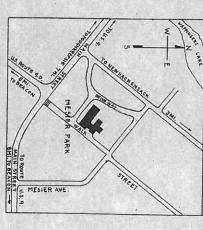


MESIER HOUSE

DUTCHESS COUNTY NEW YORK TOWN of WAPPINGERS



SHOWING LOCATION

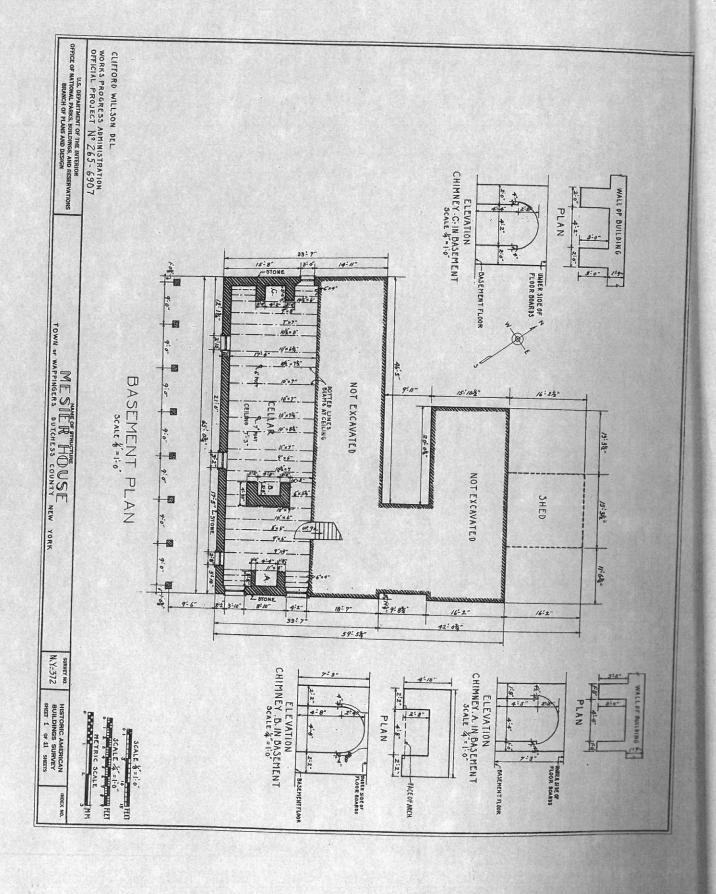
ERECTED-1740-1777

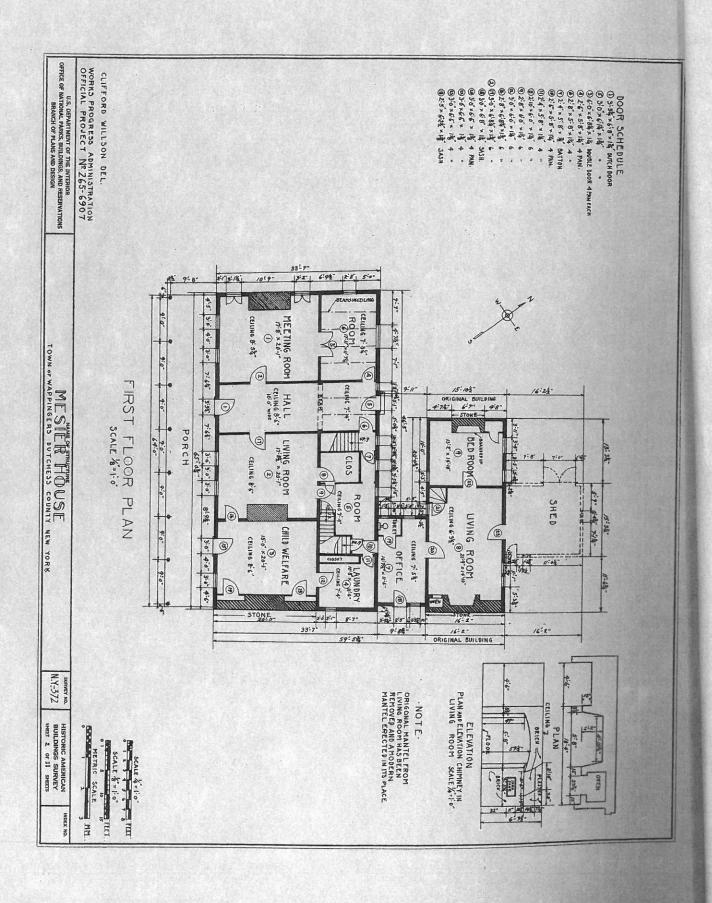
HISTORIC AMERICAN BUILDINGS SURVEY
U. S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
BRANCH OF PLANS AND DESIGN

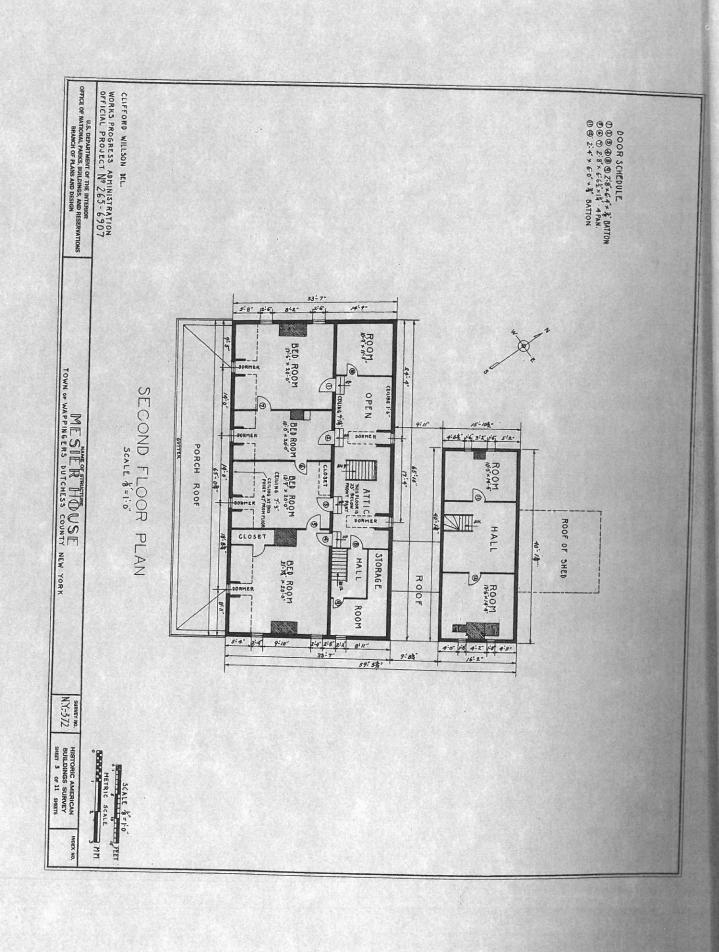
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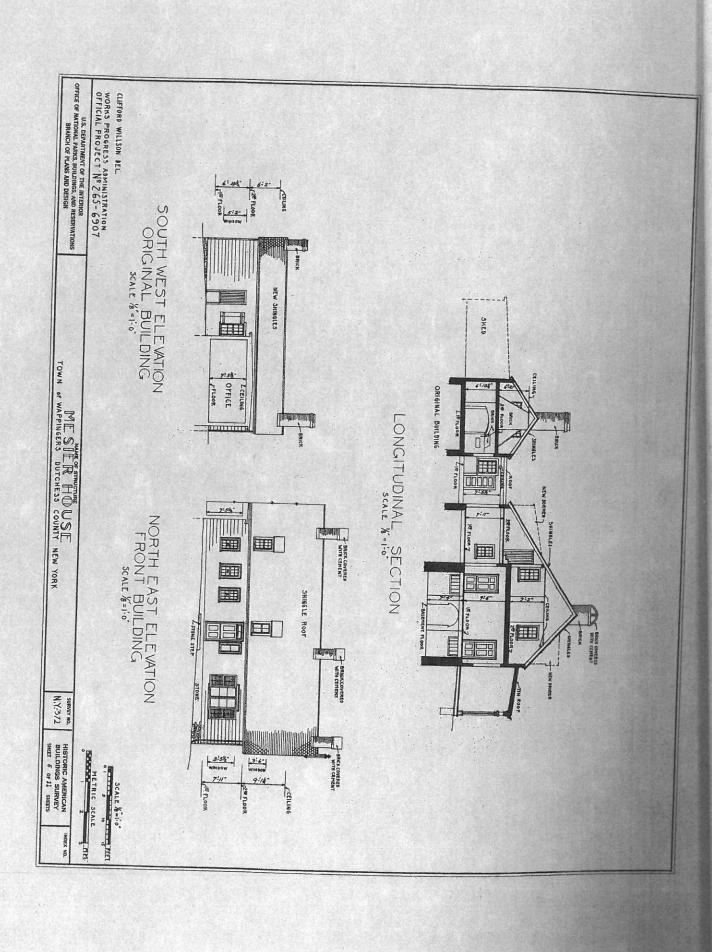
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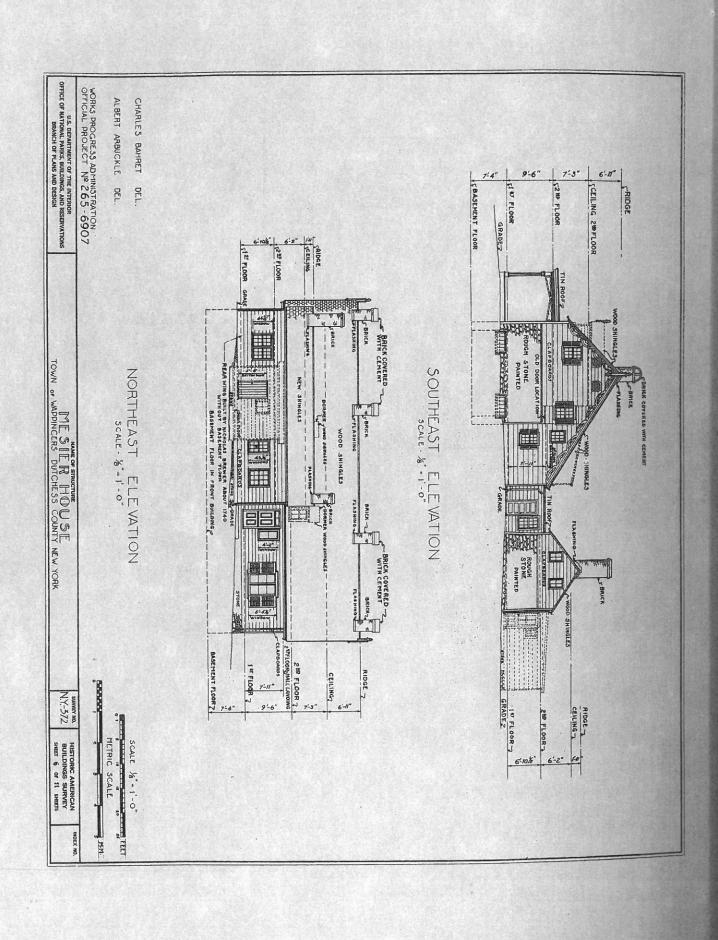
DRAWINGS APPROVED. C. C. C. C. S. C. S.

