



Historic Structure Report  
**The Hammond A. Hosmer House**  
Lexington, Massachusetts  
BH+A Project No. 2991.00

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Cover Photograph: "Hammond A. Hosmer House" circa 1918. Photograph from *Lexington: A Century of Photographs* by Beverly Allison Kelly. (Massachusetts: Lexington Historical Society, 1980) p. 65.

Reference Appendix E Paint Analysis Results for color scheme of Victorian Era exterior paint.

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## EXECUTIVE SUMMARY

The Hammond A. Hosmer House, 1557 Massachusetts Avenue in Lexington, MA is located at the easternmost end of the Battle Green Historic District and has a prominent position near the intersection of Massachusetts Avenue and Woburn Street, the symbolic entrance to downtown Lexington. The building is adjacent to the Minuteman Bikeway, and an approximately 15 minute walk from the Lexington Depot.



Photo 0-1 Aerial view of Hosmer Residence. (www.bing.com/maps)

Variously called the White House, the School Administration Building, the Town Hall Annex, the Barnes Place and the Hammond A. Hosmer House, the wood frame Greek Revival building was constructed in the 1840's as the residence of Hammond Hosmer, a gentleman farmer. The changes in the physical form of the Hammond A. Hosmer House over time reflect the changes taking place in the surrounding neighborhood. As Lexington became less rural in the 1910s and 1920s the building was expanded by its owner to house offices in addition to a suburban residence. With the construction of the Cary Building, and the increasing number of public buildings in the near vicinity in the 1920s and 1930s the building's location made it a good candidate to hold overflow Town offices when additional space was needed at the end of the 1930s. The building held Town offices until 2009. Currently unoccupied, the building has been the subject of several planning studies, but a new use has yet to be determined. The building suffers significantly from deferred maintenance, and will continue to deteriorate if some stabilization is not done (Photos 0-2 and 0-3).



Photo 0-2: Front view of Hosmer Residence in 2010.



Photo 0-3: Original main entry to house.

The Town of Lexington retained Bargmann Hendrie + Archetype, Inc. to investigate the building's history and physical condition and produce a limited Historic Structure Report. The goal of the report is to identify the relative significance of the building and its components, provide options for ways to retain portions of the building and not retain others, and recommend both stabilization scope and long-term restoration work and related costs. Per the Town's request, the report includes the following:

- Building architectural history and evolution, including a chronology of alterations
- Comprehensive existing conditions assessment
- Prioritized recommendations for building envelope stabilization
- Identification of remaining significant and character-defining features throughout the building including exterior paint color analysis
- A prioritized overall treatment plan addressing the specific building needs including envelope stabilization
- Conceptual construction cost estimates associated with all recommended treatments

Bargmann Hendrie + Archetype performed both archival research at various locations and on-site review in order to document the history of the building and its condition and provide the basis for establishing priorities and recommendations:

- Research included review of documents available at Town of Lexington facilities and well as regional facilities such as the Boston Public Library.
- Field survey work included an inspection of all interior spaces and creation of a summary sheet for each space.
- The exterior survey included the limited use of a lift to access upper areas of the building for close inspection.
- Invasive investigations were limited to removals of finishes where materials were already damaged or where non-historic finishes could be peeled back easily.
- Retrieval of samples and select testing of exterior paint chips assisted in dating some components of the building.
- A review of the structure was included. No specialized mechanical, electrical, plumbing or landscape consulting was included in the project scope.

The result of the research and investigations reveals that the building is composed of five interconnected pieces that were constructed or altered at different times. The original 1840s building consisted of a main block (the southernmost portion, facing Massachusetts Avenue), the attached north ell, the barn, and the connecting piece that is referred to as the 'east ell'. The Barnes Addition was added in 1916, and the east ell enlargement added in the 1930's.

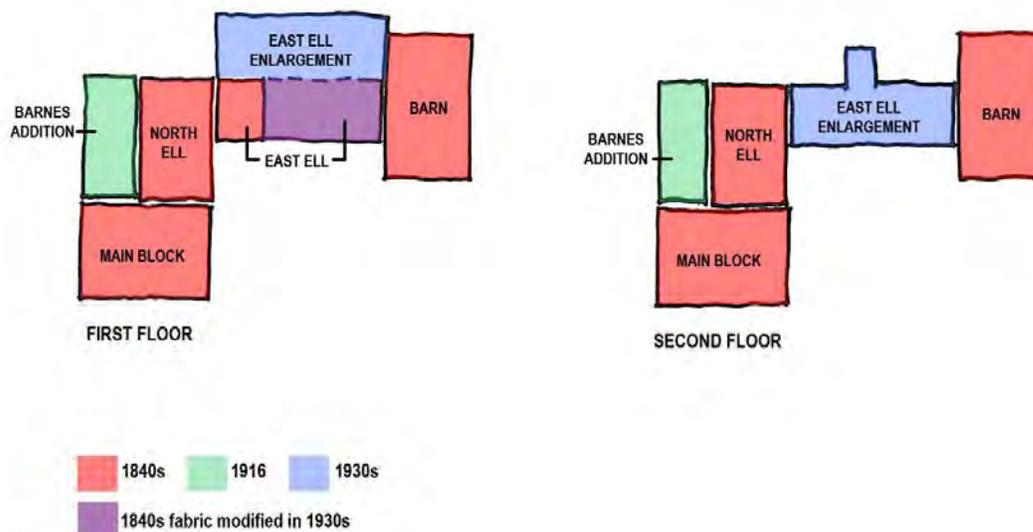


Figure i: Diagram of building evolution over time

The findings of the conditions assessment include a determination that a good deal of original 1840s historic fabric remains and has not been unduly compromised by subsequent additions and alterations. The main block and barn are good candidates for restoration. The north ell has been somewhat changed with some loss of historic material and the east ell has been altered to an extent that little historic material remains.

While from a preservation perspective it would be ideal to retain and restore the entire building, particularly given that it is the combination of parts that creates the connected farmhouse complex, the reality is that other demands for this site may dictate that that is not feasible. An approach that best serves the needs of the Town might be to retain only parts of the building and incorporate those parts, together with a new larger addition, into a facility that better provides for needed functions. For this reason the report identifies five 'scenarios', ranging from full preservation, to partial demolition, to more extensive demolition and moving of the remaining building. The intent is that these give the Town an understanding of the possible ways to retain components of the building, along with related short-term and long-term costs. Retaining and eventually restoring even parts of the building would be preferable to losing it completely. For parts that are demolished, individual components could be salvaged and reused, or relocated somewhere for display.

The expectation is that the Town will select a stabilization option and proceed with implementing that work. It should be noted that the selection could be a variation on one of the stabilization scenarios, or could be a combination of one stabilization scenario and a different long-range scenario. For example, a possible combination might be stabilizing the entire building now, but later deciding to demolish the east ell and barn as part of a long-range solution. Stabilizing this building will provide much-needed protection of the remaining historic fabric against further deterioration until a more comprehensive renovation project is possible.

Another advantage of doing stabilization work now is that the building is an eyesore in its current state. A stabilization project would include, amongst other things, stripping of the painted clapboards and repainting. This would be an opportunity to reintroduce the original paint colors, which included an off-white body and white trim, with green shutters. This work would help build momentum for retaining the building and incorporating a restoration into future work. The house across the street, of a similar age, at one point owned by Hosmer and likely constructed by the same builder as the Hosmer House, is representative of how attractive and well-suited a building of this age and scale can be on Massachusetts Ave. (Photo 0-4).



Photo 0-4: 1598 Massachusetts Ave. restored across the street from no. 1557.

For each scenario, the stabilization scope includes the following:

- Demolition of the components not being retained for long term use, and related enclosure of openings where removals are made. (An exception to this is Scenario 4, where due to the difficulty of removing the north ell and Barnes addition structurally from the main block, the scope includes deferring the demolition of those until the later work. This is in order to avoid duplicate effort at this area.)
- Rehabilitation of exterior envelope items to prevent moisture infiltration and/or further deterioration. Work, where it is done, will be performed in a way that is intended to be permanent repairs rather than short-term patches.
- Interior ventilation and other items to prevent interior deterioration. This includes fire detection.
- Costs are based on work being done in 2011.

For purposes of this report, the scope of long-range restoration scenarios assumes the following:

- The long-range construction project will occur some years from now, after a use has been identified and funding is made available. Long-range scopes are priced in 2011 dollars and will require escalation added and a re-evaluation before practical use.
- The internal layout will be relatively unchanged, and the structure will not require supporting loads beyond a residential-type use.
- All mechanical, electrical, plumbing and fire protection systems will be replaced with new, as part of a larger building.
- Interior finishes will be restored, as will windows.
- The future restoration will include an addition, with the elevator located in the new part of the building.
- The exterior envelope will be addressed as part of the stabilization done in 2011, and items restored as part of stabilization will not require additional work or removal/replacement as part of the long-range scope.
- Costs include only the work on the existing building, not including the addition.

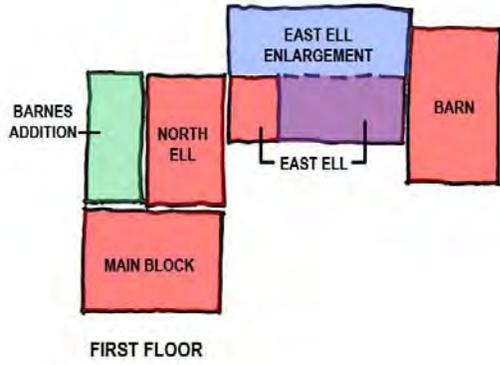
The following chart and diagrams identify the five scenarios and the components of the building that remain and are demolished for each. The Stabilization and Long-Range costs also include the items listed above.

Scenario	Scope	Stabilization**		Long-range Restoration***	
1	Retain all components	No demolition	\$282,000		\$667,000
2	Retain all except east ell*	Demo east ell	\$358,000		\$521,000
3	Retain main block, north ell and Barnes addition	Demo east ell and barn	\$262,000		\$443,000
4	Retain main block and barn	Demo east ell	\$325,000	Demo north ell and Barnes addition	\$409,000
5	Retain only main block. Move to new location on site.	Demo east ell, barn, north ell, and Barnes addition	\$294,000	Move remaining building	\$402,000

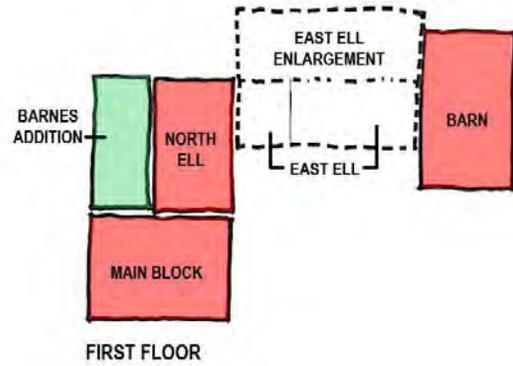
\* 'east ell', for purposes of these scope descriptions, includes east ell enlargement.

\*\* Costs are construction costs, including general conditions and design contingency, but no soft costs or construction contingency.

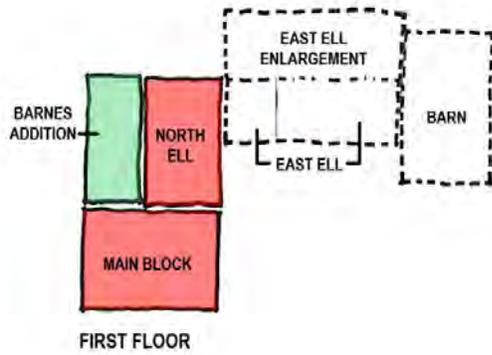
\*\*\* Long-range costs are only for work performed at a later date, not a cumulative total including stabilization.



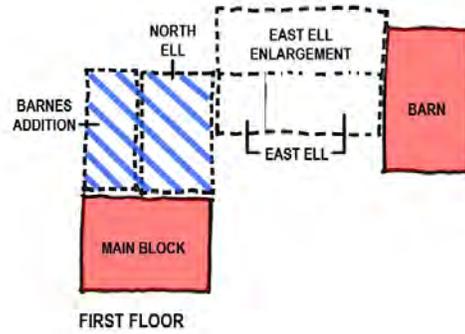
Scenario 1: Retain all components



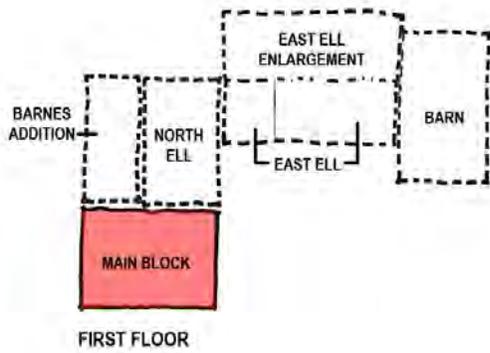
Scenario 2: Retain all except east ell



Scenario 3: Retain main block, north ell and Barnes addition



Scenario 4: Retain main block and barn. Demo north ell and Barnes addition as part of long range restoration



Scenario 5: Retain only main block. Move to new location on site as part of long-range work.



The Hammond A. Hosmer House is an excellent example of a New England connected farmhouse type of building, and represents an early stage in the development of the Town of Lexington as it changed from a rural village to its present form. If restored and reused, this building would be a suitable landmark for the entrance to downtown Lexington.

The next step is for the Town to select a stabilization scenario and authorize the design team to develop that approach in more detail, including the preparation of schematic design through construction documents. The design cost relating to this effort depends on the scope selected, but is estimated to range from \$30,000-\$40,000. A bidding phase and construction would follow once funding is available.

#### **ACKNOWLEDGMENTS**

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## I. HISTORIC ANALYSIS

### 1.1 Building History and Evolution

#### *Naming the "Hammond A. Hosmer House"*

Hammond A. Hosmer, variously described as "inn holder of Boston" (1820s) and later (early 1840s) as "yeoman of Lexington" was the first owner-occupant of 1557 Massachusetts Avenue. Traditionally, historic houses in Massachusetts and elsewhere in the United States have derived their historic name from the original owner occupant of a house. In some cases, if later owners played a significant role in the community, a house is named after two or even three owners. 1557 Massachusetts Avenue's second and third owners did not play particularly significant roles in the life of Lexington, Middlesex County or the Commonwealth. The second owner, Isaac Wetherell only lived at 1557 Massachusetts for five-to-six years. The third owner, Otis G. Wentworth lived here for almost twenty years, commuting to a work place in Boston where he was a mason and contractor.

Over time, 1557 Massachusetts Avenue has been called the Barnes Place, the School Administration Building and more recently, the White House. Local people still refer to this building as the Barnes Place, despite the fact that Dr. William L. Barnes has not lived there for three-quarters of a century. For the Barnes' name to live on in association with this house as late as the early twenty-first century suggests that he evidently had a large impact on Lexington. Evidently he is remembered as a doctor who tended to the health of multiple generations of families. The fact that the doctor made a place in his home for service men to recover from wounds sustained during World War I as well as for victims of the late 1910s flu pandemic also has earned him an enduring place in local history. Despite the persistence of the Barnes name in the memories of the town's people, his association with 1557 Massachusetts Avenue is still too recent to reference in regards to this house's historic name.

In addition to the Barnes Place other names have been used to describe this property in recent years. From ca.1950 until around 2000, the Town of Lexington housed their School Administration in this building. Indeed, the name School Administration Building is another name that Lexingtonians still apply to number 1557. Beginning in 1987, the name White House was frequently used to identify this building as the result of this name appearing in Town reports. White House is too recent and too ambiguously generic a name to apply to this property. The best choice for a historic name would be the Hammond A. Hosmer House.

#### *Brief Structural Evolution of the Hammond A. Hosmer House: Mid-19<sup>th</sup> to Mid-20<sup>th</sup> centuries*

The Hammond A. Hosmer House is a wood frame Greek Revival residence at 1557 Massachusetts Avenue on a site within the boundaries of the Central Business District of Lexington. Adjacent to the Town Buildings Complex, the White House is situated just to the east of the Police Station.

The Hammond A. Hosmer House encompasses six structural components. At least two of the six components date to ca. 1845-1846, the year the house's construction. The mid-1840s structural components include: the main block (Rooms 101-104, 201-204 and 301-303 and the north ell (Rooms 105, 109, 110A and 110B, 205, 208, 209 and 211). If the east ell (the first floor, 113 only) and the barn (Rooms 121, 122 and 216) were not built during the mid-1840s, they were probably extant by 1850 judging by the design and hardware of the east ell's main entrance and structural evidence in the barn's attic.

The two remaining structural components of the building include the expanded north ell or Barnes addition of c.1920 (Rooms 106, 107, 108, 111, 112, 206 and 207) as well as the enlargement of the east ell which was accomplished by 1935 –apparently at the behest of Dr. William L. Barnes. The expanded east ell encompasses Rooms 117-120 which are located on the north side of the original hall (Room 113) as well as the entire second story (Rooms 212-215). The first floor rooms, although housed within the original, ca.mid-to-late 1840s segment of the east ell, may be essentially considered part of the ca. early-to-mid 1930s expansion. Best evidence suggests that when the original room configuration of the east ell's first story was altered, the original south façade's fenestration was re-configured accordingly. The expansion of the east ell resulted in a uniformity of finishes and elements throughout its interiors and eliminated virtually all of the mid 1840s details of Rooms 113-116. Conventional wisdom would suggest that the east ell expansion occurred after the Town acquired title to the property in early 1938 but the Sanborn Insurance Atlas of 1935 (see Figure D-5 in Appendix D) suggests that these changes were realized during the late Barnes period of the early-to-mid 1930s.



*Lexington Historical Society*

Photo 1.1-1: The Hammond A. Hosmer House, suburban residence of Dr. W. L. Barnes, circa 1918.



Photo 1.1-2: The Hammond A. Hosmer House today. From left to right are the main block, north ell, east ell (as enlarged) and barn.



Photo 1.1-3: The rear (north) elevation of the Hammond A. Hosmer House today. Visible from left to right is the back of the barn, east ell (as enlarged by the Town of Lexington), north ell gable end and Barnes addition.

### ***Probable Original Room Use of Hammond A. Hosmer House Structural Components***

The original use of the interior spaces located within the Hammond A. Hosmer House's structural components is informed by the knowledge of floor plans of fairly substantial Greek Revival residences of the same vintage. The location of rooms in relation to hallways as well as their proportions and the presence of plain and formal elements are features that assist in determining original use. Primary sources such as Thomas Hubka's *Big House, Back House, Little House, Barn* (Hanover N.H.: University Press of New England, 1984). shed light on how houses of this type were operated as machines for living (and working). The structural component that corresponds to Hubka's "Big House" is the southern-most two-story structural component (the main block). According to Hubka, "the big house is the symbol of the home and the focus of domestic pride on the New England connected farm. During the nineteenth century, the rooms of the big house were not used as extensively as those in the adjoining little house (or kitchen), which was the working center for the farm family."

The "Little House" Hubka observes "contains the kitchen area in a connected building complex. While it is possible to list specific house types for the big house (center-hall, side-hall, etc), the little house is not so easily classified because the mixture of buildings and parts of buildings is so diverse." Obviously, the "little house" at 1557 Massachusetts Avenue is the two story structural component located on the north side of the main block or "big house". That the Hammond A. Hosmer House's "little house" (the north ell) is integral to the building's mid-1840s construction is borne out by elements that are identical to those found in the main block such as base boards, door surrounds, and a classicized mantel piece that is visible beneath the dining room's later mantel piece. Hubka notes that the "little house" usually resembles a less ornate miniature of the big house, hence the name. The kitchen in an ell attached to the "big house" is a fundamental component of the connected farm building plan and is distinctly different from the earlier colonial practice of placing the kitchen within the big house."

Hubka states that "The back house while not as glamorous as the big house or as dominant as the barn, was actually an important unit in daily operation of the connected farm, and its function is critical to understanding the popularity of connected farm architecture." Although Hubka's examples of connected farm houses tend to be located in very rural parts of New England with many acres of land under cultivation, the Hammond A. Hosmer House, on its comparatively small lot nevertheless fits the definition of a connected house, with the original one-story east ell serving the function of the "back house". The farms Hubka describes had back houses that "in combination with the kitchen was a small-scale farm production center of agricultural and industry products for home consumption and commercial sale." Hammond A. Hosmer, the house's original owner, may not have used his "back house" as intensively as a farmer whose livelihood depended primarily on what could be harvested from the soil. It is not known how Hosmer used the three of four rooms of his back house (with the exception of a foyer and hall). The original room configuration of Hosmer's "back house" or east ell were re-configured during the 1920s or early 1930s to accommodate Dr. William L. Barnes' medical practice. Nevertheless, the original uses of the "back house" rooms conformed to room uses described by Hubka. The possibility remains that the rooms of the east ell closest to the kitchen were originally used as a dairy

or milk room, buttery, laundry, workshop, canning room or as a general kitchen storage area. Hubka explains that “the areas of the back house closest to the major barn were frequently the wagon or carriage shed and the privy, but also might serve as a tool shed, barn, garage, small animal barn, workshop, home-industry shop or barn storage area.”

