Gilbert and Bennett Letterhead
Historic Image No. 12
Extant Buildings Visible in Image: 1875 Office/Bldg. No. 3

After 1899 - Wire Mill (Sawtooth Building/Bldg. No. 19)
Historic Image No. 13

Source: historyofredding.com
After 1899 - Wire Mill (Sawtooth Building/Bldg. No. 19)
Historic Image No. 14
Note 1914 Building/Bldg No. 15 At Far Left

1906 - "Offices, Gilbert and Bennett Mfg. Co., Georgetown, Conn." Post Card
Historic Image No. 15

Source: http://www.cardcow.com/viewall/71907/
After 1906 - Bird's Eye Overall of Site
Historic Image No. 16
Extant Buildings Visible in Image: 1874/1914 (Boiler House) Building/Bldg. No. 15; 1875 Office/Bldg. No. 3; 1894-1904 Blue Building/Bldg No 2; 1899 Sawtooth/Bldg. No. 19; 1906 Office/Bldg. No. 1; Pre-1922 Loom Building/Bldg. No. 18.

Source: Gilbert and Bennett Archives, G&B Cultural Center, 49 New Street, Wilton, CT
1908 - Fine Wire Mill (Market Building/Bldg. No. 20) Under Construction
Historic Image No. 17

1910 - Wire Building (Sawtooth Building/Bldg. No. 19)
Note Boiler (1914 Building/Bldg No. 15) in Background

Post 1910 - "Gilbert & Bennett Mfg. Co, Georgetown, Conn" - Bird's Eye View Post Card
Extant Buildings Visible in Image: 1874/1914 (Boiler House) Building/Bldg. No. 15; 1875 Office/Bldg. No. 3; 1894-1904 Blue Building/Bldg No 2; 1899 Sawtooth/Bldg. No. 19; 1906 Office/Bldg. No. 1; 1908 Market Building/Bldg. No. 20; Pre-1922 Loom Building/Bldg. No. 18.

Circa 1910 - "View From "Gilbert Farm" (Currently Meadow Ridge)

Source: Gilbert and Bennett Archives, G&B Cultural Center, 49 New Street, Wilton, CT
Post 1909 - Pre 1922 - From "Works of The Gilbert & Bennett manufacturing Co. Home Office Georgetown, Conn"
Extant Buildings Visible in Image: 1874/1914 (Boiler House) Building/Bldg. No. 15; 1875 Office/Bldg. No. 3; 1894-1904 Blue Building/Bldg No 2; 1899 Sawtooth/Bldg. No. 19; 1904 Market Building/Bldg. No. 20; No. 13; 1906 Office/Bldg. No. 1; 1909 Weaving Building/Bldg. No.13; Pre-1922 Loom Building/Bldg. No. 18.

Source: Gilbert and Bennett Archives, G&B Cultural Center, 49 New Street, Wilton, CT
1918 - "Eastern Mills, Georgetown, Connecticut"

Source: One Hundred Years of Progress 1818-1918. Georgetown, CT: The Gilbert & Bennett Mfg. Co. 1918; Gilbert and Bennett Archives, G&B Cultural Center, 49 New Street, Wilton, CT
Circa 1920 - "Rare view of the G&B Buildings and Portland Avenue in the 1920s"
Post 1909 - Historic Image No. 23

Source: historyofredding.com
1934 - Connecticut Aerial Image
Historic Image No. 24


1935 - Gilbert & Bennett Tercentenary
Historic Image No. 26

1955 Flood - "Gilbert And Bennett Company Dam That Broke And Caused Destruction In Georgetown"
Historic Image No. 27
Extant Buildings Visible in Image: Base of 1874 Turbine Building/Bldg. No. 10

1955 - "Several Dams Above Georgetown Let Go, One After Another, Loosing A Huge Wall Of Rushing Water Against The Hillside At One End Of Our Dam - The Dam Held But The Hillside Washed Into The River Bottom - Raising The River Level Until It Flowed Through The Mill "

Historic Image No. 28
Extant Buildings Visible in Image: Base of 1874 Turbine Building/Bldg. No. 10