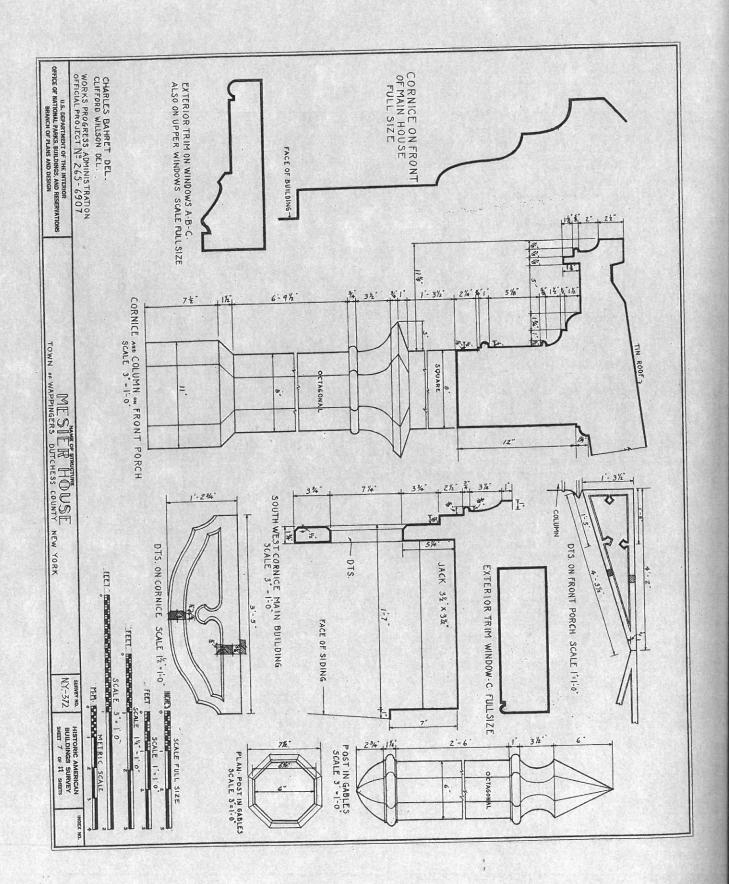


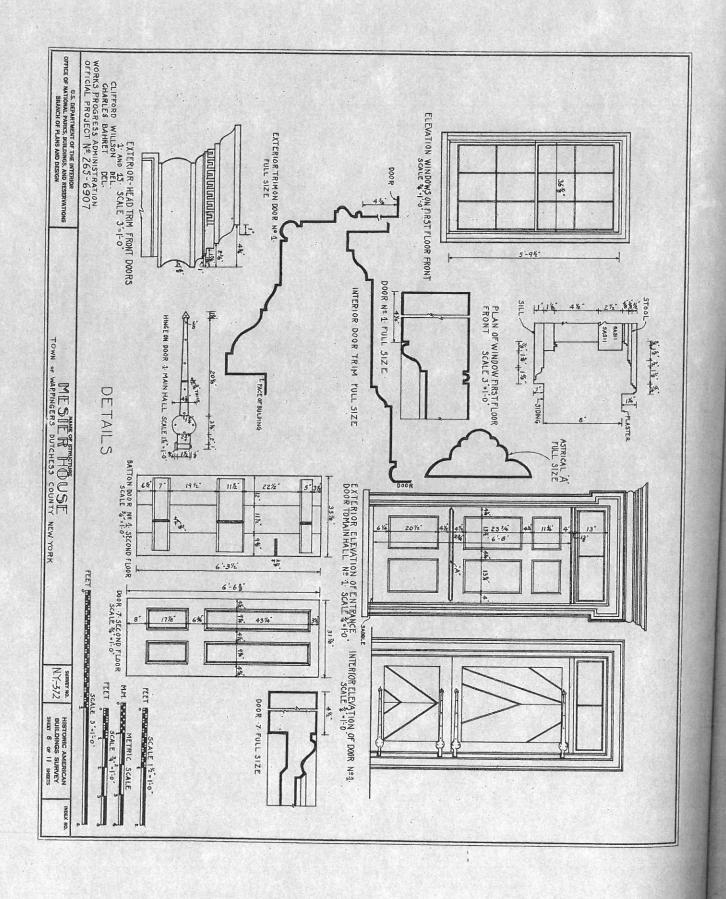


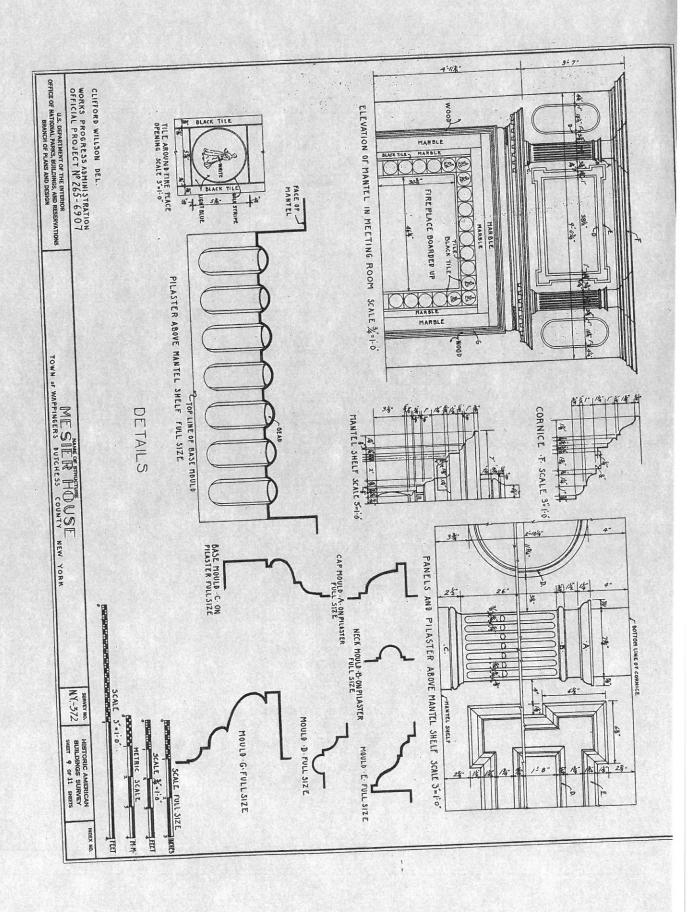


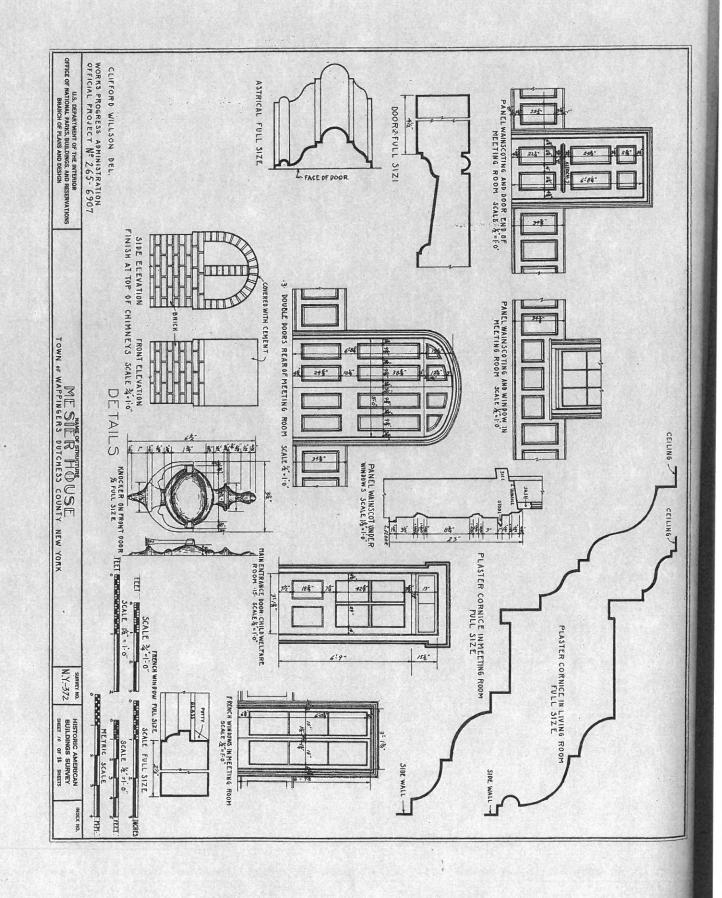


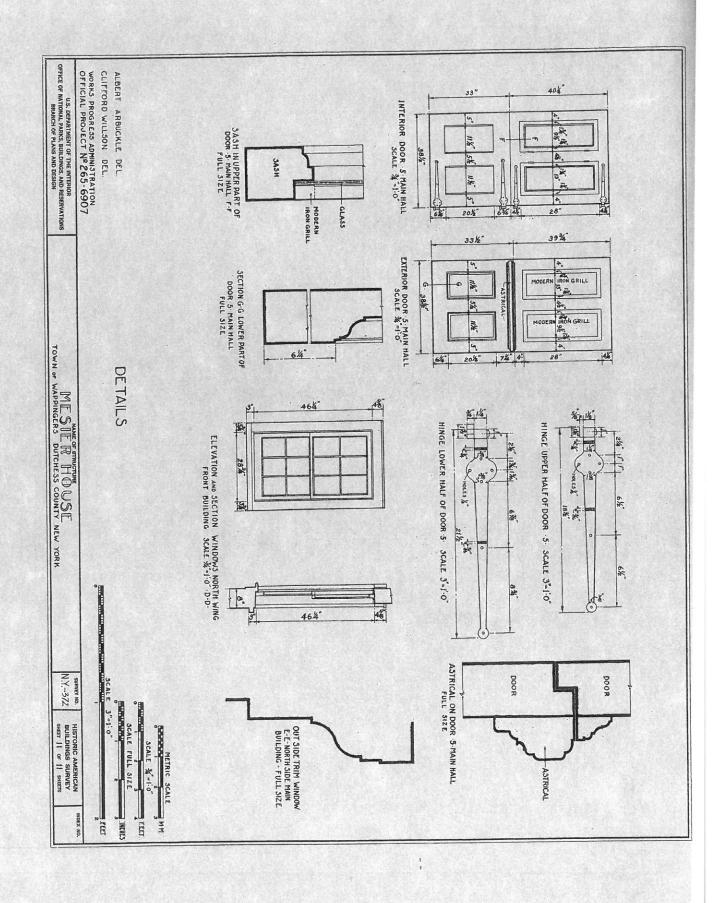












Mesier Homestead Wappingers Falls, New York

Exterior Paint Chromochronology

October 3, 2006

prepared for Village of Wappingers Falls Wappingers Falls, New York

prepared by Richbrook Conservation New York New York



Introduction

This paint analysis report has been prepared for the Village of Wappingers Falls regarding a chromochronology study for the exterior of the historic Mesier Homestead in Wappingers Falls NY. Tasks related to this scope of work include extraction and documentation of representative paint samples from key architectural elements representing the various building sections and construction phases. Extracted samples were examined in cross-section for determination of paint layer stratigraphies, to allow for comparison of surviving paint sequences.