The eastern-most structural component at 1557 Massachusetts Avenue is a barn that was likely built at approximately the same time as the main house. Hubka notes that “A major barn usually terminates the connected building complex. In the most common type of connected farm, the house and barn appear roughly equal in size and importance. The form of the ubiquitous New England barn with its door in the gable end has remained practically unchanged since its introduction in the early 1800s.” The fenestration of the Hammond A. Hosmer House’s barn’s main façade has been drastically altered by the replacement of the barn doors with a solid wall and narrow windows while access is provided by a standard size door located to the east of the barn doors original location. Similarly, little evidence remains to suggest how the first story and attic of the barn was used although logic dictates the first story’s floor could accommodate a horse-drawn carriage while the attic presumably contained a hay loft.

Set forth below is a floor-by-floor, structural component-by-structural component overview of probable original room use over time.

#### *Main Block: First Floor Interiors*

Located on the south side of the ca.1845-1846 main block’s principal stair hall (Room 104), Rooms 101 and 102 undoubtedly originally served as a double parlor. Both rooms exhibit identical mid-1840s baseboards, pedimented door and window surrounds as well as wooden cornice moldings. A key feature that substantiates the use of these rooms as parlors is a wide opening at the west/east wall of Rooms 101 and 102, respectively. Set off by a molded and pedimented surround, the doors of this feature are no longer intact. A brick, ca.1910s Craftsman style mantel piece has replaced the original wooden classicized mantel piece in the east parlor (Room 101), but the west parlor (Room 102) retains its original ebonized wooden mantel piece. Although the parlors’ floors are covered with modern wall-to-wall carpeting, a section of match board floor with a narrow horizontal parquet border of dark wood is in evidence on the north side of the room. Located on the north side of the west parlor and at the heart of the main stair hall, the small room numbered 103 may have originally served as a gentleman’s home office or library. Interestingly, the north wall of this room does not have a baseboard although the corresponding room on the floor above (Room 203) still retains this mid-1840s feature. Apparently the missing baseboard can be explained by the fact that when a new kitchen was added after 1916 (Room 106), the original north wall of 103 was removed to provide more square footage for the kitchen. Room 103’s north wall was reinstated after the Town of Lexington acquired the property for the purposes of offices sometime after 1938.

The basement (Room B01) is a large space enclosed by the fieldstone and granite foundation walls that extends below the main block and north ell. The area below the main block contains brick piers to support for the floor above that likely date to the mid-1840s. There are also additional structural supports in the form of steel lally columns that were later additions to the space, which may date either to the Barnes era (perhaps when the matchboard parquet floors and Craftsman-style fireplace were installed) or which may have been installed by the Town of Lexington to increase the load bearing capacity of the floors to accommodate desks and other office equipment.

It appears that the basement window openings in the portion of the basement below the main block date to the mid-1840s as the granite blocks at the exterior of the foundation wall do not seem to have been cut away for window installation.

#### *Main Block: Second Story Interiors*

The interior plan of the main block’s second story rooms echoes that of the first story. The upper stair hall (Room 204) provides access to the east and west bedrooms (Rooms 201 and 202) whose location corresponds with the front and back parlors below. A small room that may have originally been used as a dressing room or child’s room (Room 203) is located at the head of the upper stair hall and has direct access to Room 202. The upper stair hall also provides access to the North Ell’s center hall (Room 210). In addition, an enclosed stairway located on the north side of Room 201 leads to the attic’s three rooms. Located at the top of these stairs is a small center hall (Room 301) with flanking east and west rooms (Rooms 302 and 303) that may have originally served as storage space or as the living quarters of servants. The existence of several layers of nineteenth and early 20<sup>th</sup> century wallpaper suggests that these rooms were used for domestic purposes rather than storage space.

#### *North Ell, First Floor Interiors*

That Room 105 was probably used originally as a dining room is based on its location next to the main block’s principal stair hall (Room 104) as well as its proximity to the room that probably served as the original kitchen (Room 109). During the nineteenth century dining rooms were among a residence’s public rooms that needed to be updated from time-to-time to demonstrate

knowledge of current interior design trends. That Room 105 conveys owner concern for up-to-date style is manifested in the arched faux marble wooden mantle that was superimposed over the original Greek Revival mantle at some point during the 1860s or early 1870s. The wood components of the mid 1840s mantle are still visible on either side of the present mantle's arched opening. The brick wall visible within the mantle's opening exhibits a small square iron plate that is ornamented with a raised encircling vine motif. This plate covers the opening of a pipe that lead to a coal-burning stove that provided heat for this room during the late nineteenth century. More difficult to date and explain is the somewhat awkwardly fashioned arched niche to the left of the mantle that may have been added to accommodate a display of porcelain.

The aforementioned original kitchen (Room 109) is devoid of evidence of a fireplace or stove. A fireplace or stove was probably located at the wall shared with the dining room—the removal of a modern peg board panel might reveal the outline of a mantel piece or circular stove pipe attachment. The most compelling evidence that this interior was the old kitchen lies in the multi-shelved closet near the room's northeastern corner; a feature that indicates origins in the mid-1840s and use as a pantry. Still extant is this pantry/closet's sliding pocket door whose hardware appears to date to the mid nineteenth century. On the west side of the old kitchen are three utilitarian interiors that represent the western-most extent of the mid 1840s north ell, including: Room 110 (the no-longer accessible back stairs) and a small closet under the stairs (Room 110A). On the south side of the closet is Room 110B, a small entry way containing a short flight of spiral stairs. On the south wall of the original back entry is the basement door while the west wall possesses the entrance to the ca.1920 back entrance hall of the Barnes addition.

Dr. William L. Barnes expanded the north ell at its northwest corner around 1920. Indeed, Dr. Barnes acquired title to the property in 1916, after ten years as a tenant renting physician's office space in the rooms of the east ell. Apparently, his decade-long tenancy gave him time to consider future alterations once he became the house's owner. Around 1920, the doctor proceeded to make changes that allowed him greater flexibility for the purposes of his domestic as well as professional life. For example, the old kitchen (Room 109) apparently became an extension of his office suite that was housed in the east ell. He built a new kitchen (Room 106) on the west side of the dining room (Room 105) along with a bath room and ante room (Rooms 107 and 108) that are located on the north side of the new kitchen. The new kitchen replaced a shed-like structure that was extant by 1903. In addition to converting the old kitchen (Room 109) into a room within his expanded medical suite he added a new entrance hall (Room 111) that provided more discrete access to his offices at the back of the building. He also added a small room (Room 112) of undetermined purpose on the west side of the new entrance hall.

The portion of the basement below the north ell consists of a rectangular area that is contiguous with the area below the main block (Room B01) and a side chamber that extends below a portion of the Barnes addition (Room B02). There is a rubble fieldstone wall at the north side of Room B01 that corresponds with the south wall of Room 109 (the original kitchen) above. It was not possible to determine if the basement space continued on the opposite side of the wall, so the original kitchen may have been constructed without a basement. Room B02 consists of a tall space at the east side of the room that corresponds with the footprint of the shed building shown at this location on the 1903-1918 Sanborn maps (Figures C-1 – C-5 in Appendix C). A 4'-5" deep fieldstone rubble ledge extends from the end of this footprint to the exterior west wall and windows at approximately grade level. Apparently when adding his addition in the 1920s Dr. Barnes did not feel the need to dig out this portion of the basement. Unlike the rest of the basement Room B02 appears to have once been a finished work space as there is evidence of plaster at the brick walls and the ceiling is closed in with wood paneling. A soap stone sink is installed at the north end of Room B02 that is likely part of the 1920s alterations.

#### *North Ell, Second Story Interiors*

Rooms 205 and 209, on the east side of the hall, apparently originally served as bedrooms connected by a corridor (Room 210). A small passageway that connected Rooms 205 and 209 was divided in half to provide closet space for the later Town offices—a change that occurred at some point after 1938. Around 1920, as the result of the construction of the Barnes addition, the west wall of the north ell's hall became an interior rather than an exterior wall. This hall's west wall was subsequently pierced by two sets of double doors. The southernmost set opens into a closet numbered 206. Probably used to store linens, this closet boasts handsome tongue-and-groove interior woodwork. The northernmost pair of doors are multi-pane French doors that open into the house's largest room that was apparently used by Dr. Barnes as a library/conservatory (Room 207). The presence of built-in book cases at the south wall is an obvious feature that indicates the room's original use as a library while the three banks of windows promote a conservatory or solarium-like effect. The room's handsome tongue and groove woodwork completes the picture of a room that was probably prized by the Barnes family as an antidote to the smaller, less flexible rooms of the mid nineteenth century structural components.

At the northern end of the second story hall is a back stairway (Room 110) that is no longer accessible from the old kitchen (Room 109). The back stairway's opening is boarded over within the second floor hall (Room 210). Still visible on the north wall

of 210, just above the discontinued stairway opening is the profile or “ghost” of the mid 1840s railing. The small room that currently serves as a bathroom (Room 208) may have originally served as a dressing room in 1845. On the south wall of this bathroom is a built-in cabinet or cupboard which projects into the hall (Room 210). Based on the appearance of the brass cupped pulls of the two drawers located beneath the cabinet, this distinctive feature probably dates to the ca.1920 Barnes renovations. In addition, the tongue and groove woodwork of the cabinet door above is more late 1910s or early 1920s than a feature that dates to the mid-1840s.

#### *East Ell: South Rooms, First Floor Interiors*

Based on a comparison of the east ell's original fenestration as seen in late nineteenth century photographs with the current fenestration it is clear that these alterations were probably made by either Dr. Barnes or the Town after 1930. Changes to the exterior fenestration indicate a reconfiguration of the east ell's ca. late 1840s south rooms—either for the purposes of Dr. Barnes' medical suite or for those of the Town of Lexington.

In addition to re-fenestrating the south wall, four rooms were constructed on the north side of the east ell's hall while a second story with five rooms was added—all of this expansion was accompanied by new elements that are uniform throughout. The only evidence of mid –to-late 1840s detail in the east ell is its main door (complete with sidelights, molded surrounds and vintage brass hardware) as well as a chair rail at the northwestern corner of the hall (Room 113) that managed to survive the post 1930 renovations. The fact remains that it is probably neither feasible nor desirable to remove the first floor's later north rooms and entire second floor so as to return the east ell to its original one-story appearance. On the other hand, it may be argued that early in the house's history, the east ell was a key component in the house's overall appearance. Therefore the continued presence of a connector between the main house and the barn is justified. The ell's rooms probably originally contained a workshop as well as storage spaces for wood and milk.

#### *East Ell, Second Story Interiors*

Curiously, the second story of the east ell was extant by 1935—the year the Town of Lexington began to rent 1557 Massachusetts Avenue and two years before the Town acquired full title to the Barnes Place. The fact that the first floor's north rooms as well as the entire second floor were intact by 1935 suggests that Dr. Barnes, rather than the Town, enlarged this ell between 1928 and 1935. That Barnes was responsible for the east ell's enlargement is surprising given the fact that he was nearing the end of his medical career and theoretically would seem to have less of a need for more expansive office quarters. Further research might determine that he had several physicians working with him towards the end of his practice. Logic suggests that it was the Town that needed the additional space, but Sanborn Insurance Atlases from 1928 and 1935 suggest otherwise.

#### *The Barn: First Floor Housing for Horses and Carriages and Second Floor Hay Loft*

The large room on the first floor that originally housed horses and carriages has been drastically modernized over time. Modernization was most likely first undertaken by Dr. Barnes when the building was converted from holding horses to holding automobiles. The hay loft was closed in to make a complete second story and metal siding was installed over the interior walls, which remains in place under the present drywall. It is unclear if the garage door and secondary entrance were also installed at this time or at a later date. The Town of Lexington undertook a second phase of modernization sometime after it acquired title to the property in early 1938. The first floor spaces (Rooms 121 and 122) no longer retain horse stalls. A solid wall pierced by narrow horizontal windows has been installed at the back of the garage door which has replaced the original barn doors. Boxed-in wood and metal posts and modern fenestration have compromised the character of the barn's first floor.

The barn's original hayloft at the second story retains the roof's trussed timber support system. The metal stairs leading from the barn's first floor to the hayloft predate the installation of the drywall finish in the current space and appear to date to the installation of the metal paneling. The hayloft's west wall exhibits a door composed of unfinished vertical boards that also post-date the late 1930s.

## 1.2 Chronology of Ownership: The Hammond A. Hosmer House, 1557 Massachusetts Avenue

Set forth below is a chronology of ownership that encompasses information gleaned from Middlesex County deeds, maps and atlases as well as local histories and Massachusetts Historical Commission Building Forms. This period-by-period ownership chronology includes a discussion on alterations that occurred during each period of ownership.

### Pre-Hosmer House Construction History

A history of ownership of the area which became host to Town-owned buildings (including the Hammond A. Hosmer House) is recounted by Edwin B. Worthen in his book, *Tracing the Past in Lexington, Massachusetts* (Vantage Press, New York, 1998). Worthen opens his description of the area with the statement: "Other than the Battle green (sic) probably no spot in Lexington is better known to the citizens than the area between Vine Brook and Woburn Street where are located the town offices and the Carey Memorial Building."

Prior to the construction of the Hammond A. Hosmer House or Barnes Place at 1557 Massachusetts Avenue, its house lot was part of a larger, 30-40 acre parcel of farmland located on the north side of the "Path to Concord" (later Massachusetts Avenue). Cut through the wilderness as early as 1635, this early highway linked Cambridge's original settlement at Harvard Square with Lexington or Cambridge Farms. Indeed, one of the early purposes of this "path" was to expedite shipments of farm products from the farmlands of Lexington and Concord to the market place at what is now the park at the corner of Mt. Auburn Street and JFK Street in the Harvard Square area. The Hammond A. Hosmer House is located just to the west of Massachusetts Avenue's intersection with Woburn Street, a thoroughfare that was extant by 1670.

The tract that contained the Hammond A. Hosmer House's lot passed from Richard Harlakenden (1636-1642) to his widow to Herbert Pelham (1642-1693). The next owner of the tract was Benjamin Joseph Estabrook (1694-1732). This land remained in the Estabrook family until the late 1820s. More specifically the Estabrooks owned 1557 Massachusetts Avenue's parcel as well as that of the Cary Memorial Building next door to the west. In April, 1827, "the front lands" of the Estabrook Estate (evidently meaning the segment that was located between Massachusetts Avenue and the Lexington and West Cambridge Railroad Tracks that were set out in 1845) were sold to Hammond A. Hosmer, an "inn holder" of Boston. Reportedly Hosmer may have been related to the Estabrook family.

### The Hammond A. Hosmer House: Post 1845 Ownership History

#### Brief Description of the Town of Lexington: 1830-1870/ The Hosmer Family Era at the Hammond A. Hosmer House: 1845-1866.

When Hammond A. Hosmer had his house built in 1845-1846, Lexington was beginning to stir from its centuries long slumber as an agricultural community (a slumber briefly and famously interrupted by the first bloodshed of the American Revolution on April 19, 1775). Originally owned by Cambridge beginning in the 1630s and known as Cambridge Farms, Lexington was incorporated as an independent village in 1712. The Lexington and Arlington Railroad, a branch of the Fitchburg Railroad, connected Lexington with Cambridge beginning in 1846. Between 1840 and 1855, Lexington experienced a steady rise in population fueled, in part, by Irish immigration as well as more affluent Yankee Protestants like Hammond A. Hosmer who sought residences for seasonal and retirement living. During this period Lexington's population jumped 40%, reaching 2,549 citizens by 1855. Economic activity was primarily focused on milk production with Lexington milk wagons fanning out along a network of roads leading to Cambridge, Somerville, Charlestown and Boston. Large quantities of milk were sent by railroad to northern Massachusetts, Vermont and New Hampshire. By the end of the Civil War Lexington cows produced over \$59,000 worth of milk. Other sources of revenue for local entrepreneurs and workers were the manufacture of fur caps, coats and other types of winter apparel (produced in four factories) while clock making, once an important factor of the local economy in the 18<sup>th</sup> century, experienced a brief revival around 1830. The production of peat in the Great Meadow of East Lexington was also a lucrative business during the mid-nineteenth century, providing an alternative fuel to wood.

The house at 1557 Massachusetts Avenue was built for Hammond A. Hosmer of Lexington in 1845-1846. He was born in Acton, MA on October 23, 1795. Hosmer is identified as an "inn holder" of Boston in a deed of April, 1827 – the year Hosmer first figures in real estate transactions related to the Hammond A. Hosmer House. At that time he purchased "the front lands" of the Estabrook estate. Reportedly Hosmer was related to Lexington Estabrooks. Hosmer purchased additional land from Jonas Russell, a local farmer, in November of 1844 (Bk.471, Page 327). The parcel purchased by Hosmer from Russell contained ten (10) acres. Russell, in turn, had purchased this undeveloped tract in 1824 (Bk.429, Page 418). Hosmer apparently enters into a mortgage with a J. Chandler, Sheriff of Middlesex County in June of 1845 – a deed that does not indicate that a house was

extant on the property. The present Hammond A. Hosmer House was first mentioned in a deed of May 25, 1847. At that time Hosmer sold Abijah W. Farrar the site of the Cary Memorial Building next door to the west (later the site of a substantial residence called the Plumer place). Interestingly, Farrar was married to Hosmer's sister. The Farrar/Hosmer transaction of 1847 mentions H. A. Hosmer's "new house", suggesting a construction date of 1845-1846.

The Hammond A. Hosmer House was constructed at the same time as the Lexington and West Cambridge Railroad and, indeed, its tracks circumscribe the north side of this property. One wonders if knowledge of this transportation improvement played a role in Hosmer's decision to relocate from Boston to Lexington or whether Hosmer was even aware of the train's imminent appearance when he purchased the lot for his new house.

The builder responsible for the Hosmer House's construction remains unidentified. Deed research did not provide clues in this regard and no business directories for Lexington were published during the 1840s. The best known builder working in Lexington during this period was Isaac Melvin, whose career spanned the period of 1833-to-1853 in Lexington, Cambridge and later Boston. Melvin was probably not responsible for the Hosmer House's construction (or that of the nearly identical 1598 Massachusetts Avenue across the street to the south) because his work tends to be more sophisticated in terms of proportion and ornamentation. Judging by Melvin's Cambridge residences of the early 1840s (i.e. 19 Centre Street on Dana Hill) he was already capable of a level of sophisticated design that surpasses that of the Hosmer House. With that said, the Hosmer House is still a solid, well-crafted example of a Greek Revival connected house--minus the more formal flush boarding, well-proportioned pilasters and cupola as seen on Dana Hill.

The landscape surrounding the Hammond A. Hosmer House may have originally been quite elaborate as Hosmer was a member of the state's leading horticultural society. Although information regarding Hosmer's background is sketchy, it is written that Hosmer was a member of the Massachusetts Horticultural Society beginning in 1834. He was also an influential figure in Lexington as he was an incorporator of the Lexington Institute for Savings. He was apparently something of a local real estate tycoon as he bought up several small farms in the area, combining them into large homesteads. He subsequently sold them off, presumably at a profit. He also owned one or two nearby houses, including the Fogg House that once stood at the end of Hayes Lane, where his hired hands reportedly lived. The house at 1598 Massachusetts Avenue, which has a main block that is the mirror image of the main block at 1557 Massachusetts Avenue (Photo 1.2-1 and 1.2-2) may have been built for Hosmer as part of his real estate holdings. That number 1598's land was owned by Hosmer during the 1840s suggests that he built both houses around the same time.

Hosmer died in 1854 and is buried in Lexington's Munroe Cemetery. William Chandler was appointed trustee of his widow, Susanna Hosmer's property and, indeed, an 1859 mortgage in the name of William Chandler, trustee was recorded in Middlesex County deeds. In this mortgage, the place is referred to as the "Homestead of Hammond A. Hosmer." The mortgage was assigned in 1863 to the widow Susanna, and to the Hosmer's daughter Susan. The widow lived in the house until her death in 1865.

