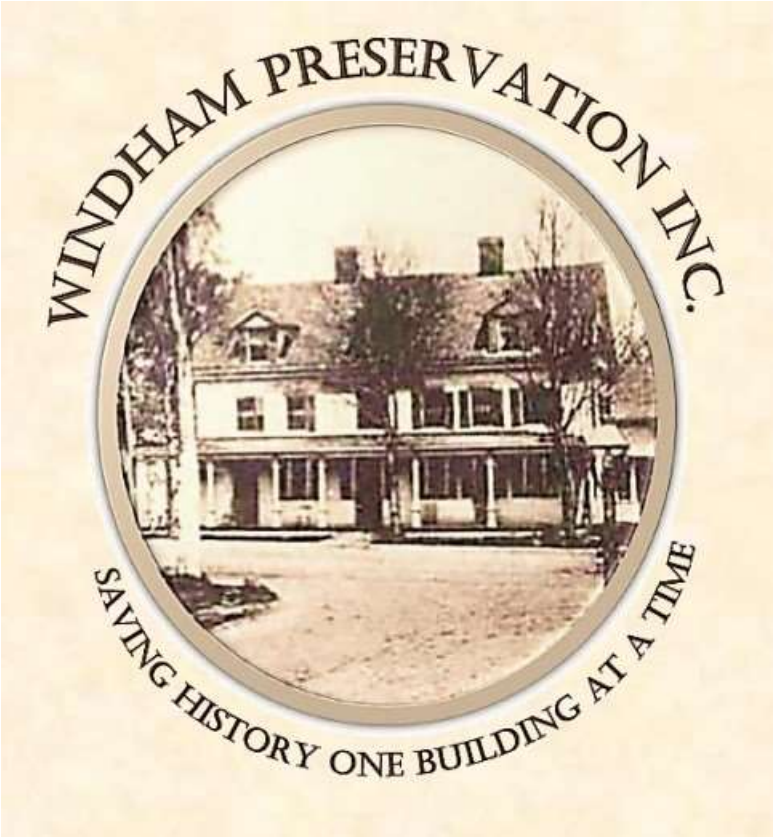
RFP – Request for Proposal

for a Feasibility Study on Adaptive Re-Use



Requested by

Windham Preservation Inc.

Nine Weir Court

Windham, CT 06280

January 7th, 2022

Who we are

Originally organized as the Committee to Save the Historic Windham Inn, Windham Preservation Inc. (WPI) is a 501.c3 non-profit Connecticut corporation whose mission is to preserve Windham's historic built history and planned spaces.

We are a small but passionate group of preservation-minded neighbors. Each board member owns a historic home or is a history/preservation professional.

Inn History

The Windham Inn, c.1783, a contributing building in the Windham Center Historic District, sits just off the Windham Center green and is an iconic and much-loved part of the village's built heritage. Unfortunately, the last few decades have not been kind. Absentee landlords, foreclosure and REO status resulted in deferred maintenance and neglect. RCN Capital, a commercial lender who reassumed ownership after the previous owner defaulted, petitioned to demolish the Inn in April 2018.

WPI is working to save the Inn from destruction, educate prospective buyers and identify rehabilitation and restoration funding sources. In 2019, RCN approached us with an offer to donate the Inn to WPI. We negotiated and finalized a donation agreement guided by our attorneys at the Connecticut Urban Legal Initiative (CULI). In October 2020, WPI became proud owners of this vital link to our village's history.

Never Again…Our sole focus and mission is to return the Inn to function and never again fall into disrepair or be at risk for demolition.

Our Plan, through appropriate grant funding, is to facilitate the Inn's exterior repair and restoration while preserving original and historically-significant interior elements for adaptive re-use.

Project Overview

WPI has just been awarded SHPO's Survey and Planning Grant for a Feasibility Study.

The Town of Windham is also including Windham Preservation Inc. as a participant in their 2022 Small Cities Block Grant (SCBG) application, to secure restoration funding for the Windham Inn. Grant application development is a long and detailed procedure, Accordingly the Town requires an understanding of our project's scope and cost estimates. WPI anticipates this will be a multi-year project and has submitted a 1st year funding request of $250,000, defined as follows:

Repair/Restoration	Estimate	Notes
Shore and Re-Build East Wall of Original Building	60,000	
Assure Support of West Chimney/Shore	7,200	
Repair Failed Basement Stair	1,800	
Replace Roof ($35K orig. est.)	42,000	Quote based on asphalt shingles. $85,500 for cedar
Demolish/Stablize Collapsing Finishes (Ceilings & Loose Brick	4,800	
Supplement/Replace Severely Basement beams/Joists	18,000	
Re-Support all Improperly Supported/Failing Interior Columns	35,000	
Shore/Jack the North-South Ridge of Addition and Install ties	24,000	
Repair Failing Porch Enter Slab	3,600	
Repair/Re-point Existing Exterior Chimney	3,600	
Septic - repair	50,000	
	250,000	

We derived these estimates from a 1st phase plan, from an engineering study performed in 2018 ostensibly to demolish the Inn as the former owner's request. A copy of this report is attached as "18023 – 4 Scotland Road Engineering Report".

"B – Narrative Windham Inn – FINAL", also attached, is excerpted from our Survey and Planning grant application and details WPI's history around this and other projects, and our goals and steps in returning the Inn to viability.

To qualify for and maintain tax exempt status, WPI has also undertaken museum activities, which are planned in three phases. While phases 1 and 2 are conducted outdoors, we want to evaluate the possibility of rehabbing the rear 1st floor apartment into exhibit space. This apartment is he former storage barn area, is completely isolated from the main inn, and in remarkably good shape. What is required – and is it feasible – to develop this project prior to, or in tandem with, the larger inn restoration?

From qualified, competent architectural professionals, WPI seeks to understand the most potentially viable and successful re-use cases for the Inn along with cost and project timeline estimates for its rehabilitation and restoration. As a major contributing historic structure, our goal is to restore the Inn's exterior while retaining historic interior elements such as, but not limited to:

- Windows
- Doors
- Hardware
- Staircases
- Pantries
- Fireplaces – including original/early mantels and hearths
- Millwork
- Clawfoot tubs

- Other facets as may be revealed during restoration
- Additional elements that may be reasonably re-used thus reducing landfill debris.

WPI's successful bidder will have prior experience in successful historic preservation project feasibility studies, innovative ideas for cost reduction and the patience/willingness to work with a small but passionate group of preservationists. Windham Center is our home. Our goal is to restore and return the Windham Inn to its rightful place as the center of our historic community.

Required Deliverables

- Intent to Bid delivered, via email, by the due date in our timeline, to WindhamPreservationInc@gmail.com. This communication must include full contact information of WPI's primary POC for this engagement
- A detailed Re-Use Feasibility Options Report with budgetary requirements.
- Electronic format - MS Office and PDF compatible
- Availability for consultation on clarification, follow-up questions and a community meeting
- A copy of any agreements your company requires to initiate and complete this project.

Bid Budget

$20,000.00

Proposal Evaluation

- WPI will evaluate proposals based on the following criteria:
- Prior experience in delivering Feasibility Studies based on adaptive re-use for historic structures.
- Actionable solutions along with budgetary requirements.
- Innovative ideas for cost containment
- Availability for follow-up consultation
- Appropriate state licensing and insurance

Pre-Bid Conference / Q&A

At the individual bidder's request, WPI will schedule a virtual session, limited to 1 hour, to provide additional information/clarification as the bidder may require to deliver a proposal.

Site Visits

Site visits are scheduled with each bidder at a mutually-agreeable time. WPI staff will allow access to the interior of the facility during these site visits.

Note: The Windham Inn is currently in condemned status. Utilities are off, mold is present and failures exist. The attached “Windham Inn – Pictorial Presentation” is provided to further inform prospective visitors. Level of access may be limited to visual access if health and safety issues warrant it.

All parties intending to attend one of the scheduled site visits must RSVP by sending an email message to WindhamPreservationInc@gmail.com. Please include a list of all attendees by name, organization, phone number and email address. Further information and additional directions will be sent by return email message. Interested parties are also encouraged to visit the site independently (external access only) at any time during daylight hours.

Timeline

1.7.2022 - RFP Released

1.12.2022 - Intent to Bid due

1.19.2022 - Preliminary Questions due

1.26.2022 – WPI publishes preliminary question responses

Wk. 1.31.2022 - Individual bidder conferences are scheduled

Wk. of 2.7.2022 - Site visits are scheduled

2.18.2022 - Proposals Due

2.18. – 2.25.2022 - Evaluation Period

2.25.2022 - Finalists Notified

2.25.2022 – 3.4.2022 - Meetings/Negotiations

3.8.2022 - Successful bidder announced

**Answers will be anonymized and shared with all bidders.*

Requirements for RFP Participation

Bidding/Proposal Costs

All costs for preparing and submitting responses to this RFP, including site visits, are the responsibility of the bidders. WPI is under no obligation to reimburse any bidders for any costs associated with preparing and/or submitting a proposal whether or not the bidder is selected.

Not an Offer

This RFP shall not be deemed an offer by WPI. It represents a definition of general requirements and an invitation to recipients to submit a response addressing such requirements. Issuance of this RFP, the preparation and submission of a response and the subsequent evaluation of your response by WPI does not commit WPI to award a contract to any participant even if all the requirements of the RFP are met. Only the execution by WPI of a written contract will obligate WPI in accordance with the terms and conditions contained in such a contract.

Suppliers are responsible for examining with appropriate care all information, conditions and requirements associated with this RFP that may in any way affect the costs or performance of service proposed. WPI is not obligated to clarify errors and omissions in your proposal.

Windham Preservation Inc. Rights

Review of all validly-qualified, submitted proposals will be performed by WPI during the review period.. At that time, WPI may request further clarification or detailed presentations and may enter into negotiations with one or more participants.

WPI owns all deliverables and may share your reports with Windham Town officials, potential contractors, members of our community or any other group/individual we deem necessary to implement our plans.

By beginning negotiations or accepting an RFP response, WPI does not intend to bind itself legally in any way. Oral and written communications between WPI and the Supplier on the subject matter of the response are non-binding and shall always be considered subject to the execution of a formal written agreement.

WPI reserves the right to make an award at any time during this RFP process. WPI further reserves the right to accept or reject, at its sole discretion, any and all proposals furnished in response to this RFP or to negotiate separately with any source whatsoever on any manner deemed necessary by WPI to serve its best interest, and to terminate negotiations at any time without incurring any liability. Accordingly, WPI is under no obligation to award a contract on the basis of this RFP. All participants will be notified within a reasonable period of time of the eventual outcome of this process and debriefs will be considered.

Referenced Attachments

- The Windham Inn – Pictorial Presentation
- 18023 – 4 Scotland Road Engineering Report
- As-Built Drawings

Structural Condition Assessment Report

Windham Inn
4 Scotland Road
Windham, CT 06280

CLA Engineers, Inc.
317 Main St, Norwich, CT 06360
CLA Project No. 17-6055

February 15, 2018

Contents

Assessment Report

- Executive Summary
- Introduction
  - Background
  - Locus
  - Scope and Limitations
- Existing Conditions
  - Structure
- Results
  - Structure
  - Summary of Required Repairs
- Conclusions
- Letter of Certification

Appended Photographs

Assessment Report

Executive Summary

In general, the building is in poor condition, and currently presents a safety hazard based on potential collapse. Both the original building and the additions are damaged. Major conditions include the ongoing failure of the brick wall of the east face of the original structure, the failure of the lateral restraint of the roof rafters in the addition near the entry to Unit #5, failure of the exterior stair connections to the building, failure of the stringer connection of the interior basement stairway, ongoing collapse of the interior ceiling finish, multiple roof leaks, and decayed beams. The damaged finishes and floor surface need to be repaired. The mechanical/electrical systems need to be replaced. The presence of hazardous mold, lead paint, and asbestos finishes need to be verified & mitigated. Our office should be notified of any damage to structure observed during renovation not currently described in this report.

Figure 1: Windham Inn, South Face Looking North

Introduction

Background

The Windham Inn is a historic building in downtown Windam. The main building was built in 1783. The building is comprised of an original 44' by 34' rectangular structure with an "L" shaped wood framed structure added to the back in approximately three phased additions. The additions are arranged per Figure 2 below.

Figure 2: Orientation of Original Structure and Additions

The original structure is comprised of masonry walls with floor and roof framing comprised of wood beams and columns supporting wood joist/rafter platforms. The first phase of the addition extended a section of the north wall of the original structure 11' further north, seemingly with a shed-style roof addition. The portion of the north wall encompassed by this first phase was approximately 26' long, as measured east to west. The second phase extended the majority of this first addition 21' further northward, and re-framed the addition roof as a gable structure with the ridge running perpendicular to the ridge of the original structure. The final phase of the addition extended an eastward gable roof from the north end of the addition's roof, extending eastward approximately 34'. There had, at one time, been a one-story extension going 20-40 additional feet eastward, per Figure 3, but there was no portion of that extension structure existent at the time of this report.

Figure 3: Historical Photograph - South Elevation Looking North

The combined structure has a footprint of approximately 2700 square feet. The original building has a full basement and two and 3/4 stories above grade. The additions have a crawl-space rather than a basement, and two full stories above grade. The building was originally an inn, but has been functioning as a multi-unit apartment since the mid-20th century. It is not currently in active use, and has been in an abandoned state for several years.

Our office used historical imagery to the extent possible, but original building plans were not available for review.

Locus

The overlay below is approximate, and shows the site highlighted in yellow:

Figure 4: Locus with Subject Property in Yellow

Scope and Limitations

Our review was a visual, non-destructive review. The review took place on December 18th, 2017.

Framing is mostly covered with finish material on the first (1st) and second (2nd) story as well as in the finished ¾ third (3rd) story of the original structure, potentially concealing hidden conditions. Foundation below grade, footings and underlying soils were not available for review. Framing for the first floor platform was available for review from the basement level. Framing of the second floor platform was available for review in the southeast room of the first floor, where ceiling finishes have partially collapsed. Framing of the 3rd floor platform was available for review in the southeast room of the 2nd floor, where ceiling finishes have partially collapsed. Roof framing was available for review through an access hatch in the center of the ceiling of the 3rd floor of the original structure, damaged finishes in the ceiling the 2nd floor of the addition in Unit #5, as well as in accessible eave crawl-spaces of the 3rd floor of the original structure. The interior of the masonry walls of the original building could be reviewed along the east wall, where the finishes have collapsed or been demolished around the areas of planar deformation in the masonry construction.

Existing Conditions

This section documents existing conditions as observed in the field during the visual review.

Structure

The existing structure was observed through field observation. Analysis will be found in the Results section, though an estimate of floor capacity is provided here for easy reference. This report will separate the original structure from the other aspects of the structure. The general existing conditions were as described herein.

Exterior Walls

The original building appears to have been a brick masonry structure, bearing on what appears to be a stone masonry foundation. There is a mixture of brickwork and concrete work in areas of the original stone masonry foundation; this seems to be new work installed to correct various defects. One noteworthy area of repair is a poured concrete patch/reinforcement of the foundation along the east wall below the area of deformation in the exterior brickwork. This patch seems to be either in a previously existing, full-height square opening, or in an area cut square for the patchwork. The brick is hard fired, with no evidence of soft brick. The exterior walls of the building appear to be in good condition with the exception of the east wall. The east wall has undergone substantial deformation both in the plane of the wall and out of plane, as can be seen in Figure 5. The east wall is considered failed due to the fact that brick which should be load bearing has cracker and/or fallen from the wall.

The series of additions to the north side of the building are wood framed (stud framed) walls bearing on stone masonry foundation or CMU masonry in the case of the eastward wing at the north end of the additions. The perimeter foundations of the additions are in apparent good condition. The roof of the north-south ridge of the addition has undergone downward deflection. The perimeter walls of these additions have torn away from the ceiling as the walls deflect outward. The deflection appears to be in excess of 2" based on summing the width of the cracks in the ceiling across the approximate center of the ridge span. The connection points of the fire escapes and stairs have deteriorated or failed weathertighting and there is likely concealed decay within the wood framed walls at these points.

The exterior chimney on the north face of the building addition is in moderate condition. There are loose or missing bricks at the top of the chimney. The missing brickwork is evidence of past masonry/façade failure, the extent of this past failure could not be determined as it was not evident if the remaining partial course of masonry currently topmost was originally the top course. An attempt to stabilize the chimney with coil strapping has been made in the recent past. The attempted repair had marginal success, if any, and is not an adequate protection against the threat to passersby of the failing masonry.

Figure 5: Failed East Wall

Fire Escapes & Exterior Stairs

There are three exterior steel/wrought-iron fire escapes leading to the 2nd story rooms, as well as two wooden exterior stairs to the 1st story rooms. The fire escapes are on the east face, the north face and the west face, while the wood stairs are on the north and west faces.