The available construction history for the Mesier Homestead is somewhat vague and unsubstantiated with regard to alterations and embellishments, and related dates. As such, the goal of this chromochronology is to provide paint evidence to substantiate construction sequences as well as to understand the exterior color schemes used historically.

An original structure was built in 1741 by Nicholas Brewer, believed to be the smaller, North segment of the current building.

A second, larger structure was built to the South at an unknown date, speculated to have been 1750-53. At this stage, the larger structure would have become the main residence, while the smaller, detached, structure served as a kitchen or other service area.

In 1776 the property was purchased by Peter Mesier and his family of 8 children. Brewer died shortly thereafter. The current verandah on the South side of the main house is believed to date to this late 18th-Century period, along with other potential alterations.

Peter Mesier died in 1806, and the property passed to his son Matthew.

Matthew died in 1858, one year after the death of his wife Joanna, and the property passed to their 4 children. Victorian Gothic embellishments to the roof gable, verandah, and dormers are attributed to the mid- 19th-Century, potentially done after the deaths of Matthew and Joanna Mesier.

In 1891, after the deaths of his sisters Joanna and Maria, Henry Mesier sells the property to the Village of Wappingers Falls for perpetual preservation.

Sometime in the 20th-Century, the Village added a lean-to storage shed to the North side of the smaller, original structure. This shed has since been removed.

The events in this timeline are culled from the booklet "Mesier Park and Homestead" compiled by the Wappingers Falls Historical Society, as well as an informal synopsis prepared of the 1997 Existing Conditions Survey.

Paint Analysis Methodologies

Site Sampling and Investigation

Fifty-six paint samples were extracted from the site in March 2006, of which 49 were deemed viable for analysis and inclusion in this study. Locations for samples were selected as representative of each primary exterior element, taking into consideration suspected alterations or additions. In areas of prior repairs or alterations, samples may represent a survey of accessible surfaces. Samples were extracted from accessible elements using a 1/8" wood chisel or precision knife blade and measure, on average, 1/4" in diameter. All existing layers as well as substrate material are included in each extracted sample. See the appendix for sample location documentation.

Microscopic Examination

Samples were examined in the laboratory with the aid of a stereo binocular microscope with zoom to 90x magnification under daylight-corrected illumination, to allow for determination of the paint layer stratigraphies. All layers in the sample sections were documented in sequence using generic color names (see appendixed sample stratigraphy pages). As a convention in this report, the earliest identified paint campaigns have been assigned sequential Roman numerals. Representative samples were mounted in an epoxy resin cast for sectioning and polishing, resulting in a clear cross-section suitable for examination and photography under the light microscope at 100x and 250x magnification.

Interpretation is based on establishing layers with recognizable features such as texture and color which are common to all samples, or to a certain pool of samples. With such benchmark layers established, each sample can be compared to other samples of a similar element (i.e. siding) or nearby surface (i.e. siding compared to trim at the same elevation). Ideally, enough historic documentation exists to tag an identified layer or scheme to a particular date, event, or alteration made. In this case, the alterations and related dates are speculative, so paint events are provided in relation only to each other, allowing elements to pre-date or post-date other sampled elements.

Findings

The exterior painted elements of the Mesier Homestead were found to retain an extraordinary number of paint layers, likely representing the full finishes history of the house. Up to 16 surviving paint layers were observed on samples from the earliest sections. Due to age, weathering, previous scraping, replacements, and other factors, some samples were not intact, having lost early or interim paint layers, complicating interpretations somewhat. Color chronologies are an interpretation of what was found to survive in a consistent manner.

Siding

Seven samples were taken of the clapboard siding at various elevations of the three main structures: the early North structure, the later South structure, and the connector between them, believed to have been added later. Two varieties of clapboard were noted on the larger South building: one with a beaded edge, the other with a square edge. Paint analysis determined that the clapboard with the beaded edge pre-dates that with the square edge. Samples #5 and 31 were taken from beaded clapboard, and indicate an earliest finish of ochre. Samples from the earlier, North structure indicate that it was initially painted white. Subsequently, but not

necessarily corresponding to the later construction phase, the siding was painted dark grey.

The next finish on the siding is comprehensive, indicating that some of the siding on the South structure was replaced at this phase, with the square-edge variety. At this point, all siding was painted a Light Grey. A mottled brown at the surface of this grey finish suggests that some decorative treatment was done, such as to make the wood clapboard simulate stone. Significantly too, sample #5, taken from the bead edge of a South elevation clapboard, reveals a discrete dark olive over this grey paint, further supporting the decorative, stone-like finish, potentially even with painted "joints" or shadows.

The subsequent overall finish for the siding was a Light Khaki. The next finish was an overall Muted Pink, which was found as the first finish on the clapboard of the connector structure between the two buildings.

Window and Door Trim

The earliest finishes, representing the initial construction campaign, were not found to survive consistently on window and door trim samples, possibly due to exposure to weathering, to previous scraping, or to previous replacements. The earliest finish, found on the South-facing dormer, the North-facing dormer, the front door surround, and the North entry door surround, is a Dark Grey corresponding to the Light Grey used for the siding. Subsequently, when the siding was painted Light Khaki, this surround trim was painted Dark Olive. At the time the connector structure was built, and the siding painted Muted Pink, this trim was painted Dark Red-Brown.

Porch

Elements sampled from the porch indicate that these elements were built at the time that the siding was partially replaced, and the overall Light Grey/Dark Grey paint scheme was applied. The cornice had contrasting Light Grey and Dark Grey elements, the column capital was Dark Grey while the column shaft was Light Grey, and the ceiling panels were Light Grey in contrast to the Dark Grey panel moldings. Subsequently the porch elements were painted contrasting Dark Olive and Light Khaki, then in Muted Pink and Red-Brown.

Fretwork

The fretwork of the roof gable and dormers, as well as the roof and dormer finials currently in storage in the basement, were sampled and found to be consistent, with an initial coat of Dark Olive corresponding to the Light Khaki-Dark Olive scheme established for the siding and trim. Subsequently the fretwork and finials were painted Red-Brown while the siding was Muted Pink. Note that the current finials at the dormers and roof gables are replacements.

Doors, Sashes and Shutters

The samples from the exterior doors of the North and South structures bear very little resemblance to each other, nor to paint patterns established by the siding and trim. The North door of the North structure, a plank door, appears to have early paints, based on the appearance and texture. The earliest finish is a red brown, and only five later layers appear before the modern synthetic paints. These earliest five layers, however, do resemble layers found on what is believed to be early woodwork on the South wall of the North structure, within the current connector. It is possible that by being enclosed, the earliest paint layers in these locations escaped the affects of weathering and scraping which other exterior features suffered.

Window sashes in the South building were likely replaced at the time the Victorian embellishments were added, as the earliest finish is a Dark Green, followed by the Red-Brown used elsewhere for trimwork.

Masonry

Three samples were taken of the massive masonry used for the hearth walls at both North and South structures. The samples indicate that the earliest sequence was of whitewashes, which would have been a traditional coating for exterior masonry. Due to typical disruptions in layer sequences for this type of exposed substrate, the overall number of whitewashes noted to survive on the masonry ranges from 3 to 8 coats. The masonry of both structures was repointed at a time subsequent to the substantial completion of construction, likely post- mid to late 19th-Century. The earlier mortar is whiter than the buff colored repointing mortar. At this time, the paints used became oil-based, and the first finish used was a cream color with discrete use of black paint, possibly for decorative joint-lines, or similar.

CHRONOLOGY

PHASE I

	White	
 Siding, 	North structure	

PHASE IIa

	Dark Grey	
• Siding, N	North structure	

PHASE III

	Ochre	
 Siding, South clapboard 	structure, be	eaded

PHASE III

Light Grey (with possible decoration)	Dark Grey
 Siding, North structure Siding, South structure beaded clapboard Siding, South structure square clapboard 	 Door trim, North structure Door trim, South structure Dormer trim, South structure (front and rear) Cornerboards
Porch cornice, friezePorch column shaft	 Porch cornice, ogee molding Porch ceiling panel molding Porch column capital

PHASE IV

Light Khaki	Dark Olive	Dark Green
 Siding, North structure Siding, South structure beaded clapboard Siding, South structure square clapboard Porch column shaft 	 Door trim, North structure Door trim, South structure Dormer trim, South structure (front and rear) Cornerboards Porch column capital Fretwork of porch roof, dormers and roof gable Finials for roof and dormers 	Dormer window sashes Window sash

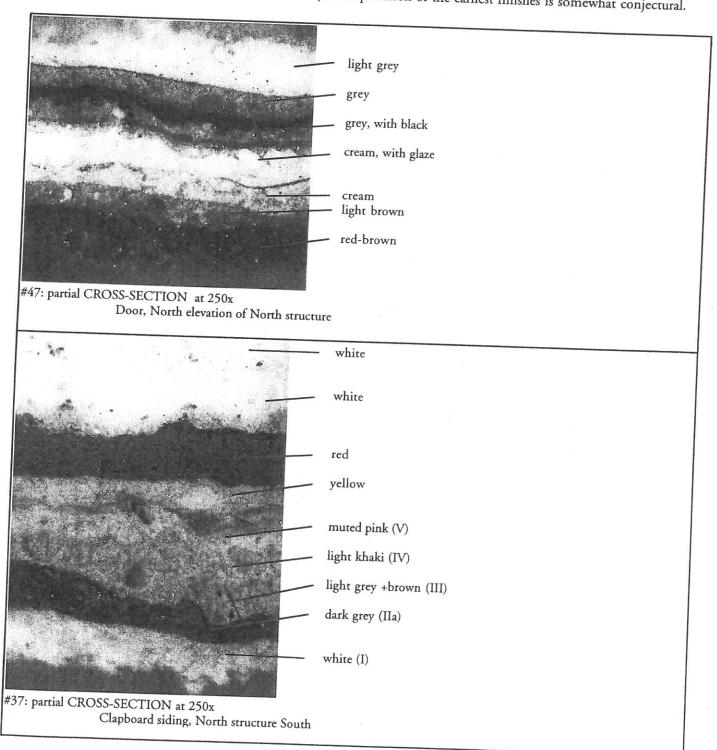
PHASE V

Muted Pink	Dark Red-Brown	Red-Brown
 Siding, North structure Siding, South structure beaded clapboard Siding, South structure square clapboard Siding, connector structure Porch ceiling panel and molding Porch column shaft 	• Window trim, connector structure	• Porch corning fri

By this point, all significant building elements were in place, and the subsequent sequences are present on all members. The following phase was done in yellow with white and dark olive trim then subsequently a scheme of red with green and dark green.

PHASE I

Phase I represents the earliest finish on what is believed to be the earliest segment of the building, that is the North structure. At this time, the clapboard was painted white, and the fieldstone masonry was whitewashed. The earliest finish on the rear plank door, which may also represent the earliest construction, is a red-brown. Because of later interventions, removal of siding from the North elevation, and the disconnect between this North structure and the later South structure during the mid- 18th century, interpretation of the earliest finishes is somewhat conjectural.

