

## Architectural Survey of the The Mesier Homestead

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## TABLE OF CONTENTS

<b>PREFACE</b> .....	3
<b>CODE RELATED ITEMS</b> .....	4
<b>STRUCTURE</b> .....	8
<b>BUILDING ENVELOPE – THERMAL AND MOISTURE PROTECTION</b> .....	10
<b>INTERIOR FINISHES</b> .....	12
<b>SUMMARY AND RECOMMENDATIONS</b> .....	13
<b>BUDGET</b> .....	14
<b>PHOTOGRAPHS</b> .....	16
<i>The Mesier Homestead - South Elevation</i> .....	16
<i>The Mesier Homestead - East Elevation</i> .....	16
<i>The Mesier Homestead - North Elevation</i> .....	17
<i>The Mesier Homestead - West Elevation</i> .....	17
<b>ARCHITECTURAL DRAWINGS</b> .....	<b>A-1 thru A-5</b>

## 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 NYSUFPBC, 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 performed 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 9 1/4" 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 1/2"H x 4 5/8"W wood beams (3'-6" to 4'-0" centers) on the south side. 5 1/4"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.



First and second floor walls are constructed primarily of wood studs except at locations where the stone foundation wall extends up into the first floor. Conditions of the majority of the studs cannot be evaluated, as not many are exposed. The only studs exposed are those in a portion of the upper floor above the smaller northern building and in one of the first floor rooms and they appear to be sound.

Main stairs leading to the second floor are in good condition. Other stairs, however, are not. At least two sets of wood stairs will need to be replaced. One stair in the main building and another stair in the smaller building, both currently blocked off, will need to be replaced.

## **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 its 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	QNTY	UNIT	BUDGET	RANGE	TOTAL	RANGE	TOTAL	RANGE
ENVIRONMENTAL TESTING AND ABATEMENT		ALLOW	\$ 8,000.00	\$ 12,000.00	\$ 8,000.00	\$ 12,000.00	\$ 8,000.00	\$ 12,000.00
WALLS		ALLOW	\$ 5,000.00	\$ 6,000.00	\$ 5,000.00	\$ 6,000.00	\$ 5,000.00	\$ 6,000.00
SIDING								
WOOD SIDING - REPAIR PATCH - REPLACE PAINT	2500	SF	\$ 3.50	\$ 4.00	\$ 8,750.00	\$ 10,000.00	\$ 8,750.00	\$ 10,000.00
STONE - REMOVE PAINT - REPOINTING STONE	600	SF	\$ 3.00	\$ 3.50	\$ 1,800.00	\$ 2,100.00	\$ 1,800.00	\$ 2,100.00
WINDOWS								
REPLACE	32	EACH	\$ 800.00	\$ 1,000.00	\$ 25,600.00	\$ 32,000.00		
REPAIR - REGLAZE- WEATHER STRIPPING - LEAD PAINT ABATEMENT	32	EACH	\$ 1,500.00	\$ 1,800.00			\$ 48,000.00	\$ 57,600.00
EXTERIOR DOORS - REPLACE - W/SCREEN	8	EACH	\$ 700.00	\$ 1,000.00	\$ 5,600.00	\$ 8,000.00	\$ 5,600.00	\$ 8,000.00
INTERIOR FINISHES								
FLOOR	1800	SF	\$ 0.75	\$ 0.90	\$ 1,350.00	\$ 1,620.00	\$ 1,350.00	\$ 1,620.00
FLOOR	1200	SF	\$ 0.75	\$ 0.90	\$ 900.00	\$ 1,080.00	\$ 900.00	\$ 1,080.00
FLOOR	3000	SF	\$ 0.60	\$ 0.80	\$ 1,800.00	\$ 2,400.00	\$ 1,800.00	\$ 2,400.00
FLOOR	1800	SF	\$ 0.60	\$ 0.80	\$ 1,080.00	\$ 1,440.00	\$ 1,080.00	\$ 1,440.00
FLOORING - FIRST FLOOR	2000	SF	\$ 1.25	\$ 1.50	\$ 2,500.00	\$ 3,000.00	\$ 2,500.00	\$ 3,000.00
FLOOR	1200	SF	\$ 1.00	\$ 1.25	\$ 1,200.00	\$ 1,500.00	\$ 1,200.00	\$ 1,500.00
INSULATION		ALLOW	\$ 5,000.00	\$ 7,000.00	\$ 5,000.00	\$ 7,000.00	\$ 5,000.00	\$ 7,000.00
INTERIOR DOORS AND TRIM	30	EACH	\$ 400.00	\$ 450.00	\$ 12,000.00	\$ 13,500.00	\$ 12,000.00	\$ 13,500.00
INTERIOR TRIM WOODWORKING REPAIR AND REPLACEMENT		ALLOW	\$ 10,000.00	\$ 15,000.00	\$ 10,000.00	\$ 15,000.00	\$ 10,000.00	\$ 15,000.00
INTERIOR STAIRS		ALLOW	\$ 3,000.00	\$ 4,000.00	\$ 3,000.00	\$ 4,000.00	\$ 3,000.00	\$ 4,000.00
INTERIOR PAINTING	8000	SF	\$ 0.60	\$ 0.80	\$ 4,800.00	\$ 6,400.00	\$ 4,800.00	\$ 6,400.00
STRUCTURAL REINFORCEMENT SYSTEM		ALLOW	\$ 18,000.00	\$ 20,000.00	\$ 18,000.00	\$ 20,000.00	\$ 18,000.00	\$ 20,000.00
EMERGENCY LIGHTING AND DIRECTIONAL SIGNS		ALLOW	\$ 1,500.00	\$ 2,000.00	\$ 1,500.00	\$ 2,000.00	\$ 1,500.00	\$ 2,000.00
PLUMBING		ALLOW	\$ 6,000.00	\$ 7,000.00	\$ 6,000.00	\$ 7,000.00	\$ 6,000.00	\$ 7,000.00
MECHANICAL		ALLOW	\$ 12,000.00	\$ 15,000.00	\$ 12,000.00	\$ 15,000.00	\$ 12,000.00	\$ 15,000.00
ELECTRICAL		ALLOW	\$ 4,000.00	\$ 6,000.00	\$ 4,000.00	\$ 6,000.00	\$ 4,000.00	\$ 6,000.00
Sub -total					\$ 142,880.00	\$ 182,040.00	\$ 165,280.00	\$ 207,640.00
10% CONTINGENCIES					\$ 14,288.00	\$ 18,204.00	\$ 16,528.00	\$ 20,764.00
15% PROFIT & OVERHEAD					\$ 21,432.00	\$ 27,306.00	\$ 24,792.00	\$ 31,146.00
ARCHITECTURAL AND ENGINEERING SERVICE	10%				\$ 14,288.00	\$ 18,204.00	\$ 16,528.00	\$ 20,764.00
Budget Total					\$ 192,888.00	\$ 245,754.00	\$ 223,128.00	\$ 280,314.00

