MESIER HOMESTEAD
EXISTING CONDITIONS REPORT

WAPPINGERS FALLS, NEW YORK

June 1997

prepared by
Preservation Architecture
51 Round Lake Road
Valatie, New York 12184
518-766-2459/2451

This project partially funded by a
Technical Assistance Grant from the
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PART I
EXISTING CONDITIONS

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A. Background

The Brewer-Mesier House, also known as the Mesier Homestead, is Wappingers Falls' earliest residence and must important landmark. The building is situated within an approximately five acre park at the east end of the village's central business district. The residence and park were deeded to the village c.1891 by heirs of the Mesier family with the understanding that the parcel would forever be known as Mesier Park.

Nicholas Brewer and his brother Adophus arrived in Wappingers in 1738, acquired 600 acres (the current site of the village), and built a flour mill on the bank of the Wappingers Creek. Nicholas built his homestead, the structure now known as the Mesier Homestead, in c.1741. Sometime prior to 1777, the building was purchased by Peter Mesier of New York City.

Until recently, the first floor of the building was occupied by various government offices, including the village Police Department. Currently, only the Water Department is located in the building, occupying the east end of the South Section. The second floor and portions of the first floor contain the museum of the Wappingers Historical Society.

Despite its alterations, the structure retains its integrity as a pre-Revolutionary Hudson Valley house. The Homestead is listed in the State and National Registers of Historic Places as a contributing component of the Wappingers Falls Historic District. Given its significance, it was documented by the Historic Architecture and Building Survey (HABS) in the 1930s, funded by the federal Work Progress Administration (NY-372).

This examination of the building appears to be the first written report documenting the existing conditions and the historical aspects of development. Given the significance of the building, consideration should be given to the preparation of an Historic Structure Report, an in-depth investigation that would thoroughly examine all aspects of the structure and provide a means to accurately date the various building sections and the interior and exterior features. The Historic Structure Report would include interior and exterior paint analysis; the detailed evaluation of interior moldings, wall papers, and hardware; and would include selective removals to identify and date structural conditions now hidden from view. Some of these structural conditions may provide assistance in the dating of interior and exterior alterations.

The Historic Structure Report would also articulate a complete restoration philosophy for the Homestead. Many of the changes that have occurred to the building are important to the building's history and should be preserved to present to visitors the complete history of the building. The New York State Council on the Arts, Architecture, Planning and Design program provides funding support for the preparation of such reports.

B. Building Description

Exterior

The Mesier Homestead is comprised of five discrete building sections constructed between 1741 and possibly the mid-20th century. The two largest and earliest portions of the building, referred to in this report as the North and South Sections, appear to have been built within a few years of each other. It is believed that the North Section was completed first, but this should be verified by further investigation.

The 40' x 16' **North Section** was constructed as a one and one-half story with two rooms on the first floor. Its exterior retains its 18th century form, despite the alterations that have occurred.

In contrast, the 46' x 63' **South Section,** also one and one-half stories, is primarily characterized by its mid-19th century alterations. These alterations may have included the alteration of south and west elevation windows, siding, and trim; the extension and Gothic modifications of eaves on the east and west elevations of the South Section; and the addition of Gothic details to existing south facing dormers. Future paint analysis will be of assistance in determining if these dormers were added in the 19th century, or were 18th century construction that in the 19th century received Gothic detailing. In contrast, the north facing dormers appear older than their south facing counterparts.

The open **Veranda** added to the south of the South Section has a footprint of 63' x 10'. With its scroll sawn barge boards and decorative detailing, it is one of the most character defining features of the structure. From the cursory examination undertaken for this report, the Veranda may have been added in the late-18th century, when the South Section's windows, doors, and interiors were altered, and then modified in the mid-19th century when the entire section received its Gothic details. Supporting this theorem is the combination of late 18th century and 19th century moldings on the paneled Veranda ceiling.

A one story **Connector** was constructed to provide an enclosed connection between the North and South Sections, at a yet unknown date. Although most visible are the Connector's 20th century materials and details, further investigation can determine if remains of an earlier structure exist underneath.

The **Shed** at the north elevation of the North Section is of recent vintage. It is currently used for storage of grounds maintenance equipment. The interior south wall of the shed is the original exterior wall of the South Section, and on this wall is evidence of the earliest siding and paints. Based on the evidence at this wall, this shed is the second structure to be situated at this location.

The North and South Sections have gable roofs. The Veranda has a low hipped roof, and the Connector a slightly pitched roof. The North and South Sections have rubble stone walls at the fireplace backs on the lower levels of the east and west gable end walls. All facades have clapboard siding dating from the earliest construction period to the more recent alterations.

Interior

The interior of the **North Section** has been significantly altered, although remnants of original and

early building materials and finishes remain. An early mantel, wainscot and trim, dating from c.1800, exist in the west room. In the east room, a fireplace and bake oven exist on the east wall: it is possible that the bake oven was built over the original fireplace. The two upper level rooms, accessed from a narrow winding wood stair leading to a center hall, are simply detailed: elements of the original/early finishes remain.

Particularly noteworthy on the upper level are the early clay mortar intact on one of the fireplace's masonry and the early windows, possibly reused from another location. One window in particular, with its heavy muntins and other details, may be original to the building. Original roof and floor framing members are visible.

The **South Section** has three large rooms and a 10' wide center hall on the first floor. It is assumed that the 46' width was original to the building, but this merits further investigation. (A basement only exists under the southerly 19' wide section). The rear (north) area of this section, currently finished with wood planks rather than the plaster that exists in other locations, was probably originally open and enclosed at a yet unknown date.

The South Section's first floor interior contains a variety of architectural elements and finishes that warrant further study. In the west room, where some wall and ceiling construction is uncovered, the original wattle and daub wall construction is visible at one location. Above the existing ceiling, the original ceiling---with its finished beams---is visible at one location. The moldings, paneling and fire place mantel suggest the room was remodeled in the very late 18th century, and evidence of original built-in cupboards on the west wall further substantiate this supposition.

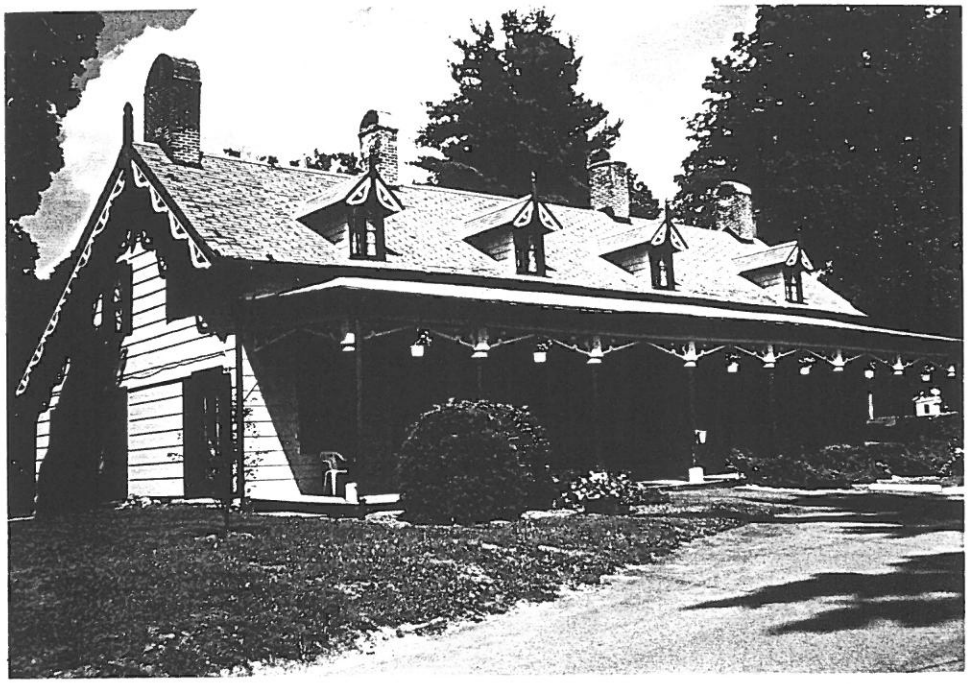
Access to the upper level is provided by two simple wood staircases. The south side of the upper level is divided into four rooms, and the north side into four separate spaces. In some upper level locations the original framing is visible. Further investigation can evaluate the possibility of this section containing an (original) smaller structure which was subsequently added on to.

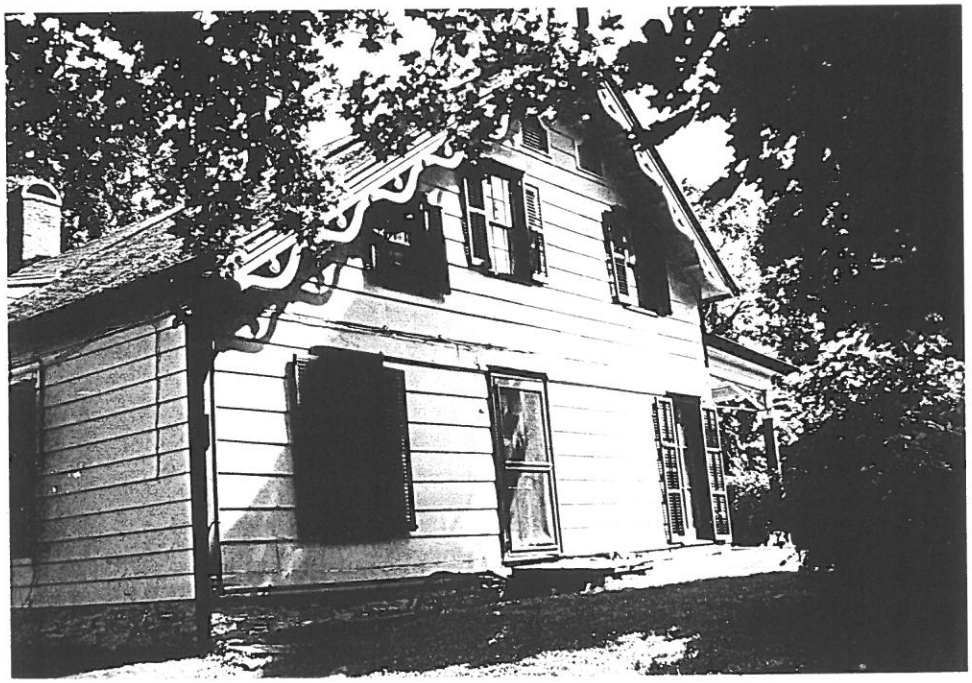
Consistent with the frugality necessary in early American architecture, alterations to the Homestead recycled earlier structural and architectural elements. For example, the built-in cupboards located in the South Section's first floor, northeast room (west wall) are constructed of elements dating from the earliest period of construction through the 20th century. Similarly, windows have been relocated, and in some cases resized or reconfigured as necessary. Laboratory analysis of finishes and other investigative techniques, as would be included in the Historic Structures Report, will assist in refining an understanding of the building's chronological changes.

All sections of the Homestead are of wood frame construction. Only the South Section has a basement, which was substantially reinforced in recent years with the addition of wood columns supporting steel beams and new floor joists and beams. The basement is in very good condition, although the southeast corner shows evidence of water leakage, likely caused by exterior drainage problems.

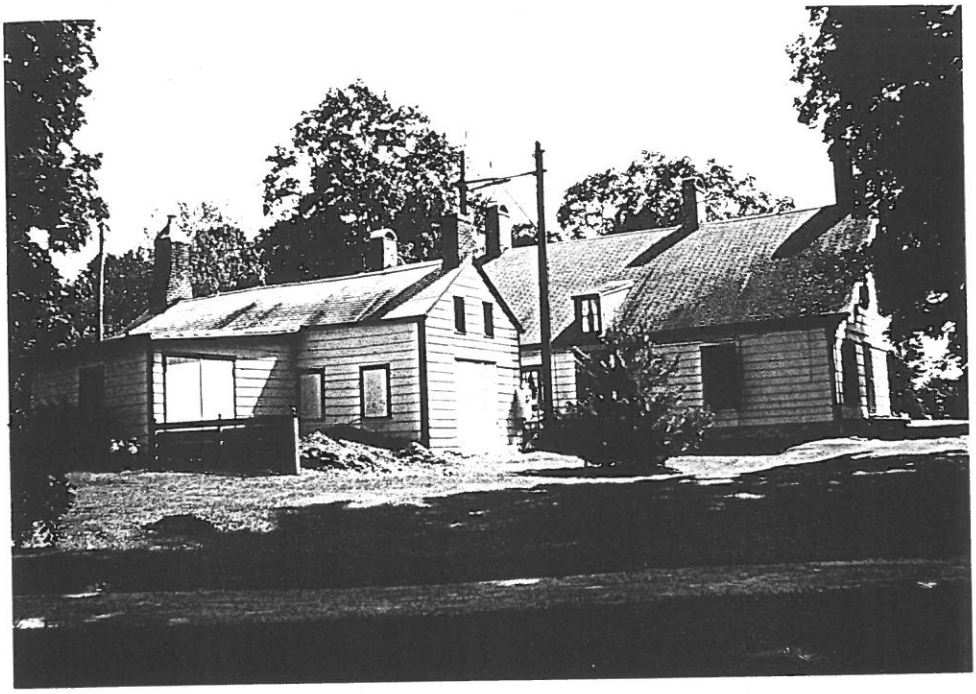
Much of the electrical system has been upgraded throughout the building, although a full electrical analysis will be necessary to determine how comprehensive these improvements have been. Evidence of knob and tube wiring were noted in the attic, although it is unknown if this equipment is operable. Wire mold is also prevalent throughout. The electrical service enters the site at the north end of the structure, and much of it is exposed on the interior and exterior. No early lighting fixtures have survived, and florescent fixtures exist throughout.