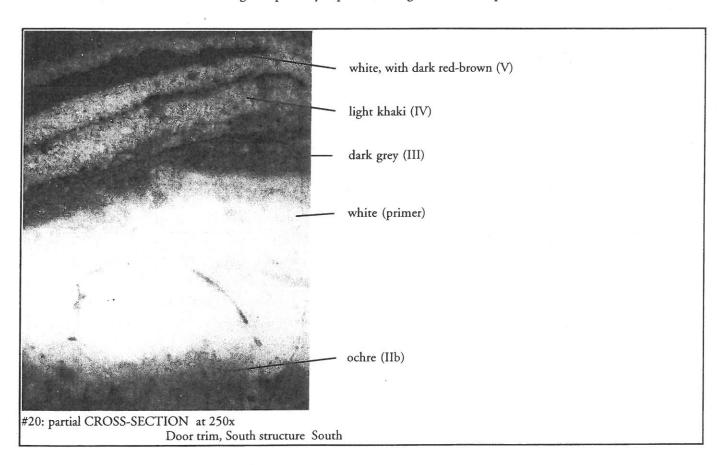


PHASE IIa

This second finish on the North structure is different from the earliest finish on the newer South structure, and is therefore being listed separately. As the two structures remained separate, this layer of Dark Grey applied to the siding and potentially also the trim, may have pre-dated the construction of the South structure, or may coincide or even post-date the earliest painting of the later building.

PHASE IIb

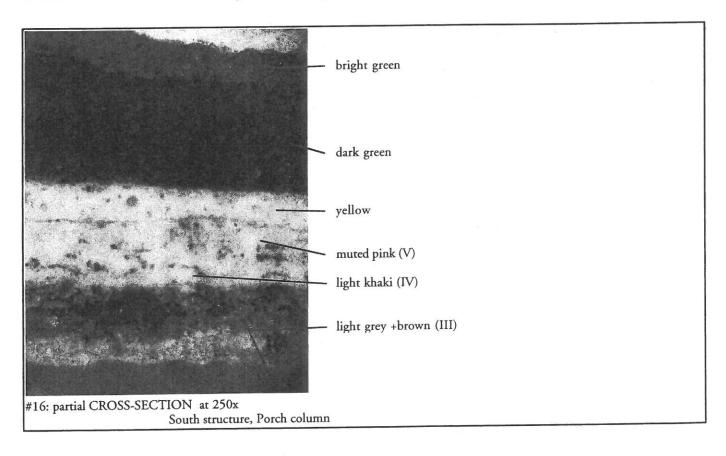
Phase IIb represents the earliest Ochre finish on the original siding of the South structure, clapboard siding which had a beaded detail at the edge. Complementary trim finishes were not specifically found on the samples, suggesting that at a later date, such as when the siding was partially replaced, a large scale trim replacement was done.

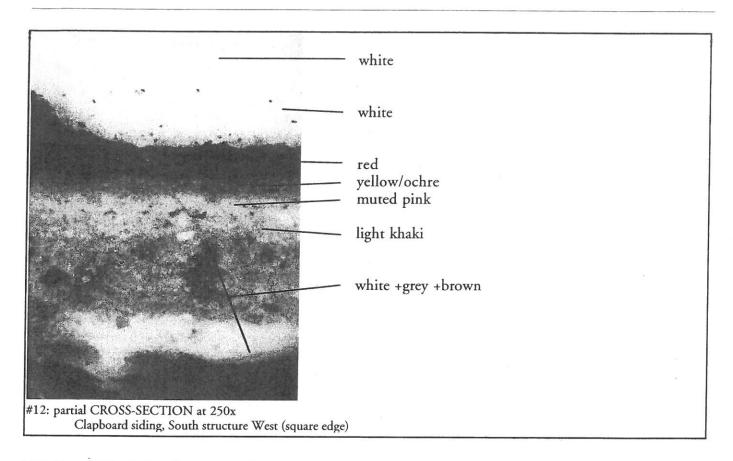


PHASE III

During Phase III, all siding was refinished uniformly, and some clapboard were replaced, either due to extraordinary wear or to related modifications. The replacement clapboard differ from the original clapboard in that they lack the decorative beaded edge detail. This Phase III finish was done in a Light Grey paint, with evidence of possible decorative treatment based on the discrete and variable appearance of a brown layer at the surface or alternately a dark olive layer. This might have been a finish used to resemble stone, which was commonly done to enhance the appearance of an otherwise modest wood building, and make it seem more substantial.

Window and door surrounds at the North and South structures were painted Dark Grey during this period. This is also the earliest finish found on the elements of the south-facing verandah, indicating that this was added at the time that clapboards were replaced and potentially other elements repaired or altered. It is notable that the porch ceiling panels and moldings, like the replacement clapboards, were primed with white prior to application of the grey paint, while other porch elements including columns and cornice were not primed in this manner. This may have been a function of the wood chosen for flat panels or siding versus decorative or milled elements.

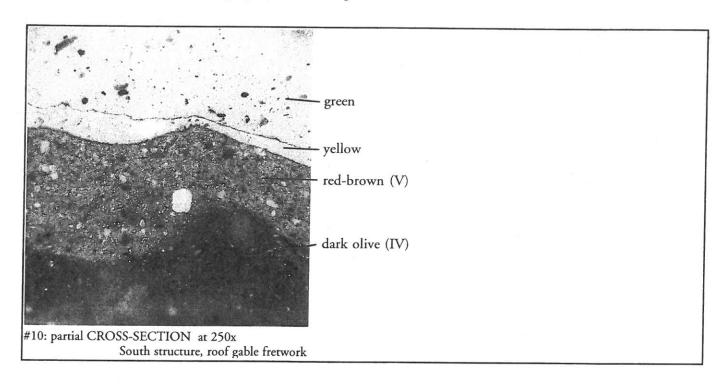




This Phase III finish, based on its overall application to both structures, and its appearance as the earliest finish on many of the trim elements, is interpreted as the first Mesier campaign, shortly after 1776 when he acquired the house. It can be conjectured that when he first purchased the property, he made widespread changes to many of the trim and siding elements, and added the verandah, refinishing the whole in this grey, potentially "stone-look" scheme. While this would be the logical choice for recreation of a historical period finish, the decorative intent is not necessarily established by the samples viewed in cross-section, and the current weathered condition of the existing paint layers in situ precludes the option of small-scale exposures of the finish. Some decorative interpretation of the observed finish layers may be required for replication.

PHASE IV

Phase IV represents an interim refinishing, pre-dating the construction of the connector between North and South structures. The siding appears to have been painted a Light Khaki, while the window and door surround trim was painted Dark Olive. This may have constituted a partial, or touch-up refinishing effort, as not all samples contain this layer within the structure, and may therefore have been done to address specific and discrete modifications such as the addition of the fretwork embellishments. These Victorian embellishments would likely have been added later in the 19th-Century, potentially after the 1858 death of Matthew Mesier, when his children took over the property, but prior to the 1891 donation of the property to the Village.



PHASE V

Phase V represents the first finish which appears on the woodwork of the connector between the North and South structures. At this point, the siding was painted Muted Pink, and the window and door trim was painted Red-Brown and Dark Red-Brown. When this connector structure was built, newspaper was stuffed into the gaps between the connector and the two larger structures as a makeshift insulation. Dating of this newspaper may suggest whether the connector was built prior to the 1891 acquisition of the site by the Village, or afterward.

At this point, substantial construction was complete, as this finish and subsequent finishes appear consistently on all samples.

Historic photographs and drawings show a small lean-to shed built against the North wall of the North structure, since removed. Paint evidence does not provide context for the construction of the shed, as all clapboard on that wall has been replaced, and what trim evidence survives is inconclusive.

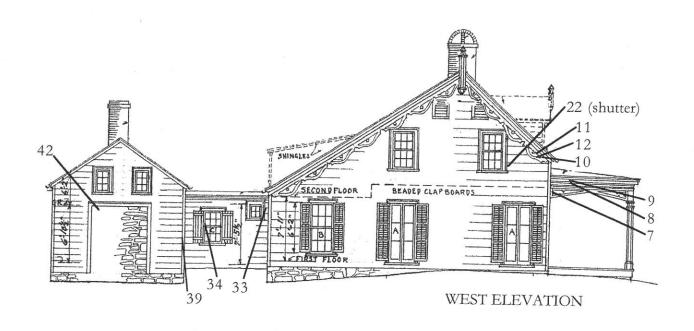
APPENDICES:

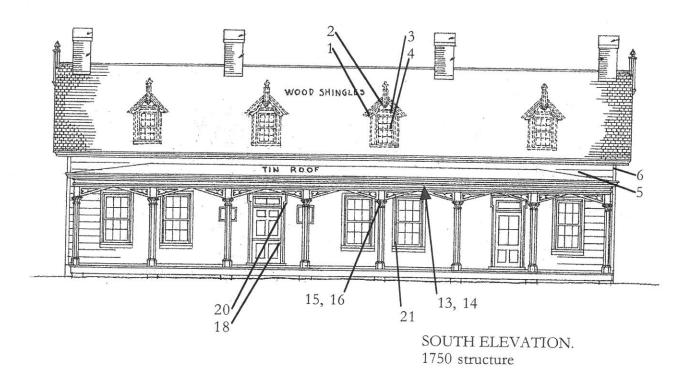
- LOCATION DOCUMENTATION
- STRATIGRAPHY DOCUMENTATION

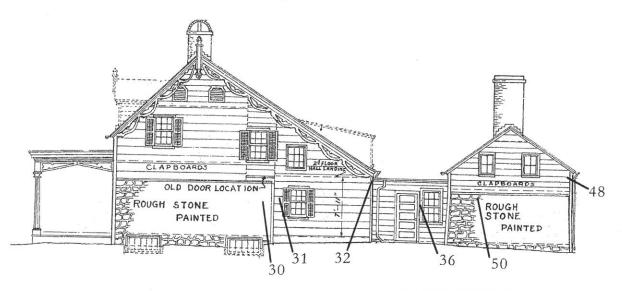
SAMPLE SCHEDULE

Sample #	Area	Location	Notes	
01	S	South elevation dormer hood, int flat		wood
02	S	South elevation dormer hood, fretwork		wood
03	S	South elevation dormer, window trim		wood
04	S	South elevation dormer, window sash	several locations	wood
05	S	South elevation clapboard siding, under eave		wood
06	S	South elevation cornerboard East, under eave		wood
07	S	West porch elevation, fretwork	,	wood
08	S	West porch elevation, cornice ogee		wood
09	S	West porch elevation, cornice frieze		wood
10	S	West elevation, gable fretwork		wood
11	S	West elevation, gable fascia/ bargeboard		wood
12	S	West elevation, clapboard siding under gable		wood
13	S	Porch ceiling panel	area of lost molding	wood
14	S	Porch ceiling molding		wood
15	S	Porch column capital		wood
16	S	Porch column shaft		wood
18	S	South elevation, front door rail		wood
20	S	South elevation, front door trim		wood
21	S	South elevation, window sash		wood
22	S	West elevation, second floor shutter		wood
23	S	North elevation dormer window trim		wood
24	S	North elevation dormer window sash		wood
25	S	North elevation clapboard siding		wood
26	S	North elevation window trim		wood
27	S	North elevation window sash		wood
28	S	North elevation door rail		wood
30	S	East elevation masonry		masonry/mo
31	S	East elevation clapboard siding		wood
32	S	East elevation cornerboard North		wood
33	С	West elevation clapboard siding		wood
34	С	West elevation window trim		wood
36	С	East elevation window trim		wood
37	N	South elevation clapboard siding		wood