The fire escape on the east face is the only fire escape attached to the original building. The escape services Unit #4. The escape is comprised of steel stringers & beams supporting steel bar-grating. The stringers & beams are predominately channels, though the east stringer on the lower run of stair is flat-stock. The section of flat-stock stringer has been deformed, and is considered structurally un-sound without flange buckling reinforcement. The bar-grating is in good condition. The escape is supported by steel angle columns and by connection to the brick-masonry exterior wall of the original building. The columns are in good condition, but the brick-masonry wall in this location is structurally unsound. The fire escape must be presumed structurally unsound unless it is either independently supported, or the masonry wall is adequately stabilized.

The fire escape on the north face is attached to the addition, serving Unit #5. The escape is comprised of steel stringers & beams supporting steel bar-grating. The stringers & beams are channels, and are in good condition. The bar-grating is in good condition. The escape is supported by steel angle columns and by connection to the stud framed exterior wall of the addition. The columns are in good condition, and the ledger connection to the main building appeared sound from the exterior. It is possible that the ledger connection, which is largely concealed behind the sheathing and ledger board, contains deterioration or other adverse conditions currently hidden.

The fire escape on the west face is attached to the addition, where it serves Unit #3 via window egress. The escape is comprised of steel stringers & beams supporting steel bar-grating. The stringers & beams are channels, and are in good condition. The bar-grating is in good condition. The escape is supported by steel angle columns and by connection to the stud framed exterior walls of the addition. The columns are in good condition, with the exception of the fact that one column is an L3x2 steel angle, which cannot span the unbraced length at which it is installed without buckling under load. There are two areas of connection to the stud walls: a bearing ledger for the bar grating on the east side of the upper landing and a series of channel mount connections along the landing's south side. The channel mounts appeared sound at the time of the review, but close observation was prohibited due to safety concerns; the ledger has failed, as was visually apparent due to downward displacement of the bearing end of the bar grating, and the gross deformation of the area of the connection. The failed ledger connection can be seen in Figure 6. Although much of the failed connection is concealed by collapsing finishes, there was visible evidence of decay, indicating that the connection at this location may have failed due, at least in part, to water infiltration at the ledger.

There are two wooden stairs: one on the north face and one on the west face. Both stairs are a set of two notched stringers with plank treads, attached to the building with a ledge-style connection. The stair on the north face is eight risers tall, when counting the bottom stone step and the step into the building, while the stair on the east face is only five risers in height. Both of the stairs are in an advanced state of deterioration leading to structural failure. In each case, there is a focused deterioration of the wood ledger connection to the exterior walls of the additions, leading to detachment of the stair and partial structural collapse. The north stair is now only partially

attached to the building, while the west stair, seen in Figure 7, has completely detached (with the exception of the hand rails). Although much of the connection from the stairs to the wood framed wall is concealed by finishes, there was visible evidence of decay, indicating that the connection at these locations may have failed due, at least in part, to decay at the ledger. The walls should be inspected for concealed damage at these locations.

Figure 6: West Face Escape - Failed Connection

Figure 7: West Stair - Failed Connection

Roof

The roof framing of the original building could be viewed via an access hatch near the center of the footprint of the building, adjacent to the central stair. Small areas of the framing could also be observed more closely in the areas of the eave crawlspace along the north and south sides of the original building's footprint. The framing is comprised of heavy timber half-rounds installed as rafters at 30" on center. The rafters seem to be tied together in tension by the ceiling joists of the roof, though this connection could not be visually reviewed. There is no evidence of lateral displacement failure at the walls. The ceiling joists are slung to the underside of the rafters with dimension lumber. The roof is an asphalt shingle roof, which our office was able to observe from the ground. The roof framing is capable of supporting the code required 30 pounds of superimposed snow load, while supporting a conservative dead weight of 10 psf which must include the framing, deck, and shingles in addition to any other loading. The roof does not meet code required deflection criteria under these loading conditions, but meets a less stringent criterion of $1/180^{th}$ of the length.

The roof framing of the additions were not available for review in all areas. The framing of the area with the north-south ridge line was available for review in Unit #5 through an area of collapsed finishes and an area of cut finishes. This area of the north-south ridged roof is framed with dimensional rafter framing, though the area was improperly framed as a cathedral without

accounting for the outward thrust of the rafter (seen in Figure 8). This area has experienced multiple inches of sag in the ridge, lateral deflection of the tops of the stud walls, and tearing of the ceiling finishes (Figure 9). The framing of the area with the east-west ridge line was available for review in Unit #5 through a permanent access port. This area of the east-west ridged roof is framed with standard dimensional rafter and tie framing. There were no overt signs of failure within the east-west ridge line, though the finishes may be concealing unknown adverse conditions.

Figure 8: Roof - Unit 5 - Roof & Improper Cathedral

Figure 9: Roof to Wall - Unit 5 - Rafter Lateral Failure

Third Floor

The third (3rd) floor framing of the original structure is almost entirely finished, and obscured from visual review. The framing could be observed in an area of collapsed ceiling finishes adjacent to the east wall of the main building (Figure 10 & Figure 11). In this location, the observable floor framing was comprised of wooden floor joists (approximately 2"x8") running east to west, bearing in lumber in-set within the masonry of the east wall. Based on the framing observed below, and the layout of the walls and chimneys in the building, it is presumed that the framing bears on the walls partitioning the central stair/hallway and possibly on the chimneys where intersecting the masonry. The bearing condition at the east wall must be presumed structurally unsound unless it is either independently supported, or the masonry wall is adequately stabilized. Capacity is likely near 40psf, with higher than code prescribed deflection, if assumptions about the concealed framing are accurate, and the framing is undamaged.

The floor is out of plumb/level, by several inches, in such a way as indicates settlement of the interior of the original building. This conjecture is in agreement with all other relevant observations.

The additions do not have 3rd floors.

Figure 10: 3rd Fl. Framing, Looking North on 2nd Fl.

Figure 11: 3rd Fl. Framing, Looking South on 2nd Fl.

Second Floor

The second (2nd) floor framing of the original structure is almost entirely finished, and obscured from visual review. The framing could be observed in an area of collapsed ceiling finishes adjacent to the east wall of the main building (Figure 12 & Figure 13). In this location, the observable floor framing was comprised of wooden floor joists (approximately 2"x8") running north to south, presumably bearing on the interior partition walls of the first story. Based on the framing observed below, and the layout of the walls and chimneys in the building, it is presumed that the framing on the observed east half of the floor bears on the walls running along either side of the chimneys where the load is carried by underlying masonry and timber supports. It is possible that the framing varies on the west half of the floor. Capacity is likely near 40psf, with higher than code prescribed deflection, if assumptions about the concealed framing are accurate, and the framing is undamaged.

The floor is out of plumb/level, by a few inches, in such a way as indicates settlement of the interior of the original building. This conjecture is in agreement with all other relevant observations.

The 2nd floor of the additions is completely concealed by finishes and could not be reviewed without destructive investigation.

Figure 12: Visible 2nd Fl. Framing, Looking East on 1st Fl.

Figure 13: Visible 2nd Fl. Framing, Looking East on 1st Fl.

First Floor

The entirety of the 1st floor framing of the original structure is available for review from the unfinished basement. The floor framing is comprised of wooden floor joists running north to south, bearing on a regular array of 8"x8" (±) heavy timber beams. The joist size varies, although

many of the joists measured approximately 3"x5". Many of the joists have been sistered with new nominal 2x6 joists, and have been supplemented with jack beams/columns near mid span. The heavy timber beams running north-south approximately align with the walls defining the central stairwells and hallway above. The heavy timber beams running east-west do not apparently align any interior walls above, but are offset from the north and south exterior walls by approximately 11' (exterior face of wall to center of beam). There is additional masonry and timber support at the locations of the original chimneys. The east chimney is still in its original location and is completely supported by an oversized masonry foundation equipped with cantilevered heavy timbers extending north-south. The west chimney has been removed on the 1st, 2nd and 3rd stories, though the chimney still exists in the attic and above the roof. There are three independent masonry supports in the basement at the location in the 1st floor framing where the chimney may have been supported in the past. Many of the beams are heavily deteriorated (Figure 15), and many of the supporting posts in the basement have decayed to the point that the lower end is no longer in contact with the ground (Figure 14). This progressive loss of interior column height may be a primary contributor to the apparent settlement of the interior floor framing. The majority of the original posts seem to have been replaced over the years, but the height of the posts seems to have progressively decreased to allow for ongoing settlement of the floor framing. The floor can safely support a live load of 40psf, provided that the 11' span in the central bay is intermittently supported with new jack beams on new columns/footings, and all damage is corrected per the recommendations section.

The northward addition off of the original structure is framed in a similar manner, with a central north-south beam and 3"x5" or larger joists spanning from the central beam to the foundation walls. The supporting posts are improperly supported and shimmed. The eastward extension of the addition is framed with 2"x7" joists spanning north-south to a beam running east to west at or near the mid-point between the foundation walls. There is a southward extension of the eastward extension of the addition at a bay window. This area is framed with a combination of 2"x9" joist/beams at 6' on center and 2"x7" joists running perpendicular to the main joists in some areas. The floor can safely support a live load of 40psf, provided that all damage is corrected per the recommendations section.

There is an area of enclosed porch along the east side of the additions. This area of porch is constructed using a form of cast concrete floor. There are extensive cracks and deformations in the concrete deck, including full depth cracks and areas of exposed steel reinforcement. It is not known if the deck is constructed as a slab on grade, or if it is intended to span the distance between the building and porch perimeter wall as a elevated structural slab. The slab is hollow to field sounding, and should not be relied upon to safely support weight.

Figure 14: Basement - Decayed Column Bases, Typical Condition

Figure 15: Basement – ±15' Northeast of Southwest Building Corner - Severely Deteriorated Beam

Basement

There is a full unfinished basement below the original building. The exterior foundation walls of the basement are stone masonry foundation. There is a mixture of brickwork and concrete work in areas of the original stone masonry foundation; this seems to be new work installed to correct various defects. One noteworthy area of repair is a poured concrete patch/reinforcement of the foundation along the east wall below the area of deformation in the exterior brickwork. The brick is hard fired, with no evidence of soft brick. The basement is mostly exposed earth, though there are some areas which have been rendered more sanitary through the application of a screed of concrete on grade. Most of the interior posts supporting the first floor framing are bearing either directly on earth or on single flag stones/cobbles lain on the earthen floor. Due to this improper support most of the columns exhibit signs of extensive decay and/or damage from pests such as mites/insects (Figure 14). The air in the basement is humid, which has allowed extensive growth of fungus and molds, damaging the wood framing (Figure 16, 17 & 18). Our office estimates that more than 20% of the timber framing in the basement, including the first floor framing exposed in the basement, is damaged beyond acceptable continued use without replacement/repair.

There is a crawl space below the additions. The crawlspace is comprised of a combination of CMU foundation along the eastward wing of the addition, and dry-laid stone masonry foundation in the less accessible northward addition. The wood posts in the crawlspace are bearing either directly on earth or on single flag stones/cobbles lain on the earthen floor. Several of these columns have fallen from their original position and had to be re-set/shimmed. Due to this improper support most of the columns exhibit signs of extensive decay and/or damage from pests (mites/insects). Although there is less evidence of mold/fungus growth in the addition than in the original structure, the moisture is still in excess of the recommended RH values lower than 60%, and will lead to rapid decay if left un-checked.

Figure 16: Basement – Looking Southwest Toward Southwest Corner - Mold Growth

Figure 17: Basement – Looking Southwest Toward Southwest Corner - Mold Growth

Figure 18: Basement – Looking South Toward South Wall - Mold Growth

Damage

There is water damage north of the southeast corner of the original building; it extends from the roof, through the 3rd and 2nd floor framing, and seems to terminate at the 1st floor framing (Figure 19). The joists and rafters in this area seem primarily undamaged by the water, though the floor surface is damaged and should be either reinforced or replaced. When replacing the decking, the joists/rafters should be inspected for any damage/decay which may not be apparent before the removal of the decking.

There is some minor moisture damage to approximately half of the interior finishes in the building, particularly the ceilings of the 2nd and 3rd stories. This moisture damage is likely caused by the lack of conditioning of the interior spaces, and should be repaired.

There is water damage in the addition area to the north of the entry to Unit #5 on the 2nd floor. The damage is mostly limited to the roof and 2nd floor platform, and was unable to be viewed without removing the ceiling finish in the 1st floor. The roof and 2nd story ceiling have locally collapsed due to the water damage and have been roughly patched. The 1st story ceiling is damaged and should be removed and replaced in the area. When replacing the ceiling, the joists/rafters should be inspected for any damage/decay which may not be apparent before the removal of the finishes. It should be noted that daylight could still be seen near this area from the north eave crawlspace of the 3rd floor of the original building.

There has also been water/moisture infiltration in the basement and, to a lesser extent, the crawl-spaces, resulting in water damage to finishes and mold growth on the exposed framing. The damage is most severe at the bottom of the posts, though there is substantial damage noted in the wood framing of the 1st floor above. The basement is currently poorly conditioned, which creates an environment conducive to mold growth. Per building code, any materials used in a poorly conditioned or "unconditioned" space should be pressure treated, or otherwise resistant to mold/termite/fungal attack. This restriction applies to wood in contact with masonry exposed to inclement conditions, such as ground contact or exterior exposure. As such, sill plates and seated joists in the basement should be pressure treated and/or exposed to conditioned air. The air in the basement must be more thoroughly conditioned (dehumidified/circulated) or the first floor framing will be damaged by exposure to the poor conditions/moisture. It is possible that this moisture issue is new, and is an artifact created by the fact that the building is currently uninhabited. The power had been off at the time of our site visit on December 28th, 2017, and there was no indication that it had recently been on.

Figure 19: Unit 5 Looking South, Water Damaged Ceiling

Results

This section presents the results of review and analysis of field conditions, providing guidance.

Structure

In general, the building is in poor condition. The Results will also separate the original structure from the other aspects of the structure. The general existing conditions were as follows:

Exterior Walls

The east exterior wall of the original building has undergone substantial deformation both in the plane of the wall and out of plane. It is recommended that the floors and the adjacent exterior fire escape be shored from the basement to the roof and that the wall be completely reconstructed either in kind or with an equivalent construction. A smooth and level top of foundation should be created with grout prior to commencing masonry installation. Once the brick masonry wall is reconstructed, the connection of the stair and the bearing ends of the joists must be assured prior to phased removal of shoring.

The roof of the north-south ridge of the addition has undergone downward deflection, and the perimeter walls have been splayed outward, tearing the ceiling loose from the studs. This damage is being caused by the un-restrained outward thrust of the rafters of the gable roof. In standard construction, this force is restrained by the ceiling joists acting as rafter ties. The non-structural ridge of the roof should be jacked back into its original position with a series of jack columns. These jack columns should be supported with in-line columns from the crawlspace floor to the ridge-line. Come-alongs and struts may be used as required to assure lateral position of the ridge during this jacking. Once the ridge is in place, with the bow corrected, the rafters ends should be tied wall to wall. This can be achieved by re-framing the roof to allow the joists to act as ties, but,

as a cost saving option, our office advises installing cable ties above the existing ceiling joists in this case. Care should be taken to avoid creating a tripping hazard with the cables.

Fire Escapes & Exterior Stairs

There are three exterior steel/wrought-iron fire escapes leading to the 2nd story rooms, as well as two wooden exterior stairs to the 1st story rooms. The fire escapes are on the east face, the north face and the west face, while the wood stairs are on the north and west faces.

At the fire escape on the east face, the east stringer on the lower run of stair is flat-stock and has been deformed either from buckling or impact (or a combination of the two). We recommend either replacing the stringer with a section of channel matching the rest of the escape, or installing flange buckling reinforcement. Such buckling reinforcement may take the place of an L2x2x3/8" steel angle stitched welded to the top and bottom of the plate. The fire escape on the north face should be brushed and re-primed.

The fire escape on the north face should be brushed and re-primed. The connections to the wood framed wall should be explored for hidden damage, as decay is likely.

The fire escape on the west face is supported by steel angle columns and by connection to the stud framed exterior walls of the addition. The northwest column is an L3x2 steel angle, which cannot span the unbraced length at which it is installed without buckling under load. The ledger must be stripped of finishes and reframed. It should be anticipated that there will be extensive water damage/decay revealed when the finishes are drawn back. The channel mounts to the wood framed wall should be explored for hidden damage, as decay is likely.

The two wood stairways need to be replaced. It should be anticipated that there will be extensive water damage/decay behind the ledger connections to the wood-framed walls.

Roof

The shingle roof of the original building needs to be sealed/patched, and roof penetrations, including the stud walls at the dormers, must be re-flashed. Sheathing should be further evaluated during the repair work.

The roof above Unit #5 must be repaired per the Exterior Walls section. Once that repair is executed, the shingle roof of the additions needs to be sealed/patched, and roof penetrations, must be re-flashed.