1955 - Post Flood Photo "The Rail Siding Was Blocked"
Historic Image No. 29

Source: Gilbert & Bennett Flood Report. Georgetown, CT: Gilbert & Bennett. 1955
1955 - "Moved Heavy Cases Like This Right Into The Wire Mill" - Sawtooth Building Historic Image No. 30

Source: Gilbert & Bennett Flood Report. Georgetown, CT: Gilbert & Bennett. 1955
1943 - "Weaving Building"
Historic Image No. 31

1968 - "High Speed Reverse Twisters" - Market Building/Bldg. 20
Historic Image No. 32

1968 - "Older Type Knitting Looms Are Still Doing A Good Job " - Weaving Building/Bldg.
Historic Image No. 33

Circa 1960 - Aerial View
Historic Image No. 34

Source: Gilbert and Bennett Archives, G&B Cultural Center, 49 New Street, Wilton, CT
Before 1966 - "The Norwalk River Flows Through the Plant"
Historic Image No. 35

1966 - "The Same View [see previous photo] 1966. The River Is Under the Floor"
Historic Image No. 36
Extant Buildings Visible in Image: 1899 Sawtooth/Bldg. No. 19; 1904 Market
Building/Bldg.No. 20.

Printing and Lithography, Inc. 1968.
1967 - "Georgetown Plant, 1967"

Historic Image No. 37


1968 - Map of Site in Blue Building
Historic Image No. 38
Circa 1960s-1970s - "Aerial View In Color"
Historic Image No. 39

Source: aboutweston.com
Circa 1960s-1970s - "Georgetown, Connecticut: G&B Factory to the left, waste fields to the right"

Historic Image No. 40

Source: historyofredding.com
1976 - "Georgetown Factories"
Historic Image No. 41

Source: Gilbert and Bennett, Georgetown, Conn., Celebrates The Bicentennial. Georgetown, CT: Gilbert and Bennett. 1976
1991 - Georgetown, CT
Historic Image No. 42

Source: Gilbert and Bennett, Georgetown, Conn., Celebrates The Bicentennial. Georgetown, CT: Gilbert and Bennett. 1976
2006 - Georgetown, CT
Historic Image No. 43