#### *Hosmer Era Alterations*

If alterations to interior fabric and elements occurred during the Hosmer era they may have included cosmetic upgrades such as the main stair hall's Tuscan columned archway (Room 104) and the installation of the dining room's wooden, faux marble mantle. The porch located on the south elevation of the main block may also have been added during the end of the Hosmer era. A more likely scenario is that the ionic columned south porch was original to the house's mid 1840s construction. The bracketed Italianate door hood shown in vintage photographs was most likely added during the 1860s or early 1870s. The interior alterations may have occurred between Susannah Hosmer's death in 1865 and the sale of the house to Isaac Wetherell by the Hosmers' daughter Susan Hosmer Kenney in 1866.

#### **The Wetherell Era: 1866-1871**

The Hammond A. Hosmer House passed from Hosmer hands to Isaac C. Wetherell in 1866. Twelve years after her father's death and one year after her mother's passing Susan D. Hosmer Kenney sold her family's homestead for \$3600. The deed notes that "these are the same premises recently occupied by the mother of said Susan, late deceased." By that time the original 10 acre parcel (once as large as 30 acres) had been reduced in size to a one acre lot.

#### *Wetherell Era Alterations*

The Wetherell's owned 1557 Massachusetts Avenue for only five years – potentially not long enough to make significant changes to the property. The possibility remains that the exterior porch, the main entrance hall's Tuscan columned arch, dining

room mantel piece and some of the house's hardware dates to this period or represents an effort by either Hosmer's widow or daughter to make the house seem more up-to-date during the early-to-mid 1860s.

#### **The Wentworth Era: 1871-1889**

In September of 1871, Isaac Wetherell of Lexington sold the Hammond A. Hosmer House property to Nancy E. Wentworth of Boston for \$5,500. Nancy's husband Otis Wentworth is variously listed as a mason and builder in 1870s and 1880s Boston Directories and was located over time at 134 Friend Street, 17 Court Street and Pemberton Square. Listed as living in Lexington during from the 1870s until the mid-1880s, he evidently commuted to work via the Lexington and Arlington branch of the Fitchburg Railroad. The Wentworths held on to the one acre property from 1871 until early February of 1889. At that time Otis Wentworth of Boston sold it for \$5,500 to Dr. Aaron H. Livermore of Boston.

#### *Wentworth Era Alterations*

It is unknown what, if any, alterations occurred at the Hammond A. Hosmer House during this era.

#### **Dr. Aaron H. Livermore / Bradley Putney Era: 1889-1916**

Dr. Livermore was a Boston dentist who may have purchased the Hammond A. Hosmer House as his retirement home. One year after his death in 1896, his widow, Lydia, married Bradley Putney. At that time the house was numbered 365 Massachusetts Avenue. According to an article in the Lexington Minuteman of July 27, 1950 it was noted that "Older residents will recall Mrs. Livermore-Putney as riding out every afternoon, always with a very heavy make-up."

The "foot print" on the 1898 Atlas shows the familiar L-shaped configuration of the house minus the Barnes addition of 1920 that "bumped out" the northwest corner of the north ell. The 1898 Atlas also indicates a long driveway that culminates in an oval-shaped "island" in front of the house. Abutting the easterly line of the property that was shared with C. G. Fletcher is a small out building. This same outbuilding appears on the 1903 and 1908 Sanborn Fire Insurance maps labeled "Carriage House" (see Figures D-1 and D-2 in Appendix D).

#### *Livermore Era Alterations*

The Livermore-Putney family may have been responsible for the construction of a small shed that projected from the west wall of the dining room (Room 105) by 1903. This shed was replaced around 1920 by a more substantial kitchen (Room 106). Also during this time the porch at the south elevation of the main block was extended to wrap around the southeast corner of the main block -- the enlarged porch is present on the Sanborn map of 1908 (Figure C-2, Appendix C). The widow Livermore's marriage to Bradley Putney in 1897 may have prompted additional interior alterations but information on what these alterations might have been could not be found. Per the Sanborn maps, the freestanding carriage house disappears from the site between 1908 and 1918. According to an article from the July 27, 1950 edition of the *Lexington Minuteman* this structure was reportedly adapted for reuse as a garage at 5 Winthrop Road in Lexington.

#### **Dr. William L. Barnes era; 1916-1935**

Dr. William L. Barnes acquired "the White House" from Lydia Livermore Putney's estate in 1916 after ten years of renting office space in the house's east ell. Reportedly he kept patients at his home who were recovering from injuries sustained during World War I. Evidently, Dr. Barnes was a popular local physician whose name lives on in local parlance as 1557 Massachusetts Avenue is still referred to be long time locals as The Barnes Place.

#### *Barnes Era Alterations*

By far, Dr. Barnes, of all the Hammond A. Hosmer House's owners, made the most structural alterations to the property. Around 1920, the doctor expanded the north ell by enlarging its northwest corner to better accommodate his medical offices (see Rooms 111 and 112) as well as to upgrade the house's living quarters. He added a new kitchen (Room 106) and adjacent ante room and rest room (Rooms 107 and 108). Among the cosmetic changes to the Hammond A. Hosmer House interiors effected by Dr. Barnes were the construction of parquet floors in the double parlors as well as matchboard floors located throughout the house. He superimposed a brick Craftsman style fireplace mantle in the front parlor (Room 101) and had the second floor linen closet and large library/solarium enlivened with handsome tongue and groove woodwork—most of these alterations seem to have occurred around 1920.

Between 1927 and 1935, Dr. Barnes was evidently responsible for the enlargement of the east ell – reconfiguring the existing rooms of the mid-to-late 1840s first floor and adding four rooms on the north side of the building with five rooms on the new second floor. The possibility remains that Dr. Barnes had this expansion completed during the early 1930s with the knowledge that the Town would purchase the building.

### Town Offices Era, 1935-present

On March 22, 1937, the Town of Lexington appropriated \$25,000 to purchase the Barnes Estate. Clearly the Town was using the Hammond A. Hosmer House before 1937, as the 1935 Sanborn Atlas calls the building “the Town Hall Annex.” That the Town needed additional office space by the late 1920s had everything to do with the rise of automobile ownership and the attendant need for the financing of new streets and schools as well as new municipal buildings that could deal with a burgeoning population. Indeed, the Town Records show that “improving the major roads” was continually being considered.” In 1927, the two large houses to the west of the Barnes House were demolished so that Carey Memorial Hall and a new Town Office Building could be built. The construction of the new municipal buildings were completed on the eve of the Great Depression. By the late 1930s the economy had recovered sufficiently to enlarge the civic center at the eastern edge of Lexington Center. Rather than deal with the expensive proposition of building a new Town Offices Annex during a time of lingering economic crisis, “the Barnes Place” was purchased outright by the Town in February of 1938.

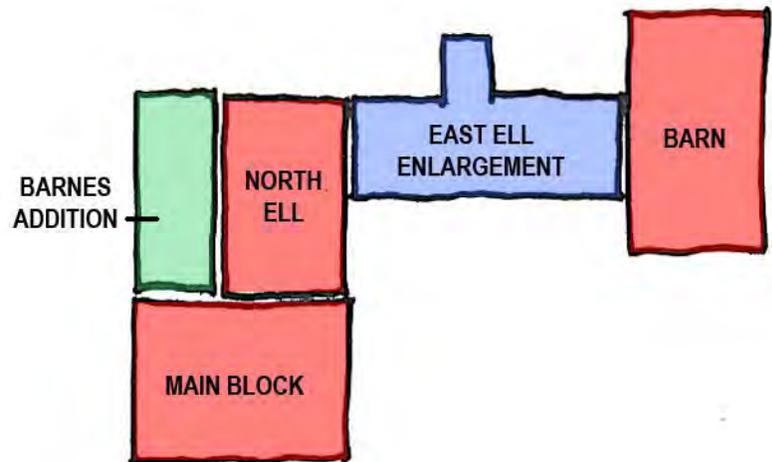
By 1950, the Hammond A. Hosmer House’s use for “overflow Town Offices” took on a more specific focus as the home of Lexington School Administration Offices. A student paper researched under the guidance from Richard Kollen quotes statistics that provide further context: between 1850 and 1970, Lexington school enrollment rose from 2,813 to 6,280. Furthermore, in 1966, the METCO program began, necessitating additional administrative work and employees. The first printed mention of 1557 Massachusetts Avenue as the “White House” occurred in 1987 during reporting of a strike by Lexington teachers.

During the early 1950s, Custance Brothers, Architects restored the building. The firm’s goal was to return the building to what was deemed to be its original appearance. According to an article in the Lexington Minuteman of July 27, 1950, restoration included the removal of the porch and replacement of the clapboards where the porch was connected to the front of the building and the division of the first floor front windows into “small lights”. Evidently the reference to “small lights” meant that replacement 2/2 double hung wood sash were in turn replaced by 6/6 double hung wood sash that would have been more appropriate for a mid-1840s house.

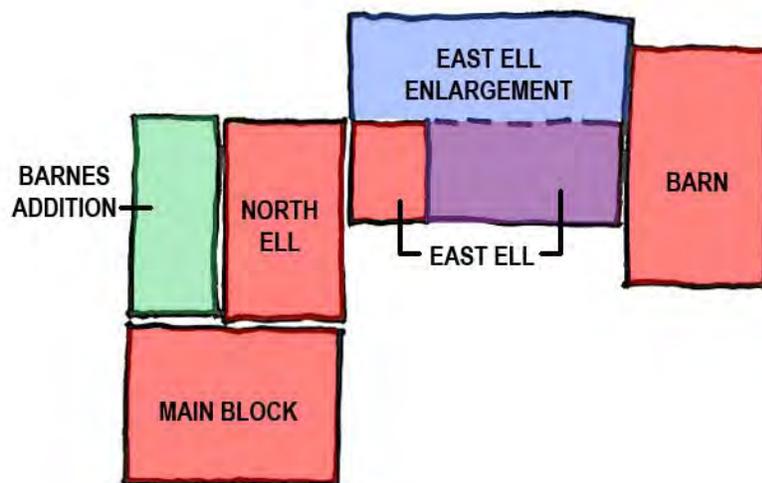
After the departure of the School Administration offices from the site the Town of Lexington used the Hammond A. Hosmer House to house the Department of Public Works. The building has been unoccupied since 2005 when the D.P.W. moved to a new building on Bedford Street.



Photo 1.2-1 and 1.2-2: Views of the main block of 1598 Massachusetts Avenue. The size, shape and detailing of this building is exactly the same as that found on the Hammond A. Hosmer House



SECOND FLOOR



FIRST FLOOR



Figure 1.2-1: Diagram of building evolution over time

### 1.3 Identification of Significant Features

The main preservation priority at 1557 Massachusetts Avenue is to retain and restore as much of the original 1845-1846 fabric as feasibly possible. Just as it is highly desirable to retain character-defining elements at the exterior and interiors of the original segments of the house, retention of original exterior massing and interior room configuration is also important. One might argue that the retention of the ca. mid 1840s north ell is a lower priority than that of the more intact main block because of alterations carried out in those spaces concurrently with the ca.1920 Barnes Addition. However, the surviving elements and finishes of both its early and later periods along with the evolution of its room use tells an interesting story of changing domestic and professional requirements. The north ell interior, including the Barnes addition, is a repository for some of the most aesthetically pleasing features in the house ranging from the mid nineteenth century faux marble mantel piece through the tongue and groove walls of the second floor linen closet and library/conservatory of ca.1920. In addition, the exterior and interior fabric of the north ell and Barnes addition are intricately tied in with the main block. For those reasons there is a strong argument against altering the north ell and Barnes addition with the exception of the removal of evidence of mid twentieth-to-early twenty first century office use. The exterior of the east elevation of the north ell is evident in mid-to-late nineteenth century photographs. The north ell, together with the main block, east ell and barn still read visually (despite later additions and interior alterations) as a quintessentially New England “connected house.”

#### *Exterior*

Significant exterior features include the early beveled clapboard siding at the main block and north ell and the Greek Revival-style pilasters, trim and cornice features of the main block. The wood corner boards, pediment and cornice feature of the barn are also of note. Also character-defining are the shape of the main block with its paired chimneys, the 6-over-6 window configurations (although not the replacement window sashes within them) and casing, and the two original entrance doors at the main block and east ell.

The relationship of the original “big house” (main block) and “back house” (north ell) to the barn with an ell at the east side is significant. While the existing ell has little historic fabric left consideration should be made to maintaining this layout in a future use either through maintaining the existing ell, reconstructing a true one story link, or constructing something that maintains the feeling of connection between the spaces.

Early building images show the footprint of a porch at the south side of the building (Figure C-1 Appendix C), and it is likely that the porch was part of the original construction. It was later replaced by the Italianate wraparound porch in the early 1900s. Reconstruction of this element is not recommended. Reconstruction of missing elements is to be avoided unless it is critical to the understanding of the building and only if the missing element is well documented. Neither of these requirements is fulfilled in the case of the porch.

Other significant features of the building exterior are the dressed granite foundation walls at the main block, the window configurations added post 1840s, and the wood shutters. The existing wood shutters are in poor condition and it is unlikely they are original. However, having shutters at the window openings is a character defining feature of buildings from this time.

#### *Interior*

The earliest interior fabric and elements (mid-to-late 1840s) are located primarily in the main block, north ell and barn and very minimally in the east ell. These original features consist of three classicized mantle pieces (Rooms 102, 201 and 202) (Photos 1.3-1 and 1.3-2), molded base boards, pedimented surrounds of doors and windows (Photo 1.3-3) as well as wooden cornice moldings. Numerous multi-panel doors survive from the mid-1840s but most have been altered by the replacement of a solid upper panel with a glass pane (Photo 1.3-4); a modification implemented for the purposes of the Town office space during the mid-twentieth century. Particularly noteworthy is the main entrance hall's original staircase with its mahogany railing, newel post and wooden cylindrical balusters (Photo 1.3-5). This formal stair hall's stairway is of a type typical of Late Federal and Greek Revival houses in New England and should be retained at all costs. Although practical, the wooden stair rail that was added to the stairway's south wall at an undetermined date is of lesser importance as an element that should be retained. In addition, the main block's attic (Rooms 301-303) contains original floorboards that are wider than the later replacement match boards of the floors below. Similarly, the barn retains an original mid-1840s system of wooden trusses (Photo 1.3-6). Here and there, in the main block are mid nineteenth century doorknobs that are composed of porcelain and boast marbled finishes. Survivals such as these merit retention as do circular door knobs composed of wood (mid-to-late nineteenth century) and metal (early 20<sup>th</sup> century). In several cases, door plates or escutcheons, survive from the early 20<sup>th</sup> century and are enlivened by curving lines that acknowledge the influence of the Art Nouveau style.

One might argue that the alterations sustained by the Barnes Place after the mid-1840s offer a less compelling case for preservation. The noteworthy exceptions include the ca.1860s-to-early 1870s features such as the Tuscan columned archway at the western end of the main stair hall (Room 104) (Photo 1.3-7), the wooden faux marble fireplace mantle of the dining room (Room 105) (Photo 1.3-8) and the arched and recessed niche located to the west of this mantle. Most recently used as a coat closet, this recessed niche may have been added around 1920 to house shelving for the display of china (Photo 1.3-8). One of the house's most noteworthy early twentieth century features is the pressed tin ceiling of the double parlor (Photo 1.3-9). Although presumably installed to cover up damaged plaster it is an interesting feature worth saving, particularly as an example of this ceiling material used in a domestic setting rather than the more common commercial setting. Also of interest are the parquet, match board floors of the double parlors that were probably installed by Dr. Barnes after 1916. Although a prominent feature within its space, the early twentieth century Craftsman style fireplace mantle in Room 101 arguably does not merit retention because its brickwork's lack of quality craftsmanship—it might be advisable to remove this brick mantelpiece this mantel piece to accommodate a reproduction wooden Greek Revival mantle

#### *Other noteworthy features*

While not as significant as the 1840s era fabric, the Barnes addition at the northwest corner of the house is interesting as it has not been altered since its ca.1920 construction. Barnes addition interiors are noteworthy for their tongue and groove woodwork as seen in the second story linen closet (Room 206) and library/conservatory (Room 207) (Photo 1.3-10).

The elements of the east ell are extremely plain and postdate 1938. The noteworthy exceptions to that rule are the east ell's four-panel main entrance door with its brass door handle and mail slot (Photo 1.3-11). Additionally, a remnant of the original chair rail is still intact at the west and north walls of the east ell (Photo 1.3-12).



Photo 1.3-1: Room 102 mantle.

Photo 1.3-2: Mantle in Room 201.



Photo 1.3-3: Pedimented door and window surrounds in Room 101 and 102.



Photo 1.3-4: Modified four-panel door in Room 103.



Photo 1.3-5: Stair newel post in Room 104.



Photo 1.3-6: Truss system in barn attic.



Photo 1.3-7: Tuscan columned archway at Room 104 stair hall.



Photo 1.3-8: Fireplace surround in Room 105.



Photo 1.3-9: Arched niche at north wall of Room 105.

Photo 1.3-10: Pressed tin ceiling in Room 101.



Photo 1.3-11: Tongue-and-groove paneling at Barnes addition, Room 207.



Photo 1.3-12: East ell entrance door.



Photo 1.3-13: Chair rail remnant at north door to east ell.

## II. EXISTING CONDITIONS: DESCRIPTION AND ASSESSMENT

### 2.1 Exterior

#### General Description

For ease of locating items on the building exterior in this condition assessment the building has been divided into sections, roughly corresponding with its historical growth over time and existing rooflines. As illustrated in Figure 1.2-1, the “main block” corresponds to the southernmost area of the west building mass (the area below the southwestern gable roof). The “north ell” extends northward from the end of the main block and includes the east side on the first and second floors of the remaining portion of the western building mass and the southernmost portion of the west side on the first floor until the change in foundation height. The “Barnes Extension” (added in 1916) comprises the remaining portion of the western building mass – the northwest corner of the first floor and the west side of the second floor. The “east ell” corresponds to the area of the building between the west and east sides (for ease of description this includes both the original one story east ell and the second floor added above in the 1930s). The “barn” is the easternmost mass of the building.

Definitions for terms used in the condition assessment:

- *Excellent condition*: Element is in new or equivalent condition. No work needed other than routine maintenance.
- *Good condition*: Element is performing its intended function or is otherwise serviceable, although it may show signs of wear. No repair required other than routine maintenance.
- *Fair condition*: Element may require work, usually minor, to better perform its intended function, bring to a maintainable state, or return to a condition resembling its historic appearance.
- *Poor condition*: Major work needed to for element to perform its intended function or to bring item to a maintainable state.
- *Original*: Dates to the period of initial construction.
- *Modern*: Element dating after 1950.

### Building Site

The Hammond A. Hosmer House site (1557 Massachusetts Avenue) is located in a RS Zone, which emphasizes low-density residential development and allows related public and institutional uses. The site is also located within the boundaries of the Battle Green Historic District.

The building is set back approximately 100 feet from the sidewalk behind a large lawn. To the west is a driveway leading to the Police Station parking area. There is a large parking lot at the north and east sides of the building and additional parking at the south in front of the east ell and barn. The parking is largely screened from view from the sidewalk by a hedge at the south elevation. The parking area behind and to the side of the site is continuous with the parking area behind the Police Station and which serves the Police Station, Town Hall, and the Town of Lexington Commuter Permit program. In addition to the parking lot access road adjacent to the Police Station there is also a curb cut on Massachusetts Avenue that provides access to the parking lot. The approximate number of parking spaces and their assignments can be seen in Figure 2.1-1. The site is served by the Lexpress bus service and by MBTA Bus Route 62 and 76 and is adjacent to the Minuteman Commuter Bikeway. The site is approximately 1/4 mile from Depot Square, the main public transportation hub in Lexington.