## Photographs



The Mesier Homestead - South Elevation



The Mesier Homestead - East Elevation

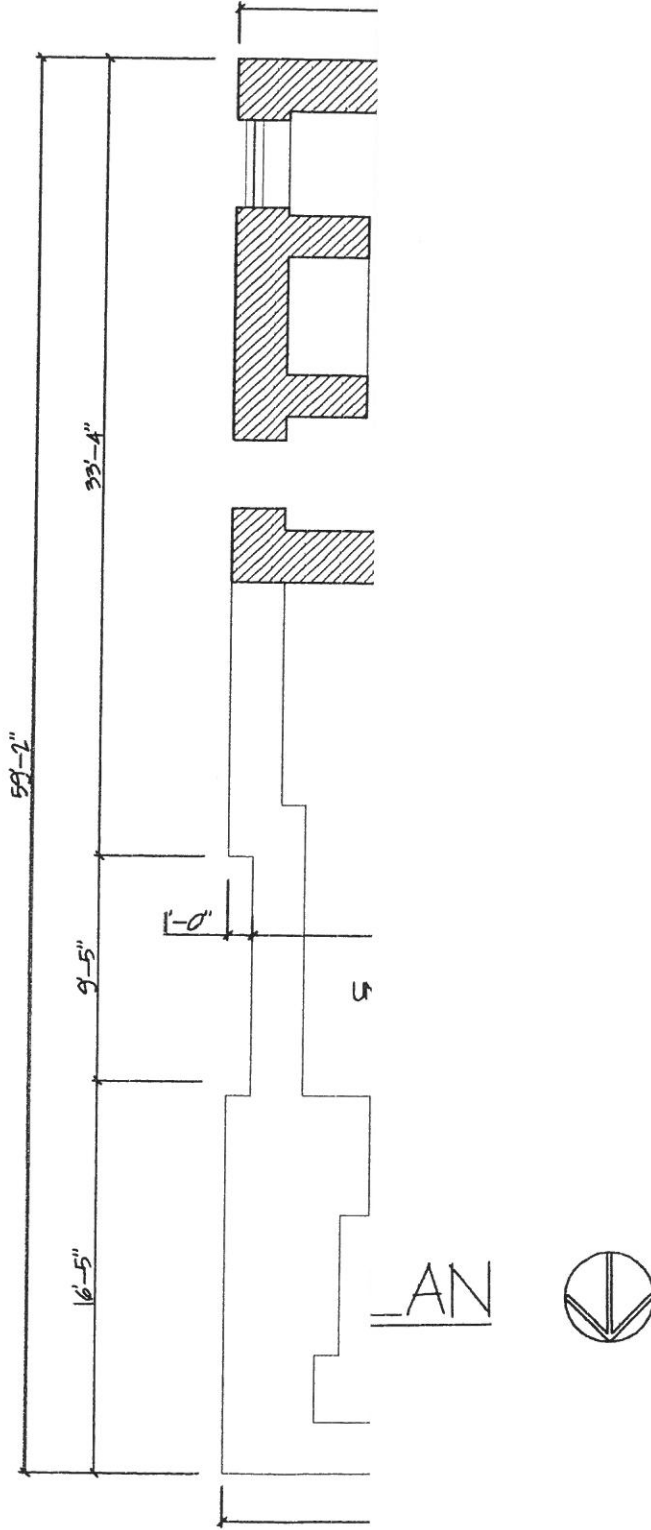




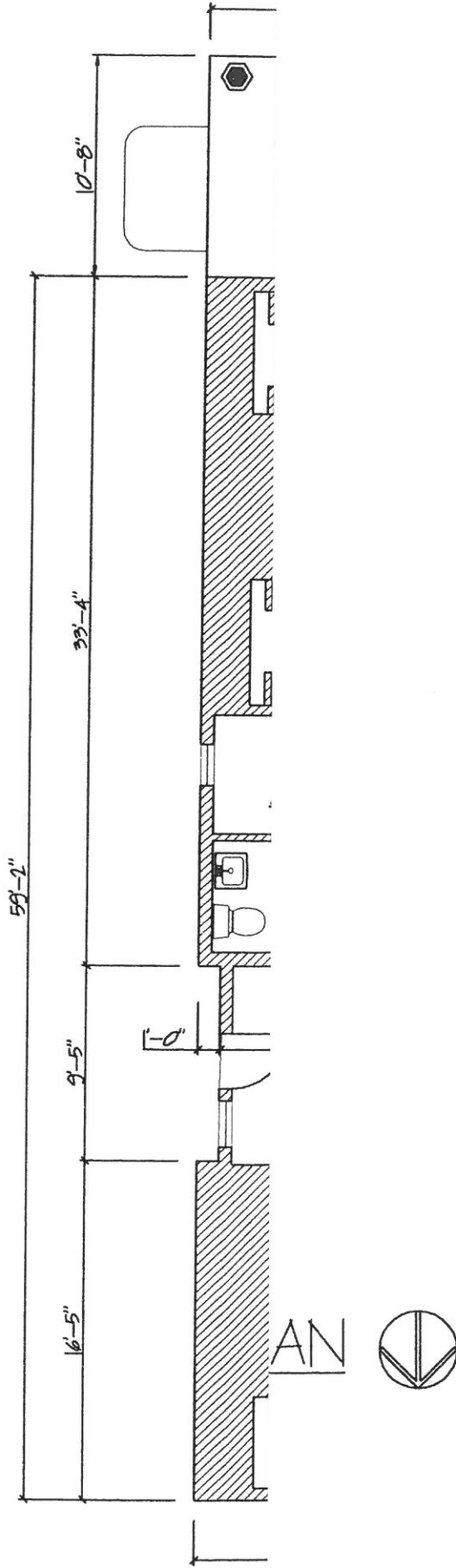
The Mesier Homestead - North Elevation



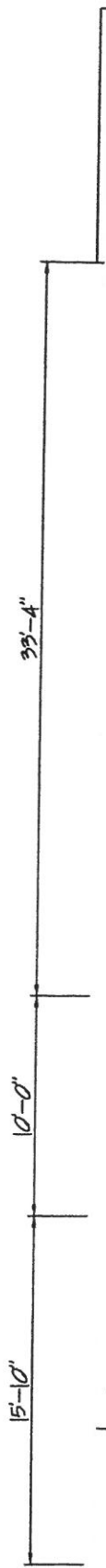
The Mesier Homestead - West Elevation



<p>EXISTING CONDITION PLAN  MESIER HOMESTEAD  RESTORATION  MESIER PARK  WAPPINGERS FALLS, NY</p>	<p>BASEMENT  PLAN</p>	<p><b>TPG</b> THE PILON GROUP  <b>ARCHITECTS</b>  40 KENT ROAD  WAPPINGERS FALLS, NY 12590  914-298-2003</p>	<p>DATE: OCT 29, 2001  SCALE: 1/8" = 1'-0"  DWG NO: A-1</p>
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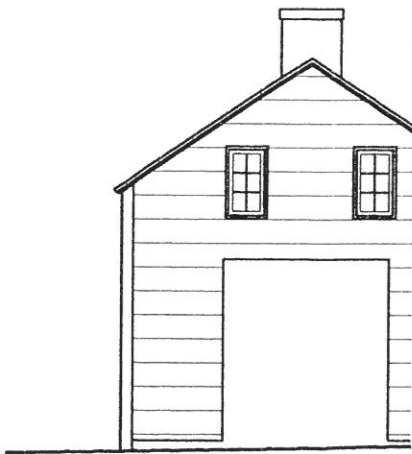