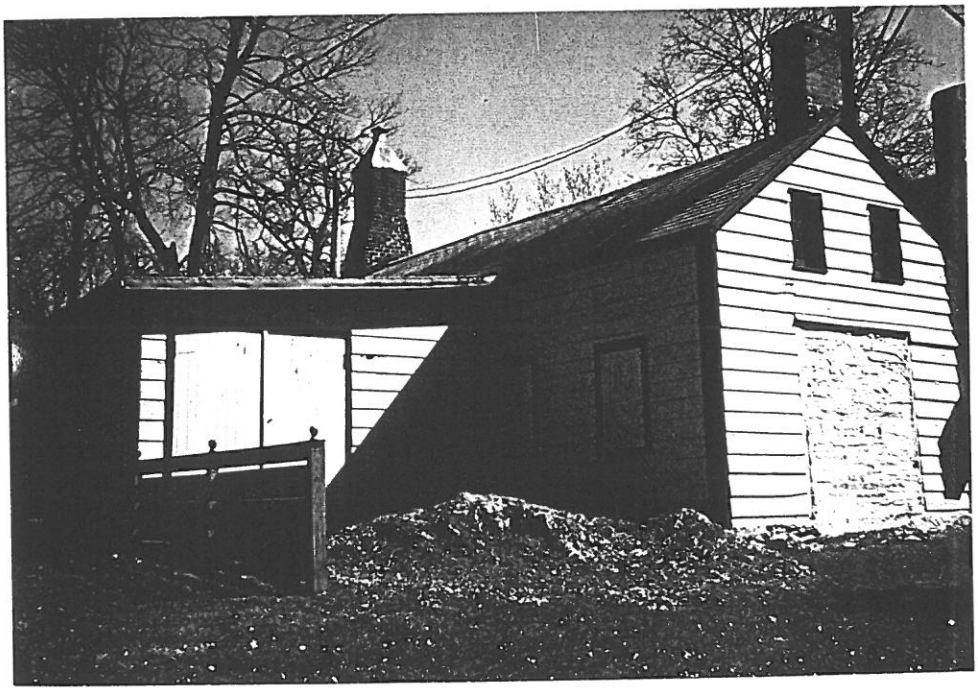
C. Photographs



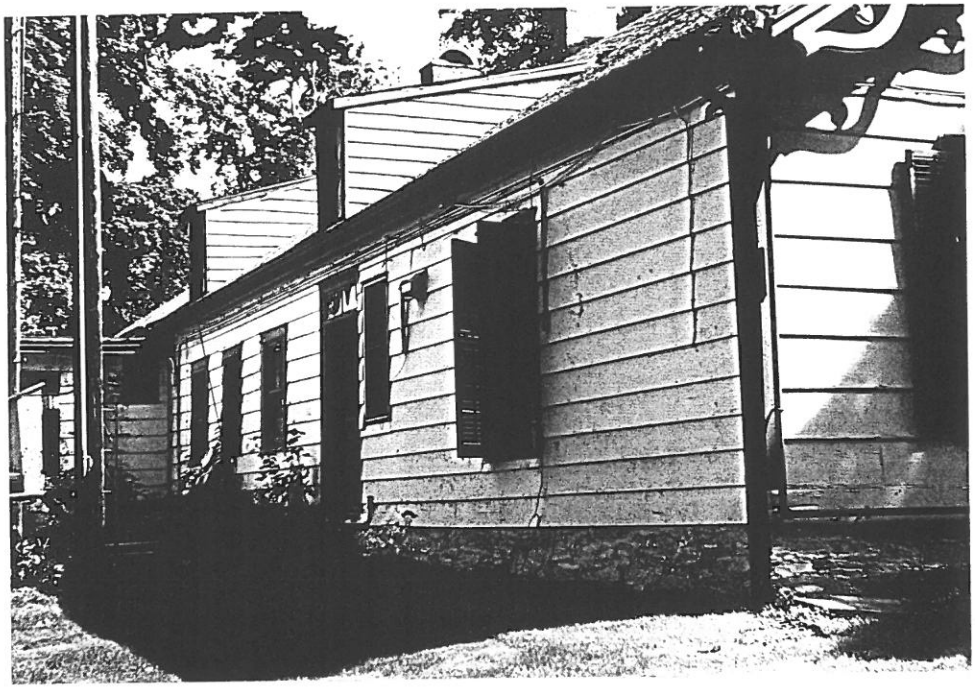


Top: South Section, south and west elevations.
Bottom: South Section, west elevation.

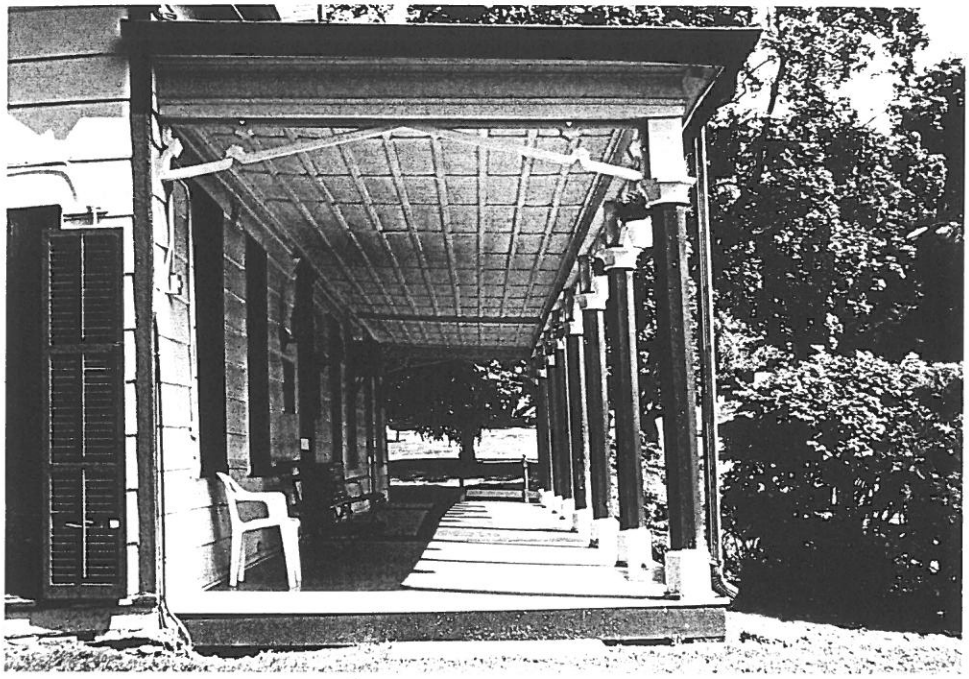


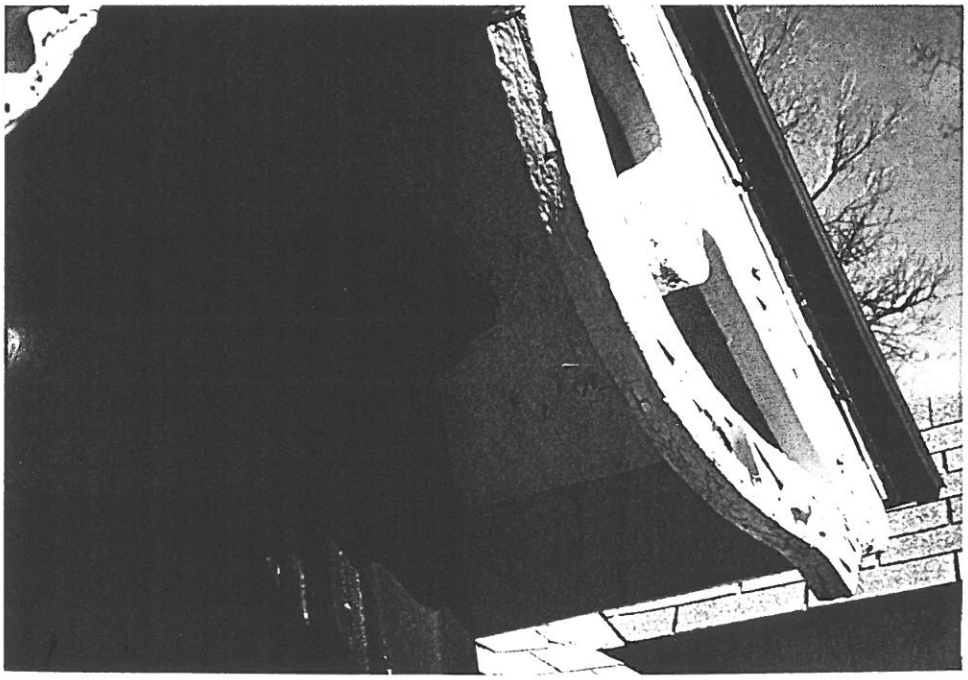


Top: Looking southeast. From left, 20th c. Shed, North Section, South Section.
Bottom: North Section, north and west elevations, and 20th c. Shed.

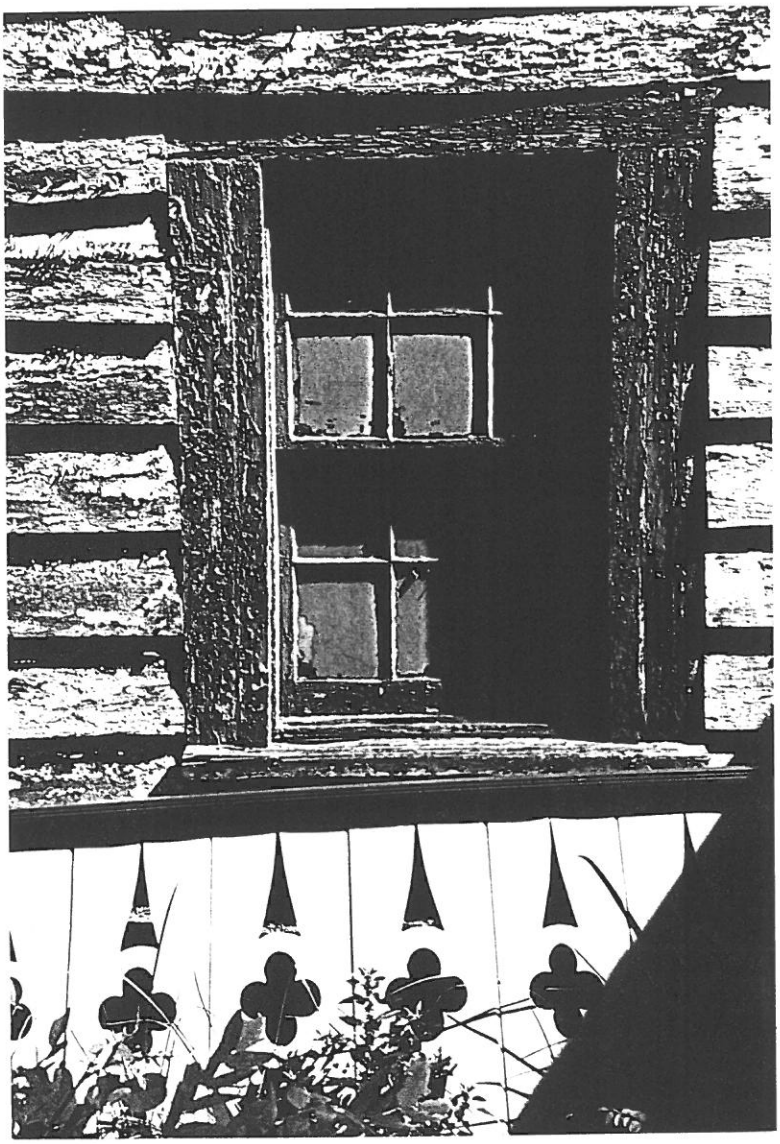


Top: South Section, north elevation.
Bottom: Courtyard between North Section, south elevation (left) and South Section, north elevation (right). At center is undated Connector.

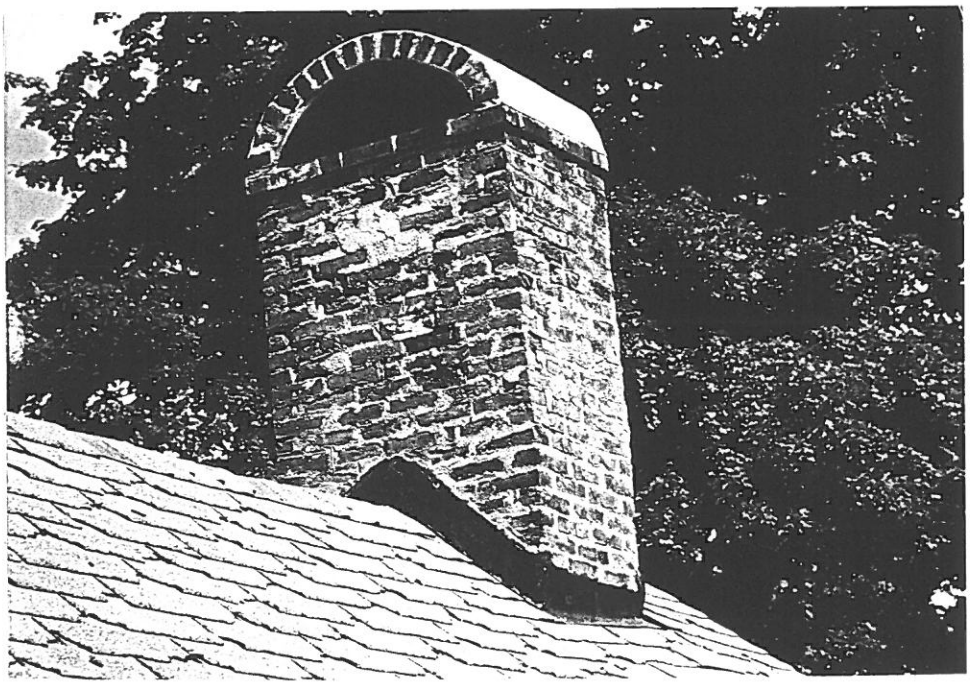




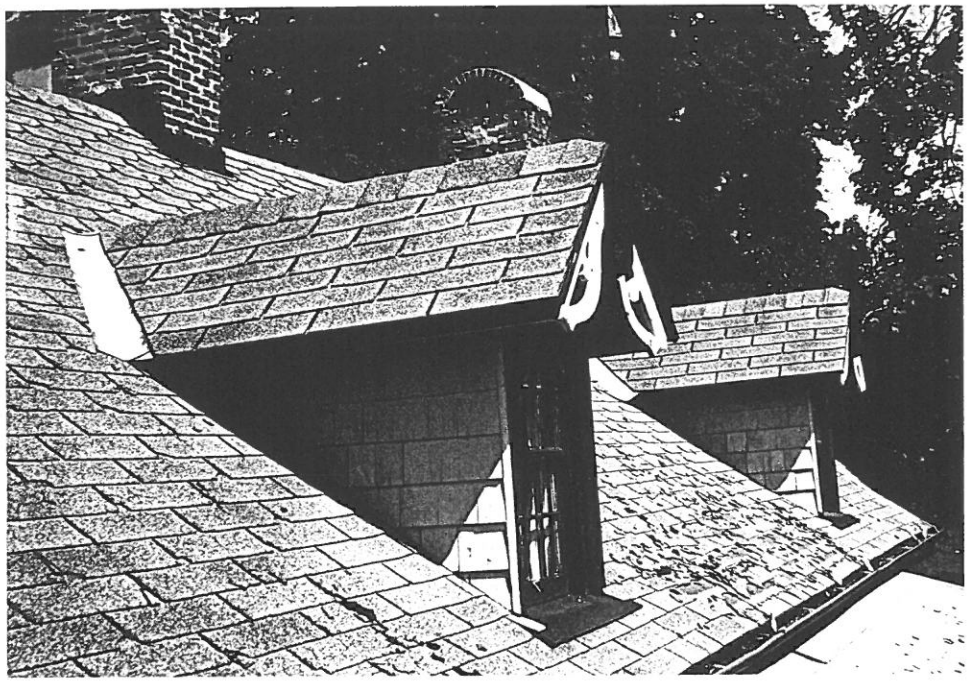
Top: Veranda, west elevation.
Bottom: South facing dormer, barge board detail.