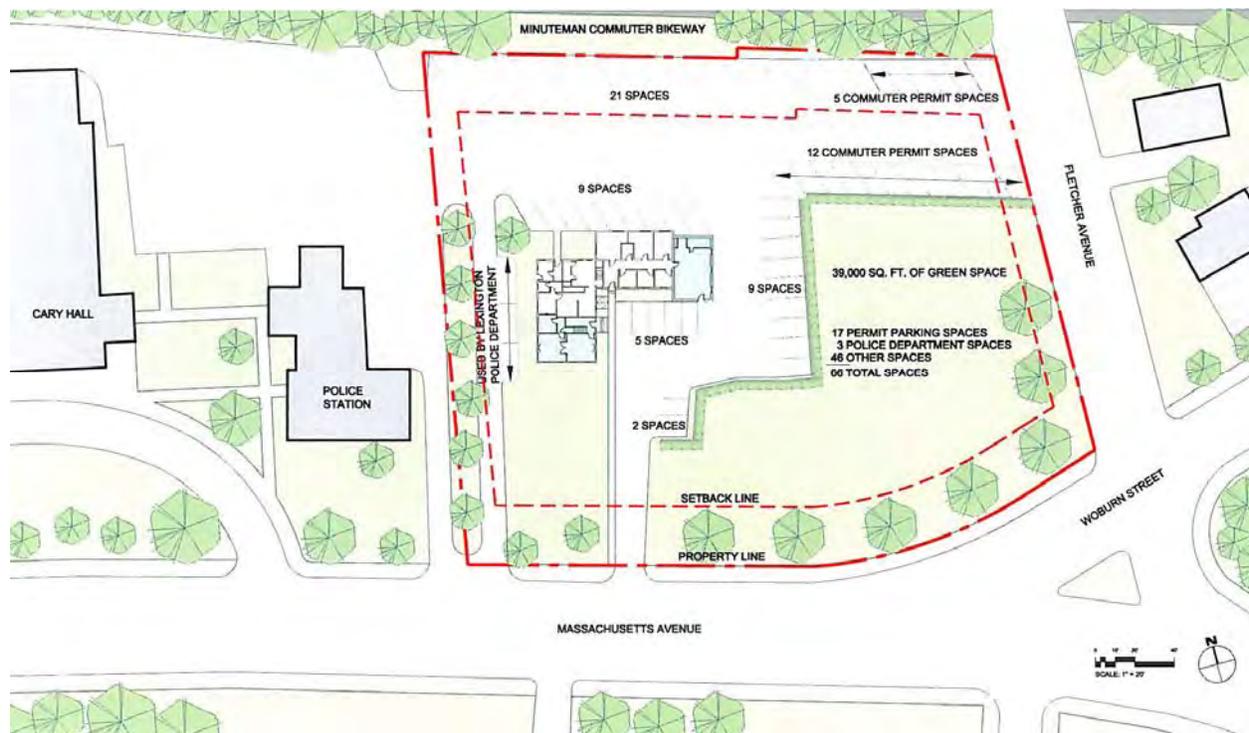


Figure 2.1-1: Diagram of existing site conditions (from Muzzey Senior Center and Hammond A. Hosmer House Conceptual and Feasibility Study, July 2008 by Bargmann Hendrie + Archetype, Inc.)

## Exterior Envelope

### *Foundations*

#### *Overall Description*

At the main block the foundation consists of stone rubble with dressed granite blocks with brick backup above grade along the east and west elevations (Photo 2.1-1, Photo 2.1-2). At the south elevation of the main block the above-grade foundation wall between the east and west corners is entirely brick, corresponding to the location of the porch which may have been added to the building in the 1860s. The foundation below the north ell and Barnes addition is stone rubble above and below grade, except at the east elevation of the north ell, where the stone blocks found on the main block continue. There is a full basement below the main block and the north ell and basement windows are present at the foundation on the west elevation. A step down at the foundation wall at the west elevation marks the beginning of the Barnes addition (Photo 2.1-3). A portion of the original north foundation of the main block became an interior wall in the basement when the north ell was added, and reveals the battened profile of the stone rubble walls (Photo 2.1-4). An exterior bulkhead for basement access is located at the east elevation of the north ell. There is also access to the basement via an interior stair in the north ell. The east ell and barn foundations are stone rubble, with no basement. Very little of the east ell and barn foundations are exposed to view.

#### *Condition Assessment*

The foundation of the main block and north ell are in fair condition overall. A description of structural conditions found is located in the *Structural* section of this report and consists of crumbling stone at the west side of the north ell and a shifted granite block at the southwest corner of the main block (Photo 2.1-5). There is also a crack in the foundation wall at the east elevation between the east wall of the north ell and the south wall of the east ell (Photo 2.1-6). The above-grade portions of the foundation have been painted. The paint finish is in good condition except at the brick portion at the south side of the main block foundation where there is peeling paint (Photo 2.1-7). There are also several spalled bricks across this elevation.

During a site visit on a rainy day an active leak was noted in the northwest corner of the basement of the main block. The location of this leak roughly corresponded with the entrance point for the building's electrical service, which is through a closed-in window at the west elevation (Photo 2.1-8). The window opening has been covered with plywood. There are also several small holes between the stones of the exposed rubble wall below the granite blocks below the electrical service entrance, which could also be the source of the water infiltration. Other holes are present around the base of the rubble foundation at the west and north walls of the north ell and Barnes addition, possibly due to rodent activity. A board is nailed over a portion of the Barnes addition foundation at the west corner of the north elevation, presumably to cover a larger hole (Photo 2.1-9).

As noted in the description section above, very little of the east ell and barn foundations are visible from the exterior due to the grade level of the surrounding site. In many locations the wall cladding of these buildings rests directly against the earth, which is causing the wood siding to rot (Photo 2.1-10). Several holes can be seen at grade level along the north elevation of the east ell and barn, most likely due to rodents. There is a large hole near the center of the north elevation of the barn where the siding has rotted away and the end of one of the timber sills supporting the structure is exposed (Photo 2.1-11). The sill end appears to be extensively rotted. Dense vegetation and the presence of a large wasp nest prevented careful investigation of any exposed portions of the south elevation of the east ell foundation.



2.1-1: Stone blocks above stone rubble foundation at main block. Note transition to entirely stone rubble foundation wall at change in roofline (start of north ell).

2.1-2: View of interior side of foundation wall showing brick backup above stone rubble foundation at south elevation of main block.



2.1-3: Stone rubble foundation wall at west elevation of north ell. Note step in foundation wall at the where Barnes addition begins.

2.1-4: Exposed cross section of the main block foundation wall at the basement interior at the junction with the north ell.



Photo 2.1-5: Shifted granite block at southwest corner of main block foundation.

Photo 2.1-6: Crack at foundation between east wall of north ell and east ell.



Photo 2.1-7: Peeling paint at brick foundation at south elevation.



Photo 2.1-8: Boarded up window at electrical service entry, west elevation. Note holes in stone rubble wall below stone block.



Photo 2.1-9: Board nailed over hole at northwest corner of Barnes addition foundation.



Photo 2.1-10: Rotted wood siding where siding touches grade at east wall of barn.



Photo 2.1-11: Hole, rotted siding, and exposed timber sill at north wall of barn.

### *Walls and Trim*

#### *Overall Description*

Walls above foundation level at the entire structure are wood framed with wood clapboard siding (most likely pine), painted white (Photo 2.1-12). The clapboards on the exterior of the main block are 6", beveled with 4 1/4" exposed to the weather. The east and west corners of the main block have 1'-4" wide wood corner pilasters with center recessed panels (Photo 2.1-13). There are caps at the top of the pilasters just below a frieze board at the top of the second floor that stretches along the east, north and west elevations. Above the frieze board at the east and west gable ends is a closed pediment with molded trim along the sloping sides and a cornice element above the second floor level.

The north ell and Barnes addition have similar clapboards to the main block. There is a 1'-1" pilaster at the west side of the northwest corner of the Barnes addition that transitions to a 10" pilaster on the north elevation. Clapboards on the south elevation of the east ell are similar to the north ell. Clapboards on the wall of the shed extension at the first floor of the north of the east ell are smaller, with a 3 3/4" exposure. There are 7 3/4" flat corner boards at either side of this shed extension and on the smaller shed extension at the second floor above. The most variation in clapboard size is at the barn, where exposure sizes range from 3 1/4" to 5". The siding here is wavy, an indication that it was likely resided after some settlement of the structure. There are 7" corner boards at the barn's northeast corner and the northwest corner above the east ell shed roofline. At the southeast and west corners are 8" wide corner boards. There is a closed pediment at the gable end of the south side of the barn with a cornice element along the base and trim at the sloping sides. This element is not repeated at the north gable end.

#### *Condition Assessment*

The clapboard siding is in fair condition overall, despite the deteriorated paint and some specific areas of significant damage. There is widespread failure of the exterior paint at the siding at all locations, and localized areas of wood rot particularly at those areas subject to roof run-off from failed gutters and areas located near grade. The worst of these areas of rot is at the north elevation at the junction between the Barnes addition and the east ell where a failed gutter at the northeast corner of the addition roof has created an area of water damage and staining down the entire wall (Photo 2.1-14). Other areas of deteriorated clapboards include: below the soffit at the southwest side of the Barnes addition on the west elevation (Photo 2.1-15); the junction between the east ell wall and barn roof at the south elevation where several clapboards are detached (Photo 2.1-16); grade level at the northeast corner and east elevation of the barn (Photos 2.1-17 and 2.1-18); grade level at the center of the north barn wall; the junction between the east wall of the north ell and the east ell roof at the south elevation (Photo 2.1-19); the junction between the wall of the small "pop-out" extension at the second floor of the east ell at the north elevation where it abuts the second floor east ell roof, both sides (Photo 2.1-20); and the south wall of the east ell, adjacent to the entrance door (Photo 2.1-21).

There are isolated missing siding boards at the south elevation of the east ell between the rear door and the window to the west (Photo 2.1-22) and the upper northwest corner of the barn north elevation (Photo 2.1-23). At both of these locations building paper has been installed at the area of missing siding.

The bottom of the corner boards at the barn are deteriorated where they meet grade. With the exception of extensive paint loss the remainder of the building's corner boards are in good condition. The mitered corner of the pediment cap at the southeast corner of the main block is beginning to split apart, most likely due to water runoff from the failed gutter above (Photo 2.1-24). The cornice elements at the gable pediments at the main block and barn are in fair condition. There is complete paint loss and wood checking at the horizontal surface of the cornice. At the east elevation of the main block pieces of metal flashing has been face nailed to the junction of the cornice and building wall and at a horizontal joint at the cornice surface to keep water from soaking into these vulnerable areas (Photo 2.1-25). A similar, smaller, piece of flashing has been nailed to the junction of the cornice and building wall at the barn (Photo 2.1-26).

As the clapboards in the main field of the siding are not peeling or curling, there is no reason to believe there is damage to the wood sheathing. The clapboards of the 1840's would have been radial sawn, which is better than the plain sawn boards that are typically used today. Assuming the wood has paint stripped and is properly prepared, much of the existing is suitable for preservation rather than replacement.



Photo 2.1-12: East elevation of main block and north ell, south elevation of east ell.



Photo 2.1-13: Corner pilaster at west elevation of main block.



Photo 2.1-14: Area of staining and wood rot at junction between Barnes addition and east ell at north elevation.



Photo 2.1-15: Deteriorated clapboards at the southwest corner of the Barnes addition, west elevation.



Photo 2.1-16: Deteriorated clapboards at the junction between the east ell wall and barn roof, south elevation.



Photo 2.1-17: Deteriorated clapboards and corner board at northeast corner of barn.



Photo 2.1-18: Area of deteriorated clapboards at east elevation of barn.



Photo 2.1-19: Deteriorated siding at junction of north ell wall and south east ell roof.



Photo 2.1-20: Deteriorated siding at the east wall of the "pop-out" extension of the east ell at the north elevation where it abuts the second floor east ell roof.



Photo 2.1-21: Deteriorated siding adjacent to south east ell door.

Photo 2.1-22: Missing siding board above the north door of east ell with building paper installed in opening.



Photo 2.1-23: Missing siding board at the north elevation of barn, with building paper installed in opening.



Photo 2.1-24: Split at mitered corner of pilaster cap, southeast corner of main block.



Photo 2.1-25: Metal flashing at junction of cornice element and building wall, main block.



Photo 2.1-26: Metal flashing at garage flashing element.

### *Doorways*

#### *Overall Description*

There are six exterior doors at the Hammond A. Hosmer House:

- The entrance door into the main block at the east elevation, accessed via exterior stair
- The door into the Barnes addition at the west elevation
- The door into the Barnes addition at the north elevation
- The entrance door into the east ell at the south elevation
- The entrance door into the barn at the south elevation
- The large garage door at the south elevation which is no longer operational

There is also a bulkhead with basement access located at the east elevation of the north ell.

#### *Condition Assessment*

The entrance door into the main block is a six panel wood door with vision glass installed at the center two panels and sidelights at either side of the door. An unsightly aluminum storm door has been installed at the exterior side of the door (Photo 2.1-27). The wood door and aluminum storm door are in good condition. There are three glazed lights at each sidelight, vertically stacked, and a wood panel fills in the bottom third of each opening. The sidelights are in fair condition as the putty around the lights and the exterior paint has failed. The door and sidelights are framed with pilasters and an entablature which are in fair condition with paint delamination throughout. There is some evidence of wood rot at the top of the pilaster caps at either side of the opening. The wood sill below the door is completely devoid of paint and is worn, with evidence of wood rot at the exterior edge. The door is located 3'-8" above grade level and is accessed via a non-historic wood stair and landing. The stair and landing elements are in poor condition, with checked and rotten boards and a north railing that is leaning away from the stair (Photo 2.1-28). Neither the stairs nor railings comply with modern codes.

The door into the Barnes addition at the west elevation is a wood door with a divided light window installed at the top two-thirds of the door and two wood panels below (Photo 2.1-29). Door trim consists of 5" wide casing with a molded profile and a wood sill. The top of the sill is 1'-2" above grade level. The door is in fair condition with some wood rot at the lower rail and failed paint throughout. The glazing putty at the lights has also failed. The exterior door handle is missing. The door casing and door sill are also in fair condition, with extensive paint loss.

The door into the Barnes addition at the north elevation is a two-panel wood door retrofitted with modern lever hardware (Photo 2.1-30). This door is in fair to poor condition, with some wood rot at the top and bottom rail, particularly on the interior side. The west panel is displaced at the interior side. An aluminum storm door has been installed at the exterior of the door opening which is in good condition. Door trim consists of a 5" casing with a plainer molded profile than the west door. The casing is in fair condition. Sealant residue is present at the casing at the perimeter of the storm door frame. The door has a wood sill that is in poor condition.

The entrance door into the east ell at the south elevation is a six panel wood door with sidelights at either side of the door (Photo 2.1-31). The door opening is 2'-8" wide and 6'-6" high. The door is in fair condition, with rot at the bottom rail and paint failure. Hardware consists of a thumb latch pull and a deadbolt and a mail slot with hinged cover at the center of the door. There is wood rot at the base of the door frame on both sides of the door. The sidelights have four glazed lights each, stacked vertically, and wood panels below. Between the glazing and wood panels is a thick wood rail. The sidelights are in fair to poor condition with failed glazing putty and failed paint throughout. Both the door and the sidelights appear to be wracked within their openings, particularly the sidelight at the east side of the door. A board has been nailed to the door frame at the east sidelight. The door and sidelights are framed with pilasters and a pedimented entablature which are in fair condition with widespread paint loss. A piece of the west pilaster is missing from the base of opening. The door is 1'-3" above grade and is accessed by one concrete step and one wood step that also serves as the door sill. The wood step/sill is in poor condition. The steps do not meet current codes.

The entrance door into the barn at the south elevation is a six panel wood door of similar construction to the east ell entrance door with flat 4 1/2" casing and a stone sill (Photo 2.1-32). The door is in fair condition with paint loss throughout. Hardware consists of a knob, deadbolt, and mail slot with hinged cover at the center of the door. The door casing is in poor condition, with rot at the base of the casing on both sides of the door, which is directly in contact with the ground. There is also checking and splitting at the top of west jamb where it meets the head casing. The stone sill is in fair condition, with gouges at the projecting exterior edge.

The large garage door at the south elevation is a 24 panel rolling door with glazing installed in the second row of panels (Photo 2.1-33). This door is no longer operational, and has been closed in on the interior side with wall framing and drywall except at the window openings. The door is in poor condition with extensive paint loss. Rot is present along the bottom rail, which is directly in contact with the ground. There is a badly rusted pull handle installed at the bottom rail of the door. Door casing consists of 4 1/2" wide flat boards that are also in poor condition.

The door at the basement bulkhead consists of two leafs made of individual boards braced on wood boards at the interior side of the door leafs (Photo 2.1-34 and Photo 2.1-35). Hardware consists of strap hinges, a pull mounted to each leaf and a surface mounted deadbolt lock at the interior side of the door. The door leafs extend from the bottom to top of the opening, and have wide wood rails at the sides where the hinges are mounted. The door is in poor condition, with areas of rot at the bottom edge of each individual board and at the intersection between boards. The handle hardware is rusted. This door is a significant source of water infiltration into the basement.



Photo 2.1-27: Entrance into main block  
Photo 2.1-28: Stairs and landing to main block entrance.



Photo 2.1-29: Entrance into Barnes addition at west elevation.  
Photo 2.1-30: Entrance into Barnes addition at north elevation.



Photo 2.1-31: Door to east ell at south elevation.  
Photo 2.1-32: Entrance to barn at south elevation.



Photo 2.1-33: Large garage door at south elevation.



Photo 2.1-34: Basement hatch at east elevation  
Photo 2.1-35: Interior view of basement hatch showing water infiltration at basement.

## *Windows*

### *Overall Description*

The windows at the main block are a 6-over-6 double hung wood sash configuration with 4 1/2" wide molded casing (Photo 2.1-36). The windows at the first and second floors appear to be replacements. The third floor windows are constructed with through-tenon corner pegs holding the rails and stiles together, suggesting an older, possibly original, date of construction (Photo 2.1-37). Windows at the east and south elevations of the main block have painted wood shutters (except for the southernmost window on the first floor of the east elevation where the shutters are missing). There are no shutters on the windows at the west elevation. The majority of the windows are protected with wood exterior storm windows that are fastened to the casing. The storm windows consist of two separate panels – a glazed upper panel and either a glazed or screened lower panel.

The windows at the east elevation of the north ell are similar to those found on the main block and have matching wood shutters. Window openings at the west elevation of the north ell consist of one single and one double window at the first floor. The sashes within these openings are 6-over-6 wood double hung with casings that match the window casings at the main block (Photo 2.1-38). At the north wall of the north ell are two 1-over-1 double hung windows at both the first and second floors. These windows have similar casing to the west north ell windows (Photo 2.1-39). The windows at the second floor of the Barnes addition consist of three banks of four window openings (Photo 2.1-40). The sashes within these openings are 6-over-1 double hung wood windows with a different casing profile. At the first floor of the Barnes addition is one window on the north side of the door on the west elevation and one window at the north elevation. These windows are 1-over-1 double hung window (Photo 2.1-41). The majority of the north ell and Barnes addition windows are also protected with the same exterior wood storm windows found on the main block.

There are four basement window openings at the west elevation and one at the east elevation. Three of these openings (at the east elevation and the southern two windows on the west elevation) are located within the footprint of the main block. These three windows have brick sills. One of the two openings is covered with plywood, the other two have a single pane fixed sash and flat wood casing (Photo 2.1-42). The remaining two basement windows are located in the footprint of the north ell. These windows have three pane divided light sashes, thinner flat wood casing, and wood sills (Photo 2.1-43).

At the south elevation of the east ell are single and double openings with sash and shutters. Wood sashes in both types of windows are 6-over-6 double hung wood sash with 4 1/2" wide molded casing (Photo 2.1-44). One window at the westernmost portion of the second floor is much narrower than the rest of the windows at the building (Photo 2.1-45) and has 1-over-1 double hung sashes. The double windows would not have been original to the 1840's, and the more detailed trim profiles of some east ell windows is another indication of elements that are not original. At the north elevation of the east ell there are two different types of windows. At the first floor are pairs of 1-over-1 double hungs (Photo 2.1-46). The second floor has smaller single 1-over-1 double hung windows. None of these windows have shutters. These windows are protected by a variety of wood and aluminum exterior storm windows.

There are two window types present at the barn. The window at the south elevation is a 6-over-6 wood double hung with flat wood casings and wood shutters (Photo 2.1-47). There is a boarded-up opening at the north elevation that may once have had a similar window. The east elevation of the barn has three short 3-over-3 double hung windows with 4" wide, flat casing. The sashes are modern replacements. There are no shutters at the barn east elevation (Photo 2.1-48), however hardware for hanging shutters is mounted to the casing at all three windows.

### *Condition Assessment*

The windows at the Hammond A. Hosmer House are in fair condition overall. Glazing putty and exterior paint has failed or is failing at all windows, and many are in need of restoration to return them to an operable state. There are a few windows with broken individual panes of glass, and one window at the west side of the first floor of the south elevation where a pane has fallen out due to complete failure of the glazing putty. In general, the windows that still have their exterior storms are in better condition than those without. All of the shutters on the building are in poor condition with extensive paint loss and rotted or missing elements. The window at the east side of the east ell entrance on the south elevation has replacement shutters that do not match the shutters found at the rest of the south and east windows (Photo 2.1-49). Interior conditions at the windows will be discussed in the interior section of this report.



Photo 2.1-36: Windows at east elevation of main block.

Photo 2.1-37: Through-tenon corner peg at third floor window at main block.



Photo 2.1-38: Double window at first floor of north ell, west elevation. Note that window at left has exterior storm (with screen), window at right is unprotected.