Third Floor

The third (3rd) floor framing of the original structure will likely require substantial framing repair subsequent to the re-construction of the east exterior wall, and also subsequent to the repair of the interior column/post locations. The condition of the framing could not be adequately observed due to the finishes. It is recommended that the framing be re-inspected during the course of the work and that any additional reinforcement or repairs required be determined at that point. The west chimney is visible in the attic, but does not continue through the 3rd story: the load carrying capacity of the floor and walls should be verified, and shoring/reinforcement will likely be required.

Second Floor

The second (2nd) floor framing of the original structure will likely require substantial framing repair

subsequent to the re-construction of the east exterior wall, and also subsequent to the repair of the interior column/post locations. The condition of the framing could not be adequately observed due to the finishes. It is recommended that the framing be re-inspected during the course of the work and that any additional reinforcement or repairs required be determined at that point. The west chimney is visible in the attic, but does not continue below: the load carrying capacity of the 2nd story walls should be verified, and shoring/reinforcement will likely be required.

The 2nd floor of the additions cannot be viewed, but will likely require repair in the ±12 square foot area of water damage below the south entrance to Unit #5.

First Floor

In the 1st floor framing of the original structure, many of the beams are heavily deteriorated due to poorly conditioned environment of the basement. Our office considers 25% of the heavy timber beams to be in need of replacement. Our office notes that the two beams running east-west in the southwest corner of the first floor framing are highly deteriorated. Our office considers 20% of the timber joists to be in need of replacement. No areas of failed decking were noted, though most of the decking is water-stained, with surficial deterioration. We recommend assuming that 10% of the decking will need to be replaced or overlain. Much of the framing will need to be adjusted as the posts are re-situated.

In order to safely support a live load of 40psf, the 11' joist span in the central bay near the stairway must be intermittently supported with a jack beam at or near mid-span.

In the 1st floor framing of the addition with the north-south ridge, some of the beams are moderately deteriorated due to poorly conditioned environment of the crawlspace. Our office considers 5% of the heavy timber beams to be in need of replacement or sistering. No areas of failed timber joists were noted, although the joists are water-stained with minor surficial damage. No areas of failed decking were noted, though most of the decking is water-stained, with minor surficial deterioration. The area of the addition with the east-west ridge is in generally acceptable condition with the exception of the area of the bay window next to the open porch. Our office recommends re-framing this area with standard joists running wall to wall or to jack beams near the wall as practicable.

Once the conditions have been corrected, per the Basement Results section, and the beams have dried, all 1st floor beams and joists need to be sanded/planed in order to verify the depth of the surficial damage. Any beams which have lost more than ½" from each face (making the 8"x8" beams into 7"x7" beams) must be either removed and replaced or sistered. A full removal and replacement of the beam may be made with either a new PT Southern Yellow Pine No. 2 (SYP2) (4) 2x12 nominal beam or a new 3.5"x11.875" Wolmanized Parallam beam. These replacements can be applied to either side with staggered 5/8" diameter through bolts at 12" on center rather than removing the existing beam, provided that the existing sound wood remaining of the existing beam is more than 5" in each dimension and a minimum of two bolts are installed directly over each column. All areas where the column top plate has pushed more than 1/16th of an inch into the beam, the beam is to be shored, the damaged wood removed, and the column is to be reset with a new, properly fastened, permanent style column cap (galvanized shimming may be used if necessary).

Any beams which have lost more than ¼" from each face, equaling ½" total loss of width or depth,

must be reinforced to meet the intended load capacity of 40psf. Beams which have lost between ½" of width or depth to 1" of width or depth may be sistered with (2) 2x8 nominal PT SYP2 plies, one on each face of the beam, through-bolted as described in the preceding paragraph.

If load capacity is to be increased to 100psf in the areas of the central hallway/stairwell, the beams and joists must be substantially reinforced to meet the new intended load capacity. This load increase will be required if use is changing, or if the building is being "substantially improved".

The 3"x5" to 4"x6" rough cut joists in the 1st floor platform are adequate to support 40psf. In areas where joists need to be replaced, they may be replaced with (3) 2x8 nominal PT SYP2 joists. The new joists may be offset or centered between existing joists at the contractor's discretion. All such new joists can be face framed with Simpson Strong Tie hangers such as the LUS28-3. Joists which have lost between ½" of total width or depth to 1" of total width or depth may be sistered with (2) 2x6 nominal PT SYP2 plies, one nail laminated to each face of the joist with 16d nails @ 6" on center.

Any existing damaged deck must be either replaced or overlain. Our office recommends exposing the top of the existing, deteriorating deck and overlaying it with pressure treated sleepers and new subfloor. The sleepers must run perpendicular to the new joists, and should be PT SYP2 nominal 2x4 spaced at 24" on center. Subfloor may then be installed over the sleepers, creating an air space. This air space should have outlets allowing the moisture to expiate. Any salvageable, non-hazardous floor material may be re-used.

Basement

The perimeter foundation of the main building is in an acceptable condition, though the post/column bearing locations are improperly supported and decayed/damaged. Any columns which show signs of rusting must be replaced in kind. Any posts which are deteriorated must be replaced with pressure treated posts of similar dimension. A new column may be immediately offset in lieu of removal of the existing. In any locations where footings are absent, our office recommends installation of a 42"x42"x12" thick pedestal footing with (3) #4 bars each way at mid depth. The footings should be excavated 4" below basement grade and have 8" exposed above surrounding grade. All wood posts should be installed with appropriate Simpson post bases such as the ABU66.

The relative humidity of the air in the basement must be brought substantially below 60% and kept at that level indefinitely. All exposed wood in the basement, including the first floor framing above, should immediately be treated with fungicide. Our office advises installation of high capacity heater/dehumidifiers, as well as remote humidity monitoring with alarms to draw attention if humidity increases to a threshold of 65%. It is recommended that a vapor barrier be installed over the areas of earthen floor; a concrete topping may be placed as desired in areas of foot traffic.

The crawlspace in the area of the dry-laid stone masonry foundation is in a similar condition of the main building and will need to have the condition of the air rectified in the same manner. Any posts which are deteriorated must be replaced with pressure treated posts of similar dimension. A new column may be immediately offset in lieu of removal of the existing. In any locations where footings are absent, our office recommends installation of a 30"x30"x12" thick pedestal footing with (3) #4 bars each way at mid depth. The footings should be excavated 4" below basement

grade and have 8" exposed above surrounding grade.

Damage

The damaged floor surface should be either reinforced or replaced in kind. When replacing the decking, the joists/rafters should be inspected for any damage/decay which may not be apparent before the removal of the decking. This replacement includes approximately 5% of floor area.

Repair or replace interior finishes as required. Roughly 25% of finishes, by area, are damaged.

The water damaged 2nd story ceiling finishes to the north of the entry to Unit #5 should be removed in a substantially wider area than has collapsed, and the joists/rafters should be inspected for any damage/decay. The 1st story ceiling is damaged and should be removed and replaced in the area. The roof in this area is not weathertight, as noted, and should be repaired.

Moisture and temperature control should be maintained per the Basement Results section.

The floors throughout the structure are significantly out of level. The original structure and northward additions are more severely affected by this condition. The indication of the slope of the existing floor surface is that the center of the building has settled as compared to the perimeter walls. The most severe settlement is in the center of the original structure; at the worst locations the differential settlement is estimated to be between 6" and 9". The columns supporting the interior of the first floor are currently in need of repair/replacement and re-support. When the columns are being repaired, it may be an option to correct some of the floor slope by jacking the settled support points. Care should be taken to avoid causing damage when/if jacking the building back into a more plumb/level condition. The degree to which these efforts can effectively correct the levelness of the floor is difficult to estimate, but is likely to be less than half of the perceived settlement (without damaging the finishes, connections, etc).

The windows, doors and finishes of the east wall of the original building have been severely damaged by the deformation of the masonry wall. Some of the windows in the wall have been deformed to the extent that the window trim has been adjusted to a pitch of more than 2" per running foot of window. The hardware, fenestration, and finishes associated with this wall will likely be difficult to salvage, needing repair and restoration prior to re-use.

Summary of Required Repairs

Repairs to be undertaken to prevent life safety hazard to emergency personnel while maintaining current building layout/design:

Recommendation	Budget Cost
Shore and Re-build East Wall of Original Building	$50,000
Assure Support of the West Chimney / Shore	$6,000
Repair Failed Basement Stair	$1,500
Patch Active Roof Leaks	$3,000
Demolish/Stabilize Collapsing Finishes (Ceilings & Loose Brick)	$4,000
Supplement/Replace Severely Damage Beams/Joists in Basement	$15,000
Re-Support All Improperly Supported/Failing Interior Columns	$30,000
Shore/Jack the North-South Ridge of Addition and Install Ties	$20,000
Replace Wooden Entry Stairways	$1,500
Repair Ledger Connection and Improper Column of West Fire Escape	$3,500
Repair Failing Porch Entry Slab	$3,000
Repair Failed Roof Area @ Unit 5& Remove Collapsing Ceiling Below	$3,000
Repair/Re-point Existing Exterior Chimney	$3,000

Repairs to be undertaken to allow safe residential use without meeting all new code standards:

Recommendation	Budget Cost
Assure Conditioned Space in Basement: Permanent HVAC/Dehumidifiers	$15,000
Remove / Remediate Contaminated Finish / Construction	$30,000
Replace Doors/Finishes with Minimum as Required	$30,000
Replace Electrical System	$30,000
Repair HVAC	$12,000
Repair Plumbing	$8,000
Repair Addition Siding	$5,000

Repairs to be presumed necessary within 10 years:

Recommendation	Budget Cost
Clean and Seal Exterior Brickwork	$40,000
Reroof All Areas	$35,000
Replace Dated Finishes	$80,000
Replace HVAC	$20,000
Replace Plumbing	$10,000
Replace Dated Fixtures	$30,000
Brush Clean and Repaint 3 Exterior Steel Fire Escapes, Some Repairs	$20,000
Replace Siding of Addition	$10,000

Conclusions

In general, the building is in poor condition. The original design has undergone several major structural renovations during its existence, and some of those renovations were poorly or improperly constructed. Upkeep of the building has been discontinuous, and there has been subsequent moisture damage to the first floor framing and underlying support in the basement.

The original structure has substantial improvement required to be rendered safe for free movement of rescue workers, and more necessary for safe habitation. The estimated cost to make the most cost effective combination of the improvements which will be required over the next several years is approximately $500k.

Letter of Certification

Our office certifies that the information in this report is correct and accurate to the extent current non-destructive visual review makes possible. Hidden conditions not visible by current review could deviate from the conditions summarized in this report. If deviation is found, our office is to be consulted.

If you have any questions, or should you require any additional information, please do not hesitate to contact our office.

Sincerely,

CLA Engineers, Inc.

Asa Bender, PE
Geo-Structural Engineer

Appended Photographs

Photographs are attached in electronic format in the enclosed DVD.

Windham Preservation Inc. Narrative
Survey and Planning Grant

1. Briefly describe your organization and primary mission.

At the Windham Historic District Commission's public meeting, called to review former Windham Inn owner, RCN Capital's request to demolish, this writer was approached by Jim Rivers (Town Manager), Richard Cody (Town Attorney) and Matthew Vertefeuille (Director of Code Enforcement), with an offer to incorporate a group to support saving the Inn. What started as "The Committee to Save the Historic Windham Inn", by neighbors and preservationists, Gwen George-Bruno and Andrew Gibson, is now Windham Preservation Inc., or WPI.

With thanks to Windham's leadership, WPI is now a Connecticut corporation. We also pursued and obtained 501.3c non-profit status earlier this year. Andrew serves as President and Gwen as Chairperson of an expanded eight-member board devoted to our mission:

To preserve Windham's historic built history and planned spaces.

Our board members are passionate. With the exception of Jamie Eves, Director of Willimantic's Mill Museum and history scholar/educator, the remainder of our board own and actively preserve our historic Windham Center homes. We are represented by Attorney Barbara McGrath of the Connecticut Urban Legal Initiative. Barbara is also a Windham Center resident and owner of the Baker-Weir House.

Other WPI Projects
Aside from working to save, restore and re-purpose our Windham Inn, WPI regularly sends work crews to the Old Windham Cemetery on route 203, where we raise and re-position fallen and sunken historic stones.

We have also compiled a list of funding resources to support the rehabilitation and restoration of historic buildings, which we share with new and potential residents. Finally, we are currently working with Dr. Sarah Sportman, CT State Archaeologist, to find and confirm the existence of an enslaved peoples' cemetery in Windham.

2. For Planning and Pre-development grants, please discuss the resource and its significance. Is it listed on the State or National Register of Historic Places?

The Windham Inn, a handsome brick building c.1783, sits at the crossroads of state Routes 14 and 203, overlooking the historic Windham Center Green, and is considered a critical structure in the Windham Center Historic District, listed on the National Register of Historic Places.

It is a local landmark held in high regard by both Windham Center residents as well as travelers. People identify with its place in history and our community and want the Inn to be saved. WPI concurs. Some unsubstantiated sources indicate the Inn was actually three stories but reduced to two stories and an attic, due to structural failures, around 1850. There are many who claim the Inn is haunted.

For most of its history, the Windham Inn has provided lodging. Several clawfoot tubs are still in place. Known as the Windham House prior to 1890, then the Challenger Inn. In the mid-20th century, a restaurant. Former diners spoke of Easter celebration dinners on the porch. Most recently, the building served as multi-tenant housing. Initially catering to academics and students, then to the greater public. WPI has found and interviewed several former renters. A newlywed couple rented the 1st floor east apartment, which included a fireplace. They loved their first home and only left for more space after the birth of their 2nd child. A retired academic rented the attic apartment – a sun-filled space with windowed dormers - and told us the entire top floor was a ballroom and the special spring floor was still in place. You know, walking in that apartment, we can still feel the bounce.

As the Inn was bought and sold, caring local landlords became absentee landlords. The Inn was cited, and corrected, for potable drinking water. In the mid-80's, the exterior east wall began to bulge necessitating its closing. It has remained uninhabited ever since.

Almost a year after our discussions began with the Inn's former owner, Windham Preservation Inc. accepted a donation of the Inn and surrounding property, from RCN Capital. We are delighted and giddy! The Windham Inn – our Inn – is now back in control of people who care and want it to again become a vital, contributing part of Windham Center.

3. What issue will your project address? How was this issue identified?

The Windham Inn is in poor repair from long-term neglect. A long-standing structural failure of the east exterior wall is visually apparent. During a recent interior inspection, we noted the roof was also leaking in places. Utilities have been off for years. The Sustainability Study, Environmental and Structural Assessments requested by WPI will provide us with direction on a clear restoration path.

The engineering report, commissioned by the Inn's former owner to substantiate demolishing the Inn, interestingly, does not declare the Inn unviable. They do detail several major structural and infrastructure repairs are required to return the Inn to a habitable multi-unit housing. While we agree that major repairs are required, the report was written to support demolition with considerable conjecture and speculation. During the HDC's public hearing for the demolition request, questions raised to the engineer-author, by this writer, revealed he overstated repairs to the failed East wall. Windham leadership believes the East wall failure has little continuing deterioration over the past several years.

Some months after the meeting, Elizabeth W. Acly, PE, Principal of Cirrus Engineering and Larry Mooney, professional Mason, were in Windham Center for other projects. WPI board members offered a tour of the Inn and asked them to view and comment on the failed east wall. While not a formal report, both Elizabeth and Larry believed restoration is a major but viable undertaking.

WPI's goal is not only to facilitate rehabilitation, restoration and repurposing, but to ensure this built history's future continues to be bright and sustaining. While residents and members imagine many re-uses, WPI seeks a Feasibility Study to determine what re-uses would have the best chance of success and sustainability.

4. Who will manage the project?

WPI is considering two options. We understand certain grant funding and insurance coverage requires we hire a general contractor. Budget permitting and through a fair bidding process, we would hire an experienced preservation professional to act in this capacity.

Our second option would have WPI acting as general contractor. All board members either own or manage historic homes/structures. Our Vice-President, Everett Hyde, is a professional building contractor with over 40 years' experience. Ev has worked on both historic and newer structures as both a hands-on builder and general contractor. He holds elected positions in building industry organizations and has offered his services, as General Contractor, gratis. We also welcome guidance from SHPO and Preservation Connecticut.

5. What specific activities will you carry out with the grant funds?

The results of a feasibility study will document the most potentially productive re-uses for our Inn and chart our path toward rehabilitation, restoration and re-purposing our Inn. Information obtained from structural and environmental assessments will aid in developing a plan and budget for this undertaking. WPI envisions the Inn's re-development through one of two paths:

1. **Ownership, Rehab and Management by Windham Preservation Inc.**

Using the information obtained from the Feasibility Study, and if compatible, match a re-use to our supporters' "vision wish list." Then using data from the environmental and structural assessments, further define a restoration plan with a phased-in plan over 5-7 years, prioritizing structural and other more urgent projects, like the leaking roof. This approach enables WPI, with Windham's support, to share in Small Cities Block Grant Funding without monopolizing annual grant funding.