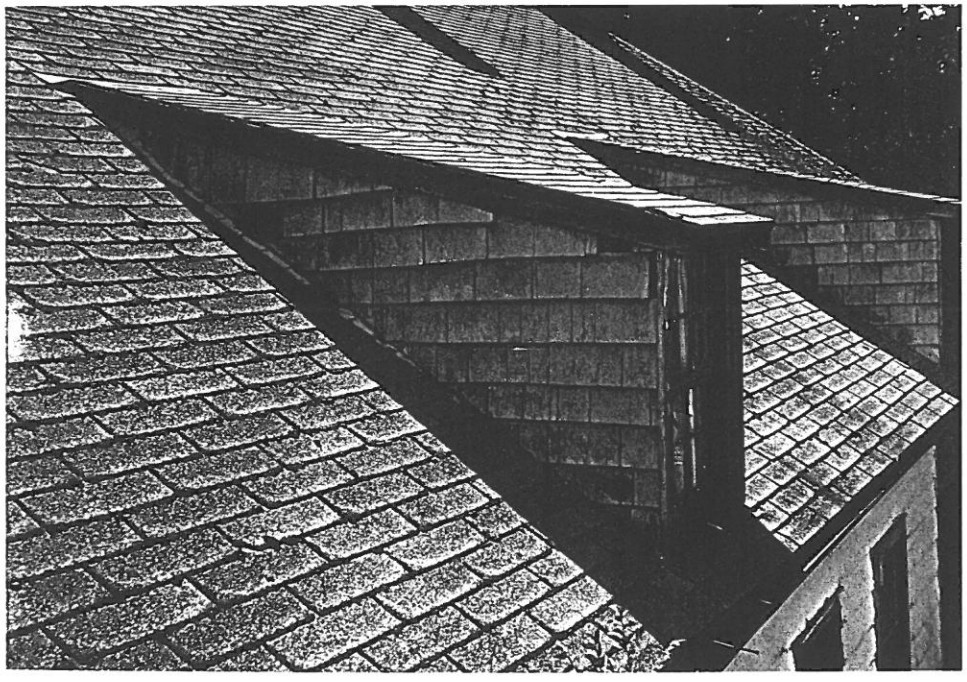


Paint Condition, North Section

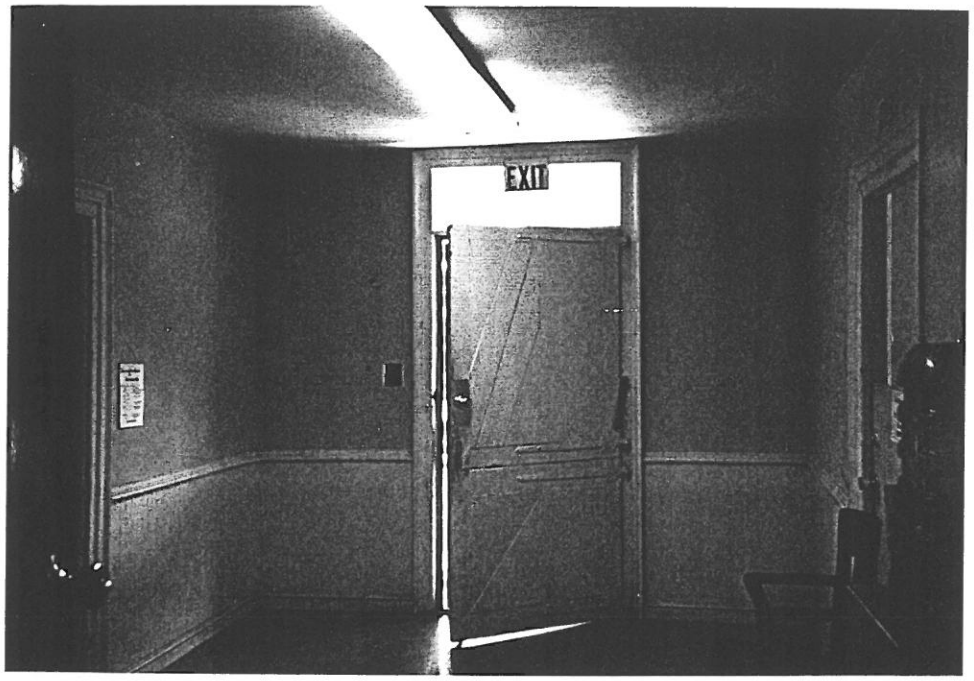


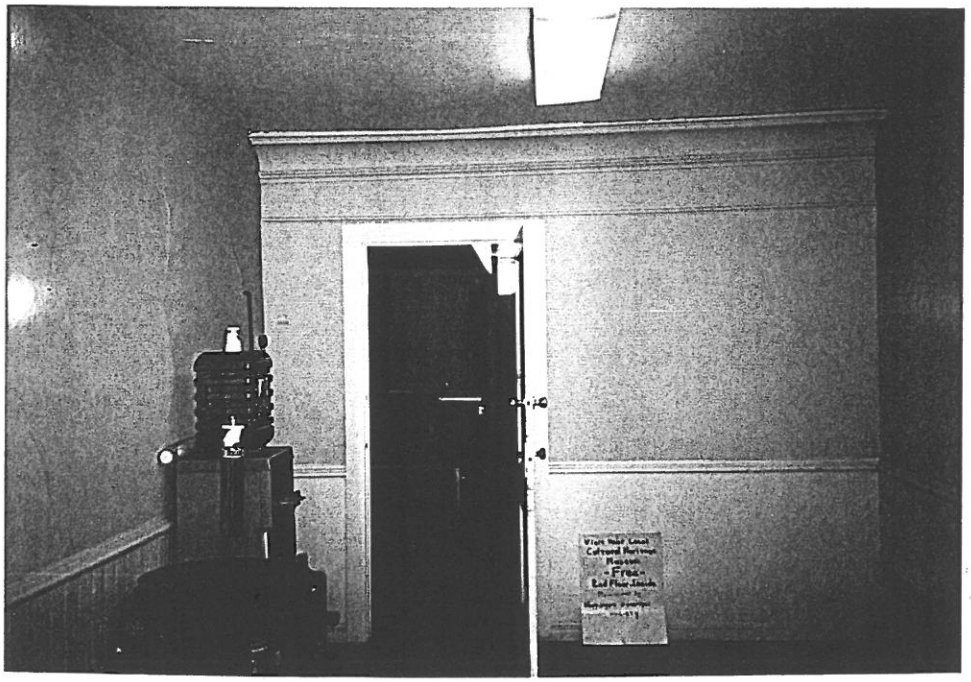
Top: Roof condition, South Section, south slope.
Bottom: Chimney condition, South Section.



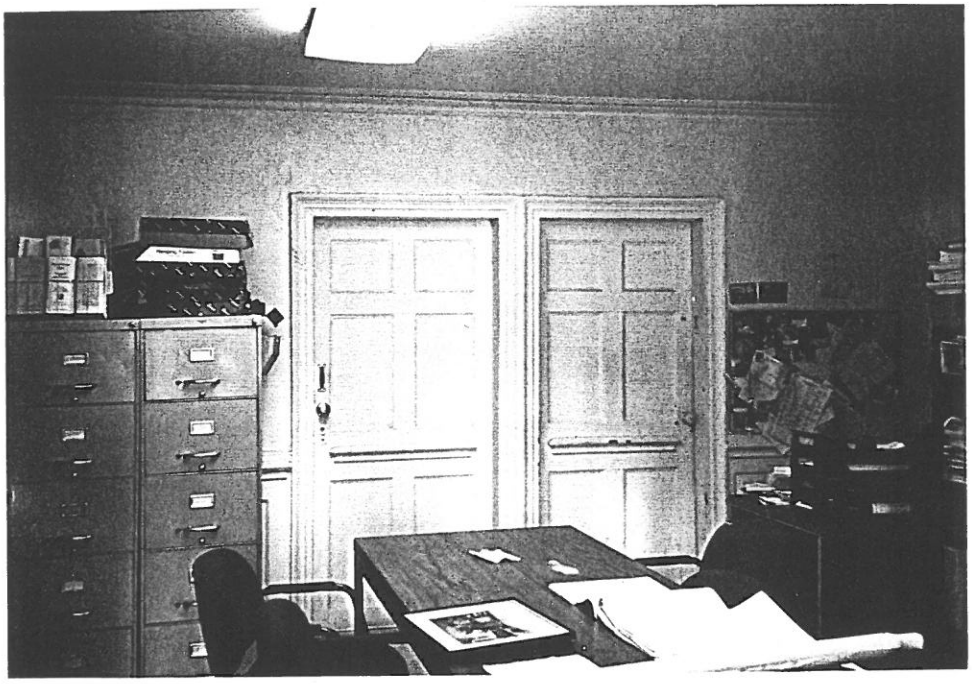


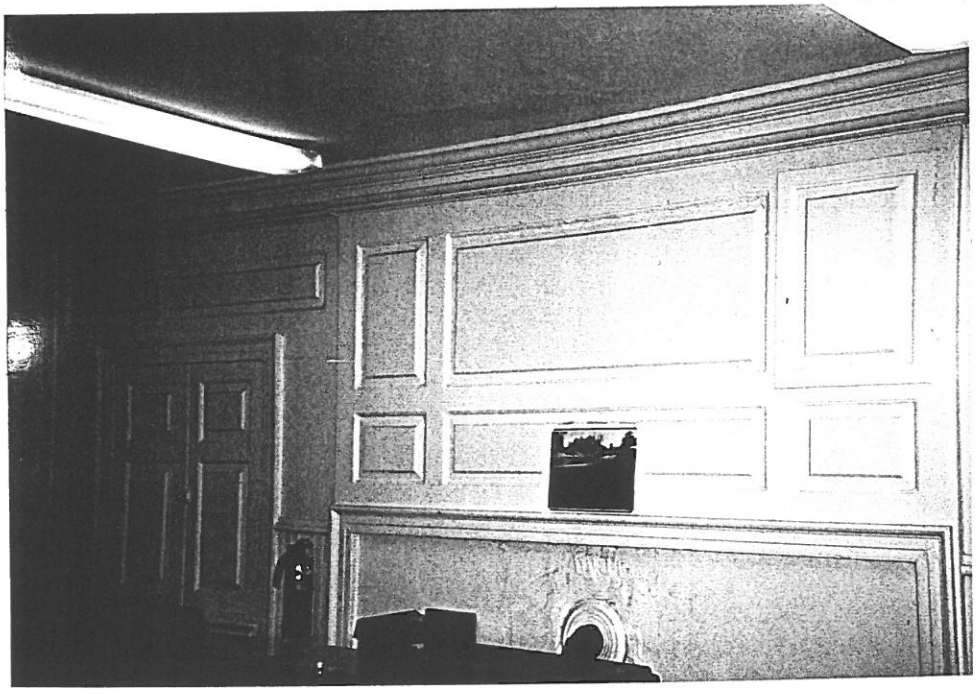
Top: South facing dormer, South Section.
Bottom: North facing dormer, South Section.