Photo 2.1-39: Windows at second floor of north ell, north elevation.



Photo 2.1-40: Bank of four windows at Barnes addition, north elevation.



Photo 2.1-41: Barnes addition, first floor west window.  
Photo 2.1-42: Southwest basement window at main block.



Photo 2.1-43: Basement windows at north ell.



Photo 2.1-44: Single and double windows at south elevation of east ell.  
Photo 2.1-45: Small window at west corner of south elevation, second floor of the east ell.



Photo 2.1-46: Pair of double hung windows at north elevation of east ell.  
Photo 2.1-47: Window at south gable end of barn.



Photo 2.1-48: Window at east wall of barn.  
Photo 2.1-49: Replacement shutter at first floor window, south elevation of east ell.

## *Roofing, Gutters, and Soffits*

### *Overall Description*

The majority of the Hammond A. Hosmer House roofs have been fairly recently replaced with asphalt shingles. The shingles consist of 1'-8 1/4" tabs with 5" exposure. Vents have been installed at all the gable roof ridges, with asphalt ridge shingles above (Photo 2.1-50). The outer edges of the asphalt shingle roofs have a coated aluminum drip-edge that extends approximately 8" up the roof surface below the asphalt shingles (Photo 2.1-51). These roofs would have originally been covered with wood shingles. Some wood shingles have been preserved at the west side of the barn roof where the east end of the second floor east ell intersects the barn roof. The shingles are visible from the interior and are 4" to 5" wide with a 5" exposure (Photo 2.1-52).

The shed roof at the north side of the east ell has been roofed with a rubber EPDM membrane manufactured by Carlisle (Photo 2.1-53). The EPDM membrane is fastened to the building wall with a termination bar nailed directly to the clapboard siding of the second floor walls above (Photo 2.1-54). An aluminum drip edge is installed at the outer edges of the roof. At the north elevation the EPDM membrane continues below the drip edge and hangs in the wood gutter fastened to the fascia board below.

A wood gutter is mounted to the fascia board of the eaves of the gable roof section at the main block with galvanized metal leaders at the east and west sides. The eaves of the gabled section of roof at the east elevation of the north ell and the south elevation of the east ell are similar to that of the main block, with a wood gutter and fascia board. There is a wide projecting soffit at the west and north sides of the Barnes addition. Wood gutters are mounted to the fascia boards above the soffits at both sides and the soffits have been retrofitted with vents (Photo 2.1-55).

Wood gutters with galvanized metal leaders are installed at the remainder of the north elevation at the eaves of both the lower roof of the first floor of the east ell and at either side of the "pop-out" extension at the second floor. The pop-out extension roof has an aluminum gutter at the north eave. A wood gutter is installed at the east and exposed portion of the west side of the barn gable roof eaves.

### *Condition Assessment*

The asphalt roofing are in good condition overall. Vent flashings are galvanized metal and appear to be water-tight. At the northeast corner of the Barnes addition there is an area where it appears that some of the roof sheathing has been cut back. A piece of EPDM roofing has been adhered to the wood sheathing at this location (Photo 2.1-56). The EPDM patch runs below the asphalt shingles of the adjacent roof, but hangs loose at the building wall and at its outer edges. There is a hole in the wood siding where the EPDM meets the building wall, and the way that the EPDM is folded appears to be funneling water into the opening in the siding (Photo 2.1-57). There is significant deterioration at the building wall and adjacent wood soffit at this location (Photo 2.1-58). There is a missing asphalt shingle tab at the northeast side of the barn roof along the gable rake. Bare exposed sheathing is visible at this location and there is a corresponding leak at the interior of the barn attic (Photo 2.1-59).

The EPDM roof is also in good condition, although the way the termination bar fastens to the top of the siding at the building wall is not good roofing practice and could be a source of future leaks. At the northwest corner of the roof there is an awkward fold in the roofing membrane at the corner at the transition from where the roofing membrane hangs down below the aluminum drip edge at the gutter and where it stops below the drip edge at the sides of the roof slope (Photo 2.1-60). Approximately half the wooden gutter installed at the north edge of this roof is missing.

The condition of the soffits and gutters is poor at all areas of the building. All of the wood gutters are unlined and have failed, with badly rotted wood and holes visible at all areas. Most of the galvanized metal leaders are either missing or are no longer attached to the gutters. The failed gutters have caused severe deterioration at the building soffits and fascia boards throughout the structure. In many locations the rotted gutter can no longer hold the gutter fasteners and the gutters are pulling away from the building wall (Photo 2.1-61). The wood gutter at the north elevation of the east ell second floor has completely detached and fallen off the building. Holes were noted in the rotted fascia boards along the south elevation of the main block and east ell that are allowing animals entrance into building attic (Photo 2.1-62). In addition to the hole in the fascia at the main block there is an area of lifted roofing that looks like it has been created by animal activity (Photo 2.1-63).

The wide soffit at the Barnes addition is particularly problematic. In addition to the area of deterioration at the northeast corner of the soffit noted above there is also severe deterioration at the northwest corner and the southwest corner of the soffit where it turns to meet the wall of the main block at the west elevation. One of the soffit boards at this location is detached, and there is a hole in the gutter above (Photo 2.1-64).



Photo 2.1-50: Asphalt shingle roof at the main block and north ell/Barnes addition with ridge vents.



Photo 2.1-51: Aluminum drip edge at roof eave.



Photo 2.1-52: Old wood shingles at the area of barn roof covered over in the 1930s by the construction of the second floor of the east ell).

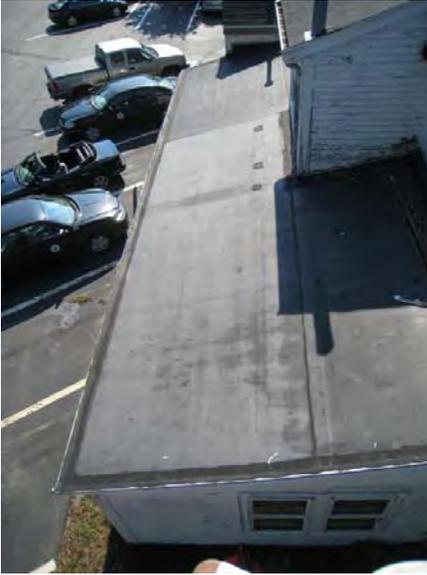


Photo 2.1-53: EPDM roof at first floor shed roof of east ell.

Photo 2.1-54: Termination bar nailed to siding above east ell north shed roof. Note deteriorated gutter that has fallen off the eave of the second floor roof above.



Photo 2.1-55: Soffit and gutters at Barnes addition. Note open area in gutter around leader.

Photo 2.1-56: Deteriorated area of soffit, northeast corner of Barnes addition.



Photo 2.1-57: Hole in siding and rotted gutter where Barnes addition soffit meets building wall note that the edge of the EPDM roofing patch funnels water into this hole.

Photo 2.1-58: Wood rot and biological growth at northeast corner of soffit. Note hole in siding below soffit.



Photo 2.1-59: Missing shingle tab at barn roof. Note exposed (deteriorated) roof sheathing.



Photo 2.1-60: Turned up corner of EPDM roofing at northwest corner of east ell shed roof.



Photo 2.1-61: Gutter pulling away from building wall at east elevation of north ell.



Photo 2.1-62: Hole in fascia board, north elevation of main block.



Photo 2.1-63: Lifted area of roofing, main block south elevation.



Photo 2.1 64: Deteriorated soffit at south side of Barnes addition, west elevation.

### *Chimneys*

#### *Overall Description*

There are three chimneys at the Hammond A. Hosmer House: two at the main block and one at the north ell. The chimneys are painted brick with corbelling detail along the upper edge (Photo 2.1-65). Each chimney appears to have two flues. The chimney base flashing material could not be observed as the lead coated copper counterflashing extends to the roof surface.

#### *Condition Assessment*

The chimneys are in good condition overall with some loss of paint at the exterior surface of the brick. The counterflashing appears sound although some sealant has been applied at the upper edge of the counterflashing on the east main block chimney. The flashing appears to have once been painted, but most of the paint is missing. There is severe water damage visible at the interior below the north and west chimneys, but this damage appears to predate the re-roofing as during a site visit on a rainy day the interior spaces remained dry. There is residue from previously-installed at the base of the counterflashing, presumably from attempted leak repairs prior to the installation of the new roof (Photo 2.1-66).



Photo 2.1-65: North ell chimney (and east main block chimney beyond).



Photo 2.1-66: Lead coated copper counterflashing at east main block chimney. Note mastic residue at bottom edge of flashing.

## 2.2 Interior

### General Description

The interior of the building has had little in the way of layout renovations over the years, except those noted as having happened early on. Many original finishes remain, though many are deteriorated or covered over by new materials and not currently visible. The interior has suffered from deferred maintenance and will require considerable work prior to any new use. In addition to the finishes, systems are in need of upgrades, and the building is deficient with regard to current egress and accessibility requirements.

### Building Systems

#### *General Description*

1845 is just before central heating became widely available, and it is likely that there was no heating system other than the fireplaces at the original building. Systems would have been added later, and the range of radiators and other heating elements in the space suggest numerous alterations over time. Other building systems would have been added as technology changed and the building was updated.

#### *Conditions Assessment*

The existing natural gas-fired boiler, located in the basement, provides hot water to baseboard heaters, cast iron radiators and cabinet unit heaters on the first and second floors of the building. The boiler flue is connected to the masonry chimney at the west side of the main block. The boiler is near or at the end of its service life expectancy and does not meet current mechanical codes with respect to outside air.

There is a duct furnace with cooling coil located in the attic space of the barn (Room 216) that dates to 2000. The condenser for the cooling coil is located outside at ground level on the north side of the barn; the exhaust flue penetrates the barn roof. The furnace does not meet current mechanical codes with respect to outside air. The only air-conditioned space in the building is the first floor of the barn. Outside air at all spaces is delivered via the operable windows.

Plumbing fixtures found in the kitchen and bathrooms in Rooms 107 and 208 are residential in nature. An accessible restroom is located in the east ell; the room itself is inaccessible due to non-compliant doors at the hallway. All plumbing piping has been disconnected from sink fixtures to prevent damage due to freezing. The modern kitchen sink has been removed from the wall of Room 106 (but is still exists in the space) and the bathroom sink has been completely removed from Room 107.

The electrical system consists of a 120/208 volt service that incorporates two 200-amp mains. Electrical service enters the building via the basement, where the main circuit breaker panels are located. A variety of eras of light fixtures, receptacles and switches can be seen throughout the building. Condition of the wiring inside the walls is unknown. Heat detectors were observed in each room, but their condition is not known. Emergency lighting units were observed at the first floor, but not at the second floor.

There is an existing, non-functional, fire alarm system present in the building with the control panels mounted to the wall of Rooms 104 and 105. According to Town personnel, this system was installed in approximately 2007-2008, so the reason for the lack of function is not known. It could be related to the electricity in the building being turned off.

### Main Block Interior

#### First Floor

##### Room 101 – East Parlor

#### *General description*

The East Parlor (Room 101) is located at the southeast corner of the main block's first floor. This room flows directly into Room 102, the West Parlor, via a wide opening at the west wall. Still extant is this opening's molded and pedimented Greek Revival entrance surround. The east and south walls of this room are pierced by pairs of windows while the north wall is pierced by a doorway that opens into the main stair hall (Room 204). The windows are fully enframed by molded and pedimented surrounds. For much of the building's history a columned porch extended the length of the East and West Parlors' south wall so that these rooms would have been more shaded and had less direct sunlight. In evidence at the center of the east wall is a ca. 1920s Craftsman Style fireplace mantle that consists of a brick hearth and a deep brick surround (Photo 2.2-1). The wooden mantle shelf of the original, mid 1840s mantel piece is still intact. Undoubtedly the original mantel piece was identical to the ebonized wooden mantel piece in the Back Parlor. In addition to the brick mantel piece another noteworthy feature from the ca. late 1910s is the pressed tin ceiling which is also in evidence in the Back Parlor (Room 102).

### *Floor*

The floor of Room 101 is covered with wall-to-wall grey pile carpet that is glued directly to the floor surface below. The underlying floor surface could not be observed, but is likely similar to that found in Room 102. The carpeting is in fair to poor condition as it is stained throughout.

### *Walls and ceiling*

Wall surfaces are smooth painted plaster in fair condition. Areas of cracking could be seen at all walls, particularly the exterior south and east walls. There are cracks at both sides of the wall below the southeast window on the south wall. A bulletin board is mounted to the south wall between the two windows. There are electrical outlets in the walls and additional electrical and data cables surface mounted to the baseboard and walls in wiremold.

The painted pressed tin ceiling is in good condition. Two pipes penetrate the ceiling at the south side of the hearth (Photo 2.2-2).

### *Trim and millwork*

Baseboard in Room 101 is 11" high, 7/8" thick painted wood with a molded profile at the top edge. The baseboard is in good condition overall, although there are some displaced boards at the south wall. There is a 2" high painted molded wooden cornice at the junction of the wall and ceiling at the perimeter of the room which is also in good condition.

### *Doorways*

Neither of the two door openings in Room 101 has a door installed. The door opening between rooms 101 and 104 is 2'-9" wide and 6'-9 1/2" high. Hinges are installed at the door frame and there is a low (less than 1/4" high) wood threshold at the bottom of the doorway.

The door opening between rooms 101 and 102 is 5'-9" wide and 6'-9" high. Hinges are installed at both sides of the door frame suggesting there was once a set of double doors in the opening (Photo 2.2-3). The threshold consists of a metal carpet strip. The door frame is in good condition.

### *Windows*

The 6-over-6 double hung windows are in fair condition overall. As noted in the *Exterior* section of this report, all exterior window putty has failed. There is some water damage evident at the lower south corner of the sill at the north window at the east wall. The window trim is in good condition. The trim at the south jamb of the north window is cut off by the wall of the chimney flue enclosure.

### *Other features*

A cabinet unit heater is located below the window at the south side of the east wall. Lighting consists of a modern 4-lamp fluorescent pendant fixture (approximately 2' x 4') which is in good condition although the plastic cover is yellowed.

The firebox of the fireplace is 1'-5" deep and 2'-9" wide and lined with brick. The firebox is in poor condition as there is a large crack at the northeast corner of the inside wall which continues along the firebox floor (Photo 2.2-4). From the basement it can be seen that the firebox rests on a stone lintel that is entirely supported by a single steel lally column. The cracking may be due to this inadequate support structure. The brick at the fireplace surround has been coated with a shiny clear coating. The opening over the firebox is supported on a steel lintel. The brick surround is in fair to poor condition, with some cracking of the brick at the north corner presumably due to the same movement that is causing the firebox to crack. The hearth is also brick and measures 3'-9" wide and 1'-7 1/2" deep. It is in good condition. The fireplace mantel is 2 1/4" thick painted wood that extends into the room approximately 10 1/2". There is a 6" high trim board at the junction between the mantel and wall and a 2 1/4" high piece of painted wood molding at the junction between the mantel and brick fireplace surround. The mantel and trim are in good condition.

## Room 102 – West Parlor

### *General description*

The West Parlor is located at the southwest corner of the Barnes' Place's first floor. Part of the original mid-1840s main block, this room flows directly into Room 101 or the East Parlor via a wide opening at the west wall that once had sliding pocket doors. Still extant is this opening's molded and pedimented Greek Revival entrance surround. Pairs of windows pierce the west and south walls of this room while a doorway that opens into the main stair hall (Room 204) pierces the north wall. The windows are fully enframed by molded and pedimented surrounds. The 6/6 double-hung sash are of fairly recent origin and accurately represent the prevailing mid-1840s sash configuration. For much of the building's history a columned porch extended the length

of the Front and Back Parlors' south wall so that these rooms would have been more shaded and had less direct sunlight. Undoubtedly the ebonized wooden mantel at the center of the west wall is original to the main block's mid-1840s construction. The placement of this fireplace is echoed in that of the fireplace in the east parlor (101). The east parlor's mantel has been replaced by a c. 1910s or 20s brick Craftsman style mantel piece. In addition to the original mantel piece another noteworthy feature from the ca. late 1910s is the pressed tin ceiling which is also in evidence in the Front Parlor (Room 101).

#### *Floor*

The floor at Room 102 is covered with the same grey wall-to-wall carpeting found in Room 101. A portion of the underlying floor is exposed at the north wall of the room where a built-in bookcase has been removed. The floor consists of 2" wide strip wood flooring with a perimeter band of two 1 1/2" wide wood strips, placed perpendicularly to the floor field (Photo 2.2-5). A portion of the subfloor is also exposed in this location and consists of approximately 1/2" thick subfloor boards resting on random width planks ranging from 6" to 9" wide. The carpet is glued directly to the wood flooring, and may damage the underlying floor when removed.

#### *Walls and ceiling*

Wall surfaces are smooth painted plaster in fair condition with some areas of minor cracking. A large bulletin board is mounted to the wall between the windows on the south wall and a second bulletin board is mounted to the wall over the fireplace. Several different eras of in-wall electrical outlets are located around the room as well as surface mounted wiremold and outlets at the east and west walls.

The ceiling is the same painted pressed tin found in Room 101 and is in good condition. Two pipes penetrate the ceiling at the northeast corner of the room.

#### *Trim and millwork*

The wood baseboard is 11" high and matches that found in Room 101. The area of removed built-in shelving reveals that the wall plaster extends just below the level of the baseboard, which is nailed to furring strips located at each structural stud (Photo 2.2-6). There is also a painted wood cornice at the top of the wall matching that found in Room 101. The baseboard and cornice trim is in good condition although a section of baseboard is missing where the built-in shelving is installed against the north wall. There is a section of displaced cornice molding over the door opening between Room 101 and Room 102. The modern built-in shelving is partially demolished and in fair condition.

#### *Doorways*

The door opening between Room 102 and 104 is 2'-9 1/2" wide and 6'-10" high and contains a 2-panel wood door. The door is in good condition, but is missing the door knob and escutcheon. A modern deadbolt has been surface-mounted to the door. Door trim is the same as found in Room 101 and is in good condition. There is a low wood threshold at the bottom of the door opening.

#### *Windows*

Windows and window trim are the same as observed in Room 101. The windows are in fair condition overall. There is some water damage at the sill of the north window on the west wall.

#### *Other features*

There is a cabinet unit heater at the west wall on the south side of the chimney. There is also a modern baseboard heater running along the south wall of the room. Lighting consists of a modern 4-lamp fluorescent pendant fixture similar to that found in Room 101.

The firebox behind the wood fireplace surround has been infilled with a plaster wall (Photo 2.2-7). The mantel and fireplace surround are in good condition. The hearth has been covered with the wall-to-wall carpeting.



Photo 2.2-1: Overall view of Room 101 showing fireplace and heater.  
Photo 2.2-2: Pipe penetration at painted tin ceiling, Room 101.

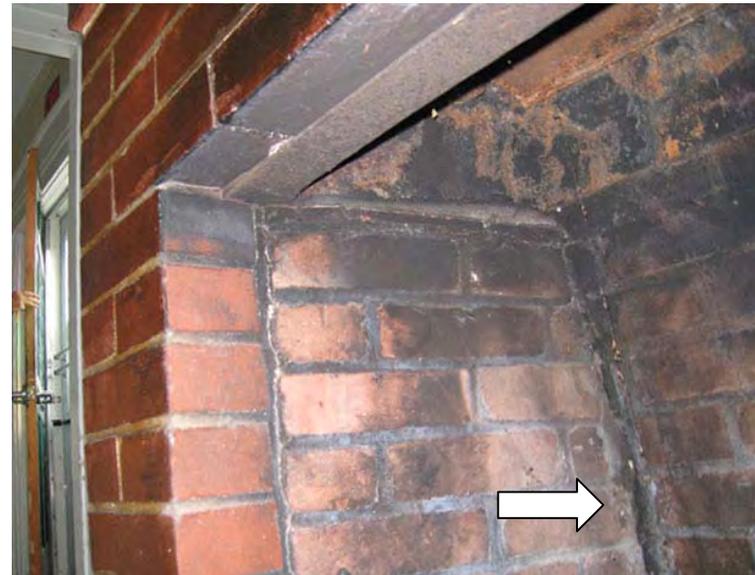


Photo 2.2-3: Door opening between Room 101 and Room 102. Note hinges at Room 102 side.  
Photo 2.2-4: Crack at back corner of firebox. Also note steel lintel at opening in firebox surround.



Photo 2.2-5: Exposed wood flooring at Room 102.



Photo 2.2-6: Exposed wall construction and baseboard profile, Room 102.



Photo 2.2-7: Infill wall at fireplace opening, Room 102.