<p>EXISTING CONDITION PLAN  MESIER HOMESTEAD  RESTORATION  MESIER PARK  WAPPINGERS FALLS, NY</p>	<p>FIRST FLOOR  PLAN</p>	<p><b>TRG</b> THE PILON GROUP  <b>ARCHITECTS</b>  40 KENT ROAD  WAPPINGERS FALLS, NY 12590  914-298-2003</p>	<p>DATE: OCT 29, 2001  SCALE: 1/8" = 1'-0"  DWG NO: A-2</p>
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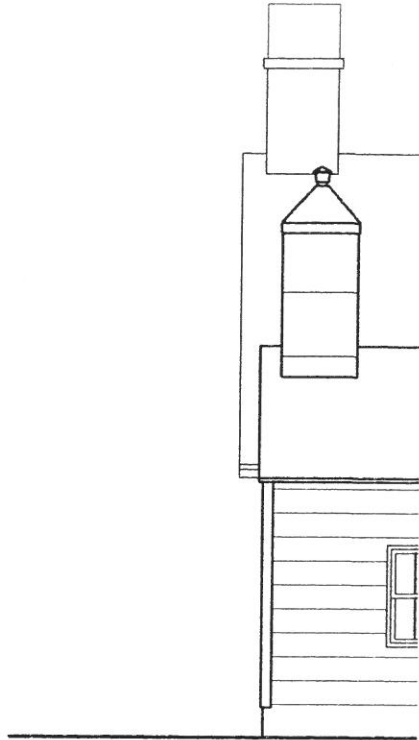
PLAN



<p>EXISTING CONDITION PLAN          MESIER HOMESTEAD          RESTORATION          MESIER PARK          WAPPINGERS FALLS, NY</p>	<p>SECOND FLOOR          PLAN</p>	<p><b>TRG</b> THE PILON GROUP  <b>ARCHITECTS</b>          40 KENT ROAD          WAPPINGERS FALLS, NY 12590          914-298-2003</p>	<p>DATE: NOVEMBER 2, 2001          SCALE: 1/8" = 1'-0"          DWG NO: A-3</p>
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WEST  
SCALE: 1/8"