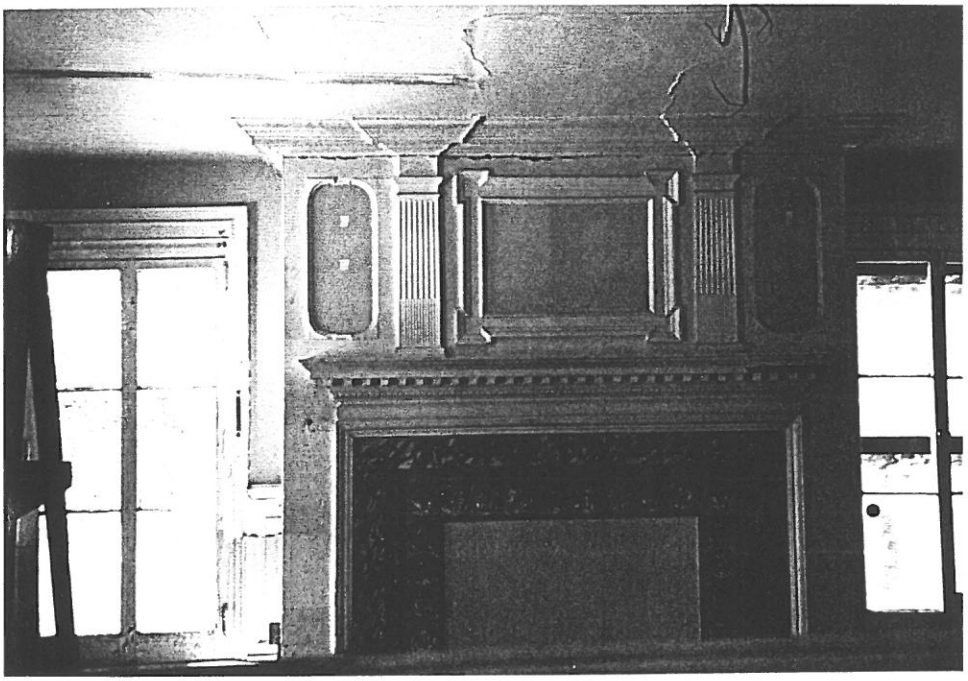


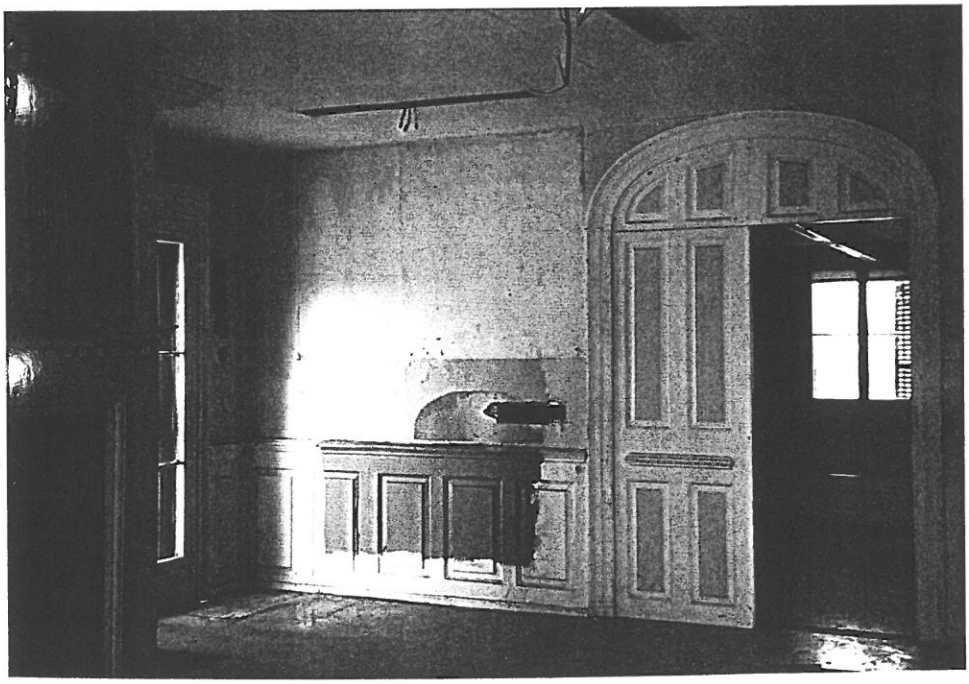
Top: North Section, first floor, center hallway, looking south.
Bottom: North Section, first floor, center hallway, looking north.



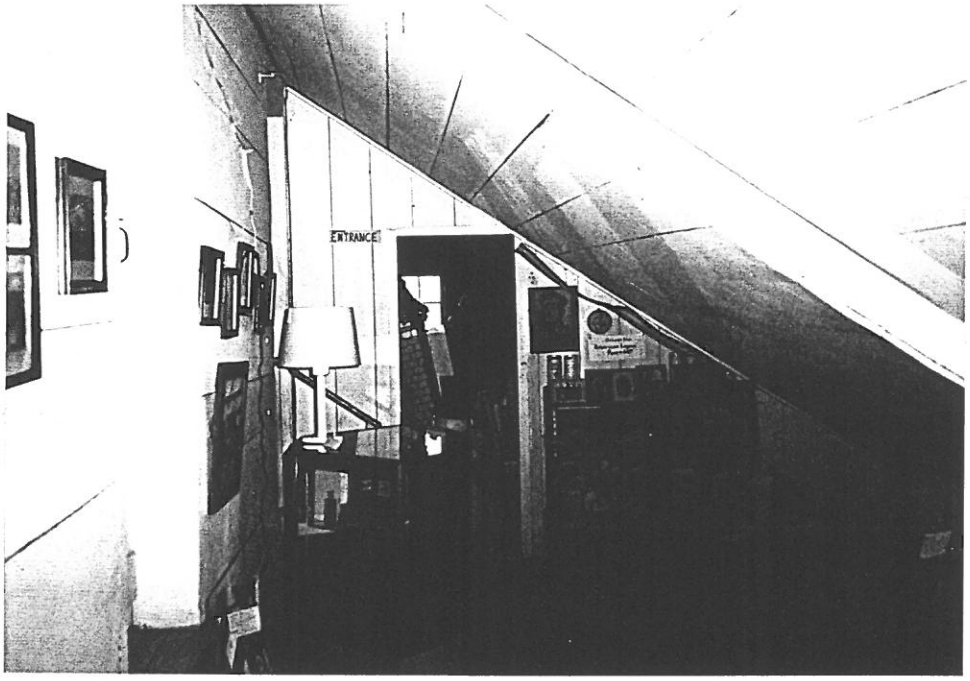


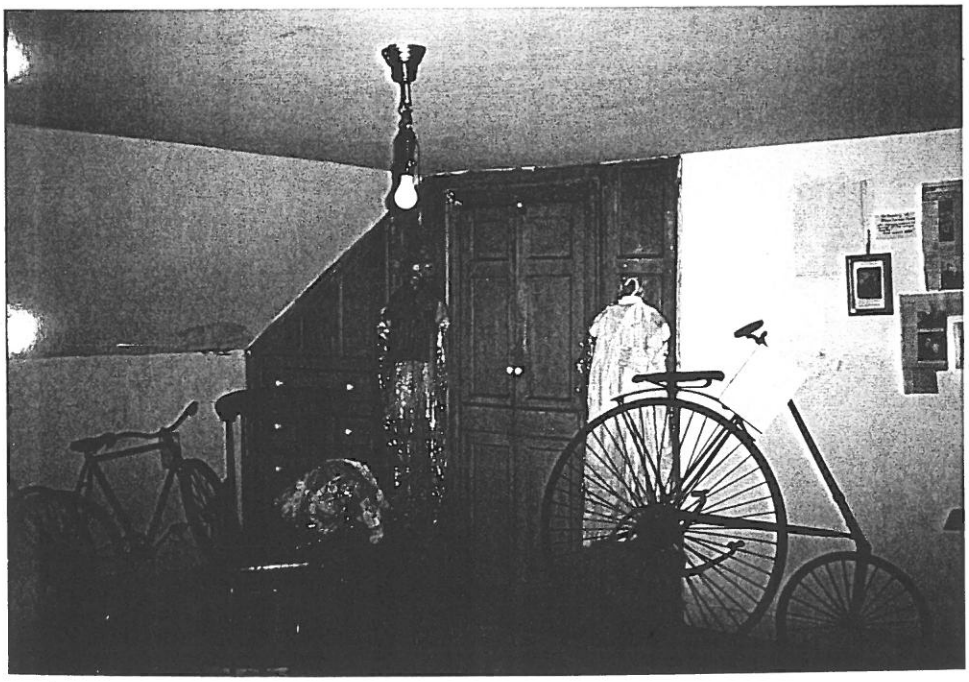
Top: North Section, first floor, room east of hallway, looking north.
Bottom: North Section, first floor, east room, looking east.



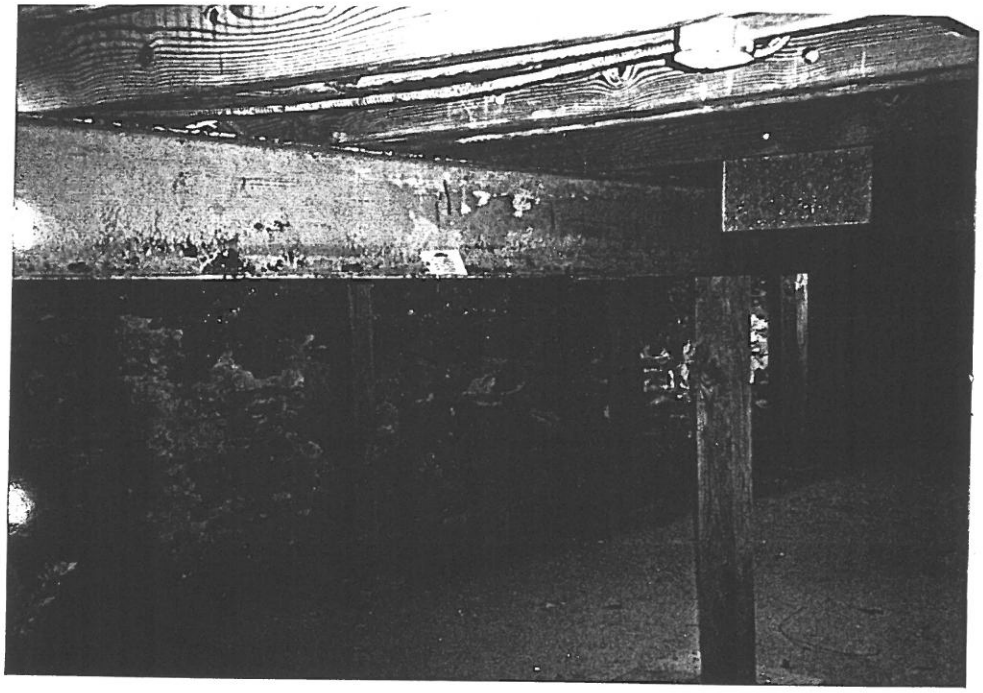


Top: North Section, first floor, west room, looking west.
Bottom: North Section, first floor, west room, looking northwest.

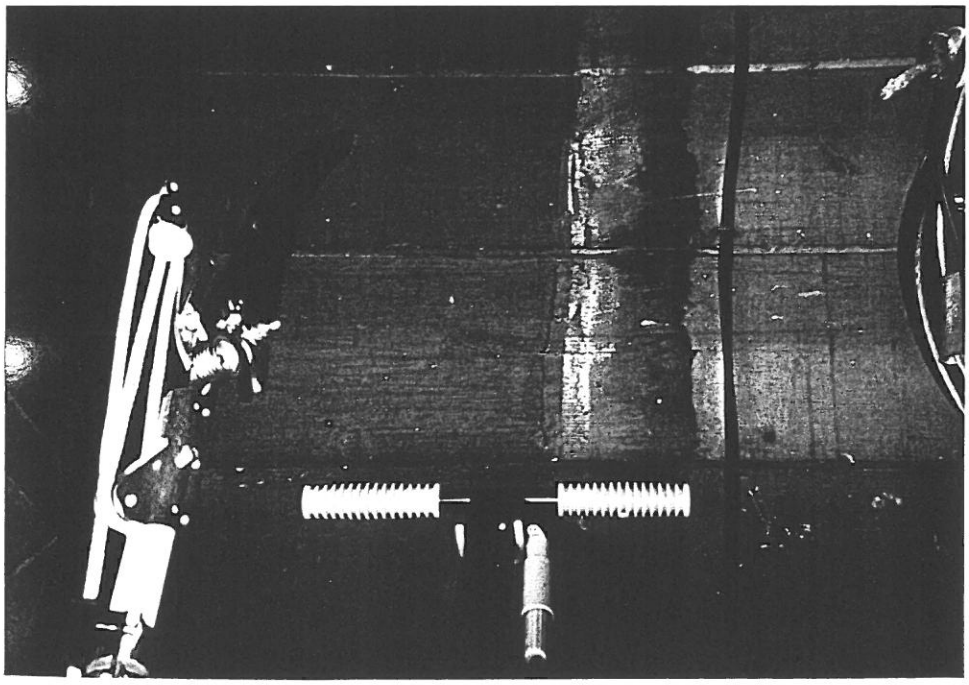




Top: North Section, second floor, south end.
Bottom: North Section, second floor, typical finishes.



Top: Basement, structural reinforcement.
Bottom: Basement, southeast corner, indications of water penetration.



Top: North Section, north elevation, evidence of alterations and earlier structure.
Bottom: North Section, north elevation, evidence of alterations and earlier structure.

PART II
EXTERIOR CONDITIONS ANALYSIS

A. Roofing
B. Roof Drainage
C. Masonry
D. Foundations
E. Wood Siding
F. Wood Trim
G. Veranda
H. Windows and Doors

A. Roofing

The five sections of the existing building have separate roofs.

The **Veranda** roof is noted in the HABS drawings as having a tin roof. It is currently covered with rolled lap roofing and is in extremely poor condition.

The **South Section's** north and south slopes are covered with asphalt shingles. These are generally in extremely poor condition. Shingles are missing, curled and cracked. The northwest corner of the north slope exhibits extensive amounts of biological growth. This growth indicates the inability of that roof area to dry out, and may be the cause of damage of interior finishes and structural members.

The dormer roofs are of more recent vintage but also in deteriorated condition. Shingles are deteriorated or missing. The gable roofs on the south facing dormers overhang the dormer walls, offering protection from water infiltration and ice. In contrast, the two north facing shed dormers have little overhang, and water problems here are more likely.

The **North Section's** north and south slopes are covered with shingles in poor to moderate condition. The northern slope exhibits extensive mold growth on the shingles.

The **Connector** between the North and South Sections has a slightly pitched roof peaked at the center. Its poor condition is exacerbated by the quantity of water that flow to it from the adjacent gable roofs, and the problems with gutters and down spouts described otherwise in this report.

The **Shed** has a slightly pitched roof also in poor condition.

Recommendations:

All existing roofs should be removed and an entire new roofing and drainage system installed. Selective removals should occur to determine the original materials and details that may be used in the restoration. Historic photographs and other documents should also be used in planning the restoration. It is assumed that the original roofs were wood, and that the mid-20th century roofs were tin.

Included in the roof replacement project should be the removal of existing roofs and decking; installation of new wood decking and necessary structural repairs; (as determined historically appropriate) the installation of wood shingles and flat seam metal roofs on the gabled portions, dormers, and Veranda, and a membrane roof on the (invisible) flat section; the installation of new copper flashing between roof slopes and at chimneys; the installation of new wood gutters and downspouts; the repair and restoration of wood cornices and decorative wood elements on the roof; and the restoration of brick chimneys.

B. Roof Drainage

The South Section of the roof had built-in gutters, at least at the time the Gothic changes were made in the mid-19th century. These have been infilled and hung gutters installed in their place. The Veranda porch and North Section may also have had built-in gutters.

The soffit and fascia of the west side of the Connector between the North and South Sections has exhibited substantial damage due to the failure of gutters and down spouts.