### Room 103: Study

#### *General description*

Situated on the north side of the west parlor as well as at the head of the main stair hall (104), this small room may have originally served as a library/office. The lack of a base board at the north wall suggests that the original wall was taken down – probably when the Barnes addition was built around 1920—and then a new north wall was reinstated after 1937 when the Town of Lexington began to use this building for office space. Room 103's north wall was probably taken down around 1920 so as to accommodate a new kitchen that included the room numbered 106. Still intact, however, from the mid-1840s are pedimented and molded door and window surrounds.

#### *Floor*

The floor of Room 103 is covered with grey wall-to-wall carpeting in fair condition. None of the underlying flooring is exposed.

### *Walls and ceiling*

The south, east and west walls of Room 103 are smooth painted plaster in fair condition. The north wall is also painted plaster, but of more modern construction, with no trim (Photo 2.2-8). This wall is also in fair condition. There are some holes and marks on the wall from where wall mounted shelving and a countertop have been removed. The ceiling is painted plaster which is in fair condition with some cracking across the surface.

### *Trim and millwork*

The baseboard at the south, east and west walls is 8" high with a molded profile at the top edge. This trim is in good condition. There is 2" high cornice molding at the top of these walls that appears to be the same profile as seen in Rooms 101 and 102. The cornice molding is displaced in the southeast corner of the room.

### *Doorways*

The door opening between Room 103 and Room 104 is 2'-5" wide and 6'-9" wide. The door in the opening is a two-panel wood door. The upper half of one of the panels has been removed and replaced with vision glazing (Photo 2.2-9). The door has a brass knob and escutcheon with keyhole. There is a low (approximately 1/8" high) wood threshold at the bottom of the door opening.

### *Windows*

The 6-over-6 double hung window is in fair condition overall. As noted in the *Exterior* section of this report, all exterior window putty has failed.

### *Heating and lighting*

There is a baseboard heater at the west wall of the room. Lighting consists of a modern ceiling mounted 2-lamp fluorescent fixture. The wires from the switch to the fixture are contained within surface-mounted wiremold.

## Room 104: Main Stairhall

### *General description*

The principal stair hall of the White House is an L-shaped passageway located on the north side of the main block. This stair hall runs along the north side of a double parlor (Rooms 101 and 102) and extends westward from the front door to a small room (Room 103) that may have originally served as a study or library. Just before this hall reaches Room 103 it turns left to extend a short distance to connect with the west parlor (Room 102). On the north side of this stair hall is the first room of the integral north ell which probably originally served as the dining room (Room 105).

The main block's principal stair hall contains a sizable concentration of mid nineteenth century elements that deserve to be preserved during the course of future adaptive reuse projects. Throughout the nineteenth century, front halls in upscale American residences were designed to create favorable first impressions. One of the features that most effectively transmitted the status of a family's means and taste was the main or grand staircase. In the case of the White House, the staircase is a model of restrained design with its mahogany stair railing and slender cylindrical balusters. The stair railing descends from the second floor stair hall, culminating in a curvaceous mahogany newel post. After the c.1846 stairway, the most significant mid nineteenth century feature located within this space is the Tuscan columned archway that marks the transition from the long and short segments of the hallway. This graceful feature was probably added during the 1860s when Americans' interest in Italian Renaissance design superseded the square headed and pedimented elements of the Greek Revival in popularity.

Also dating to the mid-1840s in the main stair hall are baseboards and the pedimented surrounds of doors leading into Rooms 101, 102, 103 and 105. Although the original front door at the east wall has been replaced by one of undetermined vintage, this space does retain elements that date to the mid-1840s. These elements include the front door's three pane sidelights and broad pedimented surround. The side lights' original clear glass has been replaced by opaque light green, pale yellow and pink panes that probably date to the 1920s. The floor is covered with a ca. 1950s green and yellow linoleum while the space is enclosed by smooth plaster walls and ceiling.

### *Floor*

The 12" x 12" linoleum floor tiles are in poor condition with cracking at the front entrance and in front of the entrance to Room 105.

### *Walls and ceiling*

The painted plaster walls are in fair condition with some hairline cracking throughout. The wall at the north side of the stair is plaster with a painted wood stringer with a molded bottom edge below the treads and risers.

The ceiling is painted plaster, in fair condition. There is some cracking at the edges of the stair opening. The arched opening and wood columns between the end of the stairs and the north wall is in good condition (Photo 2.2-10).

### *Trim and millwork*

Room 104 has 11" high baseboard similar to that found in Room 101. The enclosed wall below the stairs has different, 7" high, baseboard with a slightly rounded top edge. This baseboard projects 1/2" into the room. There is 2" high cornice molding at the perimeter of the room, similar to that found in Room 101. Baseboard is in good condition throughout.

### *Doorways*

Doors openings between Room 104 and rooms 101, 102, 103 and 105 are discussed in the other spaces. The door opening leading to the exterior is 2'-11 1/2" wide and 6'-8" tall. The two center panels of the door have been removed and replaced with wire glass and a letter slot has been installed at the center stile. The door has been retrofitted with an exterior storm, metal weatherstripping and a modern lever handle and is in good condition overall. The sidelights each have four panels. The lower panel is wood, the upper three are filled with non-original opaque colored glass panels as noted above. The door and sidelights are in fair condition. There is a wood threshold at the bottom of the door opening which is showing signs of water damage.

### *Other features*

There is a cabinet unit heater at the north wall near the exterior door. Numerous control boxes are mounted to the wall at the base of the stair and a large alarm box is mounted to the north wall next to the front door. Lighting consists of a modern brass incandescent pendant fixture mounted at the center of the room (Photo 2.2-11).

The stairs to the second floor are 3'-0" wide (with 2'-10" open space between the wall and the bannister supports). The first riser is 7 1/2" high; the remaining risers are 7" high. Tread depth is 10". The stairs are carpeted with grey carpet. The stairs are in good condition, although as the carpet is glued directly to the stair treads there will likely be some damage to the underlying wood when the carpet is removed.

The original wood rail at the north side of the stair is 3" wide (Photo 2.2-12). . The top of the rail is located 1'-10" above the tread nosings. The rail is supported on 1" diameter bannister posts spaced 4 1/2" on center. A modern round wood rail has been installed at the south side of the stair. This rail is 1-1/2" in diameter and is located 2'-5" above the tread nosings. This rail is fastened to the wall with brackets and is wobbly.



Photo 2.2-8: North and east walls at Room 103. Note lack of trim at north wall.  
Photo 2.2-9: Door opening between Room 103 and Room 104 with vision glazing.



Photo 2.2-10: Arched opening adjacent to stairway in Room 104.



Photo 2.2-11: Light fixture at Room 104.



Photo 2.2-12: Stair rails at Room 104.

## Second Floor

### Room 201: East or Front Bedroom

#### *General description*

The Front or East Bedroom is located at the south east corner of the main block's second story. Access to this room is provided by a doorway that leads from the second floor stair hall (Room 204). Both the doorway shared by Rooms 201 and 204 and the doorway of the shallow closet at the west wall are set off by formal molded surrounds.

To the right of the doorway opening into Room 201 from the stair hall is an enclosed stairway that leads to the attic. Four windows illuminate Room 201: the south wall is pierced by a pair of windows while a window is located on either side of the east wall's mantel piece. Each window features molded and pedimented surrounds and contains 6/6 double-hung wood sash.

The front bedroom's most distinctive feature is the mantel piece at the east wall. Flanked by standard size windows, it features a pointed Gothic Revival arch that springs from Greek Revival Doric pilasters. The Back or West Bedroom (Room 202) contains

an identical mantel piece at its west wall. The hearth is obscured by modern wall-to-wall carpeting. The room is further characterized by a match board floor (visible only in the closet), simple baseboards, smooth plaster walls and ceiling and wooden cornice moldings. This room's two doors retain mid nineteenth century porcelain doorknobs that are marbled and brown in color.

#### *Floor*

The grey wall-to-wall carpet is in fair to poor condition. The carpet is glued directly to the 2" strip wood floor below, and there will likely be some damage to the floor when the carpet is removed. The exposed wood floor in the closet is in good condition.

#### *Walls and ceiling*

Walls are smooth painted plaster in fair condition. There is some cracking visible at the west wall, below the west window on the south wall and at the north edge of the wall above the fireplace. Bulletin boards have been affixed to the north wall and the south wall between the two south windows. The plaster at the interior of the closet is extensively cracked (Photo 2.2-13).

The ceiling is also painted plaster and is in fair condition. Cracking is visible at the area of ceiling at the northeast portion of the room between the door to Room 104 and the fireplace.

#### *Trim and millwork*

There is an 8" high plain painted wood baseboard at the perimeter of the room and a 2" high painted wood cornice molding at the junction of the wall and ceiling. The trim is in good condition. Wires and wiremold are attached to the baseboard. A painted wood rail is mounted to the north wall. Wood shelving is installed inside the closet.

#### *Doorways*

The door opening to the closet is 2'-6" wide, 6'-8" high and contains a 4-panel painted wood door with a porcelain knob and modern deadbolt. This door is in good condition. A previous sage green paint scheme is visible at the wood door trim at the interior side of the closet.

The door opening between Room 201 and Room 204 is 2'-7" wide and 6'-8" high. This door is a 4-panel painted wood door. One of the upper wood panels has been removed and replaced with vision glazing. Operating hardware consists of a porcelain knob and a modern deadbolt. The door and opening are in good condition.

#### *Windows*

The windows are in fair condition, with failure of the paint and glazing putty at the exterior. There is some water damage at the wood stool and plaster wall below the south window at the east wall. Window casing consists of 5 1/2" molded painted wood trim at the jambs and painted wood pedimented trim at the window head. The top of the interior stool is located 2'-0 1/2" above the level of the floor.

#### *Other features*

There is a radiator located below the south window on the east wall, and a baseboard heater is installed along the southeast portion of the south wall. Lighting consists of two 4-lamp fluorescent pendant fixtures measuring approximately 2'-0" x 4'-0". The lights are in good condition.

The fireplace at the east wall has been infilled with a plaster wall behind the fireplace surround. At the center of the plaster is a metal flue cover that has been painted over (Photo 2.2-14). The plaster infill wall is cracked at the perimeter of the flue cover. The fireplace surround is painted wood and is in good condition although there are some areas of missing paint and scuff marks at the base of the surround. The hearth has been carpeted over.

### Room 202: West or Back Bedroom

#### *General description*

Located at the southwest corner of the main block's second story, this room corresponds with the back or west parlor that is located directly below. Apparently the East and West Bedrooms never functioned as a master bedroom suite as their shared wall contains shallow, side-by-side closets rather than a passageway linking the two rooms. The principal decorative feature of this room is a wooden mantel piece whose opening is set off by Doric pilasters and a pointed, Gothic Revival arch.

Formal elements evident on the main block's first floor are in evidence on the second as seen in the pedimented door surrounds (three) and pedimented window surrounds (four). The closet at the east wall is missing its door while the doors at the north wall

that open into Rooms 203 and 204 retain their four-panel doors. The door that opens into the hallway (Room 204) is taller than the door that opens into the small room numbered 203. The door that opens into 204 has been modified by the replacement of an upper wooden panel with a glass pane. The Back Bedroom features a match board floor, simple baseboards, smooth plaster walls and ceiling finishes and wooden cornice moldings.

#### *Floor*

The floor in Room 202 is covered with grey wall to wall carpet in fair to poor condition. As in Room 201, the carpet is glued to 2" wood strip flooring, visible at the interior of the closet.

#### *Walls and ceiling*

The painted plaster walls are in fair condition. There are some water marks on the west wall below an area of water damage at the ceiling (see below). There is also an area of cracked plaster at the east wall and cracking along the sides of the fireplace surround. A bulletin board is affixed to the south wall between the windows.

The painted plaster ceiling is in fair to poor condition. There is an area of water damage at the southwest corner of the room near the chimney (Photo 2.2-15). At a site visit on a rainy day this area was dry indicating that the source of the leak (likely the west chimney/roof intersection) has been fixed. There are areas of hairline cracking and peeling paint visible at the rest of the ceiling surface.

#### *Trim and millwork*

Baseboard and ceiling trim are the same as in Room 201 and are in good condition overall. There is 4" high painted wood baseboard installed at the interior of the closet, also in good condition. A modern painted wood built-in shelving unit is present at the north wall between the west wall and the door to Room 203. The shelving unit is in good condition.

#### *Doorways*

There is no door installed at the closet opening on the east wall. The door frame is badly wracked, and unpainted wood framing has been nailed to the top of the frame to make the opening square (Photo 2.2-16).

The door opening between Room 202 and Room 203 is 2'-4" wide and 6'-3" tall. It contains a 4-panel painted wood door in fair condition. As noted above, one of the upper panels has been removed and replaced with vision glazing. The door has no hardware and has been permanently fastened shut.

The door opening between Room 202 and Room 204 is 2'-7" wide and 6'-8" tall. It also contains a 4-panel door with vision glazing at one of the upper panels. The door is in good condition and has a brass knob and surface mounted deadbolt (Photo 2.2-17).

#### *Windows*

The windows are in fair condition, with failure of the paint and glazing putty at the exterior. Window trim is the same as found in Room 201. A board has been nailed to the stool of the northwest window.

#### *Other features*

A radiator is located at the northwest corner of the north wall, built into the shelving unit at that wall. Lighting consists of two 4-lamp ceiling mounted fluorescent fixtures. There is a through-wall fan installed inside the north wall between Room 202 and Room 203. The fan blades are located in Room 203, and the metal cover that serves as the back of the fan is all that is visible within Room 202 (Photo 2.2-18).

The fireplace at the west wall has been infilled with a plaster wall. Unlike Room 101 there is no flue cover at the infill wall. However, there is a circular area of cracked plaster at the center of the wall at roughly the same location (Photo 2.2-19). The painted wood fireplace surround is the same as found in Room 201 and is in good condition.



Photo 2.2-13: Cracks in plaster wall at the back of the closet in Room 201  
Photo 2.2-14: Metal flue cover at the center of the fireplace infill in Room 201.



Photo 2.2-15: Water damage at ceiling in Room 202.  
Photo 2.2-16: Board nailed into head of wracked frame at closet door, Room 202.  
Photo 2.2-17: Doors between Room 202 and Room 203 (left) and Room 204 (right).



Photo 2.2-18: Back of fan installed through north wall.  
Photo 2.2-19: Circular cracked area at fireplace infill wall.

### *Room 203*

#### *General description*

Just as the small room numbered 103 may have been originally used as a gentleman's office or library, the corresponding room on the second floor (Room 203) may have originally used by the lady of the house as a child's room or a sewing room.

Despite the relatively diminutive size of the room, the same formal elements that appear elsewhere in the main block are evident here. For example, the single window at the west wall that illuminates the room is set off by formal, pedimented surrounds—surrounds that are also in evidence at doors connecting this room with the stair hall (Room 204) and West Bedroom (Room 202). Both of the original four panel doors have been altered by the replacement of a solid upper panel with a glass pane. The east door retains a mid-nineteenth century porcelain doorknob with faux marble finish identical to those found in Room 201.

The room's modern wall-to-wall carpeting presumably obscures a matchboard floor. Still intact are baseboards, smooth plaster wall and ceiling finishes as well as wooden cornice moldings.

#### *Floor*

The grey wall-to-wall carpeting in Room 203 is in poor condition. None of the underlying flooring is exposed.

#### *Walls and ceiling*

The painted plaster walls are in poor condition. There is cracking and bulging in the plaster at the north and south walls and some minor cracking at the east wall. A continuous strip of electrical outlets is fastened to the north and south walls and additional wires, wiremold and conduit is mounted to the wall surfaces throughout the space (Photo 2.2-20).

The painted plaster ceiling is in fair condition. There is some minor cracking and peeling paint at the ceiling surface near the light fixture.

#### *Trim and millwork*

Baseboard and cornice trim in Room 203 is similar to that found in rooms 201 and 202 and is in good condition overall.

#### *Doorways*

The permanently closed door between Room 202 and 203 is discussed in the Room 203 condition assessment above.

The door opening between Room 203 and the corridor (Room 204) is 2'-7" wide, 6'-7" tall. It contains a 4-panel painted wood door with a brass knob. As noted above, one of the upper panels has been removed and replaced with vision glazing. The opening is surrounded with 4" wide wood casing with a molded profile. The door and casing are in good condition.

#### *Windows*

The window in Room 203 is in fair condition – the exterior putty and paint have failed. The window casing is 3 1/2" wide and has a molded profile that is different from that found in rooms 201 and 202. A wood board has been nailed to the top of the sill that may previously have supported an air conditioner.

#### *Other features*

At the south wall is the front side of the fan installed in the wall between rooms 202 and 203 (Photo 2.2-21). A small cabinet unit heater is located below the window on the west wall. Lighting consists of a single 4-lamp surface mounted fluorescent fixture at the center of the ceiling.

### Room 204 – Second Floor Stairhall

#### *General description*

Located on the north side of the main block, the second floor stair hall, like its first floor counterpart, is L-shaped in plan. This hallway extends from the east wall westward to the small room numbered 203 and then turns south just beyond the top of the staircase to connect with the West Bedroom (Room 202). The second floor hall has a northern "leg" that extends the length of the north ell. No fewer than five doors are associated with the part of the second story stair hall that is located within the main block: these include doors that open into the East and West Bedrooms (Rooms 201 and 202) as well as Room 203, and the stairway to the attic. In addition a door opens into the northern leg of this hallway in the north ell (Room 210). With the exception of the door providing access to the attic, all of these doors are set off by pedimented surrounds. All of the original four panel doors are intact although alterations in the form of glass panes replacing upper wooden panels are evident at Rooms 201, 202, 203 and 204. In addition, a single window with a formal, pedimented surround pierces the east wall.

In general, this stair hall retains its simple baseboards, smooth plaster wall and ceiling finishes, wooden cornice moldings and most importantly the mahogany stair rail and whitewashed wooden balusters that enclose the stairwell. In addition the original mahogany newel post is still intact.

#### *Floor*

The floor in Room 204 is covered with grey wall-to-wall carpet in poor condition. There were no areas of exposed wood flooring.

#### *Walls and ceiling*

Walls in Room 204 are painted plaster in fair condition. There is some cracking in the plaster at the west wall and at the edge of the walls enclosing the stair to the attic (Photo 2.2-22). Lighting, emergency lighting, a fire alarm pull and a thermostat are mounted to the walls.

The ceiling is also painted plaster. The plaster is in good condition. The ceiling height is 8'-9", the same as found in rooms 201-203.

#### *Trim and millwork*

There is 10" high painted wood baseboard and 2" high cornice molding at the perimeter of the room. The molding is in good condition.

#### *Doorways*

The door opening between Room 204 and the Barnes addition corridor (Room 210) is 2'-7" wide, 6'-7" tall. There is no door in the opening and no hinges present. The door is surrounded by 6" wide flat trim, in good condition. The door to the attic stairway is a 4-panel painted wood door in good condition.

#### *Windows*

The window is in fair condition, with failure of the exterior paint and glazing putty. There is water damage at the interior stool at the south window jamb (Photo 2.2-23). Metal air conditioner support brackets are mounted to the wood clapboards at the exterior of the window.

*Other features*

There is a wood guard rail at the north side of the stair opening. The rail is 2'-7 1/2" high and consists of a 3" high varnished top rail supported on 1" diameter painted wood posts spaced 5" apart. The stair rail is in good condition. The east end of the rail curves to meet the wall of the attic stair enclosure (Photo 2.2-24).

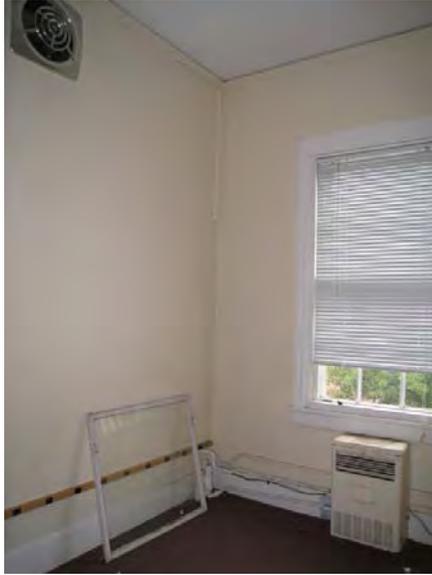


Photo 2.2-20: Outlet strip, wiremold, wires and conduit mounted to walls in Room 203.



Photo 2.2-21: Front of fan installed through south wall.



Photo 2.2-22: Cracking at plaster at edge of attic stair enclosure wall.



Photo 2.2-23: Water damage at interior sill, Room 204.



Photo 2.2-24: Guardrail at stair opening at Room 204.