2012 - Georgetown, CT
Historic Image No. 44

Current Day - Gilbert & Bennett Wire Mill
Historic Image No. 45

Source: http://www.proaerial.com
Gilbert & Bennett Wire Mill
Blue Building – Bldg. No.2
Photograph No. 1
Overall from Northwest
Gilbert & Bennett Wire Mill
Blue Building – Bldg. No.2
Photograph No. 2
Overall from Southeast
Gilbert & Bennett Wire Mill
Blue Building – Bldg. No.2
Photograph No. 3
North Elevation
Gilbert & Bennett Wire Mill
Blue Building – Bldg. No.2
Photograph No. 4
East Elevation
Gilbert & Bennett Wire Mill
Blue Building – Bldg. No.2
Photograph No. 5
South Elevation
Gilbert & Bennett Wire Mill
Blue Building – Bldg. No.2
Photograph No. 6
West Elevation
Gilbert & Bennett Wire Mill
Blue Building – Bldg. No.2
Photograph No. 7
Interior View
First Floor – 1894 Wing
Looking South
Gilbert & Bennett Wire Mill
Blue Building – Bldg. No.2
Photograph No. 8
Interior View
First Floor – 1904 Wing
Looking West
Gilbert & Bennett Wire Mill
Blue Building – Bldg. No.2
Photograph No. 9
Interior View
Addition
Looking North
Gilbert & Bennett Wire Mill
Blue Building – Bldg. No.2
Photograph No. 10
Interior View
Second Floor – 1894 Wing
Looking South
Gilbert & Bennett Wire Mill
Blue Building – Bldg. No.2
Photograph No. 11
Interior View
Second Floor – 1904 Wing
Looking South
Gilbert & Bennett Wire Mill
Blue Building – Bldg. No.2
Photograph No. 12
Interior View
Basement – 1904 Wing
Looking North
Gilbert & Bennett Wire Mill
Sawtooth Building – Bldg. No. 19 & 21
Photograph No. 1
Overall from Southeast
Gilbert & Bennett Wire Mill
Sawtooth Building – Bldg. No. 19
Photograph No. 2
Overall from Northwest
Gilbert & Bennett Wire Mill
Sawtooth Building – Bldg. No. 19
Photograph No. 3
North Elevation
Gilbert & Bennett Wire Mill Core
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Gilbert & Bennett Wire Mill
Sawtooth Building – Bldg. No. 19
Photograph No. 4
East Elevation
Gilbert & Bennett Wire Mill
Sawtooth Building – Bldg. No. 19
Photograph No. 5
East Elevation – South End
Gilbert & Bennett Wire Mill
Sawtooth Building – Bldg. No. 19
Photograph No. 6
South Elevation
Gilbert & Bennett Wire Mill
Sawtooth Building – Bldg. No. 19
Photograph No. 7
Southwest Elevation
Gilbert & Bennett Wire Mill Core
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Gilbert & Bennett Wire Mill
Sawtooth Building – Bldg. No. 19
Photograph No. 8
West Elevation
Sawtooth Chapel - Bldg. No. 21
Photograph No. 9
North Elevation
Gilbert & Bennett Wire Mill
Sawtooth Chapel - Bldg. No. 21
Photograph No. 10
East Elevation
Gilbert & Bennett Wire Mill
Sawtooth Chapel - Bldg. No. 21
Photograph No. 11
East Elevation
Gilbert & Bennett Wire Mill
Sawtooth Building - Bldg. No. 19
Photograph No. 12
North/Hipped-Roof Wing
Interior View - Looking South
Gilbert & Bennett Wire Mill
Sawtooth Building - Bldg. No. 19
Photograph No. 13
North/Hipped-Roof Wing
Interior View - Looking North
Gilbert & Bennett Wire Mill
Sawtooth Building - Bldg. No. 19
Photograph No. 14
Interior View - Looking South
Gilbert & Bennett Wire Mill
Sawtooth Building - Bldg. No. 19
Photograph No. 15
Interior View - Looking West
Gilbert & Bennett Wire Mill
Sawtooth Building - Bldg. No. 19
Photograph No. 16
Interior View - Looking North
Gilbert & Bennett Wire Mill
Sawtooth Building - Bldg. No. 19
Photograph No. 17
Interior View - Looking East
Gilbert & Bennett Wire Mill
Sawtooth Building - Bldg. No. 19
Photograph No. 18
S.E. Wing
Interior View - Looking South
Gilbert & Bennett Wire Mill
Sawtooth Building - Bldg. No. 19
Photograph No. 19
S.E. Wing
Interior View - Looking West
Gilbert & Bennett Wire Mill
Sawtooth Building - Bldg. No. 19
Photograph No. 20
S.E. Wing
Interior View - Looking North
Gilbert & Bennett Wire Mill
Sawtooth Building- Bldg. No. 19
Photograph No. 21
S.E. Wing
Interior View - Looking East
Gilbert & Bennett Wire Mill
Sawtooth Chapel Building - Bldg. No. 21
Photograph No. 22
Interior View - Looking South
Note Damage and Dangerous Condition at South Wall
Gilbert & Bennett Wire Mill
Sawtooth Chapel Building - Bldg. No. 21
Photograph No. 23
Interior View - Looking West
Gilbert & Bennett Wire Mill
Sawtooth Chapel Building - Bldg. No. 21
Photograph No. 24
Interior View - Looking North
Gilbert & Bennett Wire Mill
Sawtooth Chapel Building - Bldg. No. 21
Photograph No. 25
Interior View - Looking East
Gilbert & Bennett Wire Mill
Market Building – Bldg. No. 20
Photograph No. 1
Overall from Northwest
Gilbert & Bennett Wire Mill
Market Building – Bldg. No. 20
Photograph No. 2
Overall from Southeast
Gilbert & Bennett Wire Mill
Market Building – Bldg. No. 20
Photograph No. 3
North Elevation
Gilbert & Bennett Wire Mill
Market Building – Bldg. No. 20
Photograph No. 4
East Elevation
Panoramic View
Gilbert & Bennett Wire Mill Core
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Gilbert & Bennett Wire Mill
Market Building – Bldg. No. 20
Photograph No. 5
South Elevation
Gilbert & Bennett Wire Mill Core
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Gilbert & Bennett Wire Mill
Market Building – Bldg. No. 20
Photograph No. 6
West Elevation
Panoramic View
Gilbert & Bennett Wire Mill
Market Building – Bldg. No. 20
Photograph No. 7
Interior View - Looking South
Gilbert & Bennett Wire Mill
Market Building – Bldg. No. 20
Photograph No. 8
Interior View - Looking North
Gilbert & Bennett Wire Mill
Weaving Building - Bldg. No. 13
Photograph No. 1
Overall from North
Gilbert & Bennett Wire Mill
Weaving Building - Bldg. No. 13
Photograph No. 2
Overall from Southeast
Gilbert & Bennett Wire Mill
Weaving Building - Bldg. No. 13
Photograph No. 3
Overall from Southwest
Gilbert & Bennett Wire Mill
Photograph No. 4
Weaving Building - Bldg. No. 13
1909 Wing
North Elevation
Gilbert & Bennett Wire Mill
Weaving Building - Bldg. No. 13
Photograph No. 5
1922 Wing
North Elevation
Gilbert & Bennett Wire Mill
Weaving Building - Bldg. No. 13
Photograph No. 6
1909 Wing
East Elevation
Gilbert & Bennett Wire Mill
Weaving Building - Bldg. No. 13
Photograph No. 7
1922 Wing
East Elevation
Gilbert & Bennett Wire Mill
Weaving Building - Bldg. No. 13
Photograph No. 8
1909 Wing
South Elevation
Gilbert & Bennett Wire Mill
Weaving Building - Bldg. No. 13
Photograph No. 9
1922 Wing
South Elevation
Gilbert & Bennett Wire Mill
Weaving Building - Bldg. No. 13
Photograph No. 11
1922 Wing
West Elevation
Gilbert & Bennett Wire Mill
Weaving Building - Bldg. No. 13
Photograph No. 12
1922 Wing
West-Setback Elevation
Gilbert & Bennett Wire Mill
Weaving Building - Bldg. No. 13
Photograph No. 13
1922 Wing Roof
View Looking West
Gilbert & Bennett Wire Mill
Weaving Building - Bldg. No. 14
Photograph No. 14
1922 Wing Roof
Parapet Detail
Gilbert & Bennett Wire Mill
Weaving Building - Bldg. No. 13
Photograph No. 15
1909 Wing Roof
North Side – View Looking West
Gilbert & Bennett Wire Mill
Weaving Building - Bldg. No. 13
Photograph No. 16
1909 Wing Roof
Note Original Slates below Asphalt Shingle Roof
Gilbert & Bennett Wire Mill
Weaving Building - 1909 Wing
Photograph No. 17
Interior View
Third Floor - Looking West
Gilbert & Bennett Wire Mill Core
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Gilbert & Bennett Wire Mill
Weaving Building - 1909 Wing
Photograph No. 18
Interior View
Third Floor - Looking East
Gilbert & Bennett Wire Mill
Weaving Building - 1922 Wing
Photograph No. 19
Interior View
Third Floor - Looking West
Gilbert & Bennett Wire Mill Core
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Gilbert & Bennett Wire Mill
Weaving Building - 1909 Wing
Photograph No. 20
Interior View
Fourth Floor - Looking West
Gilbert & Bennett Wire Mill Core
Historic Preservation Feasibility And Concept Design
Final Report