Our Inn is 5,700 sq. feet, and currently separated into apartments. Based on our selected direction, we hope to rehab and restore in sections to enable partial use as

we continue the project. WPI plans to restore the Inn's exterior to HDC standards while preserving, as appropriate, existing historic elements such as the staircase, windows, built-ins, hearths, claw foot tubs and other fabric as discovered. Floors, for example, are currently hidden under carpeting. If future use no longer requires certain historic elements, like the claw foot tubs, these would be protected through a sale or donation to other historic restoration projects.

WPI's overriding goals, as long-term owner, is the provision of community use, enhancement and enjoyment, while economically sustaining its use.

2. Ownership and Rehab by a Qualified, Vetted Owner

Many potential buyers have evaluated a purchase of the Inn but were concerned the repairs required were beyond their ability to manage. This was compounded by the former owner's lack of upkeep and marketing plans. As an example, a contractor offered the former owner $20,000 for the Inn during the public hearing but was turned down. Two additional local business people considered, but ultimately decided against purchase for the same reasons. We know Preservation Connecticut keeps a list of preservation-minded contractors and this excites us.

WPI has already undertaken a grounds clean-up program that revealed the needed parking spaces identified as a sales challenge. This project also cut back the brush, invading branches and some invasive vegetation as well as trash clean up. We continue with efforts to make the Inn look less foreboding. Local artists are being recruited to create art on the boards covering the windows (currently, they must stay for insurance purposes). We are also planning some exterior décor. Ideas include a door wreath, battery candles in the upper windows and the rebuilding of planters on the front porch.

Under this plan, WPI would use the Feasibility and Assessments results to identify and undertake a few major projects – the issues that discouraged prior sales – namely the East wall failure and septic. We can add to this list, a new or patched roof. We anticipate funding these repairs with grant funding and donations over 2-3 years. We are also evaluating the possibility of launching a capital campaign. Packaging the results of the Feasibility Study and Assessments, along with targeted improvements, we believe will result in a strong sales case to the right buyer, who will continue and complete rehab. HDC rules will govern exterior restoration while an easement will protect interior historic elements. Because the Inn was a donation, WPI can focus on finding the best steward rather than the highest sale price.

6. Who will benefit from your project?

Windham Preservation Inc., our members, the Windham Center community at large as well as all who value the Inn from a historical and architectural standpoint, will benefit. Finally, all who will use the restored, rehabilitated and re-purposed Inn.

The Windham Inn is iconic and integral part of Windham Center and much loved by residents and visitors alike. There is no shortage of opinions on how the Inn can best serve the community. Should WPI be granted funds to launch a rehab and repurpose project, we will rely heavily on meshing the Feasibility Study's results to our members' vision.

7. What product will be produced with the grant funds (what is the "deliverable")?

If Windham Preservation Inc. is approved for this grant funding, we can then crystalize and formalize a successful and sustainable restoration plan. The Feasibility Study would identify best, most potentially viable re-use cases. The Environmental and Structural Assessments would provide an unbiased and realistic report that would undoubtedly guide us in developing a formalized plan of action.

WPI's board and members want to take the Inn from its current blighted condition and transform it to again serve the community. This grant funding will inform us on the best path forward.

8. How will the grant-funded product be shared with the public (as applicable)?

It is clear that the public has a heart for the Inn and want to see it saved. WPI recognizes, that without their support, this project has little chance of succeeding. We have involved the public, from the beginning, through our petition on Change.org, our Facebook page, our posts in NextDoor and most recently, our membership.

WPI started a membership fundraising campaign, which currently has about 25 members, many from Windham Center but also Willimantic and Canterbury – including those who supported demolition of the Hooker Hotel in downtown Willimantic. We have the support and guidance from members of the Windham Town Council and Board of Assessment Appeals.

During a recent virtual member event, we solicited suggestions and ideas from our members, regarding how they would like to see the Inn repurposed. We stressed the results of a Feasibility Study would govern, but we received several ideas including:

- A coffee shop or a pub – possibly managed by a supported employment team

- Professional offices
- Small business incubator / artists in residence
- Lodging for college students
- Airbnb rental
- Condos, especially for Windham Center residents downsizing
- Windham Free Library relocation or event space

Agencies supporting adults with developmental disabilities send work crews into the community providing meaningful employment for their clients. STAR-Norwalk launched and sustained a successful luncheonette. We believe this model could work for the Inn.

Windham Free Library, established in 1896, is currently housed in the former c. 1832 Windham bank building on Windham Center's green. Although the library, and the building are both revered by residents and visitors alike, it is cramped and lacks the space and facilities needed to host children's events. It also is does not have a bathroom. The librarians have to close the building and leave the premises. Moving part or all of the library, to the restored Windham Inn, would solve both problems. We have already approached the Library's board and received an enthusiastic response.

Whether WPI takes on this project, or we sell the Inn to a committed, preservation-minded contractor, the Windham Inn can continue to serve the public in a wide variety of re-use cases.

9. How will you measure the success or impact of the project

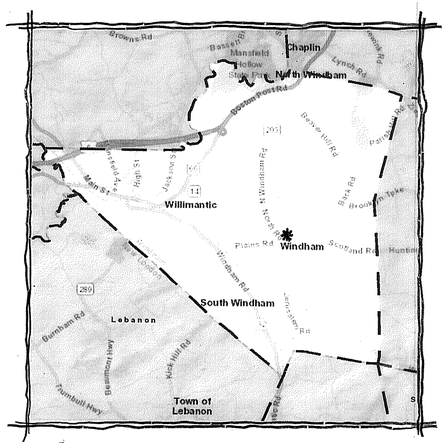
WPI intends to measure our success in saving the Inn by our ability to restore its viability and functionality as a sustainable community resource.

To accomplish this goal, we recognize the need for the professional guidance a Feasibility Study and Environmental and Structural Assessments can provide. While many of the Inn visions, offered by those who love the Inn, appear wonderful, our direction must be decided by what will work now and into the future. What is sustainable? WPI's board never again watch this Inn fall into the disrepair and blight it experiences today.

The Windham Inn, c.1783. Because this place matters.

Supporting Documents: Engineering Report, Incorporation Notification, 501.3C Determination Letter, Membership Brochure, Selected Membership Apps, Petition.

A Restoration/Renovation for
THE WINDHAM INN
4 Scotland Road
Windham, Connecticut 06280



LOCUS PLAN
NO SCALE

SITE INFORMATION

INFORMATION FOR THIS SITE WAS TAKEN FROM ON-LINE SOURCES OF THE TOWN OF WINDHAM, CT ASSESSOR'S OFFICE INCLUDING BUT NOT LIMITED TO THE GIS SURVEY MAPS PROVIDED BY CAI TECHNOLOGIES. ADDITIONAL INFORMATION CAME FROM A DEED FOR THE PROPERTY LISTED HEREIN, AS WELL AS A CONNECTICUT STATE HIGHWAY DEPT. RIGHT OF WAY MAP FOR THE TOWN OF WINDHAM DATED AUG 31, 1932. THESE RESOURCES LISTED HAVE VARIOUS CONFLICTIONS WHICH INCLUDE BUT ARE NOT LIMITED TO THE NOTATIONS FOUND ON THIS PLAN. THIS INFORMATION IS PROVIDED TO BE USED FOR PLANNING AND INFORMATIONAL PURPOSES ONLY.

PARCEL ID	17-3-244-15
ZONED	R3 RESIDENTIAL
LOT SIZE	1.1 ACRES

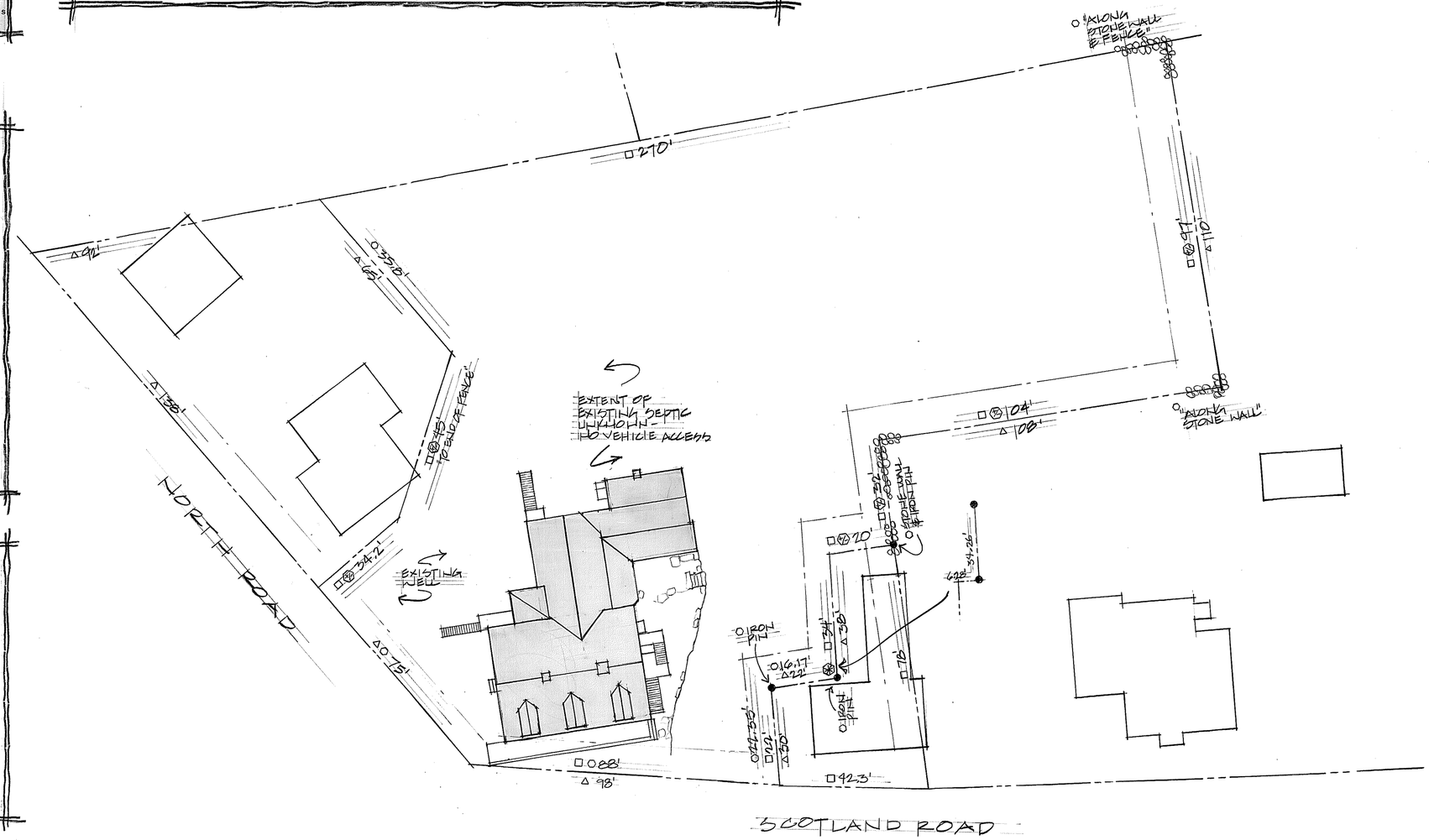
THIS PROPOSED PROJECT HAS NO IMPACT ON EXISTING GROUND COVER

LIST OF DRAWINGS

1. SITE PLAN, LOCUS PLAN, SITE INFO, DWG LIST
2. FOUNDATION PLAN - EXISTING
3. FIRST FLOOR PLAN - EXISTING
4. SECOND FLOOR PLAN - EXISTING
5. THIRD FLOOR PLAN - EXISTING
6. SOUTH ELEVATION - EXISTING
7. WEST ELEVATION - EXISTING
8. NORTH ELEVATION - EXISTING
9. EAST ELEVATION - EXISTING
10. SECTION "A" & SECTION "C" - EXISTING
11. SECTION "B" - EXISTING
12. FOUNDATION PLAN - PROPOSED
13. FIRST FLOOR PLAN - PROPOSED
14. SECOND FLOOR PLAN - PROPOSED
15. THIRD FLOOR PLAN - PROPOSED

SURVEY LINE LEGEND

- DIMENSIONS PER TOWN RECORDS (CIA TECH. GIS)
- DIMENSIONS AS SCALED FROM TOWN PLANS (CIA TECHNOLOGIES GIS)
- DIMENSIONS AND NOTES PER DEED PROVIDED BY CURRENT OWNER OF RECORD



SITE PLAN
SCALE: 1" = 20'

REVISION

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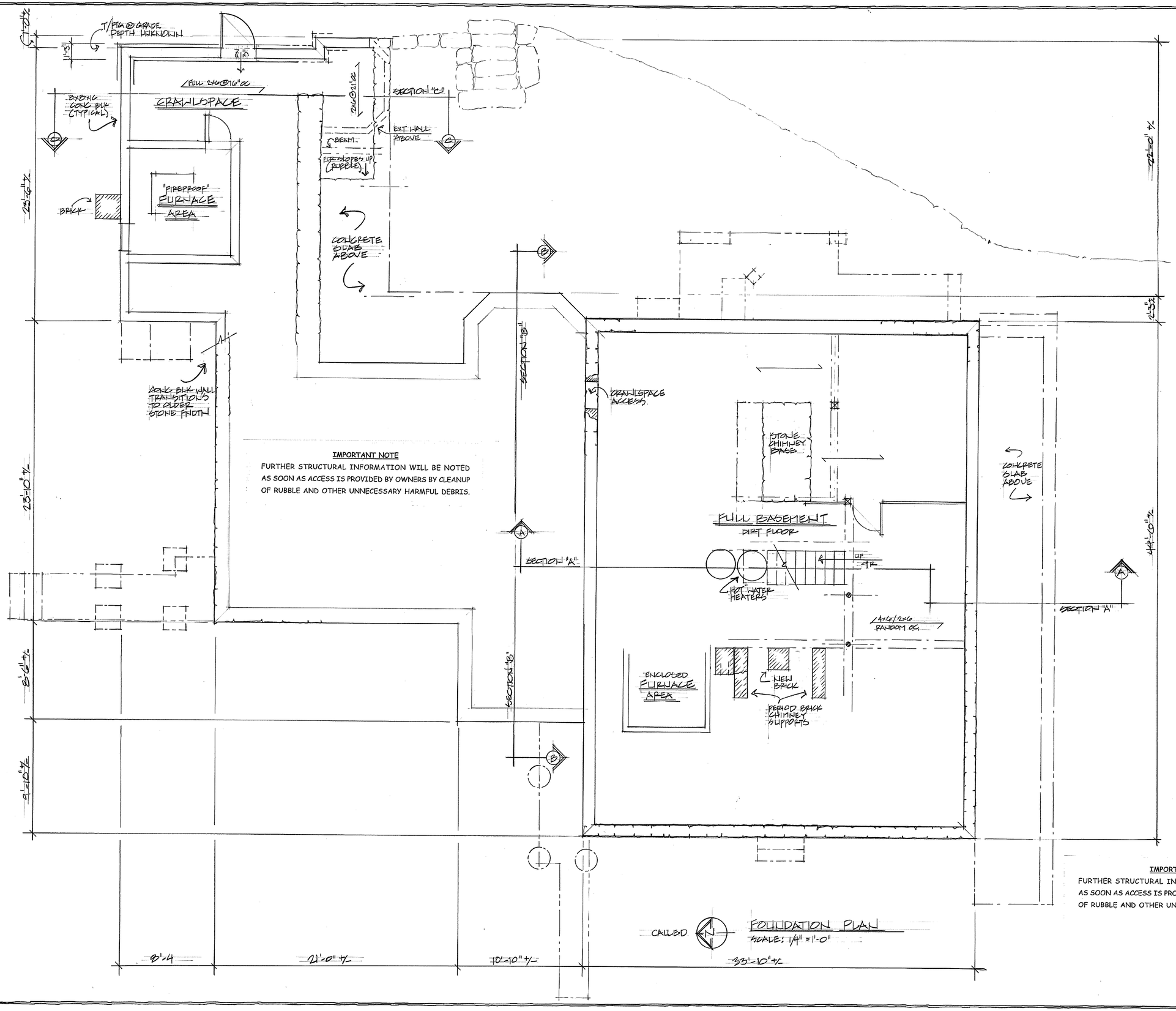
508.680.6059

A RESTORATION / RENOVATION FOR
THE WINDHAM INN
4 SCOTLAND ROAD
WINDHAM, CONNECTICUT 06280
SITE PLAN, LOCUS PLAN, SITE INFORMATION & DRAWING LIST
Scale: AS NOTED Date: 12/2021 By: ALB

JOB 2101

1

MAKEPEACE



IMPORTANT NOTE

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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