### Third Floor

#### Rooms 301, 302 and 303 - Attic

##### *General description*

Situated between the second floor stair hall's stair well and the north wall of the East Bedroom, the enclosed Attic Stairway ascends to a small landing that is flanked by East, Center and West Attic Rooms. The primary interest of these three spaces is wide floor boards and multiple layers of vintage wallpaper as well as the original window sash present in the window openings.

##### *Floor*

The floor of the attic space consists of wide, painted random width boards ranging in size from 11" to 1'-3". The floor boards are in fair condition. There are some areas of water damaged flooring near the chimney enclosure at the east wall.

##### *Walls and ceiling*

The walls and ceiling of the attic space are plaster on wood lath covered with wallpaper. Three distinct layers of paper can be seen at the wall of the stairs and throughout the attic space (Photo 2.2-25). The walls are in poor condition, with severe areas of water staining near the chimneys at the east and west walls and areas of torn wallpaper and missing plaster throughout. Both the severe area of staining at the east chimney (Photo 2.2-26) and the less extensive area of staining at the west chimney were observed to be dry on a site visit on a rainy day, suggesting that the damage is from a previous leak that has been fixed. There is also water staining at the east and west exterior walls below the window openings.

The ceiling height is 6'-8" at its highest point, and slopes to meet the walls on either side. A portion of the ceiling is sagging in Room 301 (Photo 2.2-27). There is a hole at the south wall of Room 302 which allows access into the crawl space below the gable roof. It may also be allowing animals into the attic space – boxes paper files that were left in the attic by the prior occupants have been extensively chewed.

##### *Trim and millwork*

5 1/2" high flat painted wood baseboard is at the perimeter of walls of all the attic rooms. The baseboard is in good condition. Modern built-in shelving units have been constructed at the north wall of Room 301 and the south wall of Room 303.

##### *Doorways*

Door openings between rooms 201 and 202 and rooms 202 and 203 are 6'-5" high and 2'-2" wide. There are no doors installed. Door trim is flat 3" wide wood boards, painted silver.

### *Windows*

There are two 6-over-6 double hung windows in the attic space, at the east and west exterior walls. As noted in the Exterior section of this report, the sashes of these windows appear to be older than the sashes at the windows on the lower floors, and may be original to the building. The windows are in poor condition, with water damage at the lower rails and interior stools and cracked glass panes at both windows (Photo 2.2-28). There is also some deterioration of the muntins, particularly at the lower sashes. The windows have no ropes or other operating hardware. Window trim is 2 1/2" casing with a molded profile at the jambs and a flat pedimented top. There is a wood stool and apron with molding at the bottom edge. The trim, with the exception of the stool, is in good condition.

### *Other features*

The stairs from the second floor to the attic are in good condition. The stairwell is 3'-0" wide and consists of 9 1/4" deep wood treads and 8" high risers (Photo 2.2-29). The treads are approximately 1" thick and have rounded edges.

A radiator is installed in Room 302. Lighting is provided by a single bulb in a metal socket surface mounted to the ceiling in each space. Wiremold connects the switch to the fixture.



Photo 2.2-25: Layers of wallpaper at attic stair enclosure wall.



Photo 2.2-26: Water damage at chimney enclosure at east wall.



Photo 2.2-27: Bulge in ceiling at west side of Room 301.



Photo 2.2-28: Water damage at stool and wall below west window.

Photo 2.2-29: Attic stair.

## Basement

### Rooms B01 and B02

#### *General description*

The basement consists of two spaces. A large L-shaped space below the main block and north ell (B01) and a smaller side room at the west side of the basemen (B02).

#### *Floor*

The floor of the basement is cast-in-place concrete. The concrete is in fair condition.

#### *Walls and ceiling*

The exterior walls of Room B01 are the exposed foundation walls for the main block and east side of the north ell. The walls are rubble fieldstone to approximately 5'-4" above the floor with brick above and are in good condition overall. Plywood is installed at the north side of the west wall and at the north wall (now an interior wall between Room B01 and B02) to allow for the installation of panel boxes and meters at those locations. There is an active leak behind the plywood at the north corner of the west wall. The north wall of Room B01 is located in the north ell and is constructed of rubble fieldstone. At the west corner of the north wall there is a jog in the wall to accommodate the stairs from the first floor. The walls of this entry area are plaster on lath and are in poor condition.

1'-4" deep, 3'-0" wide brick chimneys are constructed at the east and north walls below the fireplaces at the upper floors. The chimneys appear to be older brick at the north and south sides with more modern brick infill at the interior side (Photo 2.2-30). Windows have been installed in the exterior walls that cross behind the brick chimneys. Portions of the brick infill at the east wall have been removed, revealing a stone lintel supporting the fireplace above (Photo 2.2-31). The lintel is supported on a 3" diameter steel lally column. There are also four freestanding 12" square solid brick piers and four additional 3" diameter steel lally columns supporting the floor above at other locations in Room B01.

The exterior wall at the west side of Room B02 is stone rubble to 4'-9" above the floor. Between this rubble wall and the upper portion of the exterior wall (also stone rubble) is a 4'-5" deep ledge. The south wall of the space is the former exterior wall of the main block. The interior walls at the east and north of the space are single wythe brick walls. The interior side of the brick was once coated with plaster laid directly on the brick surface. Most of this plaster is now gone. There is a partial wall constructed of a single wythe of brick between the north and south halves of the room.

The basement ceiling is the exposed framing and subfloor of the rooms above, with the exception of an area above the boiler at the west side of the room, where plaster over wire lath has been installed over the exposed framing, presumably for fire protection (Photo 2.2-32).

The ceiling at the north side of Room B02 is covered with random width wood boards in poor condition. The boards are supported from the framing of the floor above. Many boards are missing.

#### *Doorways*

The interior entrance door to the basement is located in Room 110B, and conditions are discussed in that section. The other door is located in a brick-walled bulkhead at the northeast side of the space that leads directly to the exterior. The conditions at this door are discussed in the *Exterior* section above.

There is a door opening in the brick interior wall between rooms B01 and B02. A wood frame has been installed in the opening, but there is no door. The door frame is in poor condition and appears to be wracked.

#### *Windows*

The three windows in Room B01 are single paned fixed sash windows with brick sills and are in poor condition with water damage at the sash and frame. One of the two openings is covered with plywood on the exterior. The other two have holes in the glazing to accommodate piping.

In Room B02 there are two windows with three pane divided light sashes installed at the west wall. The windows are in poor condition with water damage visible at the sash and frames.

#### *Other features*

Lighting consists of incandescent bulbs in porcelain sockets mounted to the framing of the floor above. Wiring is contained in flexible metal conduit.

There is a set of stairs leading to the first floor at the north wall of Room B01 (Photo 2.2-33). The stair is 3'-0" wide with 10 1/2" deep wood treads and 8" high wood risers.

There is mechanical equipment throughout the basement. Large items consist of a boiler at the west side of the room (manufactured by Burnham) and an oil tank against the east wall of the room (Photo 2.2-34).

A soapstone sink is mounted to the north wall of the space (Photo 2.2-35). The sink is in fair condition although stained with paint.



Photo 2.2-30: Brick chimney with newer brick infill at center.

Photo 2.2-31: Lally column supporting hearth of Room 101 fireplace above.

Photo 2.2-32: Area of plaster ceiling above boiler.



Photo 2.2-33: Stairs to first floor and interior wall between B01 and B02.



Photo 2.2-34: Oil tank at east side of Room B01.



Photo 2.2-35: Soapstone sink at north wall of Room B02. Note boards at ceiling.

## North Ell Interior

### First Floor

#### Room 105: Dining Room

##### *General description*

Situated on the north side of the main stair hall, the Dining Room (Room 105) is of considerable interest because of alterations that were evidently made in an effort to stay abreast of the latest trends in American interior design. Essentially rectangular in plan, on its south side this room is contiguous with the main block's principal stair hall (room 104), on the west by the new kitchen of ca.1920 (Room 106) and on the north by the old kitchen (Room 109).

Room 105 probably has a match board floor beneath the modern wall-to-wall carpet. In general this room retains mid-1840s features such as molded baseboards, pedimented door and window surrounds and wooden cornice moldings. Smooth plaster moldings characterize the walls and ceiling. The ceiling never seems to have had a circular ceiling medallion, which is fairly common in houses of this scale and vintage. One of the room's curious features is what appears to be a boxed beam at the west side of the room. The question remains as to why a beam would be needed under the second story hall that presumably would not be expected to support heavy pieces of furniture. The underside of the boxed beam, adjacent to the north and south walls exhibits a fairly elaborate cornice molding.

The most interesting features of this room are located at the north wall. Here, two generations of fireplace mantles are in evidence. A ca. 1860s Renaissance Revival mantel piece composed of wood with faux marble finishes has been superimposed over the original wooden Greek Revival mantel. Embedded in the fireplace opening's brick back wall is a square iron plate. This plate effectively seals off the opening for a pipe that was once was associated with a free standing stove that heated the dining room. The iron plate exhibits a circular form containing a vine with leaves and flowers. Floral ornamentation also appears in the spandrel arches of the iron plate.

To the left of the mantle is an arched recess that may originally have contained shelves upon which to display porcelain.

##### *Floor*

The grey wall-to-wall carpeting in Room 105 is in fair condition. None of the underlying flooring is exposed. There is a change in level of approximately 1/4" at the opening between Room 104 and Room 105. The level change is bridged by a metal carpet transition strip at the Room 105 side of the opening.

##### *Walls and ceiling*

Walls are painted plaster in fair condition at the south, east and west walls and poor condition at the north wall. There are a few areas of missing plaster on the north wall where the underlying lath is exposed. The lath is 1 1/2" wide with 1/4" space between boards. The plaster is 1/4" thick. There is a large crack in the north wall at the west side of the fireplace, and a bulge in the wall above the fireplace surround with cracks radiating away from the corners of the fireplace surround. The arched recess at the west side of the north wall is a 1'-9" deep, 5'-1" wide. The north wall is 3" thick at the closet opening and the plaster curves over the jambs and head of the opening and continues into the closet space. The plaster at the head of the closet opening forms an arch (Photo 2.2-36). The arched opening and recess interior are in good condition.

The ceiling is painted plaster in poor condition. A large area of plaster is missing at the south side of the room exposing 2" wood lath below. Some of the lath is also missing. The remainder of the ceiling is cracked throughout, and there is a bulge in the ceiling at the center of the room. There is a soffited area at the west wall that is 1'-9" lower than the rest of the ceiling and 3'-4" deep. There is a large crack below the soffit at the south wall.

##### *Trim and millwork*

There is a 9" high painted wood baseboard at the perimeter of the room. The top edge of the baseboard projects 2" into the room (approximately 3/4" past the lower portion of the baseboard). There is a 3" high painted wood curved molding at the top of the walls where they meet the ceiling. 1" wide wood corner boards are installed at a jog in wall at the west side of the door opening into Room 109. A 2 1/2" wide painted wood rail is installed 1'-9" above the level of the floor at the south wall. Below the soffited area at the west wall is a 1'-6" deep built-in shelving unit. The shelving is enclosed with painted wood shutter doors.

At the center of the room is a large modern wood composite built-in transaction counter and desk. There is a partial drywall wall constructed below the transaction top with an 8" high wood baseboard installed at the exterior side.

### *Doorways*

The door opening between Room 105 and Room 104 is 2'-9" wide and 6'-9" high. There is no door installed at the opening and the hinges have been removed.

The door opening between Room 105 and Room 109 is 2'-6 1/2" wide and 6'-6" high. There is no door in the opening and no sign of hinges. A wood threshold is present at the bottom of the opening.

The door opening between Room 105 and Room 106 is 3'-1" wide and 6'-9" high. There is 2 1/2" wood trim at the opening surround. There is a 6-panel modern wood door in the opening. A hole is cut in the door for a knob/lever, but there is no hardware. There is a wood threshold at the bottom of the door that slopes up approximately 1/4" to the level of the floor in Room 106.

### *Windows*

There are two 6-over-6 double hung windows at the east wall. The north window is in poor condition with water damage at the head and sill. There is wood rot at the stool and at the bottom of the lower sash and the paint at the muntins is delaminated (Photo 2.2-37). There are two broken panes of glass at the upper sash and one broken pane at the lower sash. Unlike the north window the south window is protected by an exterior storm and is in fair condition. There are some gouges in the wood of the stool. As noted in the *Exterior* section of this report, exterior window putty at all the windows has failed.

### *Other features*

A cabinet unit heater is installed below the north window on the east wall. Lighting consists of two 4-lamp fluorescent pendant fixtures. There are modern light switches and outlets in the room. A large amount of wiring is stapled to the baseboard at the east wall. A fire alarm box is mounted to the south wall at the east side of the door.

There is a fireplace built into the north wall of the space with a marble mantel and surround. The interior of the fireplace was formerly infilled with plaster, but the plaster has been removed, exposing a brick wall constructed across the firebox opening. At the center of this wall is a 6 1/2" x 7 1/4" iron door (Photo 2.2-38).



Photo 2.2-36: Overall view of Room 105 showing arched plaster at closet on north wall.



Photo 2.2-37: Water damage at north window sill and bottom rail.



Photo 2.2-38: Fireplace surround in Room 105.

### Room 109: Old Kitchen

#### *General description*

Although aside from a pantry and contiguous rooms that typically adjoined a kitchen there is little within the room itself to suggest that this was the place that meals were prepared in for the first seventy years or so of the house's history. Room 109 is the northern-most room in the mid-1840s north ell. This room is bordered on the east by what were originally the workrooms of the East Ell. On the south side of the old kitchen is the dining room while the west wall adjoins the back stairs, closet under the stairs and original back entry. The feature that speaks to this room's original use as a kitchen is a closet or small pantry at the room's northeast corner. This space contains multiple shelves and a sliding wooden door. The pantry door's metal handle appears to date the mid-1840s. In addition to the pantry, features that survive in the old kitchen from the mid nineteenth century include simple baseboard that are devoid of ornamental moldings, a chair rail at the west wall as well as a circular wooden door knob on the door that would open into the back stairway were it not nailed shut. A ca. early 20<sup>th</sup> century iron radiator is also in evidence at the west wall.

Otherwise, the room has been thoroughly altered for the purpose of mid-to-late 20<sup>th</sup> century Town offices. The L-shaped partition near the room's southeast corner was constructed at a later date to form a small foyer between the dining room and the kitchen. The floor is covered with mid-20<sup>th</sup> century composite tile, the walls are covered by large modern punch boards as well as smooth plaster. The cooking feature was probably located at the wall shared with the dining room. This house was built towards the end of the period of 1820-1850 when stoves replaced open-hearth cooking. The wide spread use of stoves by the 1840s insured that kitchens would be cleaner, safer places and the never-ending chore of wood production was greatly reduced.

#### *Floor*

The floor in Room 109 consists of 9" x 9" floor tiles, possibly made of vinyl-asbestos based on the tile size. The floor is in poor condition as the tiles are worn and stained throughout. There are some areas of replacement tile throughout the room. The tiles do not extend into the pantry, which has a linoleum sheet floor with a checkered pattern. The pantry floor is in poor condition, with the center portion of the linoleum worn completely away and exposing the subfloor, which consists of 3 1/2' tongue and groove wood flooring planks (Photo 2.2-39).

#### *Walls and ceiling*

The north wall is drywall, furred out 5" from the original painted plaster and lath exterior wall. The drywall extends up to the framing of the floor above and is in good condition. The furring has created deep window openings with drywall returns. The condition of the plaster wall behind the drywall could not be verified, but it is likely that the wall was furred out to cover damage at the original wall (Photo 2.2-40).

The south, east and west walls are painted plaster. A furred out wall of pegboard and painted drywall has been installed below the ceiling grid over the built-in work area. The top of the plaster wall can be seen above the ceiling grid and is in poor condition. At the east wall, plywood has been screwed directly into the wall to a height of approximately 6'-8". The plywood sits on top of the wood baseboard and has been painted the same color as the plaster wall. The exposed plaster at the top of the wall is in poor condition, as is the plaster at the west wall.

A newer wood-framed wall with plywood sheathing has been constructed at the southeast corner of the room. This wall incorporates a 6'-8" high partial wall at the west that is covered with pegboard that appears to pre-date the plywood (Photo 2.2-41). The pegboard wall has 6 1/2" baseboard and is edged with 2 1/4" flat trim. There is no trim at the plywood portion of the wall that frames the door opening to Room 105.

The ceiling in Room 109 is acoustic tile suspended in an aluminum grid installed 1'-4 3/4" below the original plaster ceiling. The grid is in fair condition, although the acoustic tile panels have been largely removed. The exposed plaster above the ceiling grid is in poor condition. Areas of plaster are missing in several locations, exposing the framing for the floor above. Floor to ceiling height to the plaster is 9'-4".

#### *Trim and millwork*

There is 11" high painted wood baseboard with a molded top edge at the west wall. The molding profile is similar to that seen in the corridor of the second floor above (Room 210). The baseboard at the east wall may be the same material, but with the molded top edge removed to accommodate the new drywall.

A modern laminate built-in countertop with shelving below has been constructed at the south wall. The shelving unit is in fair condition. The back panels of the shelves are detached. A laminate shelf with a metal support leg at the outer edge has also been installed over the radiator on the west wall.

#### *Doorways*

The door opening to Room 110B at the west wall is 2'-6" wide and 6'-5" high. It contains a 4-panel painted wood door. One of the upper panels has been removed to install vision glazing (Photo 2.2-42). The door is in fair condition and has a brass knob. Door casing is painted wood, 4" wide with a bevel at the side adjacent to the door and with a flat pedimented top. The trim is in good condition. Also at the west wall is a door leading into the closed-off rear stairs. This door has been fixed shut. The construction of the furred out wall at the north side of the room partially covers the opening (Photo 2.2-43). The door trim is the same as that found at the adjacent west door; however, there is a high (2") wood threshold at the bottom of the door which is not present at the adjacent door.

There is a 2-panel wood pocket door with a flush-mounted pull at the opening into the closet at the northeast corner of the room (Photo 2.2-44). The door is in fair condition as it cannot be fully opened or closed. The opening is approximately 2'-4" wide by 6'-4" tall.

The door between Room 105 and Room 109 is an unpainted modern hollow-core wood door that measures 3'-0" wide by 6'-8" high and is in fair condition.

#### *Windows*

There are two 1-over-1 double hung windows at the north wall of the room. The windows are in fair condition with failed exterior glazing putty and paint. They have been blocked-in on the interior with particleboard and acoustic ceiling panels.

#### *Other features*

A radiator is installed at the west wall. Lighting is provided by 3-lamp fluorescent fixtures integrated into the suspended ceiling grid. Task lighting is installed in a bar over the work area at the south wall. There is no evidence of previous lighting in the space.

### *Rooms 110A and 110B and closed in back stair (Room 110C)*

#### *General description*

This linear succession of small spaces originally formed a windowless buffer between the kitchen and the west yard of the north ell. The back stairs (Room 110) were rendered inaccessible at an undetermined date. Access to the stairs from the second story has been discontinued and a large piece of plywood now covers that opening— we were not able to explore the condition of these stairs. The closet under the back stairs (Room 110A) is essentially a crawl space that may have been used to house any number of practical tools or household products and is of interest primarily for its door which is composed of flush vertical boards. The small entry that originally opened directly into the west yard contains three steps that spiral down to the cellar door on the south side and a door shared by the back hall of the Barnes Addition. The back entry stairs also link the kitchen with the back hall of the Barnes Addition that was added ca. 1920. In addition to the door to the closet under the stairs, both the entry's walls and cellar door are composed of vertical boards (this is not the tongue and groove woodwork typical of the 1880s-to-1920s but something more rustic and 1840s).

#### *Floor*

The floor of Room 110A (the closet area below the stairs) is composed of 3" tongue-and-groove boards. The boards are quite damp and show signs of mold (Photo 2.2-45). There are no signs of water damage at the walls, suggesting that the dampness may be rising from below. The floor of Room 110B is entirely covered with winder steps that bridge the change in floor level from Room 109 to Room 111. The steps are covered with a textured vinyl protective surface that is in poor condition. The underlying material could not be observed.

#### *Walls and ceiling*

The east and west walls of Room 110A and 110B are painted plaster. The plaster is in fair condition, with some minor cracking across the surface. The beadboard wall between rooms 110A and 110B is constructed from random-width beadboard (ranging between 4" and 6" wide) and contains the door to Room 110A. The south wall of Room 110B is constructed of the same random width beadboard and contains the door to the basement. The beadboard is in good condition overall.