All sections of the roof now have aluminum hung gutters and down spouts. While some of these components are operable, others are inoperable due to breakage or lack of maintenance. None of the components of the existing drainage system are historically appropriate.

Recommendations:

The viability of restoring the built-in gutter system should be explored. Where appropriate and maintainable, this system should be reinstalled. In other locations, appropriately detailed gutters and downspouts should be provided. Improvements to the existing configuration should be made to provide adequate and maintainable roof drainage.

C. Masonry

Both the North and South Sections of the building have painted field stone on the first story of the east and west gable ends. In general the stone is in good condition, although at the east elevation of the North Section, some areas have missing stone, and mortar is missing at masonry joints at the base. At the east elevation of the South Section, some through-joint cracking of the stone has occurred.

The South Section of the building has four brick chimneys with open vaulted tops. These appear to have been rebuilt in the 20th century, although some base bricks and flashing appear to be original. Prior to the 1930s, these chimneys were parged with cement, which has since partially weathered. The North Section has two brick chimneys. The eastern of these was rebuilt in the mid-20th century in a trapezoidal shape surmounted by a metal hood. The earlier configuration is shown in the HABS drawings.

The six chimneys range from sound condition to having extreme deterioration of bricks.

Recommendations: All flashing on existing chimneys should be removed and replaced as a part of the roof restoration project. At the same time, partial or complete rebuilding of the chimneys should occur using sound existing brick and/or and new brick to match original, and soft lime mortar.

D. Foundations

The foundation is constructed of a wood sill over rubble masonry walls. In most locations, the foundation and sills appear to be in sound condition. At the South Section, southeast corner, evidence of moisture entry is visible from the interior. It appears this is caused by the grade changes at the exterior where asphalt has been applied over the stone surround of the areaway. Immediately to the north of this location, a plywood bulkhead has been built in recent years. The bulkhead covers a new basement entrance accessed by a concrete stair and is surrounded by poured concrete walls that exhibit cracking. The door to the Basement was created by infilling a portion of the width of an original basement window with brick.

Select locations of deteriorated wood sills, caused by rotting or termite or insect infestation, are as follows:

1. At the South Section's west elevation.
2. At the North Section's south elevation, where grade has been altered and dirt covers the lower wood sections of the building. A concrete sill has been added at the central section of this elevation.
3. At the North Section's north elevation, where organic yard materials are stored adjacent to the building.

In many of these areas the wood sills have been covered with metal, a condition that traps moisture and may be accelerating deterioration underneath.

Recommendations:

The South Section, west elevation should be examined to determine means to achieve positive drainage away from the building. This may involve subsurface drain pipes underneath the driveway. Cracks in the areaway should be monitored to determine if movement continues to occur. Site drainage in this area should also be evaluated to determine the need for subsurface piping.

A qualified pest control service should be brought to the site to examine all sills and wood structural elements, and to determine the presence of active termite or other insect infestation. Appropriate treatment to eliminate their presence should be sought.

Following elimination of any active termites or insects, and after drainage problems have been corrected, deteriorated wood sills should be replaced with new wood to match original conditions.

E. Wood Siding

The siding on different elevations of the building varies by date of construction. Additionally, many alterations have occurred due to deterioration and in response to building changes. In general, siding is very old and dry; end shrinkage has created large gaps at butt joints between many boards.

Paint is in extremely poor condition. In isolated areas, rot has occurred and replacement will be required. Particular areas of deteriorated siding:

1. North Section, north elevation: at ground level, east and west ends. At the west end this has been caused by the storage of damp yard refuse. The rotted wood has been partially covered with metal.
2. North Section, south elevation: siding is deteriorated along base.

On the North Section, south elevation, a large portion of the siding has been obscured by the installation of telephone and electrical equipment. To the east of these, a large mast was installed to support village equipment.

Recommendations:

Alternative sites should be explored for the telephone and electrical equipment. To the extent possible, these should be buried underground. The mast is understood to be no longer needed, and its removal should be considered.

Replacement of all deteriorated siding should occur following the completion of the Historic Structure Report which will provide specific recommendations for retention and replacement. Siding replacement should occur after all sill and foundation problems are corrected.

Repainting of the entire building, to be based on laboratory paint analysis, should occur. Preparation for repainting should include removal of all existing paint using scraping and sanding techniques, and, at select locations, heat under controlled conditions. Wood should receive restorative coatings, and for some conditions epoxy consolidation may be appropriate. All new and existing wood should be primed and painted.

F. Wood Trim

The North Section of the building, and one story connector, have a simply detailed cornice. The east and west elevations of the South Section, and the entire Veranda, are detailed with scrolled barge boards and other decorative elements. Similar scrollwork exists at the south facing dormers, which are also surmounted with wood finials.

In most areas the wood is in restorable condition, primarily characterized by its dry and checked condition. Deterioration is primarily due to the lack of maintenance. At isolated areas, particularly associated with areas where water collects or roof drainage systems are inoperable, more extensive deterioration has occurred.

Examples of deteriorated wood include:

1. North Section, southeast corner board (deteriorated areas have been covered with metal).
2. South Section, southeast corner board.
3. Connector, west elevation (rotted soffit and fascia).

Recommendations:

All deteriorated wood should be removed and replaced to match original using matching species and details. Where only isolated areas are deteriorated, new wood dutchmen should be installed. Epoxy consolidation techniques may be appropriate where only isolated repairs are necessary. Existing sound wood should have its paint removed by scraping, and as necessary, heat. Salvaged wood should receive restorative coatings, and all new and existing wood should be primed and painted.

G. Veranda

The Veranda has a hipped roof, eight columns, and decorative scrolled barge boards. Noted deterioration includes the following:

1. At the base of the third column in from the southwest corner.
2. At the southern edge of porch decking between the second and third columns in from the east.
3. At the base of the most easterly column (to a lesser degree, this condition is typical at other column bases).

Most of the wood appears in reasonable condition, although isolated paint failure exists. Reinstallation of the original gutter system should be explored. Wood repairs and repainting should occur as described for other wood of the building.

H. Windows and Doors

Windows on the building vary in style, depending on their date of installation and previous alterations. Most window openings, including those on the dormers, have six-over-six wood double hung sash.

A select list of windows that are not original follows:

1. At the South Section, north elevation, the most westerly window opening has been created from vestiges of another casement style sash, although the lower third has been infilled with plywood. At the same elevation, a window has been added immediately to the west of the center entrance.
2. On the South Section, east elevation, the second floor middle window has been installed where a door previously existed. This door may have been an original opening, installed to allow hoisting of materials to the second floor.
3. On the west elevation of the South Section, three large casement sash, with three lites each, extend to the ground.

Most of the windows are restorable, although many are fragile in their current condition. The condition of window sills should be further explored, although most appeared generally sound. Most windows retain their original/early plank or louvered shutters.

Most exterior doors are sound, albeit in need of scraping and isolated repairs. Early Dutch (split) doors exist at the main center entrances of the North Section (north elevation) and South Section (south and north elevations). The South Section's north elevation door has had Victorian molding added, and is boarded up from the interior. The sill at this door is completely rotted and requires replacement. However, this door does retain its original shutter hardware.

Recommendations:

Given the age and significance of the building, and the intended restoration of the building as a museum, it is recommended that all salvageable windows, doors and shutters be restored. Following the completion of a more detailed Historic Structure Report, decisions can be made regarding restoration and replacement of select sash with more historically appropriate components.

All windows require repair. Repairs may include the following: removal of paint and regluing of joints; disassembly of sash and installation of small dutchmen or replacement members where sections are deteriorated; regluing of sash; restorative wood treatment; and complete sill replacement. Epoxy paint is in poor condition and complete removal followed by priming and repainting is required.

All doors and shutters require repairs similar in scope to that recommended for windows. Original hardware should be retained, and where necessary, matching new hardware installed.

PART III
ROOF RESTORATION AND EXTERIOR STABILIZATION

A. Preliminary Scope of Work
B. Preliminary Estimate of Probable Costs

A. Preliminary Scope of Work

The existing roofs are in very poor condition and contribute to ongoing deterioration of the Homestead. The original roofs have been modified, although evidence on the buildings and notations on the HABS drawings indicate the presence of wood and metal roofs. The intent of this project is to accurately replicate the roofing to its original or historic configuration, and to undertake associated stabilization work. All work is to be undertaken by roofers with at least five years of experience of comparable restoration projects. All work is to be undertaken in compliance with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*.

The restoration of the roof may include the following. The exact specifications will be determined following the development of a restoration philosophy for the building, and selective removals to uncover original or historic details.

Removals

1.01 Removal of all existing asphalt and built up roof coverings.
1.02 Removal of rear shed.
1.03 Removal of deteriorated wood members that must be repaired to undertake roof repairs. This may include elements of barge board and cornice, finials, and miscellaneous wood trim.

Roof Substrate Repairs

2.01 Repairs to wood decking or replacement to match original. Original substrate details to be determined (open shingle lath or sheathing, closed sheathing, sleepers, discontinuous horizontal wood sleepers over solid sheathing).
2.02. Repairs to all structural elements as required, to match original.

Wood Shingle Roof Restoration

3.01 Installation of new wood shingles on gable roofs and dormer roofs and sides. All new roofs to match the original roofing material, configuration, detailing and method of installation. Exact details and dimensions to be determined.
3.02 All shingles to be uniform in thickness, taper and surface (1/8" variation maximum). Maximum shingle width <10". As required, shingles may be cut or planed at site, providing these actions will not impact any applied or impregnated coatings.
3.03 Shingles to be taper split from premium grade, straight, edge grain heartwood shingles, species Western Red Cedar or as otherwise determined.
3.04 Shingles to be treated with fire-retardant rating (salts pressure-impregnated after shingles are cut) and fungicide preservative (chromated copper arsenate, CCA).
3.05 Nails to be double hot dipped galvanized nails sized to penetrate sheathing totally.
3.06 Starter course to be doubled or tripled at eave ends, depending on original details.
3.07 Shingle pattern (long biaxially-tapered, side lapped or traditional overlap) to be determined.
3.08 Shingles to be laid with approximately 1/3 of each shingle length exposed to the weather. Provide spacing between shingles adequate to allow expansion when wet (1/8" - ½", to be

determined). Shingles to be staggered a minimum of 1 ½".

3.09 Ridge detail to be determined. Cant strips to be provided at all dormer cheeks.

Flat Roof Restoration

4.01 Flat seam metal roof to be installed at Veranda, to be confirmed following selective removals.

4.02 New roof to match original/historic roofing material, configuration, detailing and method of installation. Exact details and dimensions to be determined.

4.03 Metal roof to be lead-coated copper, or terne-plated stainless steel.

Flat Roof Repairs

5.01 Flat roof to be replaced with new membrane roof.

Flashing

6.01 Metal flashing to be 20 oz. lead-coated copper, or terne-coated stainless steel.

6.02 Additional flashing reinforcement of aluminum foil type with fiber backing to be used at ridges, eaves and valleys.

6.03 At dormer sills and masonry chimneys, original flashing details to be matched.

Gutters and Downspouts

7.01 New wood gutters to be installed at all eave ends, pending determination of original details.

7.02 New compatible downspouts to be provided.

7.03 All necessary repairs to sub-surface elements of roof drainage system to be conducted.

Masonry Repairs

8.01. Brick and stone masonry chimneys to be rebuilt as required to match original in detail, material, and all visual qualities.

8.02 Exterior stone foundations and fire place backs to be restored as required.

8.03 Sound salvageable brick and stone to be used as available. New brick and stone to match original exactly.

8.04 Missing or deteriorated joints in brick and stone masonry to be repointed.

8.05 Mortar to be used in all repointing and rebuilding to be a soft lime mortar, matching original in strength and all visual qualities.

Exterior Carpentry

9.01 Deteriorated wood members to be replaced as necessary for roof repairs. Replacement may include elements of barge board and cornice, finials, and miscellaneous wood trim.

9.02 All damaged areas of wood foundation and door sills to be replaced.

9.03 All new wood to match original in species, dimension, detailing, and all visual qualities. In moist, subgrade areas, pressure-treated wood to be used.

9.04 Matching siding to be installed where removals and restoration occurred.

9.05 All new wood to be back primed. Paint all new wood with premium quality oil-based paint.

Additional recommended work:

10.1 Stored organic lawn materials piled at the North Section's north elevation to be removed. Create positive drainage away from building to ensure roof/site water flow away from building.

10.2 Dirt at the North Section's south elevation to be removed and regraded such that original wood is uncovered and positive drainage away from the building occurs.