Gilbert & Bennett Wire Mill
Weaving Building - 1922 Wing
Photograph No. 21
Interior View
Fourth Floor - Looking West
Gilbert & Bennett Wire Mill
Weaving Building - 1909 Wing
Photograph No. 22
Interior View
Basement - Looking West
Gilbert & Bennett Wire Mill
Weaving Building - 1922 Wing
Photograph No. 23
Interior View
Basement - Looking West
Gilbert & Bennett Wire Mill
1914 Building – Bldg. No. 15
Photograph No. 1
Overall from Northwest
Gilbert & Bennett Wire Mill
1914 Building – Bldg. No. 15
Photograph No. 2
Overall from Southeast
Gilbert & Bennett Wire Mill
1914 Building – Bldg. No. 15
Photograph No. 3
Overall from Southwest
Photograph No. 4
North Elevation
Gilbert & Bennett Wire Mill
1914 Building – Bldg. No. 15
Photograph No. 5
East Elevation
Gilbert & Bennett Wire Mill
1914 Building – Bldg. No. 15
Photograph No. 7
West Elevation
Gilbert & Bennett Wire Mill
1914 Building – Bldg. No. 15
Photograph No. 8
Interior View
First Floor - Looking South
Gilbert & Bennett Wire Mill Core
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Gilbert & Bennett Wire Mill
1914 Building – Bldg. No. 15
Photograph No. 9
Interior View
First Floor - Looking West
Gilbert & Bennett Wire Mill
1914 Building – Bldg. No. 15
Photograph No. 10
Interior View
First Floor - Looking East
Gilbert & Bennett Wire Mill
1914 Building – Bldg. No. 15
Photograph No. 11
Interior View
First Floor - Looking North
Gilbert & Bennett Wire Mill
1914 Building – Bldg. No. 15
Photograph No. 12
Interior View
Second Floor - Looking Southeast
Gilbert & Bennett Wire Mill
1914 Building – Bldg. No. 15
Photograph No. 13
Interior View
Second Floor - Looking Northwest
Gilbert & Bennett Wire Mill
1914 Building – Bldg. No. 15
Photograph No. 14
Interior View
Stairs
Gilbert & Bennett Wire Mill
1914 Building – Bldg. No. 15
Photograph No. 15
Interior View
Third Floor - Looking Northeast
Gilbert & Bennett Wire Mill Core
Historic Preservation Feasibility And Concept Design
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Gilbert & Bennett Wire Mill
1914 Building – Bldg. No. 15
Photograph No. 16
Interior View
Fourth Floor - Looking West
Gilbert & Bennett Wire Mill Core
Historic Preservation Feasibility And Concept Design
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Gilbert & Bennett Wire Mill
1914 Building – Bldg. No. 15
Photograph No. 17
Interior View
Fourth Floor - View Looking East
Gilbert & Bennett Wire Mill
1919 Building – Bldg. No. 24
Photograph No. 1
Overall from Northeast
Gilbert & Bennett Wire Mill
1919 Building – Bldg. No. 24
Photograph No. 2
Overall from Southwest
Gilbert & Bennett Wire Mill
1919 Building – Bldg. No. 24
Photograph No. 3
North Elevation
Gilbert & Bennett Wire Mill
1919 Building – Bldg. No. 24
Photograph No. 4
East Elevation
Panoramic View
Gilbert & Bennett Wire Mill
1919 Building – Bldg. No. 24
Photograph No. 5
South Elevation
Gilbert & Bennett Wire Mill
1919 Building – Bldg. No. 24
Photograph No. 6
West Elevation
LEVEL 1