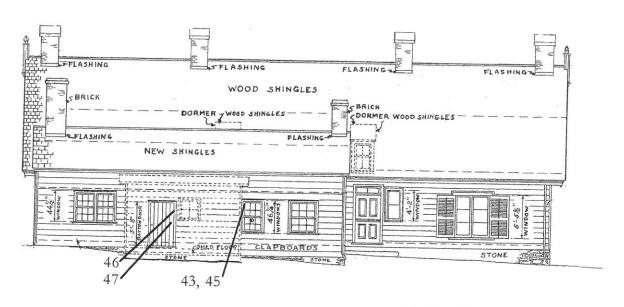
Sample #	Area	Location	Notes	
38	N	South elevation siding behind connector		wood
39	N	South elevation cornerboard West		wood
40	N	South elevation window trim		wood
41	N	South elevation window sash		wood
42	N	West elevation masonry		masonry/mortar
43	N	North elevation window trim		wood
45	N	North elevation shutter hardware		iron
46	N	North elevation door trim		wood
47	N	North elevation door		wood
48	N	East elevation clapboard siding		wood
50	N	East elevation masonry		masonry/mortar
52	S	shutter, tall (basement storage)		wood
53	S	shutter, short (basement storage)		wood
54	S	roof finial (basement storage)		wood
55	S	dormer finial (baement storage)		wood
56	N	shutter (attic storage)		wood



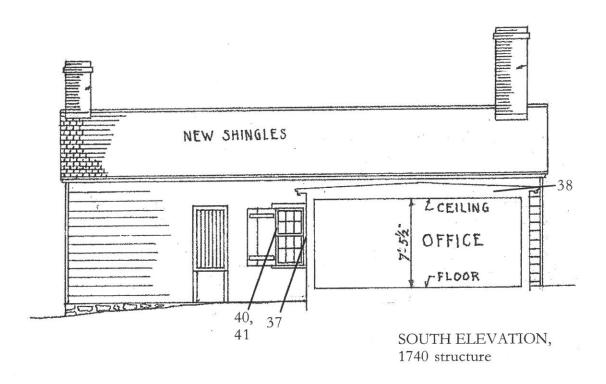


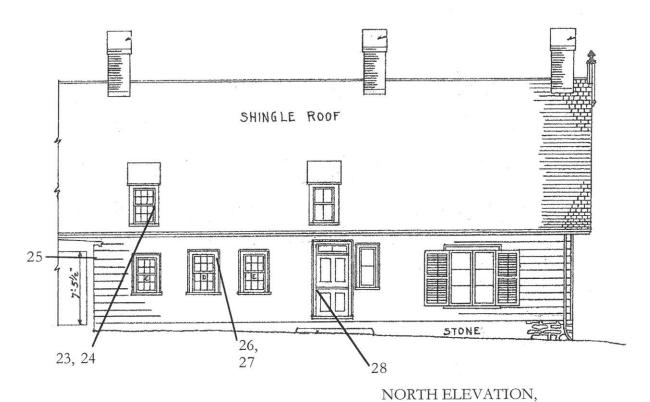


EAST ELEVATION



NORTH ELEVATION





1750 structure

RICHBROOK CONSERVATION

SAMPLE# 37

LOCATION South elevation clapboard

siding

UBSTRATE wood

LAYER

NOTES

white Ia dk grey

grey

[] light grey

V light khaki muted pink yellow

yellow
ochre
dark red
white

white
white
pale blue
pink-beige

cream



SAMPLE # 48

LOCATION East elevation clapboard siding

SUBSTRATE wood

LAYER NOTES

IIa dark grey

I white

III light grey

IV light khaki muted pink

yellow

ochre dark red white

white

white

white pale blue

pink-beige

cream

cream

color match information

lor match information

North elevation clapboard

25

SAMPLE # LOCATION siding

SUBSTRATE wood

NOTES

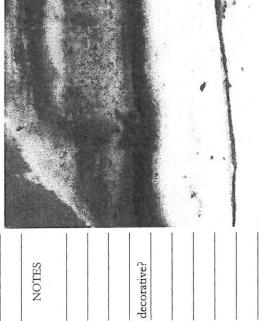
AICHBROOK CONSERVATION

# 12	N West elevation, clapboard
SAMPLE #	LOCATION

gable)
under ,	
siding u)

JUBSTRATE wood

.8	lbl	II white P +light grey
	Ia	Ia Ib



muted pink W light khaki

brown

dark red yellow

white white white

corative?

LAYER	I	IIa	IIb	III white P +light grey	brown dec	W light khaki	muted pink	yellow	dark red	white	white	white	pale blue	pale blue	pink-beige	cream	white	
													À			•		



pink-beige pale blue

cream

white

color match information

color match information

MESIER HOMESTEAD

SAMPLE # 33 LOCATION IV West elevation clapboard siding wood LAYER NOTES	II. III.	muted pink yellow dark red white	white white pale blue pink beige cream white	color match information
LOCATION II East clevation clapboard siding SUBSTRATE wood LAYER NOTES	IIa	IV light khaki muted pink yellow green bright green	white pale blue pink-beige cream white	color match information
SAMPLE # 05 LOCATION II South elevation clapboard siding, under eave wood SUBSTRATE wood LAYER NOTES	Tb ochre II white P + light grey dark olive decorative?	muted pink yellow green bright green white	white pale blue pink-beige cream cream	eaded edge

RICHBROOK CONSERVATION

MESIER HOMESTEAD

MESIER HOMESTEAD		III dark grey III dark grey III dark clive dark red-brown dark red-brown dark green br green white +br green It grey +green-grey dark grey dark grey dark grey dark grey dark green cream ted brown cream	color match information
MESIER	SAMPLE # 46 LOCATION I North elevation door trim SUBSTRATE wood LAYER NOTES	III dark grey III dark grey III dark grey dark red brown mustard light grey dk olive It grey li grey li grey white white dk red brown	note: this door became an interior door in the 20th century, with the addition of the lean-to
	SAMPLE # 43 LOCATION I North elevation window trim SUBSTRATE wood LAYER NOTES	III Overlap? white (P) +dk red brn dark olive white bt green white bt green grey charten dk grey charten dk grey charten dk grey charten dk red brown pink beige dk red brown dk r	color match information
SAMPLE # 40	HE WE	III white (P) +dk red bm dark olive white +green br green white dk green grey dark grey dark grey dark grey dark grey dk red brown red brown dk red brown	olor match information

North elevation dormer

SAMPLE # LOCATION window trim

RICHBROOK CONSERVATION

South elevation, front door trim 20 SAMPLE # LOCATION

NOTES SUBSTRATE wood LAYER

V light khaki dark grey IIb ochre [II white

white +dk red-brn

yellow green green

white +br green br green green

white +br green

white +br green

It grey

It grey

dk grey

etc

1aki, red, and yellow layers appear to be retlap from adjacent siding (ochre tentially also)

lor match information

NOTES SUBSTRATE wood LAYER dk red-brown white +green dk red-brown dk red-brown IV dark olive dark olive dk green br green III dk grey dk grey white grey IIa IIb

color match information

MESIER HOMESTEAD

RICHBROOK CONSERVATION

SAMPLE # 36 LOCATION III East elevation window trim	SUBSTRATE wood	LAYER NOTES					white +dk red-brown	dark olive	dk grey	dk green	ite	br green	br green	X	dark grey	dk red-brown	red brown	dk red brown	color match information
LOC	SUBS		113		III	2		dar	dk	dk	white	br g	br g	grey	dar	dk	red	dk	color 1
SAMPLE # 34 LOCATION III West elevation window trim	SUBSTRATE wood	LAYER NOTES	IIa	IIb	III	VI	white +dk red-brown	dark olive	dark grey	dark brown	dark green	white + dk green	dk green	white	light grey	dark grey	pink beige	dk ted brown etc	color match information
SAMPLE # 26 LOCATION II North elevation window trim	SUBSTRATE wood	LAYER NOTES I.	IIa	IIb	III	VI VI	white +dk red-brown	dark olive	white +green	dk red	br green	cream	dk green	white	br green	white	dark grey	pink-beige +dk red	color match information

RICHBROOK CONSERVATION

MESIER HOMESTEAD

-			Ī	1	-	1	1	1 1	1	1	1		1 1	1	-	-	 1	1		
SAMPLE # 14 LOCATION III	Porch ceiling molding	SUBSTRATE wood LAYER NOTES		IIa	IIIb	dark grey	IV grey	muted pink	yellow	green	lime green	pale blue	pink-beige	pink-beige	cream				color match information	
SAMPLE # 13 LOCATION III Porch ceiling parts	CIRCTDATE:	LAYER Wood	I.		white (P)	grey		muted pink	green	lime green	pale blue	Solue>	Dink-heige	Cream	white				color match information	
SAMPLE # 09 LOCATION III West porch elevation,	SUBSTRATE wood	NOTES		IIb	III grey	ΛΙ	red brown	yellow	green	white	white	pale blue	pink-beige	cream	cteam				color match information	
SAMPLE # 08 LOCATION III West porch elevation,	SUBSTRATE wood	LAYER NOTES			III dark grey	VI	dk red-brown	yellow	dark green	br green	white	pale blue	pink-beige	cream	cream				color match information	

RICHBROOK CONSERVATION

AYER NOTES AYER NOTES ey brown we green dk green n ige	SAMPLE # 15 LOCATION Pos	15 Porch column capital	n capital	
wn green	SUBSTRATE	poom		
wh	AYE	R	NOTES	
wn sen green				
wn green				
wn sen green				
	III dark grey			
green	live			
live +green +dk green en rey eige	-brov	, un		
+green +dk green en rey eige	dark olive			
+dk green en rey eige	+gre	ua		
rey	+dk	green		
éige	en			
eige				
eige	light grey			
white	pink beige			

color match information

color match information

white +dk red brown

16 Porch column shaft		NOTES				decotative?												
SAMPLE # 16 LOCATION Porch co	SUBSTRATE wood	LAYER	IIa	IIb	III grey	brown	IV khaki	putty	yellow	dk green	br green	white +dk green	br green	grey	light grey	pink beige	dk red-brown	white +red brown

RICHBROOK CONSERVATION

South elevation dormer hood, int flat		NOTES												
SAMPLE # 01 LOCATION South elevation hood, int flat	SUBSTRATE wood	LAYER	IIaIb	II dark grey	V light khaki	yellow	green	white white	pale blue	pink-beige	cream	cream		

lor match information

MESIER HOMESTEAD

West elevation, gable

SAMPLE # LOCATION

fretwork

NOTES SUBSTRATE wood LAYER dark green red brown IV dark olive pink beige pale blue yellow green white white white cream white IIa IIP Ш

color match information

		l (baement		NOTES																				
SAMPLE# 55	LOCATION IV	dormer finial (baement storage)	SUBSTRATE wood	LAYER	I	IIa	IIb	III	IV dark olive	red brown	yellow	dark green	grey	white +dk green	br green	white +dk green	grey	dark grey	dark red brown	white	dark red brown		color match information	
		roof finial (basement storage)		NOTES																				
SAMPLE # 54	LOCATION IV	roof finia storage)	SUBSTRATE wood	LAYER	I.	IIa	IIb	III	IV dark olive	red brown	yellow	dk green	grey	white +dk green	br green	white +dk green	grey	dark grey	dark red brown	white	dark red brown	#1 #1	color match information	•
		West porch elevation, fretwork		NOTES																	,			
SAMPLE # 07	LOCATION IV	West porch fretwork	SUBSTRATE wood	LAYER	I.	IIa	IIb	III	IV dark olive	red brown	yellow	green	dark green	white	white	pale blue	white	pale blue	pink beige	cream	white		color match information	
		South elevation dormer hood, fretwork		NOTES																			u	
SAMPLE # 02	LOCATION IV	South elevation hood, fretwork	SUBSTRATE wood	LAYER	I.	IIa	IIb	III	IV dark olive	red brown	yellow	green	white	white	white	pale blue	white +dk red brown	pink beige	white	cream			color match information	