IMPORTANT NOTE

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REVISION

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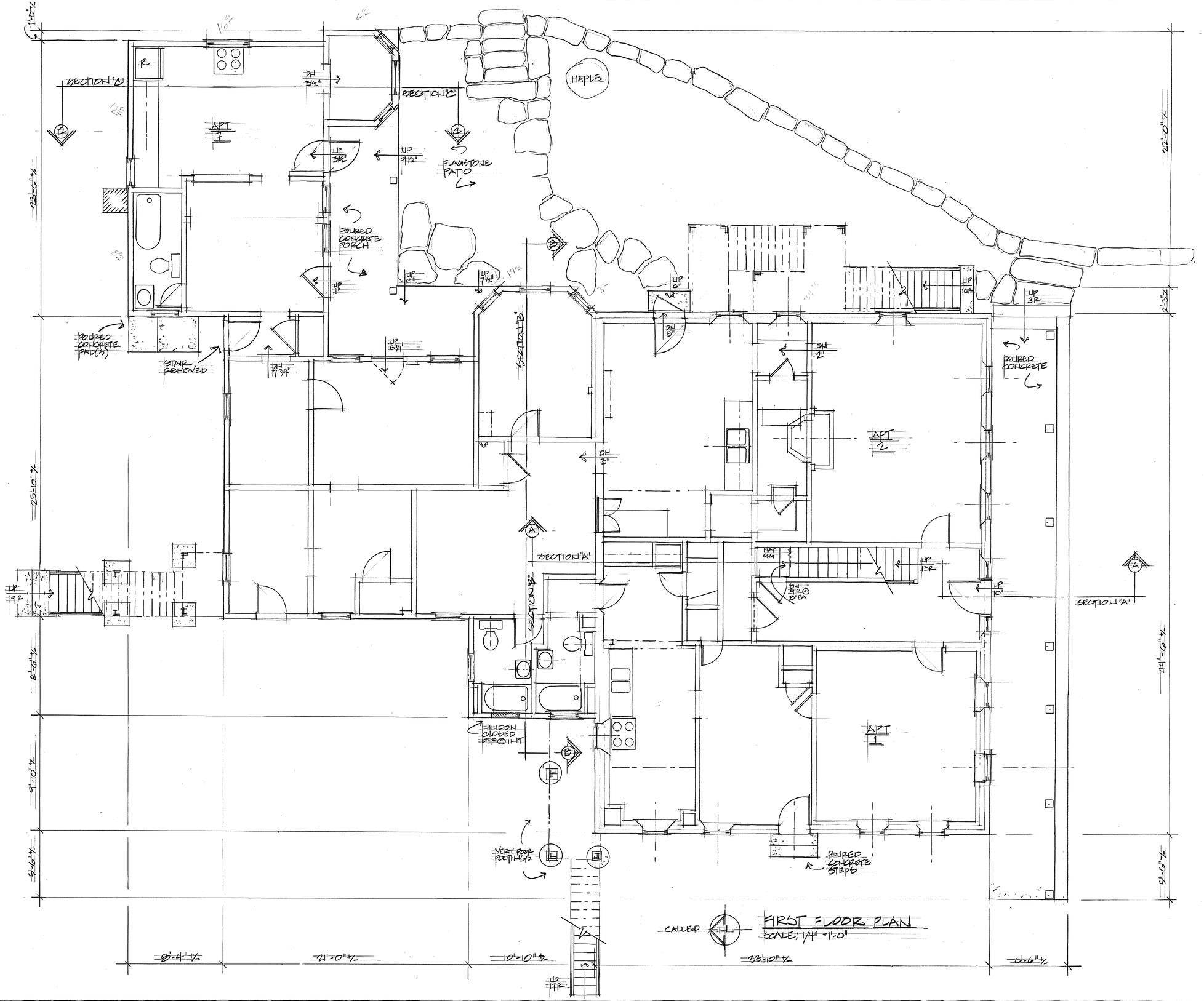
AILEEN L. BARTH
200 LOVERS LANE
WINDHAM, CT 06280
508.680.6059

A RESTORATION / RENOVATION FOR
THE WINDHAM INN
4 SCOTLAND ROAD
WINDHAM, CONNECTICUT 06280
FOUNDATION PLAN
Scale: 1/4" = 1'
Date: 12/2021 By: ALB

JOB 2101

2

MAKEPEACE



CALLED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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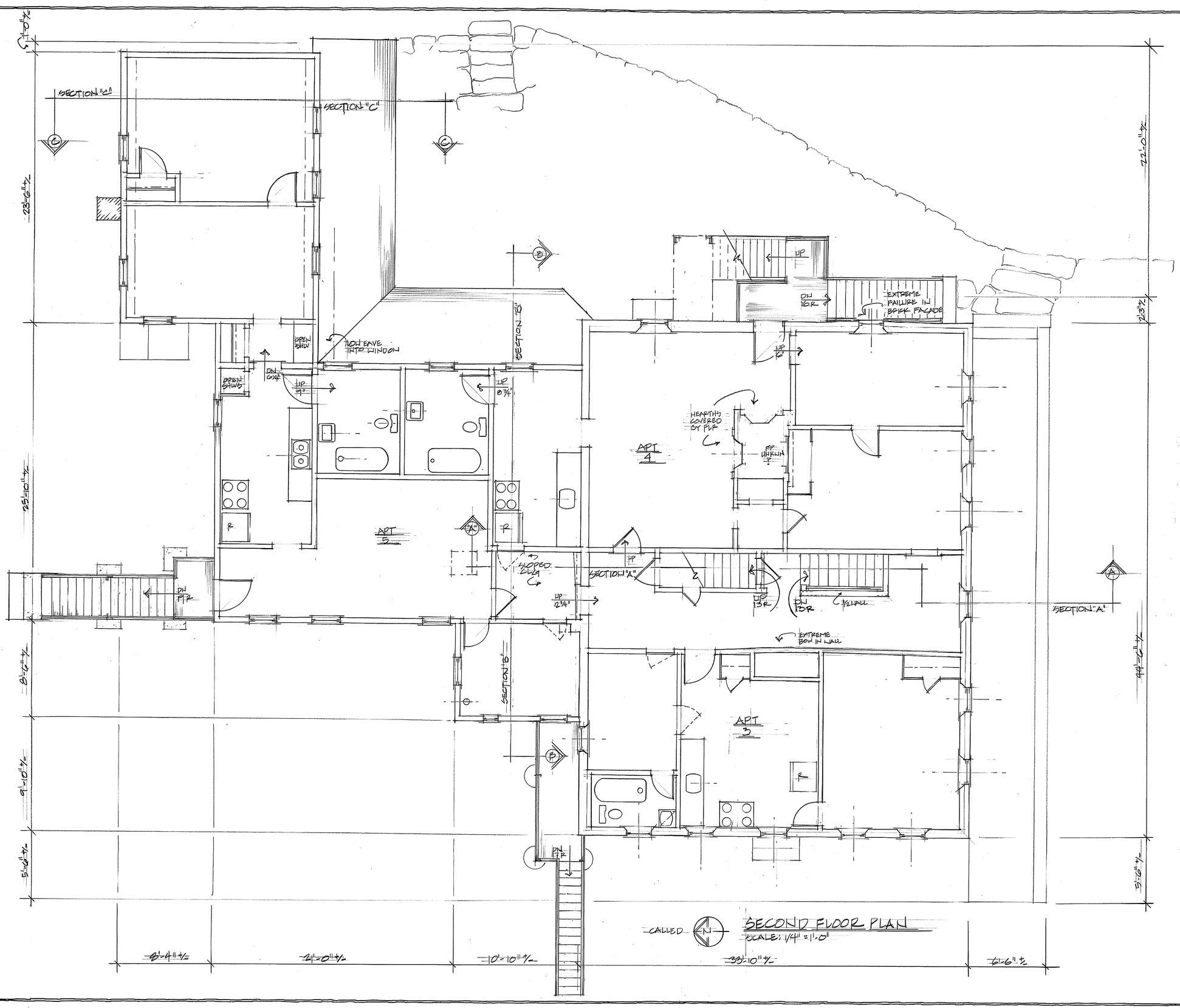
4 SCOTLAND ROAD
WINDHAM, CONNECTICUT 06280
FIRST FLOOR PLAN
Scale: 1/4" = 1' Date: 12/2021 By: ALB

JOB 2101

3



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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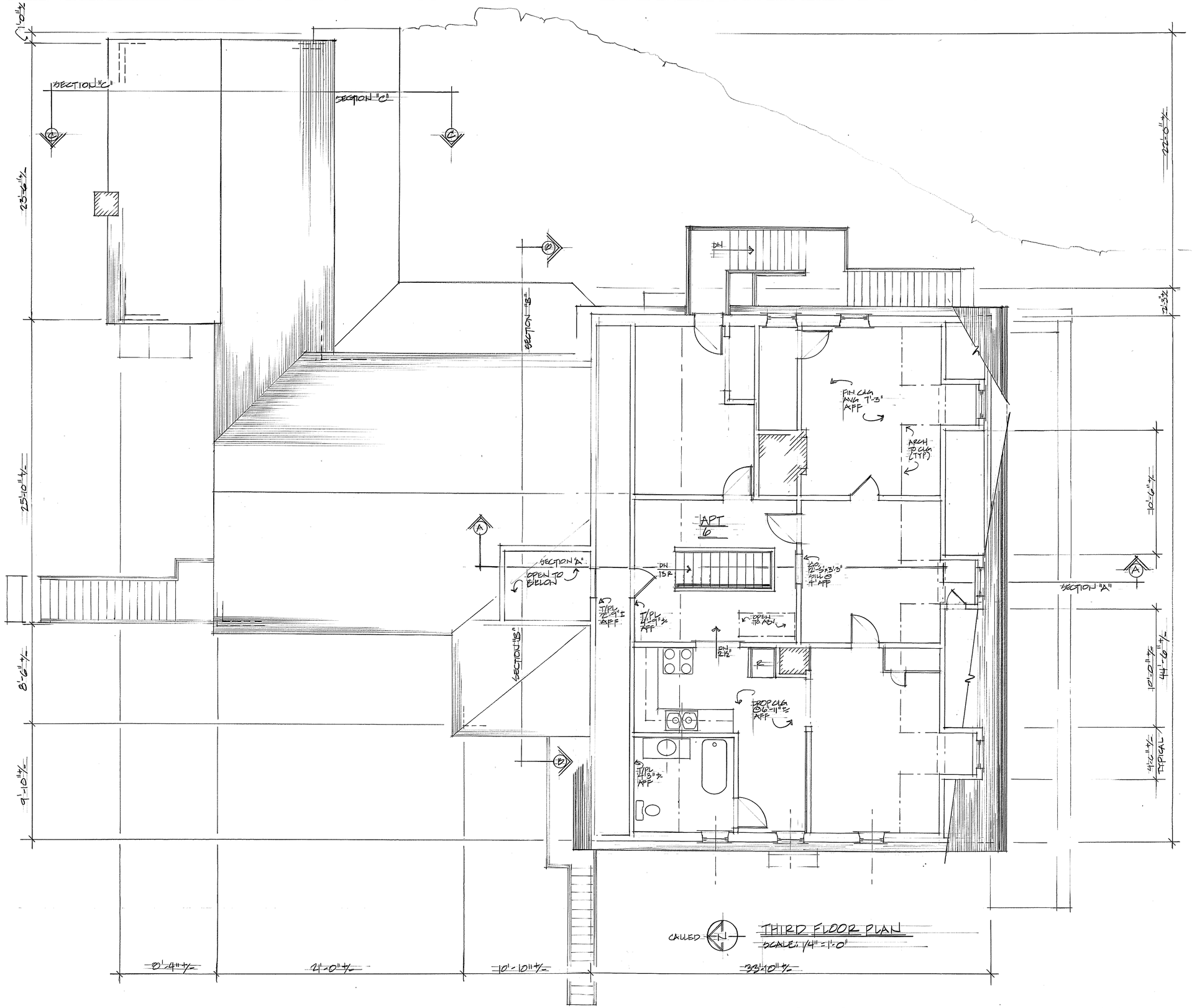
WINDHAM, CONNECTICUT 06280

SECOND FLOOR PLAN

Scale: 1/4" = 1' Date: 12/2021 By: ALB

JOB 2101

4



REVISION

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A RESTORATION / RENOVATION FOR
THE WINDHAM INN
4 SCOTLAND ROAD
WINDHAM, CONNECTICUT 06280
THIRD FLOOR PLAN
Scale: 1/4" = 1'
Date: 12/2021
By: ALB

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5

SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REVISION

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THE WINDHAM INN
4 SCOTLAND ROAD
WINDHAM, CONNECTICUT 06280
SOUTH ELEVATION
Scale: AS NOTED Date: 12/2021 By: ALB

JOB 2101

6

WEST ELEVATION

SCALE: 1/4"=1'-0"

REVISION

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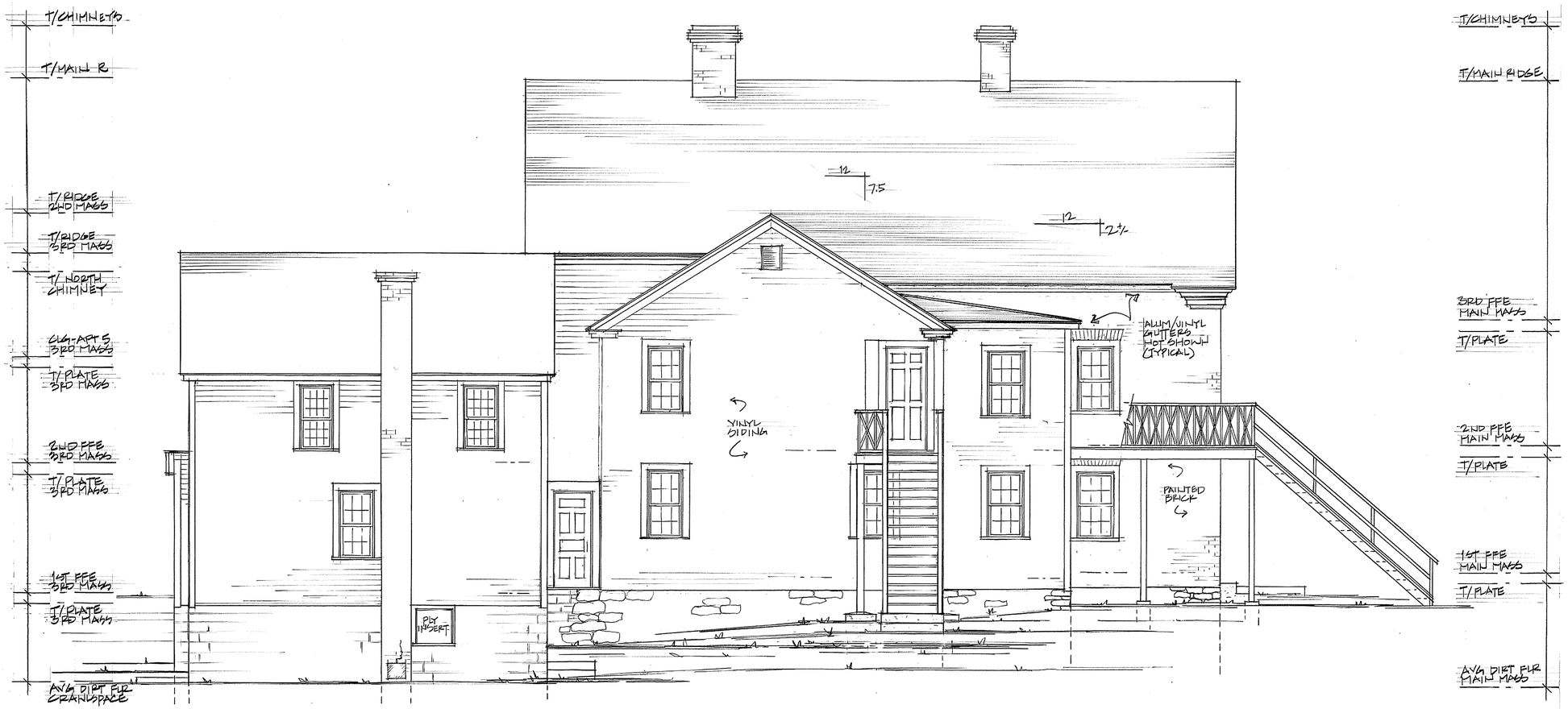
4 SCOTLAND ROAD
WINDHAM, CONNECTICUT 06280
WEST ELEVATION
Scale: 1/4" = 1' Date: 12/2021 By: ALB

JOB 2101

7

093189

MAKEPEACE



NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISION

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WINDHAM, CONNECTICUT 06280
NORTH ELEVATION
Scale: 1/4" = 1'
Date: 12/2021
By: ALB

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8

EAST ELEVATION

SCALE: 1/4"=1'-0"