SERVICE ENTRY
PUBLIC MARKET / FOOD RETAIL ZONE
COMMERCIAL ARTISAN BUTCHER
RESTROOM ZONE
REST. AREA
PUBLIC DINING AREA
OPEN STAIR
OPEN TO BELOW

LEVEL MEZZ

PUBLIC ENTRY
PUBLIC MARKET / FOOD RETAIL ZONE
COMMERCIAL ARTISAN BUTCHER
PUBLIC RESTROOMS
PUBLIC DINING AREA
OPEN TO BELOW
OPEN STAIR

PROGRAM LEGEND

COLOR  TYPE  TOTAL SQ FT
ENTRY / CIRCULATION
SUGGESTED STAIR / ELEVATOR / BATHROOM LOCATIONS
1175 SQ FT
PUBLIC MARKET / FOOD RETAIL
1027 SQ FT
COMMERCIAL ARTISAN BUTCHER
3,400 SQ FT
RESTAURANT / KITCHEN
437 SQ FT
8,806 SQ FT
RESTAURANT / KITCHEN
900 SQ FT

GILBERT AND BENNETT WIRE MILL
GEORGETOWN, CONNECTICUT

HARRY SPRING PE, LEEDTM AP
JACK ESTERSON AIA
PAMELA JEROME AIA, LEEDTM AP
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2015.02.09
DIAGRAMMATIC FIT STUDIES - 1914 BUILDING

LEVEL 1

LEVEL 2

LEVEL 3

LEVEL 4

GILBERT AND BENNETT WIRE MILL
GEORGETOWN, CONNECTICUT