CONSTRUCTION ALTERNATES:

Window and Door Restoration

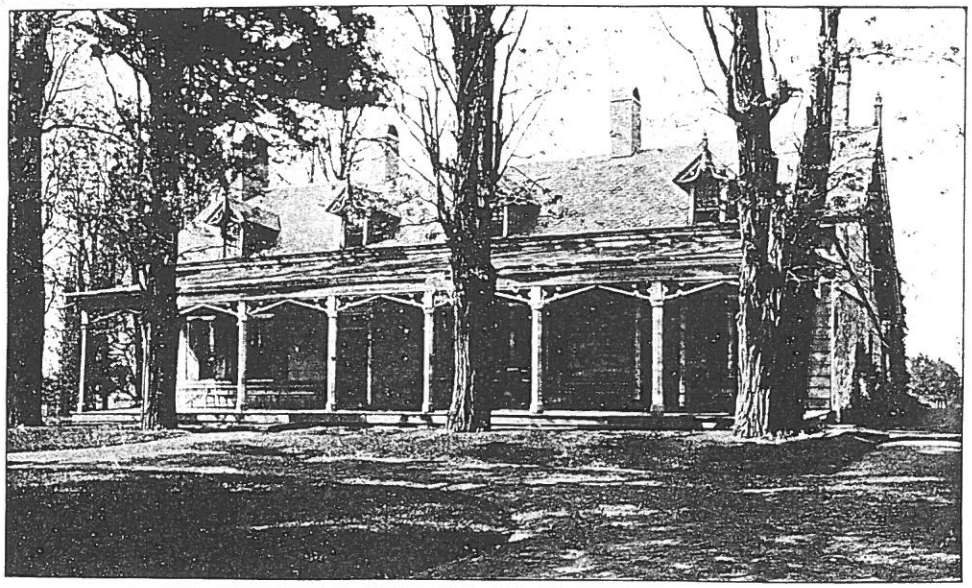
Restoration of window, door and louvers: includes removal of all paint and glazing; repairs to sash, doors, louvers, frames and sills; reglazing; restoration/replacement of hardware; repainting and reinstallation

7 doors @ $600	$4,200
4 louvers @ $400	$1,600
40 windows @ $650	$26,000

Proposed Project Schedule

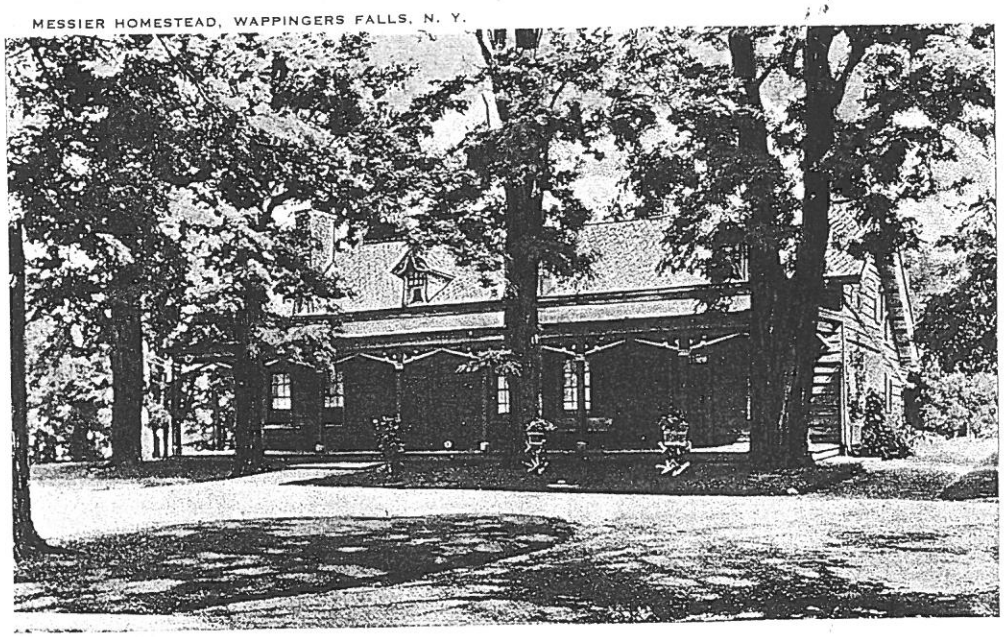
October-November, 1997	Identification of qualified contractors
November 15, 1997	Submission of documents for SHPO* review
January 15, 1998	Construction documents complete, project out to bid
February 15, 1998	Bids received
March 15, 1998	Project awarded
April 15, 1998	Construction begins
September 30, 1998	Substantial Completion
October 30, 1998	Project Completion

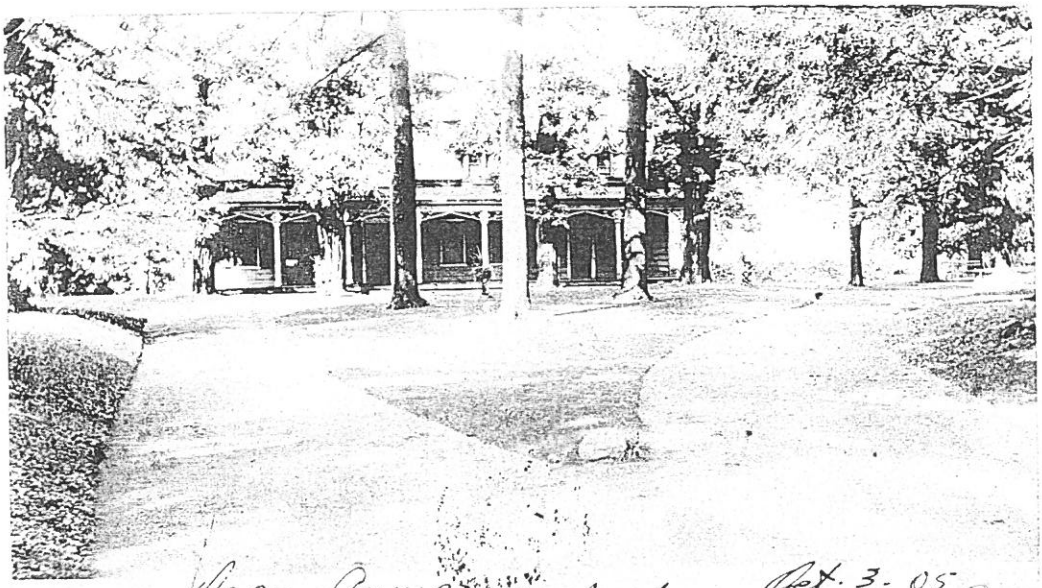
* State Historic Preservation Office



MESIER HOMESTEAD, VILLAGE PARK, WAPPINGERS FALLS, N. Y.

MESSIER HOMESTEAD, WAPPINGERS FALLS, N. Y.

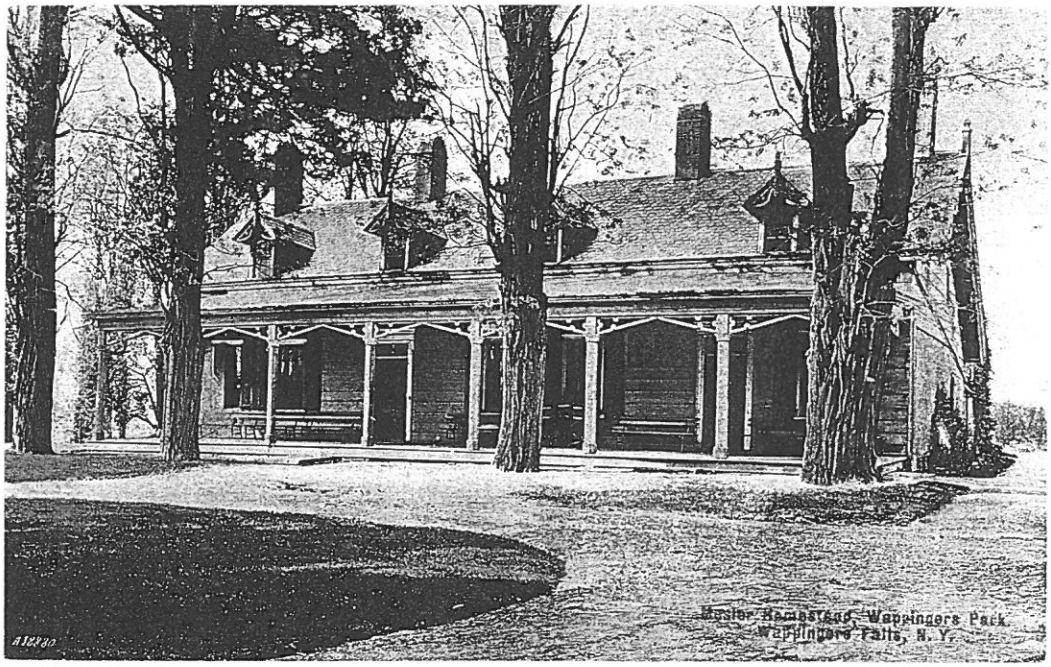


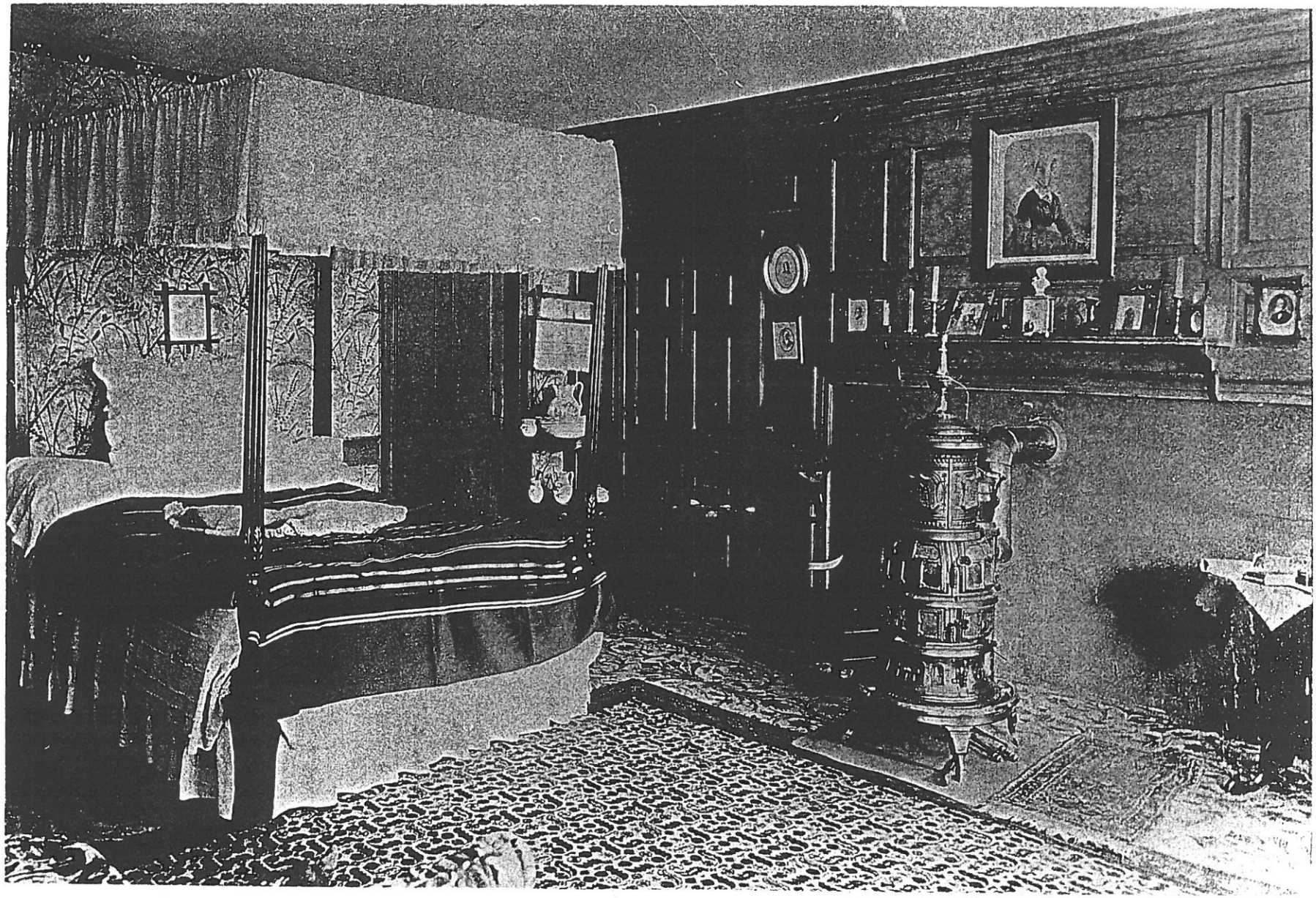


View in Park
Wappingers' Falls, N. Y.

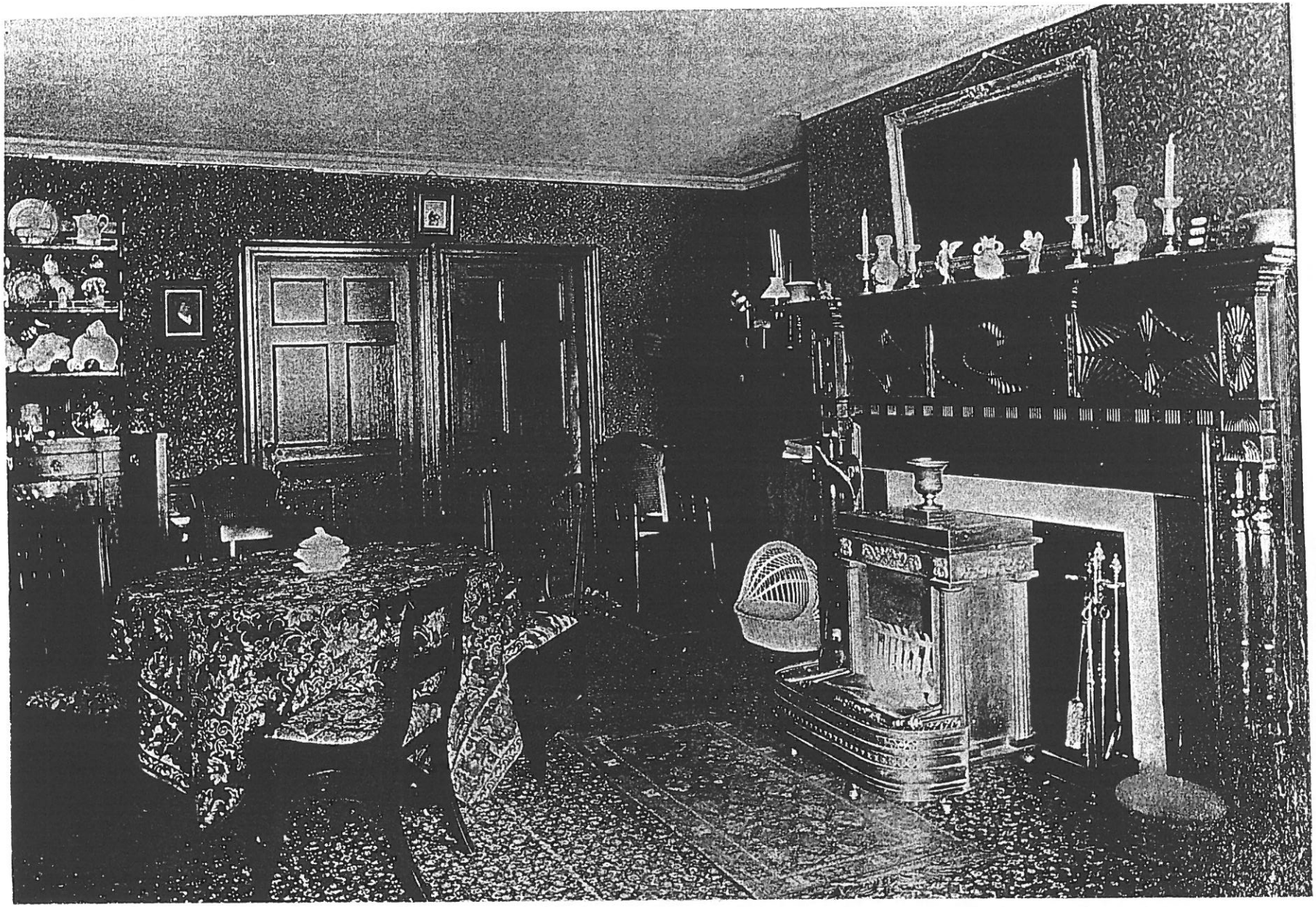
Dear Annie, With love Oct. 3. 05
Harry & Pa

MESIER PARK HOUSE, BUILT 1750, WAPPINGERS FALLS, N. Y.