RICHBROOK CONSERVATION

MESIER HOMESTEAD

	SAMPLE # 11	SAMPLE # 32	
LOCATION II South elevation <u>cornerboard East, under</u>	LOCATION II West elevation, gable		LOCATION I South elevation
SUBSTRATE wood	SUBSTRATE wood	SUBSTRATE wood	
LAYER NOTES I.	LAYER NOTES	[7]	SUBSIKALE Wood LAYER NOTES
IIa	I.	I	I
IIb	IIA	IIa	IIa
III white + It grey	III light orev	IIb	ITb
dark grey		III white	III dark grey
IV	IV light khaki	uark grey	
light grey	muted pink	dark red brown	IV dark olive
white	yellow	dark olive	dk red brown
dark brown	red	white	dark olive
dark green	green	green	White
white	br green	white +dk oreen	green
white	white	white	white +dk green
pale blue	white	bt øreen	white +br green
pale blue	pale blue	light grow	white
pink-beige	pale blue	dod one	dark grey
pink-beige	pink-beige	uain grey	white
cream	cream	ngnt grey	light grey
cream	4	dark grey	dk ted brown
	white	pink beige etc	pink beige
color match information	color match information	color match information	Color match information

NOTES

LAYER

South elevation siding behind connector

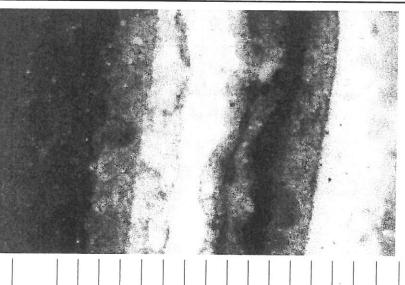
SAMPLE # LOCATION

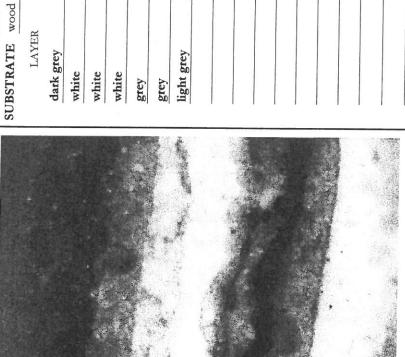
CHBROOK CONSERVATION

AMPLE#

North elevation door **JCATION**

	NOTES			. 1	+glaze?			Activities of the second of th	modern		3.	
BSTRATE wood	LAYER	red brown	lt brown	cream	cream +g	grey +black	grey	light grey	lime green mo	dk red brown	dk red brown	





color match information

d was built, the lime green may represent interior phase, while the later dark red

wns match the later exterior colors

or match information

3 became an interior when the lean-to

RICHBROOK CONSERVATION

MESIER HOMESTEAD

				1 1 1				
	SAMPLE # 41 LOCATION I South elevation window	SUBSTRATE wood LAYER NOTES	I. IIa IIIb	IV	dark green white +green white dark green	br green grey dark grey dk red brown red brown dk red brown	color match information	
	SAMPLE # 28 LOCATION II North elevation door rail	SUBSTRATE wood LAYER NOTES	otain?)	ey dk brown	dark brown dark brown dark green	white dark grey dk red brown ted brown dk red brown	color match information	_
CAMBIE	LOCATION II North elevation window sash	SUBSTRATE wood LAYER NOTES	IIa	olive green/red brown dark green	white +green white dk green	grey dk grey dk red brown red brown dk red brown	color match information	
SAMPLE # 24		SUBSTRATE wood LAYER NOTES I.	IIaIIIb	IV dark green	white + green dk green br green grey	dk grey dk red brown white dk red brown	olor match information	

ICHBROOK CONSERVATION

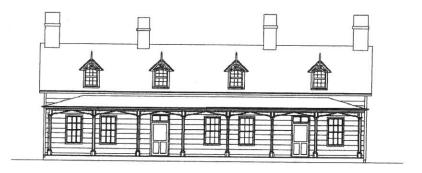
SAMPLE # 22 LOCATION II West elevation, second floor shutter	SUBSTRATE wood	LAYER NOTES	I. IIa	III	III light olive + glaze?	w dark green	red brown	dark green	dark green	brown	dk green	br green	grey	dk grey	dk red brown	dk red brown			color match information	
SAMPLE # 21 LOCATION II South elevation, window sash	SUBSTRATE wood	LAYER NOTES	I. IIa	IIb	III	W white + dark green	red brown	dark green	white + green	white	dark green	br green	grey	dark grey	dk red brown	red brown	dk red brown		color match information	
	SUBSTRATE wood	LAYER NOTES	IIa	IIb		IV mustard	9	dark green	white + green	br green	grey	dark grey	tan	pink beige	cream	white	dk ted brown		color match information	
	UBSTRATE wood	LAYER NOTES	et	9		white + dark green	red brown	dark green	white + green	grey	dark green	br green	grey	dark grey	dk red brown	red brown	white	dk red brown	olor match information	

SAMPLE # 56 LOCATION I	shutter (attic storage)	poow	LAYER NOTES I.	IIa	IIb	III white	light grey	IV light khaki	dark red-brown/olive	olive	black										color match information	coco match mormanon		
SAMPLE # 53 LOCATION II	Storage) Storage)	LAYER NOTES		IIa dk grey	IIb	III green	العالم	1V dain green	cream /lt grow	dark orean	datk green	ht green	or given	gicy dl georg	an Sicy	uk red brown	red brown	dk red brown			color match information			
SAMPLE # 52 LOCATION II shutter, tall (basement	SUBSTRATE wood	LAYER NOTES	I.	Ila	IID III lisht office	III agai onve	IV olive	muted pink	dark green	dark green	br green	grey	dark grey	dark red brown	red brown						color match information	2		-
SAMPLE # 45 LOCATION I North elevation shutter	SUBSTRATE iron	LAYER NOTES	I	IIb	III		VI	dark red brown	light olive	yellow-white	dark green	br green	grey	dark grey	pink beige	dk red brown	ted brown	cream	dk red brown		color match information			

RICHBROOK CONSERVATION

UCHBROOK CONSERVATION

					1	<u> </u>	1			Ī	1		1	1	1	Ī	1	-	1 1	- 0.50		<u> </u>
50 I East elevation masonry	masonry/mortar	NOTES	x 2 or 3 ±																		u	
2001 - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		LAYER	shes) red	olack				a	ge					ı informati	
SAMPLE # LOCATION	SUBSTRATE	ı	I. whitewashes	IIa	IIb			N NI		(overlap) red	(areas) black	white	cream	white	pale blue	pink beige	cream				color match information	
1 I West elevation masonry	masonry/mortar	NOTES	x 7 or 8 ±				81													·		
SAMPLE # 42 LOCATION I	SUBSTRATE masonri	LAYER	I. whitewashes	1	IIb grey	III white	dark grey	IV dark grey	brown	yellow	red	white	cream	white	pale blue						color match information	
			I.	IIa				VI													8	
30 II East elevation masonry	nasonry/mortar				+ 9 x																mation	
SAMPLE # 3(LOCATION II E.	UBSTRATE masonry/mortar	LAYER		[a	(b whitewashes			Λ			black	white	cream	white	pale blue	pink beige	white	white			color match information	



Architectural Survey of the The Mesier Homestead

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TABLE OF CONTENTS

PREFACE	
CODE RELATED ITEMS	•••• 4
STRUCTURE	
BUILDING ENVELOPE – THERMAL AND MOISTURE PROTECTION	
INTERIOR FINISHES	1
SUMMARY AND RECOMMENDATIONS	1.
BUDGET	14
PHOTOGRAPHS	16
The Mesier Homestead - South Elevation	
The Mesier Homestead - East Elevation	16
The Mesier Homestead - North Elevation	17
The Mesier Homestead - West Elevation	17
ARCHITECTURAL DRAWINGS A-1 thru A	-5

Preface

The Mesier Homestead is a pre-Revolutionary house built between the dates of 1741 and 1750. It was the home of the Mesier family from 1777 to 1890. The Village of Wappingers acquired the home in 1891. Located in Mesier Park in the Village of Wappingers Falls, New York on Route 9D & East Main Street, the Mesier Homestead currently houses the museum of the Wappingers Historical Society, which currently displays 19th and early 20th century furnishings and memorabilia of Wappingers in six of its rooms.

This survey has been completed and this report prepared in an effort to provide a general overview of the existing building conditions. This survey and report have been provided to the restoration committee and the Village of Wappingers Falls to be used as the basis for an architectural program. The final architectural program should clearly define the ultimate end use for the building and the procedure to achieve this goal. The program should be used, in conjunction with the services of a design professional, as a guide for establishing a plan to complete any future repair and renovation work so that future renovations meet all the criteria of the restoration committee, the village and the general public. The Pilon Group — Architects has agreed to provide this survey which will document the existing condition of the Homestead as well as cite conditions that warrant remediation or preservation.

Included in this study is a general overview of code related issues that may effect future modifications and renovations. The description of code related items are general in nature and are not to be deemed an exhaustive code analysis. They are presented here to highlight specific areas that will need further analysis during the preparation of architectural construction documents. The study also reviews general existing structural conditions. Additionally this study discusses the current historic and aesthetic qualities and conditions of different building elements such as finishes, doors and windows. Floor plans (basement, first and second) and exterior elevations are included as part of this study.

Prior to commencing any significant renovation project on a building of this age, we strongly advise that the building be tested for environmental hazards. These hazards include but are not limited to asbestos and lead. Asbestos can be found in older floor tiles, insulation materials and plaster materials. Lead is commonly found in paint that was manufactured prior to 1970. If any further renovations are to be completed at the building, environmental testing should be completed, and a remediation or abatement plan prepared and executed to make the building safe for contractors completing the work as well as the occupants of the building. This should be of the highest priority and completed before any work is begun.

Code Related Items

The following comments are provided to present an overview of code related issues that will require in-depth study during a future project design phase. The overview is based upon the existing building occupancy and use classifications. Should occupancy and use classifications change in the future, those changes will impact the applicability of certain portions of the code. It is recommended that the Restoration Committee develop a program that would outline any changes in space usage. This outline would not only become the basis for further code and design analysis, but would also become a design tool used by a design professional.

It should also be noted that the items discussed are relative to the current New York State Uniform Fire Prevention and Building Code. Although no exact date has been established, New York State will be adopting the International Building Code, with modifications for New York State. The timing of the adoption of the new code as well as the anticipated date for the commencement of renovations on the building will determine which code will be applicable and may effect the extent of the work to be completed.