REVISION

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WINDHAM, CONNECTICUT 06280

EAST ELEVATION

Scale: 1/4" = 1' Date: 12/2021 By: ALB

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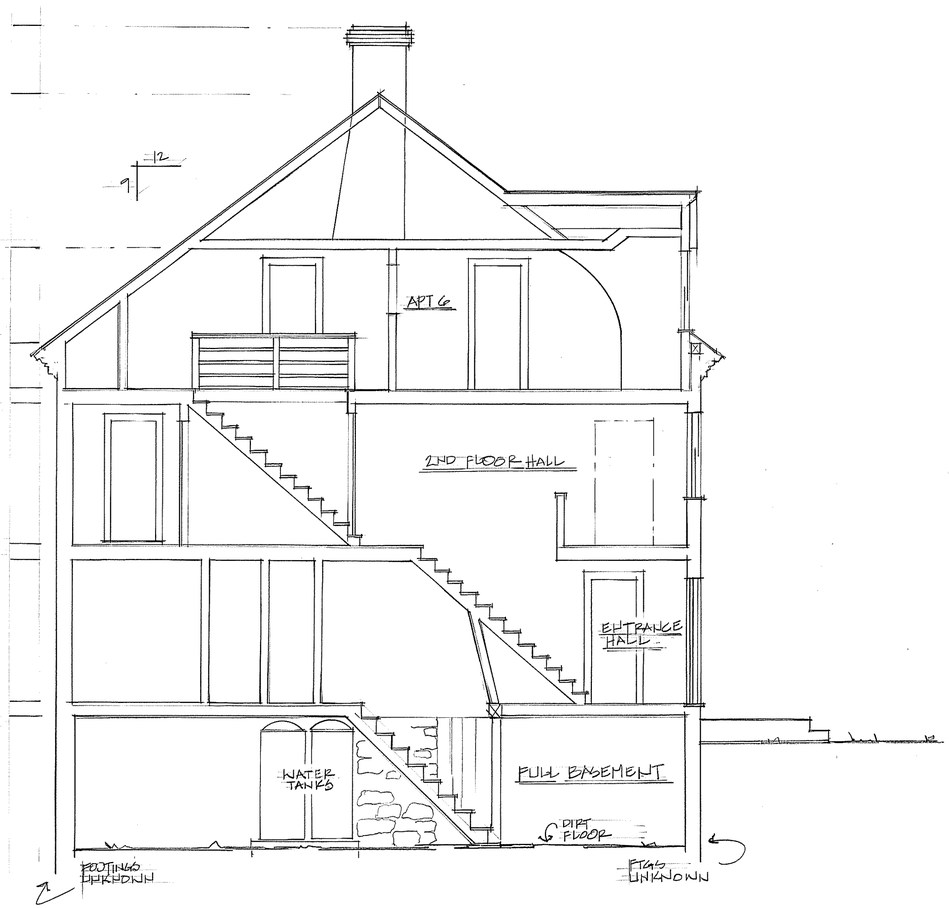
9

SECTION "C"
SCALE: 1/4"=1'-0"



SECTION "A" (MAIN MASS)
SCALE: 1/4"=1'0"

REVISION

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A RESTORATION / RENOVATION FOR
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4 SCOTLAND ROAD
WINDHAM, CONNECTICUT 06280
SECTION "A" & SECTION "C"
Scale: AS NOTED Date: 12/2021 By: ALB

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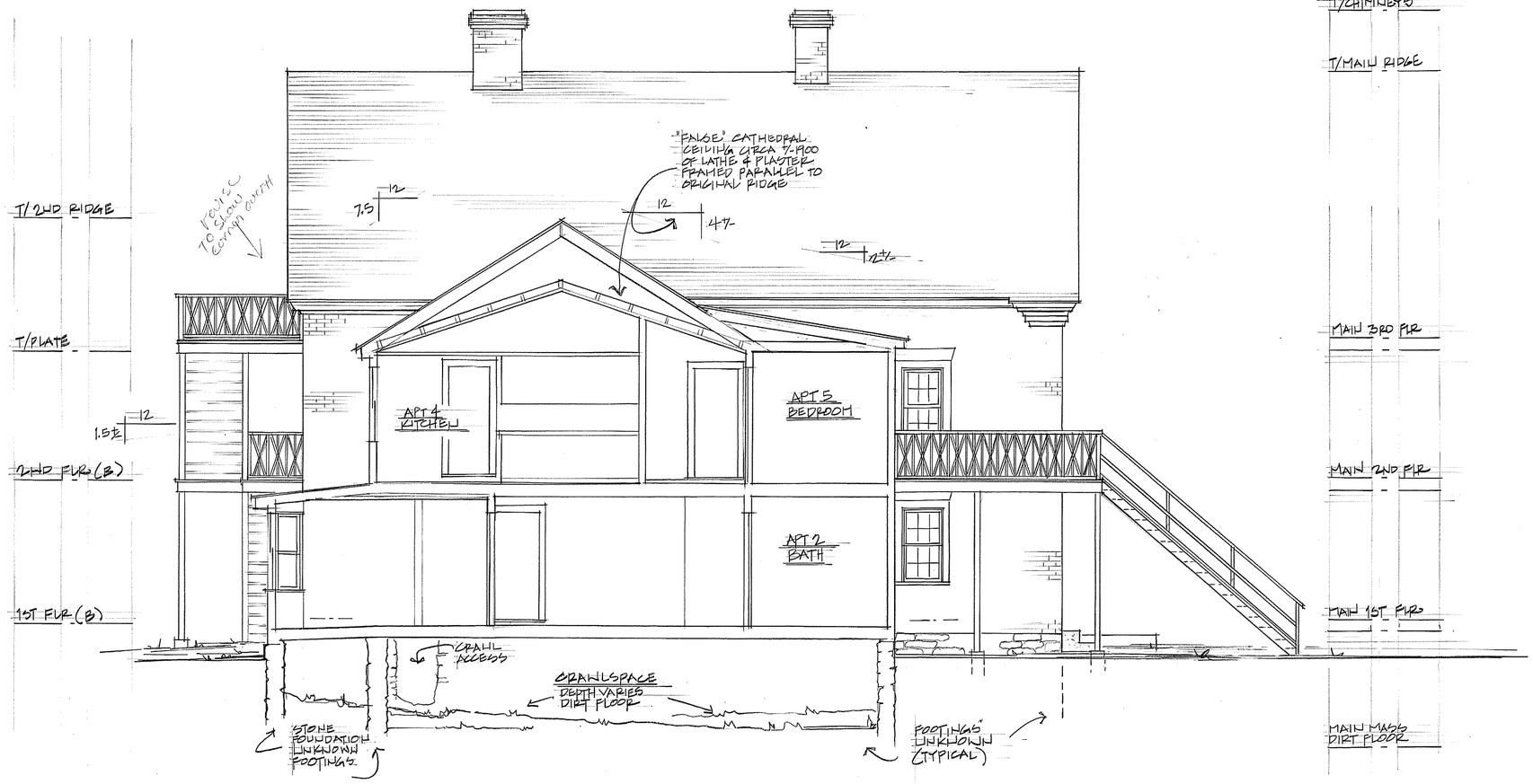
10



SECTION "B" (SECONDARY MASS)
SCALE: 1/4"=1/4"=1'-0"

REVISION

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A RESTORATION / RENOVATION FOR
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4 SCOTLAND ROAD
WINDHAM, CONNECTICUT 06280
SECTION "B"
Scale: AS NOTED Date: 12/2021 By: ALB

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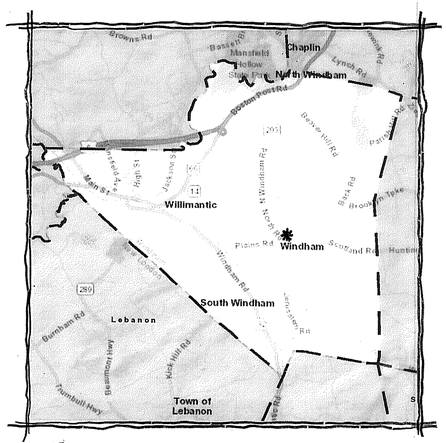
11

Category	Question
Company	Headquarters Name/Address Primary Point of Contact Information Provide a brief history of your company Services/Solutions offered Corporate Identity/State # of employees FEIN# Payment Terms WPI requires bid pricing remains valid for at least 180 days. Can you meet this requirement? Are you willing to provide references now or at finalist stage? Is there any conflict in your ability to provide services to WPI? Are you able to provide confirmation of appropriate licencing and insurance coverage should you reach finalist status?
Experience	Years in business Please detail your experience in providing Feasibility/Adaptive Reuse Report for historic buildings. What makes your firm uniquely qualified for this project? How do you believe historic preservation will evolve in the next 3-5 years?
Project	What is your philosophy/approach with respect to feasibility studies? Provide up to three each - positive points and challenges you see in this project. Are we able to overcome these challenges for a viable go-forward restoration? Can you provide substantiation for each recommendation made in your report? How do you WPI's role in the development of this feasibility study? What resources and documentation will you require from us? What is the timeline for completion? Alternative recommendations are welcome.

Answer

A Restoration/Renovation for
THE WINDHAM INN
4 Scotland Road
Windham, Connecticut 06280



LOCUS PLAN
NO SCALE

SITE INFORMATION

INFORMATION FOR THIS SITE WAS TAKEN FROM ON-LINE SOURCES OF THE TOWN OF WINDHAM, CT ASSESSOR'S OFFICE INCLUDING BUT NOT LIMITED TO THE GIS SURVEY MAPS PROVIDED BY CAI TECHNOLOGIES. ADDITIONAL INFORMATION CAME FROM A DEED FOR THE PROPERTY LISTED HEREIN, AS WELL AS A CONNECTICUT STATE HIGHWAY DEPT. RIGHT OF WAY MAP FOR THE TOWN OF WINDHAM DATED AUG 31, 1932. THESE RESOURCES LISTED HAVE VARIOUS CONFLICTIONS WHICH INCLUDE BUT ARE NOT LIMITED TO THE NOTATIONS FOUND ON THIS PLAN. THIS INFORMATION IS PROVIDED TO BE USED FOR PLANNING AND INFORMATIONAL PURPOSES ONLY.

PARCEL ID	17-3-244-15
ZONED	R3 RESIDENTIAL
LOT SIZE	1.1 ACRES

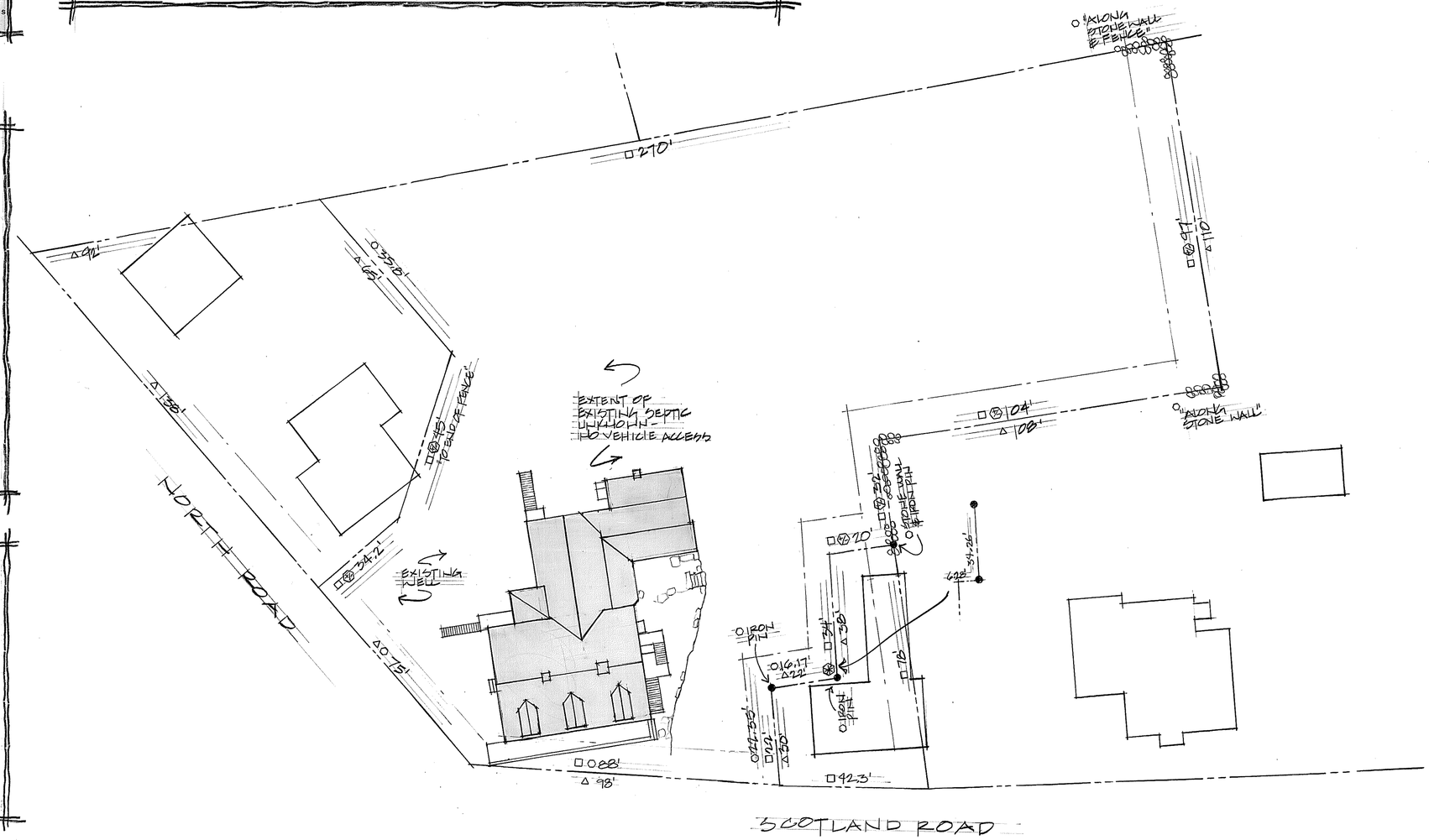
THIS PROPOSED PROJECT HAS NO IMPACT ON EXISTING GROUND COVER

LIST OF DRAWINGS

1. SITE PLAN, LOCUS PLAN, SITE INFO, DWG LIST
2. FOUNDATION PLAN - EXISTING
3. FIRST FLOOR PLAN - EXISTING
4. SECOND FLOOR PLAN - EXISTING
5. THIRD FLOOR PLAN - EXISTING
6. SOUTH ELEVATION - EXISTING
7. WEST ELEVATION - EXISTING
8. NORTH ELEVATION - EXISTING
9. EAST ELEVATION - EXISTING
10. SECTION "A" & SECTION "C" - EXISTING
11. SECTION "B" - EXISTING
12. FOUNDATION PLAN - PROPOSED
13. FIRST FLOOR PLAN - PROPOSED
14. SECOND FLOOR PLAN - PROPOSED
15. THIRD FLOOR PLAN - PROPOSED

SURVEY LINE LEGEND

- DIMENSIONS PER TOWN RECORDS (CIA TECH. GIS)
- DIMENSIONS AS SCALED FROM TOWN PLANS (CIA TECHNOLOGIES GIS)
- DIMENSIONS AND NOTES PER DEED PROVIDED BY CURRENT OWNER OF RECORD



SITE PLAN
SCALE: 1" = 20'