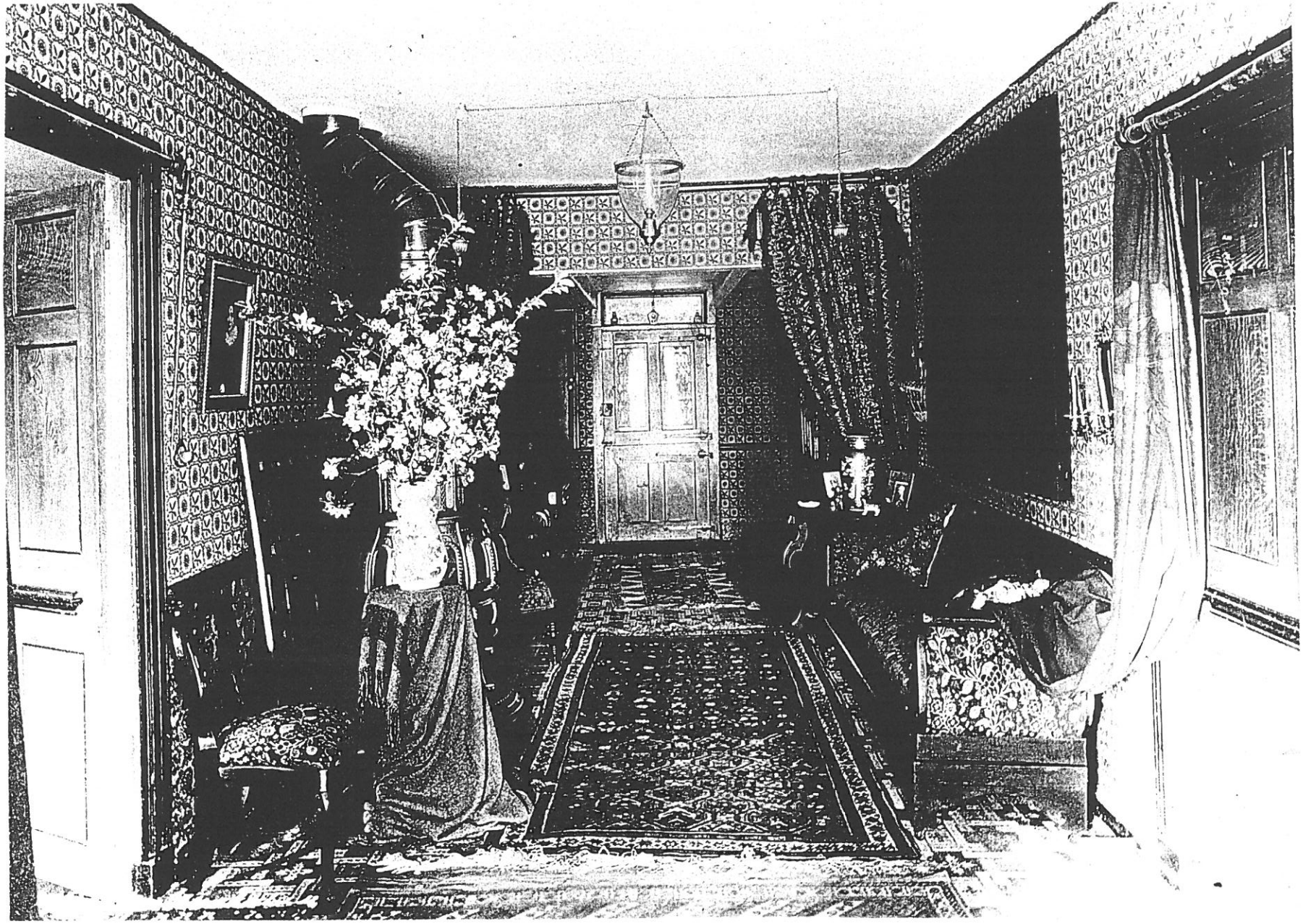




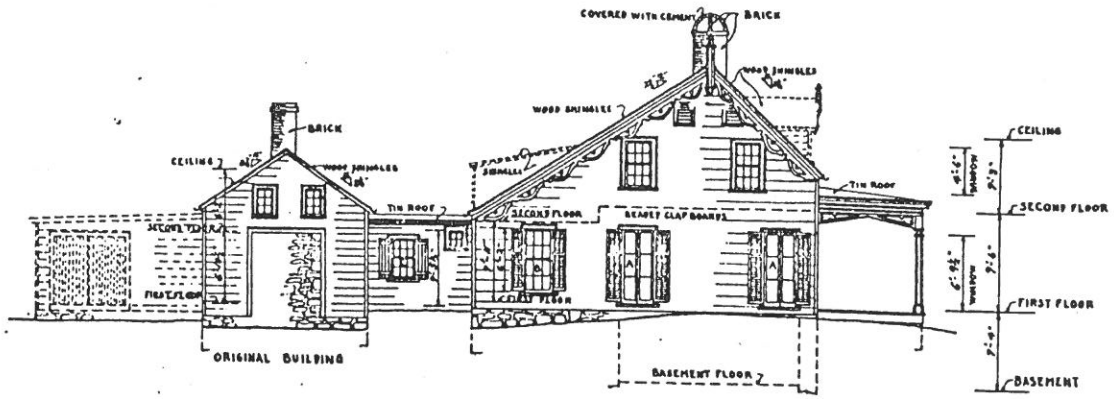
South Section, East bedroom, looking northeast, date unknown.



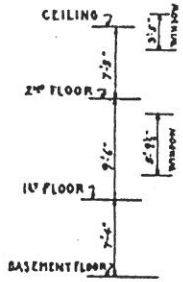
South Section, Room east of Center Hall, first floor, looking northeast, date unknown.

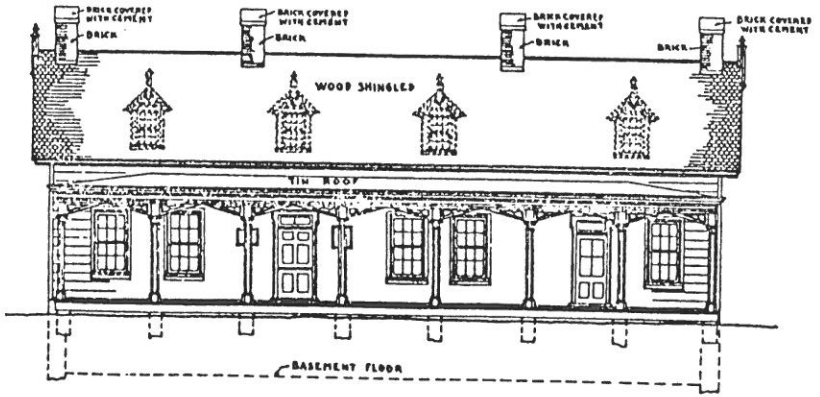


South Section, Center Hall, first floor, date unknown.



NORTH SIDE ELEVATION
SCALE ⅛" = 1'-0"





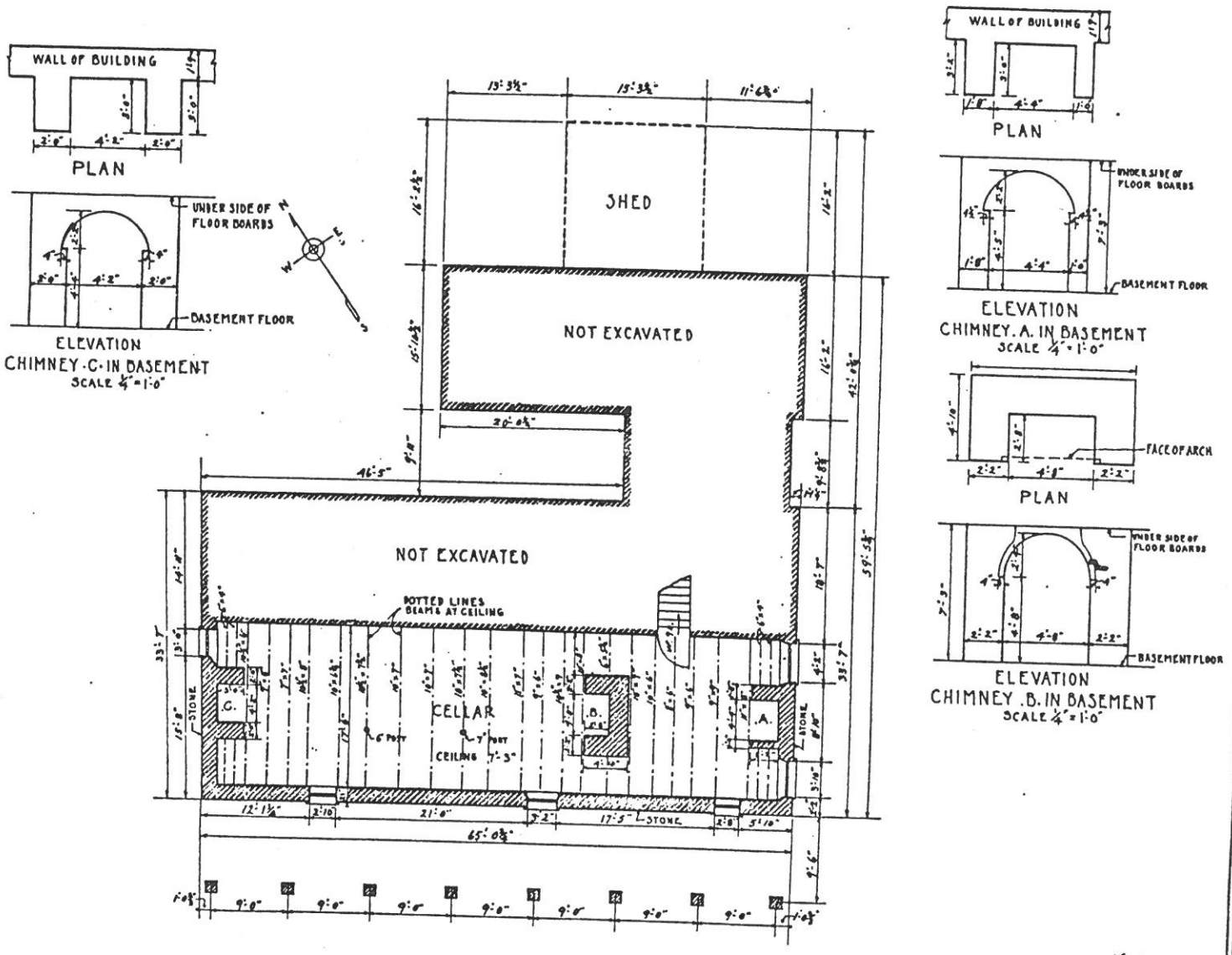
NORTH WEST FRONT ELEVATION
SCALE ⅛" = 1'-0"

CLIFFORD WILLSON DEL.

WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT Nº 265-6907

SCALE ⅛" = 1'-0"
FEET
METRIC SCALE
MM

U.S. DEPARTMENT OF THE INTERIOR OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE MESIER HOUSE TOWN of WAPPINGERS DUTCHESS COUNTY NEW YORK	SURVEY NO. N.Y.-372	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 4 OF 11 SHEETS	INDEX NO.



CLIFFORD WILLSON DEL.

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U.S. DEPARTMENT OF THE INTERIOR
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NAME OF STRUCTURE
MESIER HOUSE
TOWN of WAPPINGERS DUTCHESS COUNTY NEW YORK

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HISTORIC AMERICAN BUILDINGS SURVEY
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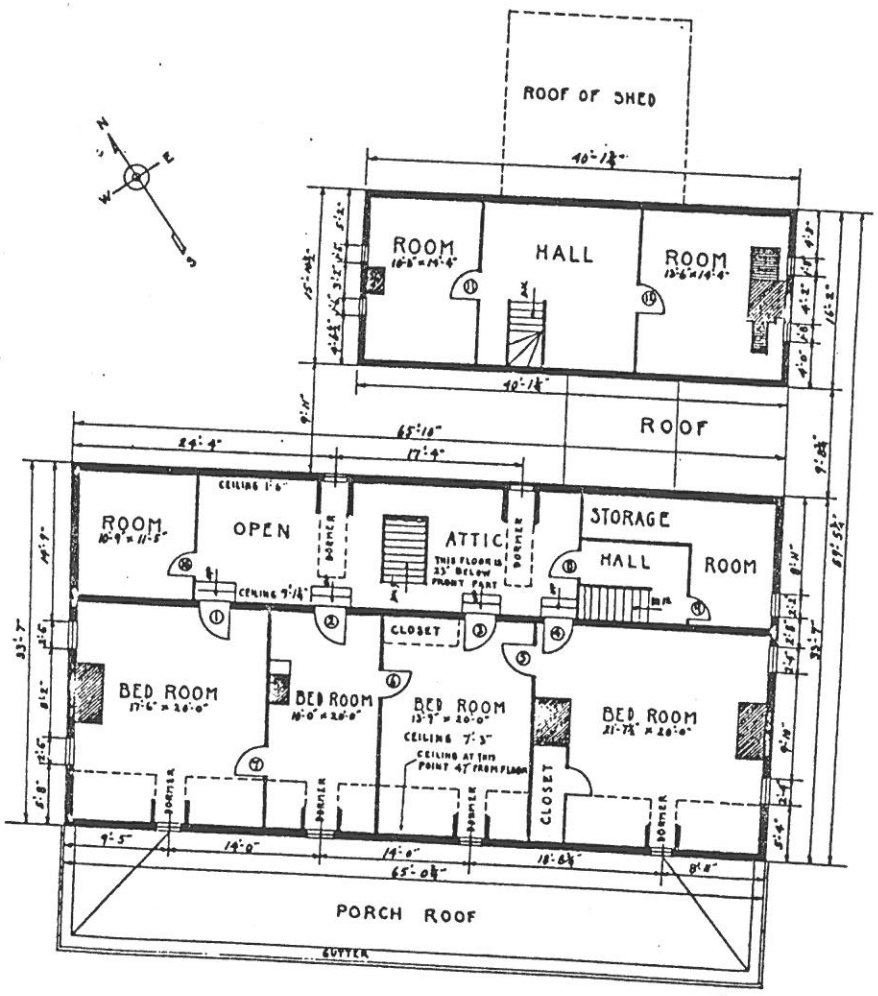
DOOR SCHEDULE