The Mesier Homestead is a mixed use, C-1 Business and C-5 Assembly occupancy or use classification. The building's construction classification is type 5b, wood frame. It is a two-story structure, with a basement, the walls of which are stone/masonry construction. Although future uses may include assembly space for civic meetings and public assemblies, it is currently home for both the Wappingers Historic Society museum (C5.1 occupancy classification) and the village water department (C1 occupancy classification).

Typically, alterations and repairs to existing buildings would require compliance with the New York State Uniform Fire Prevention Building Code (NYSUFPBC) - Subchapter B. However, in the case of the Mesier Homestead, because it is listed as a contributing part of the Wappingers Falls Historic District (National Register Number 90NR0446 or USN 02744.000227), it qualifies for the Historic Building Exemption - Part 1231.6 of the NYSUFPBC. The Historic Building Exemption states that buildings, which are officially designated as historic, are eligible for exemptions when specific requirements are met. The exemption states that alterations and repairs to an historic building shall not require compliance with the NYSUFBC, when a primary purpose is preservation or restoration of the building except that the following requirements must be met:

1. The project plans for the building must be certified by the state historic preservation officer as being in compliance with National Park Service, Historic Preservation Certifications.

Therefore, architectural plans and specifications will need to be prepared and presented to the New York State Historic Preservation Office for their review, comment and approval. These plans should indicate the scope of work to be preformed and indicate the materials to be used.

2. Where work will subject the building equipment and systems to loads exceeding acceptable Subchapter B levels, existing equipment and systems shall be made to conform to section 1237.1 of the title, and ultimately Subchapter B. When new equipment or systems are installed in existing buildings, they shall conform to the requirements of Subchapter B.

Based upon program requirements, any new systems or equipment installed in the building will need to comply with subchapter B of the code. Should an HVAC system be installed it will require compliance with subchapter B. Upgrades to electrical systems will also require conformance with subchapter B.

3. The building shall comply with the specific structural requirements of section 1237.2 of the title. Alternatively, where the live loads listed in section 803.2 of this Title cannot be supported, the loading conditions shall be limited to those that may safely be sustained and these loads shall be conspicuously posted in a prominent location. The posted load limits shall not be exceeded.

While the first floor structure appears to have been reinforced to support anticipated load levels, it is very clear that the second floor structure is not capable of supporting load levels associated with assembly occupancies. The second floor structure deflects severely when only slightly loaded. We recommend that the second floor area of the building be limited to very small numbers of occupants until the structure is adequately reinforced. The reinforcement of this floor structure should be a high priority in any future renovation projects.

4. A fire and smoke-detecting system conforming with section 1060.3 of this Title shall be installed throughout the building. The system shall be connected to a central station in conformance with reference standard RS 55 or other local, auxiliary, remote, or proprietary fire alarm system where approved by the code enforcement official.

The installation of a fire and smoke detecting system is essential. In addition to the primary safety of the building occupants, the items that are on display in the space would be lost in the event of a fire, and the earliest possible warning could make a significant difference in the extent of losses sustained. This fire and smoke detecting system should also be held as a high priority.

5. The building shall have emergency lighting in occupied spaces, assembly spaces, areas of public assembly, and exits.

The installation of emergency lighting would be required, as a minimum, in the entire first floor area, including the front hall. Based upon current occupancy, emergency lighting would also need to be included on the second floor.

6. The building shall have exit and directional signs.

Self-illuminating exit and directional signs should be added in the assembly areas as well as the paths of egress from remote areas of the building.

7. The building shall be accessible to and usable by physically disabled persons.

The building should be made accessible to individuals with disabilities in so far as practical, but do not destroy the historic character of the building. All paths of travel in and around the building should be examined to eliminate as many barriers as possible. For example, thresholds and saddles at doorways should be modified if possible to limit the vertical rise to less than ¼ inch. Exterior features around the building should be modified in a way that permits accessibility for persons with disabilities. Doorways could be widened to provide minimum clearances. Toilet facilities will need to be modified to permit accessibility, or separate facilities should be provided. If the water department is to remain in the building, the paths of travel to the offices should be compliant with the ANSI standards A117.1 and the Americans with Disabilities Act Design Guidelines. The extent of the improvements or renovations in regard to accessibility will require significant study during the course of the design process.

Therefore, when developing a program for the Mesier Homestead, if the historic building exemption is to be cited for alterations, the primary occupancy classification must remain as a museum where the building is preserved or restored. At the same time, at the minimum, meet all seven requirements listed above in conformance with the applicable NYSUFPBC parts.

Above and beyond the minimum requirements listed above for minimum code compliance, additional consideration should be given to other architectural features, including but not limited to the following.

A. Stairs – The existing stairs that lead to the second floor are minimal in width and handrail requirements. If the occupancy and use is to remain primarily assembly (museum), the stairs should be addressed. It may be possible to install a new set of stairs in the main hall, which may have existed at one time. Additional research will be required to determine if these stairs did exist previously, as well as the feasibility of installing the stairs.

B. Toilet facilities – The toilet facilities located behind the water department office provide minimal privacy at best. Given the public access to this area, the bathroom should be provided with a higher degree of privacy.

Structure

The Mesier Homestead is primarily a wood frame structure. The exterior walls, for the most part, are wood members; however, the gable ends of the main building are constructed of stone. The roof structure is made up of wood sheathing over various size wooden members at irregular spacing. The foundation is constructed of 2'-0"+ thick stone masonry walls consisting of a combination of stone and brick. The basement floor is a poured concrete slab, which appears to be fairly new, most likely poured during the structural reinforcement of the first floor structure. The basement masonry, stone walls do not appear to be significantly displaced or to have settled excessively, however, the mortar material is primarily in a powdery state. Pointing of the masonry on the inside faces of the foundation wall should be considered in the future. There are three large stone masonry fireplaces in the basement; none of them are currently used. They appear to be sound.

The first floor structure is made up of 5/4" x 91/4" tongue and groove wood planks on roughly 9 1/4" H x 8 1/2" W original wood beams on varying centers. Existing original wood beams do show signs of slight insect damage, however after checking much of the infested sites, their overall condition was determined to be sound. Modifications have been made to support anticipate loads and reduce deflection in the first floor structure. Concrete footings and wood columns and beams have been added in the basement to help support the first floor. Additionally some existing wood beams have been modified with 2" x 10"s sistered to either side of the existing wood beam, most likely to provide added strength and stability.

The second floor structure is made up of 5/4" thick wood planks on a combination of 7 ½"H x 4 5/8"W wood beams (3'-6" to 4'-0" centers) on the south side. 5 ¼"H x 4"W wood beams (3'-6" to 4'-0" centers) make up the structure on the north side. As previously stated, the second floor, when walked on, deflects significantly. The floor structure will require significant strengthening if future anticipated occupancies on the second floor will remain assembly or business use.

The roof structure in the main portion of the building is not exposed; therefore, no statement can be made of its condition or make-up. Roof structure at the mid 'breezeway' connection between the smaller and larger portions of the building is made up of 5"H x 3"W pitched wood rafters on varyingly sized wood beams (sized to allow for a slight pitch). The roof structure at the smaller building is made up of 4"H x 3 3/4"W wood rafters (3'-3" to 3'-9" centers) on 5 1/4"H x 4 1/2"W wood top plate beam. All beams and rafters that were exposed, although initially thought to be decayed due to water stains, are sound.

Building Envelope – Thermal and Moisture Protection

Thermal and moisture protection includes waterproofing & dampproofing, insulation, vapor barriers, roofing, siding, flashing, gutters, downspouts and sealants. No waterproofing or dampproofing is apparent. Interior powdery mortar condition of the stone foundation walls may indicate the presence of water or moisture; however, the presence of water does not seem to have caused any significant structural damage. Stones and stone dust have been placed around the perimeter of the building, and grade, although very close to the adjacent ground, is sloped away from the building. All of these existing conditions will continue to discourage water collection at the building perimeter. Existing plants are trimmed back and maintained away from the building, which will deter decay of building's exterior materials.

At locations where exterior walls are exposed, no insulation is present. At the upper floor of the small northern building, the center room exterior walls are completely exposed to the elements. New exterior wood siding has been applied directly to the existing wood studs with no wood sheathing or vapor barrier. This problem should be addressed to avoid future water infiltration into the building. In order to increase the thermal value of the building, an evaluation of the building exterior walls should be conducted. This evaluation would include exploratory investigation of the exterior walls and roofs, and investigation of what insulation materials could be added, if possible, to improve the thermal qualities of the exterior walls and roof.

The exterior doors and windows in the building, in general, are poor. Some of the windows in the front façade have been modified to permit the installation of window air conditioning units and have had the glass removed from the sashes. Plywood panels have been installed in place of the glass, and the plywood modified to accept the air conditioner. Other windows have had glass panes replaced with Plexiglas. Most are not operable and will not open. Doors and windows significantly add to the thermal performance of the overall building, and the existing windows and doors lack in thermal value. Due to the historic nature of the building, however, preservation and upkeep of existing building elements such as doors and windows is preferred over replacement with more energy efficient units. In historical buildings, end users typically install aesthetically appropriate storm doors and windows to provide added thermal value. The option of window replacement versus window repair/renovation and installation of storm windows will require additional study, particularly in regard to costs.

The entire building has already received new roofing. It consist of wood shakes at the main buildings and flat lock seam copper metal roofing at the connecting portion of the Homestead. Additionally new copper flashing has been installed. Chimney step flashing, window sill flashing, rake edge flashing, and eave flashing at new gutters are all

new and adequately placed and secured. Sheathing is assumed to be 1" tongue and groove wood planking. Since the roof installation was done recently, it is also assumed that the shake and metal roofing was laid on an appropriate felt building paper. The only area of potential concern is the metal roof and roof eaves. Since the slope of the metal roof is at a very shallow pitch, oftentimes an ice and water membrane is applied in lieu of the building paper to add in the defense against water infiltration. Ice and water membranes also are installed oftentimes at building eaves because gutters and uninsulated buildings tend to be prone to ice dams. Therefore, with the exception of adding ice and water membrane and repair of flashing at flashing locations needing attention, no additional work should be required regarding the roof.

Integrity of existing wood siding is fair. On the northern face of the north building, new siding has been installed. The remaining siding will require some spot areas of replacement. In addition, the existing paint should be removed from the remaining siding and it should be prepared, sanded, and primed in accordance with proper lead abatement procedures, and then painted.

The stone that makes up the gable ends of the main building has been painted. It would be recommended to remove a small area of the paint from the stone to evaluate the appearance and integrity of the stone and mortar. It would be preferable to remove all of the paint from the stone if this test area is found to be acceptable for it's appearance and moisture protection capabilities.

Gutters and downspouts have also recently been replaced with new copper material. New round copper downspouts, after visual inspection, seem to have been located adequately with gutters pitching in the correct direction of flow. Downspout extensions on the ground have been located in a way that promotes proper water drainage away from the building. An additional evaluation of the water drainage system should be done during a heavy rain to ensure that proper drainage is being achieved.

Generally, building sealant is typically neglected. Although it is typically overlooked during maintenance of buildings, sealant should be maintained every 5 to 6 years through removal, than cleaning of the joints, and replacement. Sealant maintenance is a necessity if water and air infiltration is to be kept in check. Appropriate sealant should be installed during the course of the renovation process. All joints in wood siding and trims should be caulked and primed and painted during siding renovations, and windows should be caulked during their renovation.