REVISION

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A RESTORATION / RENOVATION FOR
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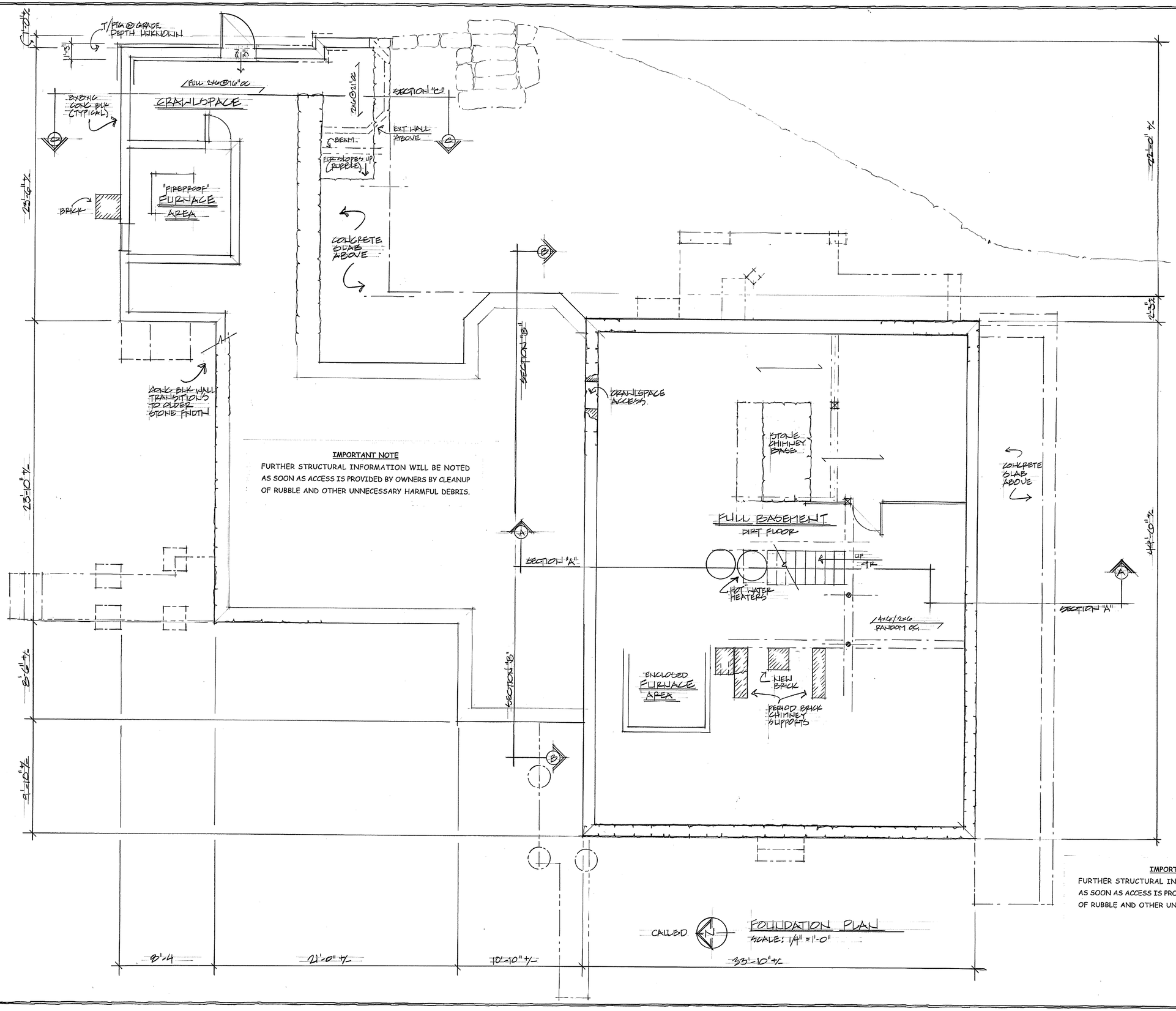
4 SCOTLAND ROAD
WINDHAM, CONNECTICUT 06280
SITE PLAN, LOCUS PLAN, SITE INFORMATION & DRAWING LIST
Scale: AS NOTED Date: 12/2021 By: ALB

JOB 2101

1

MAKEPEACE



IMPORTANT NOTE

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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

IMPORTANT NOTE

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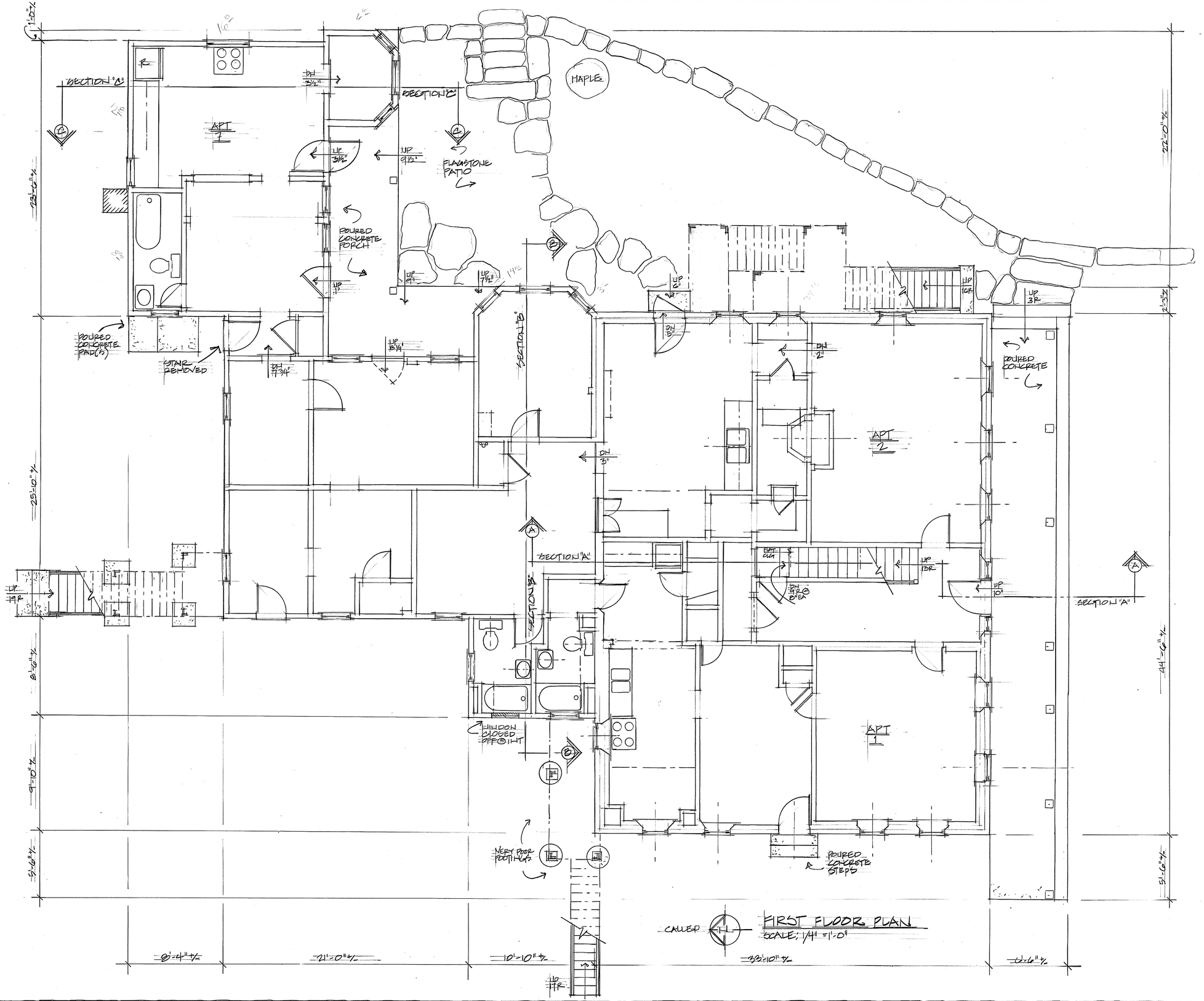
4 SCOTLAND ROAD
WINDHAM, CONNECTICUT 06280
FOUNDATION PLAN
Scale: 1/4" = 1'
Date: 12/2021 By: ALB

JOB 2101

2

MAKEPEACE



CALLED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISION

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A RESTORATION / RENOVATION FOR
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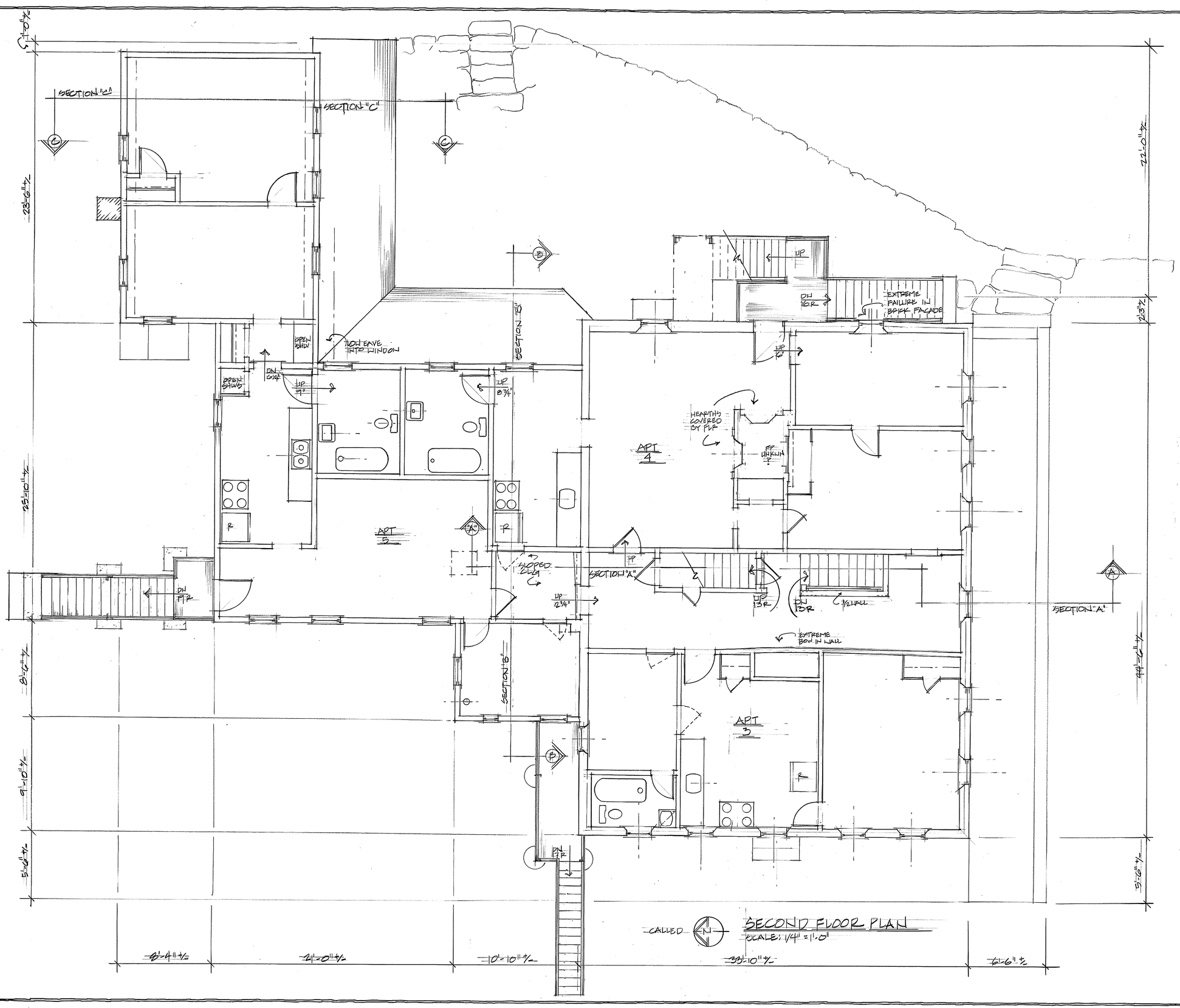
4 SCOTLAND ROAD
WINDHAM, CONNECTICUT 06280
FIRST FLOOR PLAN
Scale: 1/4" = 1' Date: 12/2021 By: ALB

JOB 2101

3



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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SECOND FLOOR PLAN

Scale: 1/4" = 1' Date: 12/2021 By: ALB

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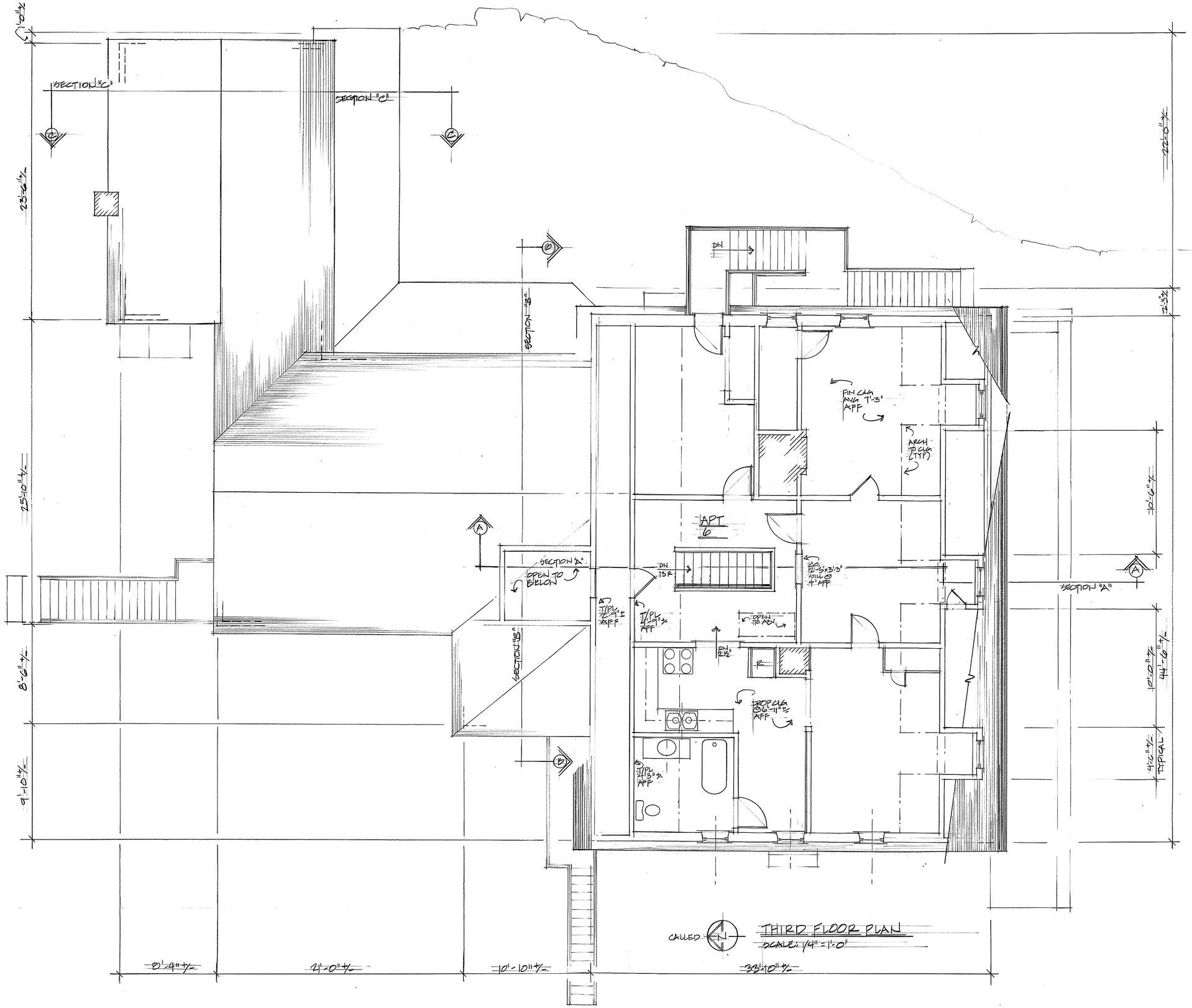
4



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4 SCOTLAND ROAD
WINDHAM, CONNECTICUT 06280
THIRD FLOOR PLAN
Scale: 1/4" = 1'
Date: 12/2021
By: ALB

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5

SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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SOUTH ELEVATION
Scale: AS NOTED Date: 12/2021 By: ALB

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6

WEST ELEVATION

SCALE: 1/4"=1'-0"

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WEST ELEVATION
Scale: 1/4" = 1' Date: 12/2021 By: ALB

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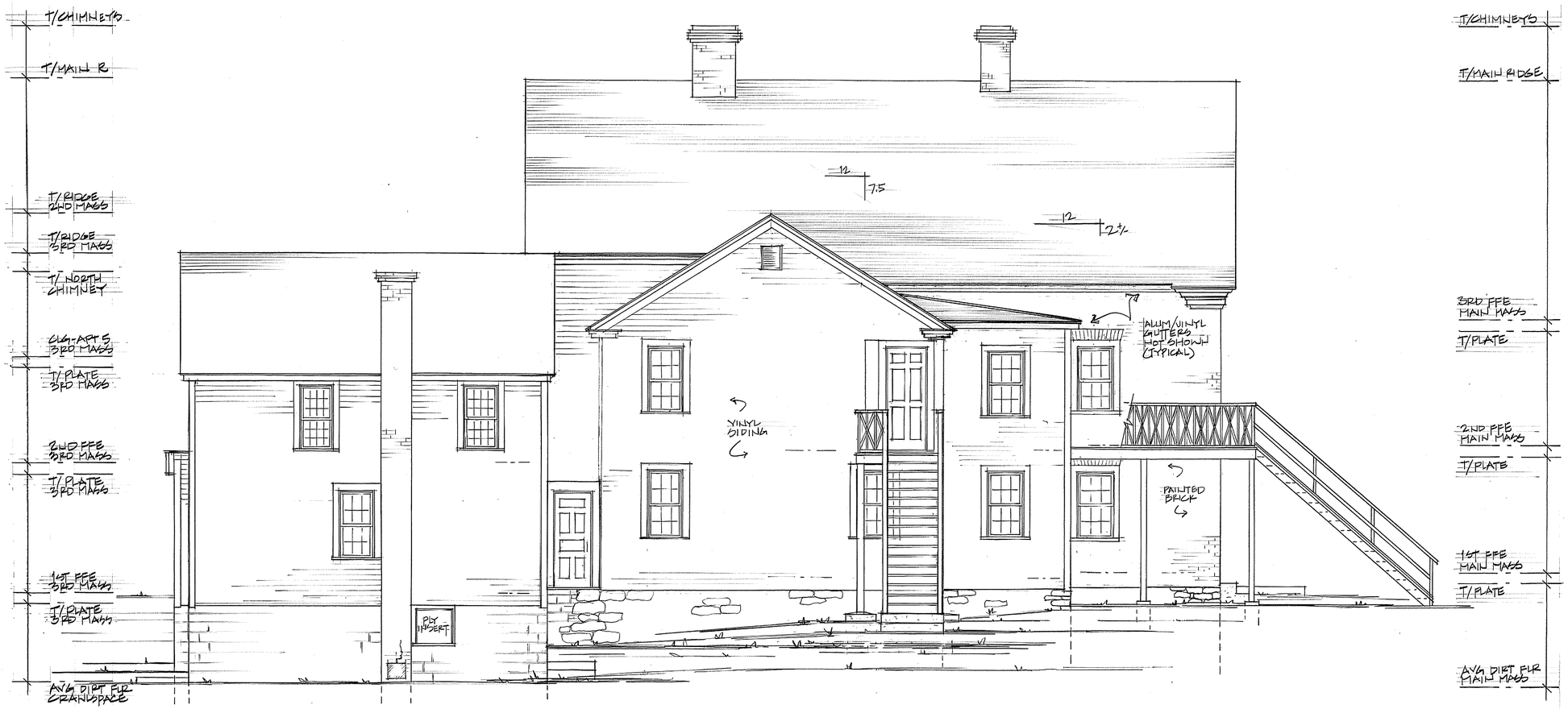
7