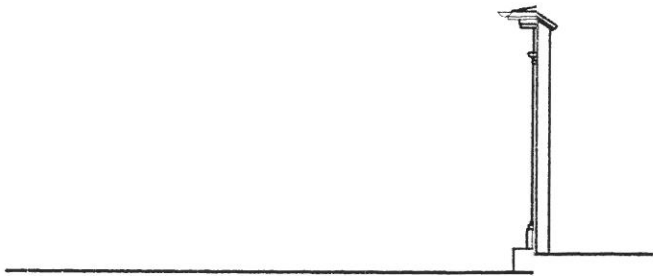
NORTH  
SCALE: 1/8"

EXISTING CONDITION PLAN  
MESIER HOMESTEAD  
RESTORATION  
MESIER PARK  
WAPPINGERS FALLS, NY

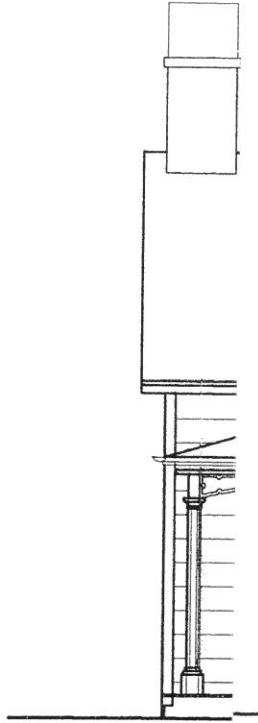
NORTH & WEST  
ELEVATIONS

**TRG** THE PILON GROUP  
**ARCHITECTS**  
40 KENT ROAD  
WAPPINGERS FALLS, NY 12590  
914-298-2003

DATE: NOVEMBER 2, 2001  
SCALE: 1/8" = 1'-0"  
DWG NO: A-4



EAST E  
SCALE: 1/8" :



SOUTH  
SCALE: 1/8" :

<p>EXISTING CONDITION PLAN MESIER HOMESTEAD RESTORATION MESIER PARK WAPPINGERS FALLS, NY</p>	<p>SOUTH &amp; EAST ELEVATIONS</p>	<p><b>TPG</b> THE PILON GROUP <b>ARCHITECTS</b> 40 KENT ROAD WAPPINGERS FALLS, NY 12590 914-298-2003</p>	<p>DATE: NOVEMBER 2, 2001 SCALE: 1/8" = 1'-0" DWG NO: A-5</p>
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