Interior Finishes

The existing condition of the interior finishes ranges from poor to good. In areas occupied by the historic society that are being used as display areas, the finishes are in fair to good condition. Areas previously used by the police department have been neglected and in general, are in poor condition.

The primary existing finish on the walls and ceilings is plaster over wood lath. There are some areas on the second floor that have wood as their interior finish. Ideally, the preferred method for repairing the plaster would be to patch the lath and repair the plaster. However, if significant upgrades in electrical, mechanical and structural systems are to be completed, a significant portion of the interior finishes may need to be removed to complete these items. It may prove to be more efficient to replace the plaster finishes with gypsum wallboard and apply a skim-coat of plaster over it.

Existing flooring materials conditions range similarly to the wall and ceiling finishes. There are a variety of flooring material. Of particular concern is the 9" x 9" floor tiles found in the former police portion of the building. It is quite possible that these floor tiles contain asbestos, and as previously stated they should be tested and removed appropriately. New flooring should be installed in areas that have damage with materials appropriate for the period.

Interior trim material in many cases is in fair to good condition. As much material as possible should be removed and stripped of paint for re-installation in the building, particularly those areas designated as museum space. As much of the original trim should be preserved as possible, as this will contribute significantly to the overall success of the renovation process.

Interior doors are in fair to good condition in the majority of spaces. Original or older doors should be treated similarly to existing woodwork. They should be stripped of paint and repaired and re-finished. Any doors that have been replaced with "less authentic" doors, should be replaced with doors appropriate for the period.

There are existing fireplaces on the first floor, which have been boarded up. These fireplaces should be opened up and renovated to the fullest extent possible. The mantles and surround trim should be stripped, repaired and refinished to an appropriate period. These fireplaces are significant architectural elements in the building and will contribute greatly to the overall success of the renovations.

Summary and Recommendations

The Mesier Homestead is a significant historic building and it should reflect with equal significance the history of the Village of Wappingers Falls. If a renovation effort is not undertaken in the near future, this important landmark could be lost. While much of the building has suffered from lack of maintenance and neglect, it is possible to renovate this building and return it to a proud fixture of the village community. The recent efforts of the Mesier Homestead restoration committee should be continued and applauded.

It is our recommendation that with the help of a design professional, a plan be developed to implement the necessary renovations required to preserve this building.

- 1. Develop a program that outlines the anticipated end use for the building occupancy.
- 2. Test, evaluate and abate any and all environmental hazards, such as asbestos and lead.
- 3. Continue the renovation of the exterior building envelope, including but not limited to siding, exterior doors and windows, and exterior trim and finishes. Until the exterior envelope is weather tight, any interior work that is completed may be subject to damage from the elements.
- 4. Upon completion of the exterior work, develop and implement a plan to renovate the interior of the building. This plan could include phasing by breaking the effort into smaller sections, even a room by room basis. Return the interior floor plan to its earlier layout by eliminating partitions and walls, which were added to accommodate contemporary needs.
- 5. Incorporate updated services, such as electrical and mechanical systems to provide safe systems that will promote the preservation of historical artifacts.
- 6. Prepare a long-term maintenance plan for the continued preservation of the building.

Budget

The estimated cost for the repairs and renovations for the project as with most projects is contingent upon a variety of factors. The local building climate, how busy local contractors are, the availability of materials, phasing and labor unit and prevailing wage rates are all actors in the overall total cost for the project. At this time, until complete architectural drawings and specifications are prepared, and the scope of work is clearly defined, it is impractical to provide an estimated cost of construction.

At this time, however, in order to plan for the future direction of the project, it would be reasonable to prepare a preliminary working budget. This working budget can be used as a tool by the restoration committee and this budget should and will change as details develop for the project. This working budget is based upon some general assumptions, and is offered as a range for individual systems or components.

As a starting point in the budget process, the following page is a generalized outline to use as a starting point. As previously stated, a variety of factors will influence the overall cost for the project. At this time, we feel that a reasonable working budget figure for the renovation and restoration of the building to continue in its current capacity would be between \$250,000 to \$300,000.

DESCRIPTION OR SYSTEM	QNT	Y UNIT	I	BUDGET	I	RANGE		TOTAL	R	ANGE	П	TOTAL	Т	RANGE
ENVIRONMENTAL TESTING AND	+-	+	#		+		#		Ŧ		H		7	
ABATEMENT	-	ALLOW	/ :	8,000.00	1	12,000.00	Щ	\$ 8,000.00	9	12,000.00	Ш	\$ 8,000.0	00	\$ 12,000.00
WALLS		ALLOW	/ !	5,000.00	1 5	6,000.00	#	\$ 5,000.00	3	6,000.00	H	\$ 5,000.0	0	\$ 6,000.00
SIDING	+		+		Ŧ		\blacksquare		+		\parallel	7 5,000.0	1	0,000.00
WOOD SIDING - REPAIR	1	 	#		+		₩		+		$^{++}$		+	
PATCH - REPLACE PAINT	2500	SF	11 9	3.50	1 8	4.00	11	\$ 8,750.00	\$	10,000.00	11	\$ 8,750.0	1	* 10,000,00
STONE - REMOVE PAINT - REPOINTING STONE		SF	\$	3.00	\$		\parallel	\$ 1,800.00	T		\parallel	\$ 1,800.0	T	\$ 10,000.00
WINDOWS	+	 	╫╴		+		H		F		H		+	
REPLACE	32	EACH	#\$	800.00	\$	1,000.00	₩	\$ 25,600.00	\$	33 000 00	H		+	
REPAIR - REGLAZE- WEATHER STRIPPING - LEAD PAINT ABATEMENT		EACH	\$		\$			23,000.00	P	32,000.00		\$ 48,000.00		57,600.00
EXTERIOR DOORS - REPLACE -	-		#		F		#				Ħ	4 10,000.00	1	37,000.00
W/SCREEN	8	EACH	\$	700.00	\$	1,000.00		\$ 5,600.00	\$	8,000.00	Ц	\$ 5,600.00	5	8,000.00
INTERIOR FINISHES			1		T	40	\parallel		-		H		+	-
FLOOR	1800	SF	\$	0.75	\$	0.90	1 9	1,350.00	\$	1,620.00	1	\$ 1,350.00	1 \$	1,620.00
FLOOR	1200	SF	\$	0.75	\$	0.90	9	900.00	\$	1,080.00	_	\$ 900.00	-	,
FLOOR	3000	SF	\$	0.60	\$	0.80	\$	1,800.00	\$	2,400.00	1		$\overline{}$	2,400.00
FLOOR	1800	SF	\$	0.60	\$	0.80	\$		\$	1,440.00	1		+	1,440.00
FLOORING - FIRST FLOOR	2000	SE.	\$	1.25	\$	1.50	-	2.500.00	_		T			
FLOOR	1200		\$	1.00	\$	1.50	\$		\$	3,000.00 1,500.00	19		+-	3,000.00 1,500.00
NSULATION		ALLOW	\$	5,000.00	•	7,000,00	-	5,000,00			+			
NTERIOR DOORS AND TRIM		EACH	\$	400.00	\$	7,000.00	\$		\$	7,000.00	3		\$	7,000.00
NTERIOR TRIM WOODWORKING			-						Ė	10,000.00	Ë	12,000.00	1	13,300.00
REPAIR AND REPLACEMENT		ALLOW		10,000,00	•	15 000 00		40.000.00			1		Γ	
NTERIOR STAIRS		ALLOW	\$	3,000.00	\$	4,000.00	\$		\$	15,000.00	\$		\$	15,000.00
TEDIOS CAMENAS			Ť	0,000.00	_	4,000.00	Ψ	3,000.00	4	4,000.00	\$	3,000.00	\$	4,000.00
NTERIOR PAINTING	8000	SF	\$	0.60	\$	0.80	\$	4,800.00	\$	6,400.00	\$	4,800.00	\$	6,400.00
TRUCTURAL REINFORCEMENT	/	ALLOW	\$	18,000.00	\$	20,000.00	\$	18,000.00	\$	20,000.00	\$	18,000.00	\$	20,000.00
YSTEM	/	ALLOW					\$	3,000.00	\$	5,000.00	\$		\$	5,000.00
MERGENCY LIGHTING AND PIRECTIONAL SIGNS	/	ALLOW	\$	1,500.00	\$	2,000.00	\$	1,500.00	\$	2,000.00	\$	1,500.00	\$	2,000.00
LUMBING	1	ALLOW	\$	6,000.00	\$	7,000.00	\$	6,000.00	\$	7,000.00	\$	6,000.00	\$	7,000.00
IECHANICAL	A	LLOW	\$	12,000.00	\$	15,000.00	\$		\$	15,000.00	\$	12,000.00	\$	15,000.00
LECTRICAL	A	TLOW	\$	4,000.00	\$	6,000.00	\$		\$	6,000.00	\$	4,000.00	\$	6,000.00
ub -total			_			-	9	142,880.00	e .					
0% CONTINGENCIES		- 11					\$			18,204.00		165,280.00		
5% PROFIT & OVERHEAD							\$		_	27,306.00	\$		\$	20,764.00 31,146.00
RCHITECTURAL AND	-	-							_	, = 3.00	Ť	21,102.00	Ť	01,140.00
NGINEERING SERVICE	10%	$-\parallel$					\$	14,288.00	\$	18,204.00	\$	16,528.00	\$	20,764.00
udget Total		II					\$	192,888.00	5 2	45,754.00	0	223,128.00	•	280,314.00

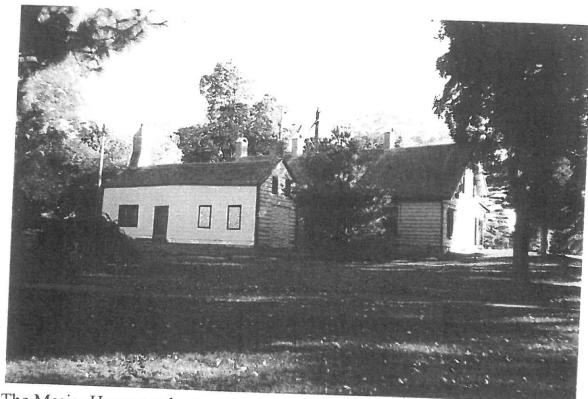
Photographs



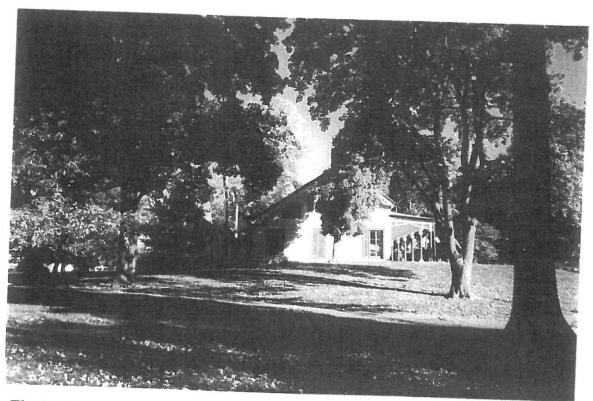
The Mesier Homestead - South Elevation



The Mesier Homestead - East Elevation



The Mesier Homestead - North Elevation



The Mesier Homestead - West Elevation