093189

MAKEPEACE



NORTH ELEVATION
SCALE: 1/4"=1'-0"

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NORTH ELEVATION
Scale: 1/4" = 1'
Date: 12/2021
By: ALB

JOB 2101

8

EAST ELEVATION

SCALE: 1/4"=1'-0"

REVISION

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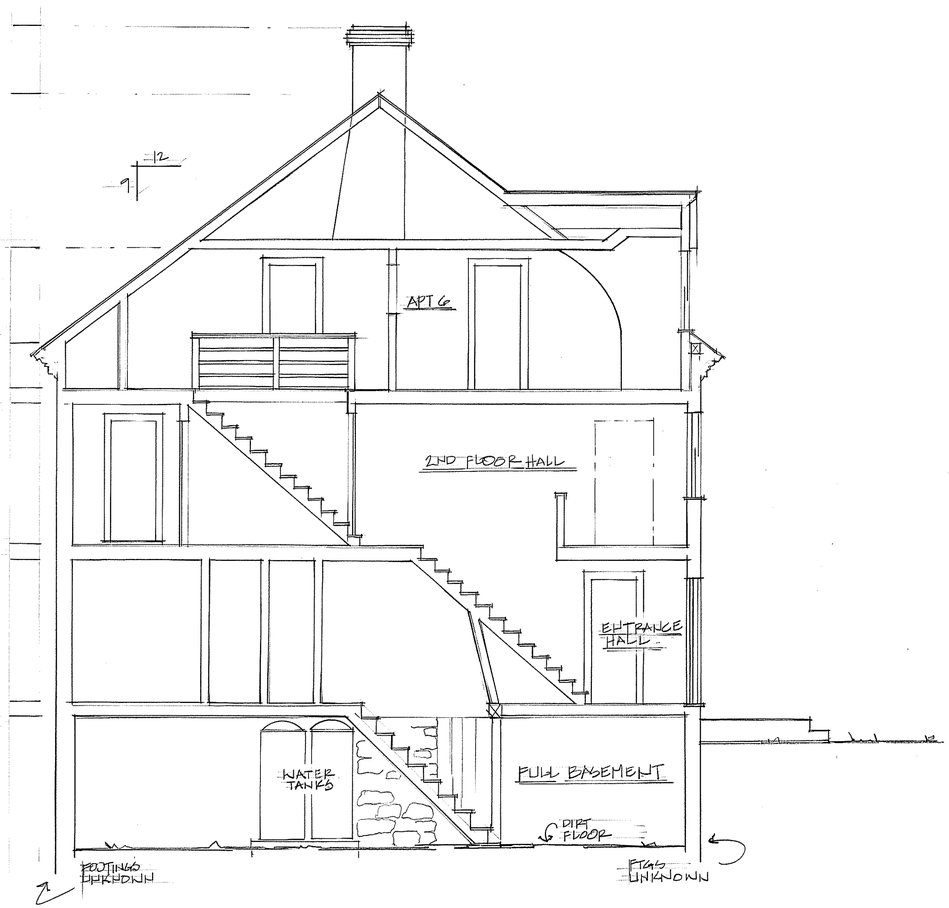
EAST ELEVATION

Scale: 1/4" = 1' Date: 12/2021 By: ALB

JOB 2101

9

SECTION "C"
SCALE: 1/4"=1'-0"



SECTION "A" (MAIN MASS)
SCALE: 1/4"=1'0"

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SECTION "A" & SECTION "C"
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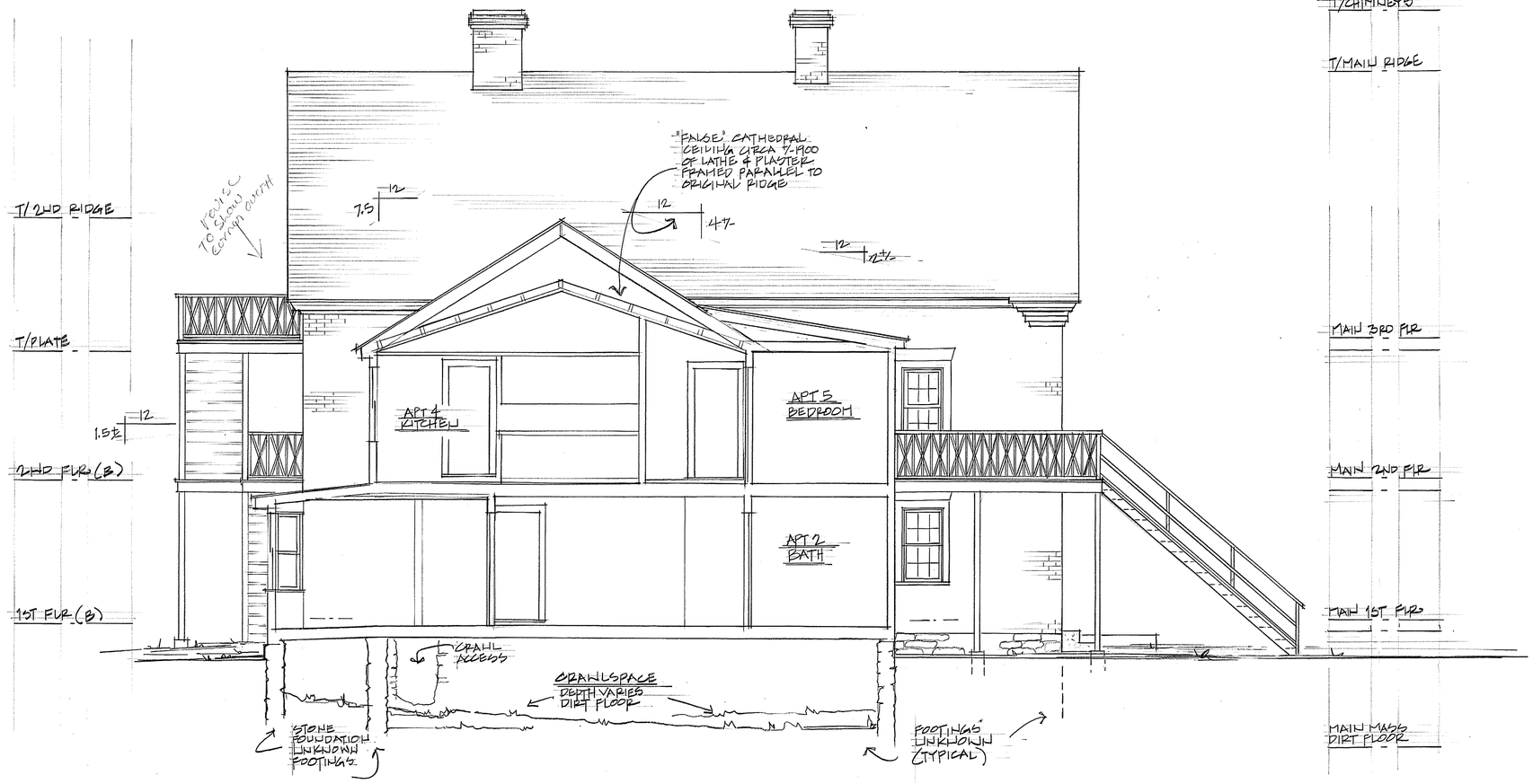
JOB 2101

10



SECTION "B" (SECONDARY MASS)
SCALE: 1/4"=1/4"=1'-0"

REVISION

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SECTION "B"
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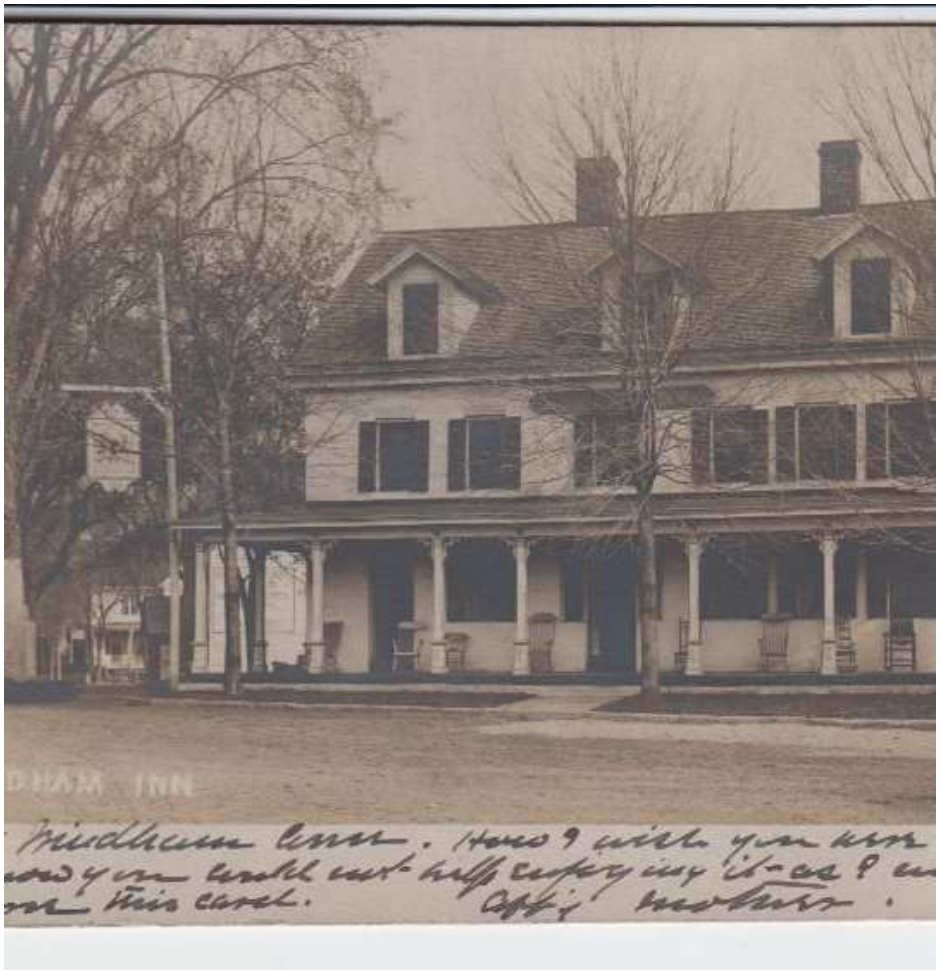
JOB 2101

11

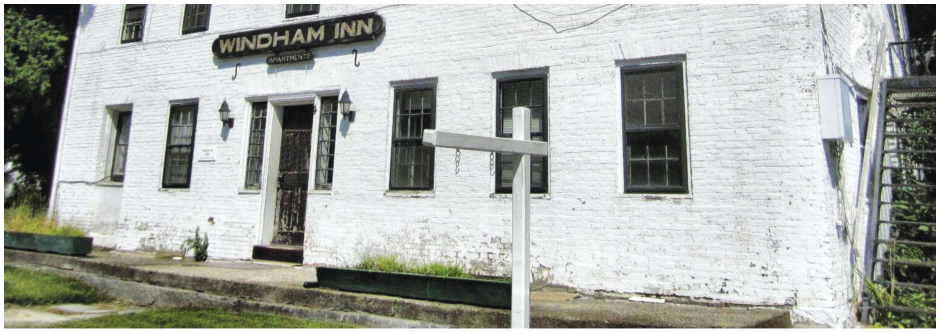
THE WINDHAM INN

SAVING OUR HISTORY




WINDHAM INN

GG4
GG5



VOLUNTEERS NEEDED

Historic Windham Inn Cleanup Day!

Windham Preservation, Inc (WPI) is in the process of acquiring the historic Windham Inn, on the Windham Green, from it's current owner. Instead of being demolished, it's now going to be restored! The current owner has given us permission to begin cleaning up the grounds and we're looking for some volunteers to help us out on Saturday, September 26.

We're looking for about a dozen people willing to rake and load brush into a dumpster and trailers. We also need a few people with trailers and vehicles to tow them, to bring loads of brush/hay to the town compost pile near Hain Materials.

If interested, please contact John Kelly - jk54vw@gmail.com

Date: Saturday 9/26 | Time: 9am to 4pm | Place: Windham Inn

Slide 3

GG4 Inn Clean-Up Day organized by WPI board member, John Kelly. Ad drew Inn lovers from surrounding towns, who continue to support WPI through membership and hands-on help. Local newspaper ran the ad for free. Town of Windham waived dump fees.
Gwen George-Bruno, 11/23/2020

GG5 We were able to clear most of the property revealing additional partking and installed septic tanks.
Gwen George-Bruno, 11/23/2020

GG6
GG7

Slide 4

GG6 Back of the Inn. As resturation progresses, we plan to recycle exterior fire escapes in favor of modern, less obtrusive safety measures.
Gwen George-Bruno, 1/4/2021

GG7 Note the septic tank covers in the right photo.
Gwen George-Bruno, 1/4/2021

GG8

Slide 5

GG8 Later additions to the Inn. Wooden stairs were removed, fire escapes rendered unusable in keeping with our insurer's risk management plan. They will eventually be recycled.

Gwen George-Bruno, 1/4/2021

GG9

Slide 6

GG9 West side of the Inn. Even in it's current state, it is beautiful! We're discussing pruning options with a local tree removal company who expressed interest in volunteering their time.

Gwen George-Bruno, 1/4/2021

GG10

Slide 8

GG10 Basement support beams - some in good repair, others, not. This would be one of the first repairs we make. Photo on right shows end of 1 of 2 oil tanks.

Gwen George-Bruno, 1/4/2021

GG11

Slide 9

GG11 View on entering front door. Note bannister we believe is original. Right photo is an early door with hardware from 18th and 19th centuries.

Gwen George-Bruno, 1/4/2021

Slide 10

GG12 Another early door and one of several fireplaces. This one is on the 1st floor in a 1-bedroom apartment once occupied by newlyweds who started their family here. They so loved their apartment, neighbors and village, they did not leave until their 2nd child was born.

Gwen George-Bruno, 1/4/2021

GG13

Slide 11

GG13 1st floor apartment kitchen, with vintage built in and old wainscot. I peeled away the paint to find the orginal stain.

Gwen George-Bruno, 1/4/2021

GG14

Slide 12

GG14 1st floor apartment walking from livingroom into kitchen. At right, a pantry,

Gwen George-Bruno, 1/4/2021

GG15

Slide 13

GG15 Two of several clawfoot tubs.
Gwen George-Bruno, 1/4/2021

GG16

Slide 14

GG16 2nd floor fireplaces. The firebox on the right is just around the corner, to the left, of the other hearth.
Gwen George-Bruno, 1/4/2021

GG17

Slide 15

GG17 Batten door and "vintage" electrical service ;-)
Gwen George-Bruno, 1/4/2021

GG19

Slide 16

GG18 This bathroom ceiling was dropped. Note the earlier ceiling is in better shape than the newer one, which is on the floor.
Gwen George-Bruno, 1/4/2021

GG19 An early window installed in an addition. We also found a 12-pane window stashed in a closet.
Gwen George-Bruno, 1/4/2021

GG21

Slide 17

GG20 Third floor. At left, one of the front dormers. This is a beautiful, sunlit space, even on a rainy day.
Gwen George-Bruno, 1/4/2021

GG21 Note older door/door latch. There is also a filled-in fireplace on this level, which is said to have been a ballroom at one time. Definitely a different feel to walking on this floor.
Gwen George-Bruno, 1/4/2021

GG22
GG23

Slide 18

GG22 Unfortunately, that is a view of a hole in the roof on the left.
Gwen George-Bruno, 1/4/2021

GG23 Another 3rd floor dormer. View is so pretty!
Gwen George-Bruno, 1/4/2021

GG24

Slide 19

GG24 This place matters! To WPI and our town.
Gwen George-Bruno, 1/4/2021