①②③④⑬⑭ 2'-8" × 6'-4" × 1⅜" BATTON
⑤⑥⑦ 2'-8" × 6'-6½" × 1¾" 4 PAN.
⑪⑫ 2'-4" × 6'-0" × 1⅜" BATTON



SECOND FLOOR PLAN

SCALE ⅛" = 1'-0"

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OFFICIAL PROJECT Nº 265-6907

SCALE ⅛" = 1'-0"
FEET
METRIC SCALE
MM

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NAME OF STRUCTURE
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TOWN OF WAPPINGERS DUTCHESS COUNTY NEW YORK

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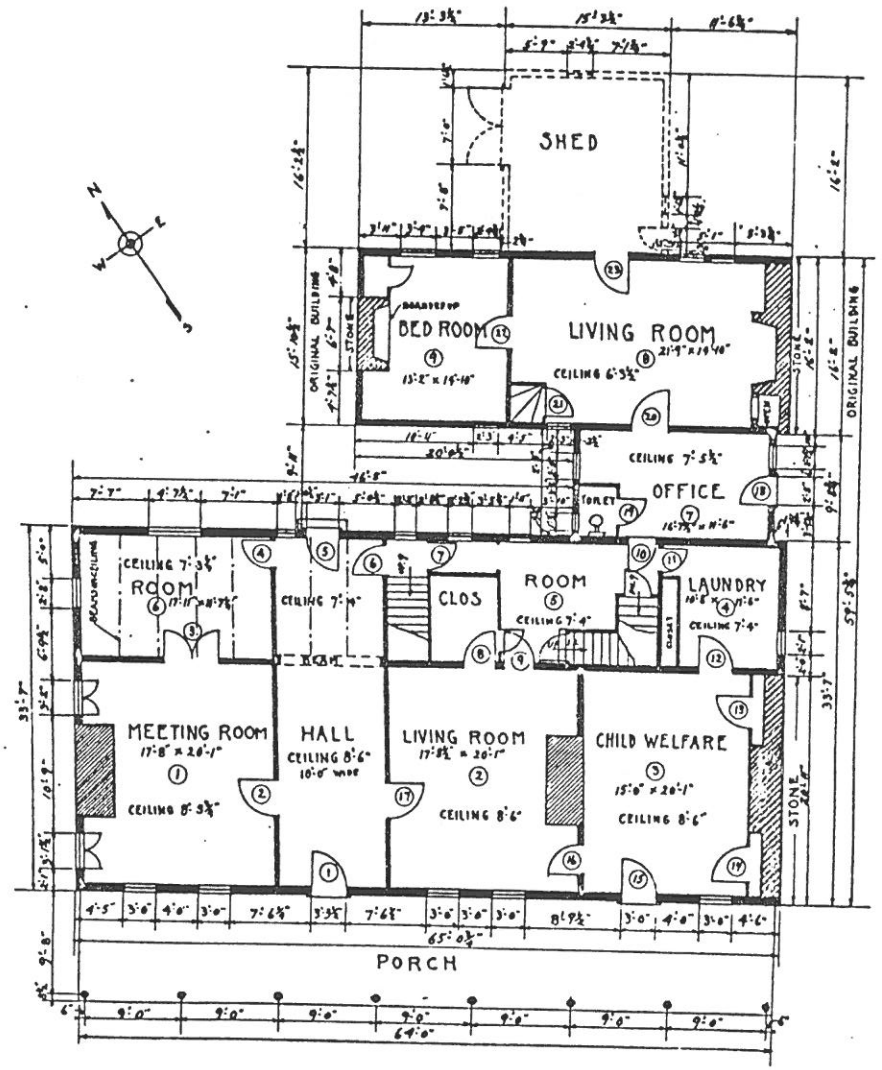
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 11 SHEETS

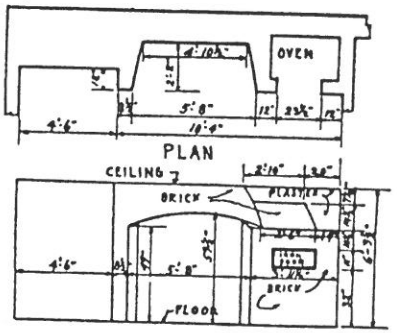
INDEX NO.

DOOR SCHEDULE

① 3'-3½" × 6'-8" × 1¾" BUTCH DOOR
② 3'-0" × 6'-7½" × 1¾" " "
③ 6'-0" × 6'-8½" × 1⅜ DOUBLE DOOR 4 PAN EACH
④ 2'-6" × 5'-8" × 1¾" 4 PAN.
⑤ 2'-8" × 5'-8" × 1¾" 4 "
⑥ 2'-4" × 5'-8" × ⅞" BATTON
⑦ 2'-6" × 5'-8" × 1¾" 4 PAN.
⑩ 2'-4" × 5'-8" × 1¾" 4 "
⑪ 2'-4" × 5'-8" × 1¾" 4 "
⑫ 2'-10" × 6'-0" × 1¾" 6 "
⑬ 2'-8" × 6'-0" × 1¾" 6 "
⑭ 3'-0" × 6'-0" × 1¾" 6 "
⑮ 2'-8" × 6'-8½" × 1¾" 6 "
⑯ 3'-0" × 6'-8½" × 1¾" 6 "
⑰ 3'-0" × 6'-8" × 1¾" SASH.
⑱ 3'-0" × 6'-6" × 1¾" 4 PAN.
⑲ 3'-6" × 6'-6" × 1¾" 4 "
⑳ 3'-0" × 6'-6" × 1¾" 4 "
㉑ 2'-5" × 6'-2½" × 1¾" SASH



FIRST FLOOR PLAN
SCALE ⅛" = 1'-0"



ELEVATION
PLAN AND ELEVATION CHIMNEY IN LIVING ROOM SCALE ¼" = 1'-0"

·NOTE·

ORIGONAL MANTEL FROM LIVING ROOM HAS BEEN REMOVED AND A MODERN MANTEL ERECTED IN ITS PLACE.

SCALE ¼" = 1'-0" FEET
SCALE ⅛" = 1'-0" FEET
METRIC SCALE MM

CLIFFORD WILLSON DEL.

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U.S. DEPARTMENT OF THE INTERIOR
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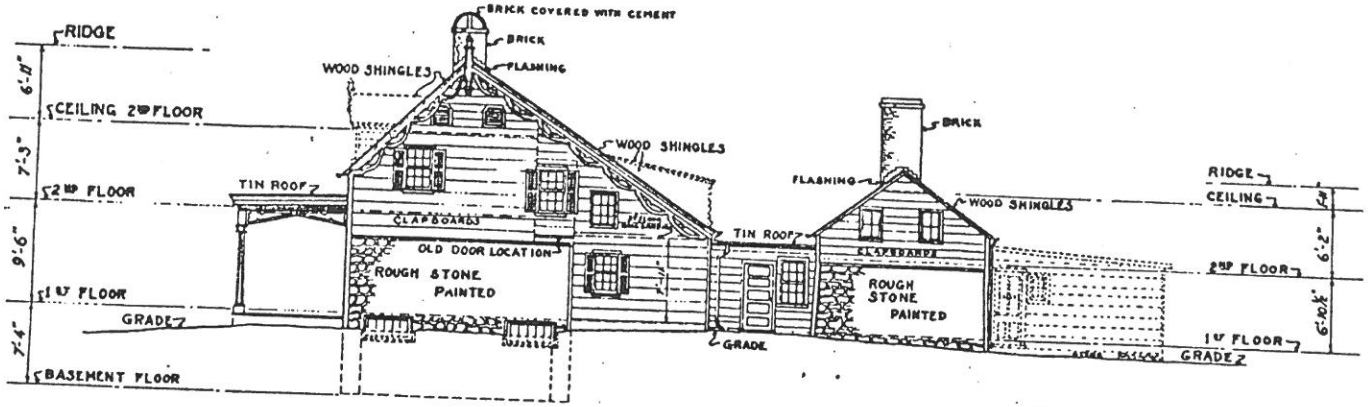
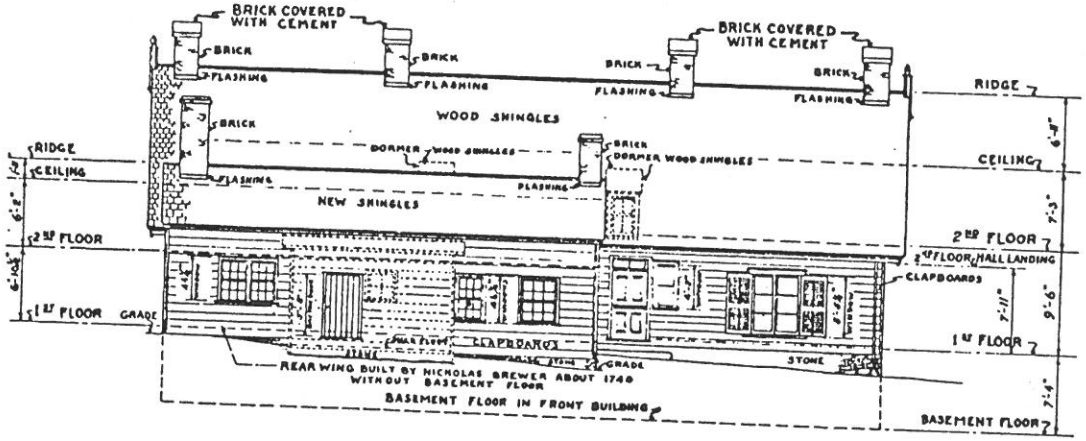


SOUTHEAST ELEVATION

SCALE - ⅛" - 1'-0"



NORTHEAST ELEVATION

SCALE - ⅛" - 1'-0"

CHARLES BAHRET DEL.

ALBERT ARBUCKLE DEL.

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SCALE ⅛" - 1'-0"

FEET

METRIC SCALE

MM.

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TOWN OF WAPPINGERS DUTCHESS COUNTY NEW YORK

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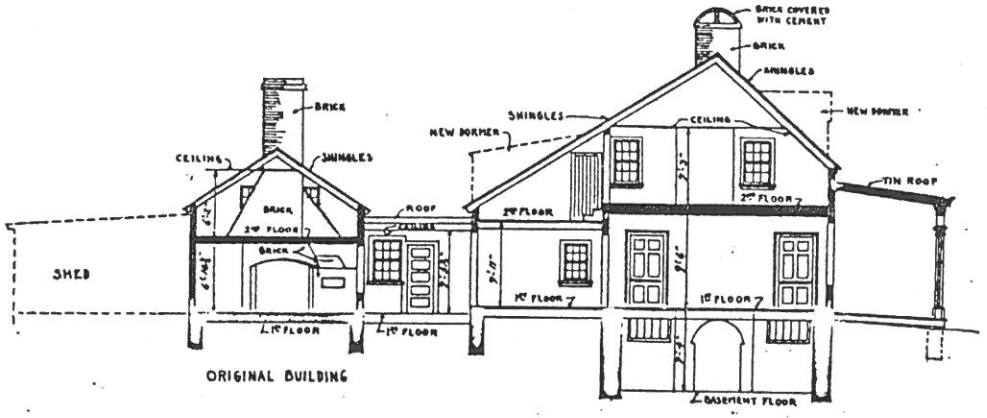
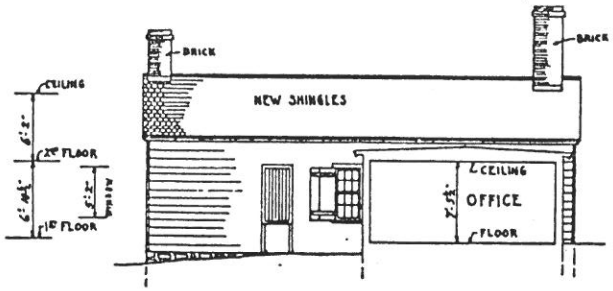
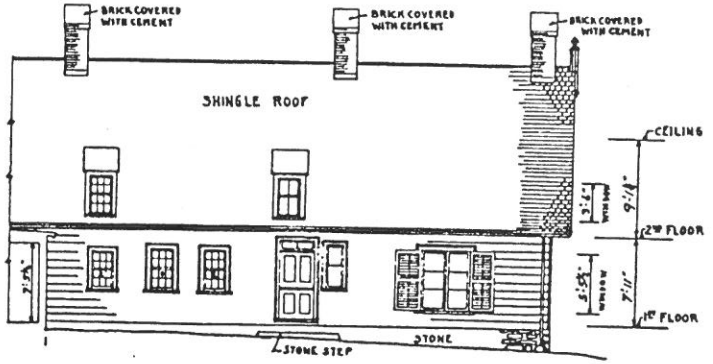


LONGITUDINAL SECTION
SCALE 1/8"=1'-0"



SOUTH WEST ELEVATION
ORIGINAL BUILDING
SCALE 1/8"=1'-0"



NORTH EAST ELEVATION
FRONT BUILDING
SCALE 1/8"=1'-0"

SCALE 1/8"=1'-0"
FEET
METRIC SCALE
MM.

CLIFFORD WILLSON DEL.

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OFFICIAL PROJECT Nº 265-6907

U.S. DEPARTMENT OF THE INTERIOR OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE MESIER HOUSE TOWN of WAPPINGERS DUTCHESS COUNTY NEW YORK	SURVEY NO. N.Y.-372	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 5 OF 11 SHEETS INDEX NO.