The north wall/ceiling of Room 110A and the ceiling of Room 110B are the underside of the closed-in back staircase. The staircase enclosure inside Room 110A consists of painted panels of particleboard. The ceiling of Room 110B is painted plywood with thin trim strips, matching the ceiling construction in rooms 111 and 112. Both ceilings are in fair condition. The closed-in stairway overlaps the door opening into Room 109 and is painted bright yellow to make it more visible as an obstruction (Photo 2.2-46).

#### *Doorways*

The door opening to the basement at the south wall of Room 110B is 2'-5" wide and 6'-0" tall. The door is constructed of 4" to 6" wide wood beadboard supported on bracing at the basement side of the door. A 1'-8" wide, 9" high metal grate in a metal frame has been installed at the bottom of the door for ventilation. Door hardware consists of hinges and a surface mounted deadbolt that is bent to fit around the door casing.

The door opening between Room 110A and Room 110B is 2'-2 3/4" wide and 4'-0" tall and is composed of the same random width beadboard as the surrounding wall supported on bracing at the interior side of the door. Hardware consists of hinges and a surface-mounted latch (Photo 2.2-47).



Photo 2.2-39: Worn linoleum floor at Room 109 closet.



Photo 2.2-40: Furred-out drywall wall at north side of room. Note line of ceiling grid and area of removed plaster ceiling above.



Photo 2.2-41: Partial-height pegboard wall incorporated into new wall framing.



Photo 2.2-42: Door to Room 110B



Photo 2.2-43: Door into closed-in back stairs at north corner of west wall. Door has been fixed shut.



Photo 2.2-44: Pocket door into closet.



Photo 2.2-45: Mold at floor boards in Room 110A. Also note vinyl cover at adjacent stair tread.



Photo 2.2-46: Back stair enclosure in Room 110B as seen from Room 109.



Photo 2.2-47: Door to Room 110A.

## Second Floor

### Room 205: South Bedroom

#### *General description*

Located on the north side of the main block's stair hall (Room 204) the North Ell's south bedroom is contiguous with the northern leg of the second floor hall (Room 210) as well as the North Bedroom (Room 209). Originally the North and South Bedrooms were connected by a small passageway located at the center of Room 205's north wall. This passageway has been subdivided into closet space for these bedrooms. The South Bedroom corresponds to the location of the dining room on the floor below.

The South Bedroom exhibits a match board floor (seen in the closet area). Elements dating from the mid-1840s that merit preservation include baseboards surmounted by moldings and fully enframed windows and doors. The door providing access from this room into the hall (Room 210) appears to be original to the 1840s. It has had its upper panels replaced by a single large ca. mid twentieth century glass pane. Both the South Bedroom's walls and ceiling are characterized by smooth plaster surfaces. Wooden cornice moldings are still intact as is a remnant of a discontinued gas light fixture at the south wall. Completing the room's inventory of vintage features is a ca. early twentieth century radiator at the north wall.

#### *Floor*

The floor in Room 205 is grey wall-to-wall carpet in poor condition.

#### *Walls and ceiling*

The east, west and south walls and the ceiling are painted plaster in fair condition. There is minor cracking at the center of the ceiling and some larger cracks were observed at the south wall. Two bulletin boards are mounted to the south wall and there is wiremold at all the walls. In order to create closet space for rooms 205 and 209 a 4" thick painted drywall wall has been built at the north side of the room that is located 1'-6" in front of the original plaster wall containing the opening to Room 109 (Photo 2.2-48).

#### *Trim and millwork*

Trim consists of 7" high baseboard with a raised profile at the top edge and a 1 1/2" high cornice molding at the perimeter of the room.

#### *Doorways*

The door opening to Room 209 is located at the back of the closet at the north wall and is 2'-0" wide by 6'-6" high. The opening has been infilled with painted plywood at the Room 109 side. The door opening to Room 210 is 2'-5 1/2" wide by 6'-7" high and contains a 2-panel (vertically stacked) door in fair condition. The center portion of the upper panel has been removed and vision glazing has been installed (Photo 2.2-49). The door has a brass knob and deadbolt.

#### *Windows*

There are two 6-over-6 double hung windows in the room, surrounded by molded casing with a pedimented top. The windows are in poor condition. In addition to loss of exterior glazing putty and paint at both windows, the bottom rail of the north window is extensively rotted and there is a detached pane at the lower sash of the south window (Photo 2.2-50). Water damage is present at the north window sill. The top of the window sills are located 1'-7" above the floor.

#### *Other features*

A radiator is located at the east corner of the north wall. Lighting consists of two 4-lamp fluorescent fixtures with missing covers.

### Room 208: Bathroom

#### *General description*

The original use of this small room has not been determined. The Town of Lexington may have been responsible for first using it as an employees' rest room after 1938. Although this small space is characterized by modern finishes and fixtures there are amenities of interest that probably date to ca. 1920 during the Barnes era. To the right of the door are two built-in drawers which are surmounted by a cabinet. The drawers exhibit cupped pulls composed of brass while the cabinet door features tongue and groove woodwork.

#### *Floor*

The floor of Room 208 is vinyl tile in poor condition. The underlying floor was not visible.

### *Walls and ceiling*

The walls and ceiling are painted plaster in fair condition with some areas of cracked plaster and peeling paint. There is an area of water damage at the northwest corner of the ceiling. The walls are thicker at the bottom to approximately 3'-9" above the floor. A piece of 1/2" wide trim is installed at the top of the thickened wall to bridge the space between the thick wall and the wall surface above (Photo 2.2-51). The reason for this increase in wall thickness could not be determined. A mirror is mounted to the wall above the sink.

### *Trim and millwork*

Trim consists of a vinyl base at the bottom of the wall, the molding between the upper and lower walls noted in the section above and the same 1 1/2" high painted wood cornice molding found in Room 205. Trim is typically in good condition.

### *Doorways*

The door opening at Room 208 is approximately 2'-6" wide by 6'-6" tall and contains a 2-panel wood door. The door is in good condition.

### *Windows*

There is one window at the east side of the north wall. The window is a 1-over-1 double hung with frosted glazing and is in fair condition. The ropes to raise and lower the bottom sash have been removed, rendering the window inoperable.

As noted above, a residential-style cabinet is present at the west side of the south wall. The cabinet has two wood doors that open up to fixed shelving and two pull-out drawers below (Photo 2.2-52). The cabinet protrudes through the wall and extends 9" into the corridor space behind – in the space above the boarded-up staircase. The back and sides of the cabinet are constructed of beadboard. The cabinet is in good condition.

### *Other features*

The bathroom contains a modern residential-style toilet and sink with vanity below. Lights are mounted to the wall above the vanity. A recessed vent fan has been removed from the center of the ceiling, leaving the housing in place. There is abandoned piping at the ceiling at the northwest corner of the room which may belong to a previous (gas?) lighting system (Photo 2.2-53).



Photo 2.2-48: North wall in Room 205 built out from original plaster wall. Note closed in door opening at back of closet.



Photo 2.2-49: Retrofit glazing panel in door between Room 205 and Room 210.



Photo 2.2-50: Detached glass pane at south window of Room 205.



Photo 2.2-51: Northeast corner of Room 208: Note change in plane at east wall.

Photo 2.2-52: Built in cabinet at south wall.

Photo 2.2-53: Abandoned piping at northwest corner of ceiling. Also note area of water damage at adjacent ceiling.

### Room 209: North Bedroom

#### *General description*

Situated at the northern end of the North Ell, Room 209 probably originally served as a bedroom. After the second story was added to the East Ell and the rooms of this ell were connected to the North Ell, Room 209 seems to have become more of a "pass through" space.

Although covered with wall-to-wall carpeting, the match board floor is visible under and near an early twentieth century iron radiator. In general, smooth plaster and modern punch boards are located below and above the chair rails, respectively. The ceiling is also covered by punch boards. Elements dating to the mid-1840s include baseboards and chair rails as well as the pedimented surrounds of the room's single windows and at three of the room's four doors. A linen closet is located at the south wall to the right of the passageway that once connected the north and south bedrooms. The original doors exhibit four panels with two of the doors retaining original marbelized porcelain door knobs.

#### *Floor*

The floor of Room 209 is covered with reddish-brown wall-to-wall carpet in poor condition glued to 2" strip wood flooring.

#### *Walls and ceiling*

The walls in Room 209 consist of painted plaster to a height of 3'-7" above the floor. A 2 1/2" flat painted wood rail is fastened to the wall at this level. Above the rail square, 3/4" thick punchboard panels have been glued directly to the plaster surface (Photo 2.2-54). The same panels are glued to the ceiling. The plaster is in fair condition with some cracking and an area of water damage below the window on the north wall. The punchboard panels are in poor condition. There are areas where the surface of the panels has been removed that are impossible to repair. Removal of the panels will likely damage the plaster walls below.

#### *Trim and millwork*

In addition to the rail mentioned above the room has a 7" high baseboard similar to that found in Room 205. Presence of a cornice molding below the punchboard tile could not be verified.

#### *Doorways*

The door opening to Room 205 has been filled in with painted plywood as noted above. The plywood is surrounded by flat, 4" wide casing. The door opening to Room 210 is 2'-6" wide by 6'-5" high and contains a 4-panel door in good condition with a porcelain handle and deadbolt. The door is surrounded by molded casing similar to that found in Room 205. The door opening into the closet at the southeast side of the room is 2'-6" wide by 6'-5 1/2" high, has the same molded casing as the door to Room 210 and contains a 4-panel wood door with a porcelain knob that is in good condition.

The door opening to Room 212 is 2'-5" wide and 5'-8" high. The opening in the wall is quite deep (11") and contains a 1 3/8" thick pocket door. The pocket door has been rendered inoperable by the installation of trim at the door head. The outside of the opening is surrounded by 4 1/2" thick flat wood casing.

#### *Windows*

The window in Room 209 is in poor condition. The interior stool is water damaged and is displaced – tilting inward into the room. As noted above, there is an area of water damaged plaster at the wall below the window. A metal angle has been attached to the bottom rail of the lower sash to connect it to the stile at the west window jamb and the upper sash is displaced (Photo 2.2-55).

#### *Other features*

A radiator is located at the northwest corner of the room.



Photo 2.2-54: Overall view of Room 109 showing plaster wall below, pegboard above. Closed-in door to Room 205 is at left.  
Photo 2.2-55: Water damage at window sill and wall below.

### Room 210 – North Ell Corridor

#### *General description*

Essentially an extension of the main block's stair hall, the north ell's hall was originally a hall that ran between the eastern rooms of the North Ell and an exterior wall on the west side. Since the construction of the Barnes Addition rooms on the west side around 1920, this passageway reads as a center hall. Extending from the stair hall to a bathroom (Room 208), this hallway is characterized by simple baseboards, smooth plaster wall and ceiling moldings as well as wooden cornice moldings. The features of most interest are the solid two-panel doors that open into the linen closet, the multi-pane French doors that open into the Conservatory/Library as well evidence of the back stairway.

In general doors are fully enframed with doors opening into Rooms 205 and 207 set off by simple wooden vertical and horizontal boards that date to the mid-1840s. On the west side of the hall the doors and surrounds are composed of golden oak. The back stairs Room 109 (the old kitchen) ascend to Room 210. The back stairwell is boarded over and the profile or "ghost" of a newel post and railing is in evidence at the north wall.

#### *Floor*

The north ell corridor floor consists of grey-wall to wall carpet. An area of missing carpet near the northwest side of the space reveals linoleum below. Plywood is installed at the northwest corner to close in the previous back staircase and provide support for mechanical equipment (Photo 2.2-56).

#### *Walls and ceiling*

The walls in the corridor are painted plaster in fair condition. A large amount of piping and wiring, as well as a metal panelbox is fastened to the west wall adjacent to the mechanical equipment at the northwest corner of the space. In addition, a vent has been inserted through the wall into room 207.

The corridor ceiling is painted plaster in fair condition. The ceiling height in the room is 7'-5". A hatch is located at the north side of the room that provides access to the attic crawlspace above the north ell and Barnes addition. The opening through the ceiling is surrounded by flat wood casing.

#### *Trim and millwork*

The corridor walls have 7" high painted wood baseboard with a raised top profile similar to that found in Room 205. A 1 1/2" high cornice molding is located at perimeter of the room. Trim items are in good condition. As noted in the condition assessment of room 208, the back of the bathroom cabinet protrudes through the north wall of the corridor (Photo 2.2-57).

#### *Doorways*

Door openings in the corridor are discussed in the sections for the rooms they access.

#### *Other features*

There are two ceiling-mounted incandescent fixtures in the corridor. The fixture at the north side of the space is missing its glass cover.



Photo 2.2-56: Overall view of Room 210 showing mechanical equipment at northwest side, vent into Room 207 and attic access hatch.

Photo 2.2-57: The back of bathroom cabinet at the north wall, behind the existing mechanical equipment.

## **Barnes Addition Interior**

### **First Floor**

#### *Rooms 106, 107 and 108: New Kitchen, Bathroom and Bathroom Anteroom*

##### *General description*

Rooms 106, 107 and 108 constitute a suite of rooms that is part of the Barnes Addition that was added to the northwest corner of the White House around 1920. Located on the west side of the dining room, Room 106 was almost certainly used served as a kitchen that replaced the old kitchen (Room 109). The old kitchen became part of Dr. Barnes' suite of medical offices. The new kitchen (Room 106) is associated with two small rooms located on its north side. Room 106 is largely devoid of significant architectural elements although interestingly the double window at the west wall is set off by a pedimented surround in keeping with those in the original structural components of the house. Apparently Room 106 originally included Room 103 which is part of the original main block. Room 103's original north wall was taken down ca.1920 and re-instated after 1938 by the Town of Lexington. Rooms 107 and 108 are essentially devoid of noteworthy architectural details.

##### *Floor*

The floor of Room 106 is sheet vinyl in poor condition. Flooring below is unknown. The floor in rooms 107 and 108 are vinyl sheet in fair condition.

### *Walls and ceiling*

The ceiling and north, west and east walls of Room 106 are painted plaster over wood lath in poor condition (Photo 2.2-58). The ceiling height is 9'-2". The south wall, shared with Room 103, is modern drywall. A sink and countertop and overhead cabinets were once installed at the north wall, but have been removed, revealing damaged plaster (Photo 2.2-59). Wiremold is installed on the walls throughout the space.

Walls in rooms 107 and 108 appear to be painted plaster in fair condition (Photo 2.2-60). There is no trim except for a 4" high vinyl base. Ceiling construction is unknown, and might be plaster or drywall. The ceiling in the space is low (7'-8") compared with ceiling heights in adjacent spaces.

### *Trim and millwork*

There are multiple types of wood baseboard found in Room 106. At the east wall the baseboard is 8" high and has a plain molded edge. At the west wall the baseboard is 9" high and has the same molded profile as found in Room 101. There is no baseboard at the modern south wall or at the north wall where the sink was installed. With the exception of the south wall there is 2" high cornice molding at the top of each wall. A modern melamine counter and shelving unit is affixed to the east wall.

### *Doorways*

There are two doors in Room 106 and one door between rooms 107 and 108. The door between rooms 105 and 106 has already been discussed. The door opening between Room 108 and Room 106 is 2'-6" wide and 6'-7" high and contains a 2-panel wood door with a brass knob. The opening has 3 1/2" flat wood trim and a wood threshold and is in good condition. The opening is 1'-0" deep.

The door opening between Room 107 and Room 108 is 2'-0" wide and 6'-7" tall and contains a second 2-panel wood door. This door has been retrofitted with a modern locking knob and is also in good condition.

### *Windows*

There is one window opening in Room 106. The opening contains two 6-over-6 double hung windows with a 7 1/2" painted wood panel between them. The windows are in fair condition, with loss of exterior putty and paint. The ropes to operate the lower sash are missing from the south window. There is water damage at the interior stool of both windows.

There is an additional window at the north wall of Room 107. The window is a 6-over-6 double hung with textured, frosted glass (Photo 2.2-61). The window is in fair condition, but the ropes to operate the lower sash have been removed. Window trim consists of 3 1/2" flat painted wood boards.

### *Other features*

A baseboard heater is located at the west wall of Room 106. A vent to the exterior with a pull cord is located through the west wall. A small cabinet unit heater is installed against the west wall of Room 108. Lighting in Room 106 consists of spotlights mounted the ceiling near the south wall. Lighting in rooms 107 and 108 consists of a modern ceiling-mounted fixture in Room 107 and wiring for an over-sink wall-mounted light fixture in Room 107 that has been removed. Room 108 contains a residential-style toilet, Room 107 contains piping for a sink that has been removed (Photo 2.2-62).



Photo 2.2-58: Overall view of Room 106. Note damaged ceiling and double window opening.



Photo 2.2-59: Area of damaged plaster at removed sink.



Photo 2.2-60: Overall view of Room 107.

Photo 2.2-61: Window in Room 107. Note removed sash rope at window jamb.



Photo 2.2-62: Removed sink and light fixture in Room 108.

### Rooms 111 and 112: Back Entrance Hall and Utility Room

#### *General description*

The back entrance hall and "utility room" of the ca.1920 Barnes Addition are located at the northwest corner of the house. Essentially Dr. Barnes "bumped out" the mid 1840s North Ell for the purposes of his medical suite that included the rooms of the East Ell and the old kitchen (Room 109) of the North Ell. The back entrance hall (Room 111) borders the back stairs, a closet under the stairs as well as the small original back entry. On the west side of the back entrance hall is a small room of undetermined original use that may have served as a utility room. The back entrance hall exhibits little noteworthy architectural detail. Here the match board floor is circumscribed by smooth plaster walls. The narrow north wall features a door with two long vertical panels. Similarly, the "utility room" (Room 112) possesses a matchboard floor while its walls are laid up in flush boards. This rooms windows are fully and simply enframed. The most interesting feature of Room 112 is the presence of what appears to be exterior wood cladding at the south wall.

### *Floor*

The floor in rooms 111 and 112 consists of 3 1/4" wood planks. The floor is in poor condition, with extensive water staining near the exterior door on the north wall of the back hall and a large area of water staining at the northeast corner of Room 112. That area of the floor was observed to be damp on a site visit performed on a rainy day. As there is no staining at the adjacent walls, it suggests that the dampness may be rising from below. A hatch is installed in the center of the floor of Room 111 (Photo 2.2-63). The hatch has two strap hinges and an iron pull, all of which are extensively rusted. The hatch is stuck shut, and could not be opened.

### *Walls and ceiling*

The east and south walls of Room 111 are plaster on wood lath. The south wall is in fair condition, with areas of cracked plaster. The east wall is in poor condition as there is water damage at the north corner below an area of water damage at the ceiling. The north wall appears to be gypsum board. The wall surface is flush with the baseboard and door casing, implying that the gypsum board was installed on top of the original exterior wall. The west wall, shared with Room 112, is gypsum board in fair condition. It appears to be more recently installed than the north and west walls of Room 112 as the gypsum board is cut out around the edge of the west wall cornice molding.

The north and west walls of Room 112 are painted wood panels with thin (1 3/4" wide) strips of raised wood trim between panels. The panels are in good condition. The south wall of Room 112 is painted exterior clapboard siding with a 5" exposure (Photo 2.2-64). The siding is in good condition.

The ceiling of both rooms consists of painted wood panels with 1 3/4" wide strips of wood trim over each joint between panels. The panels are in good condition, with the exception of an area of water damage at the northeast side of the room, adjacent to the door (Photo 2.2-65). This water damage and the dampness of the floor in the adjacent closet below the closed-in back stairs (Room 110A) suggest that there could be significant water damage inside the closed-in stair and future investigations at the building should include accessing this area via a probe in the wall in either Room 109 or Room 111.

### *Trim and millwork*

There is a 7 1/2" high painted wood baseboard and a 1" high cornice molding at the north, east and south walls of Room 111. The same baseboard is present at the west wall, but there is no cornice molding. The wood paneled north and west walls of Room 112 have a 9" high baseboard. The baseboard appears to consist of an 8" flat board with a 1" piece of molded trim above. The north and west walls of Room 112 also have a 3 3/4" wide chair rail installed with its top edge located 3'-3" above the floor. The north, south and west walls of Room 112 have an approximately 1" high cornice trim at the top of the wall. There is an 8" high flat baseboard at the east wall of Room 112, but no cornice molding. There is no baseboard at the south wall. Trim in both rooms is typically in good condition.

### *Doorways*

The door to the exterior on the west wall of Room 112 has been fixed shut with a piece of painted particleboard that is nailed into the door and to the wall above the door. The exterior-facing side of the particleboard is painted black behind the door glazing. The casing at the top of the door has been removed to accommodate the particleboard. The casing at the sides of the door is 3 3/4" wide, flat boards.

The door opening between Rooms 111 and 112 is 2'-5 1/2" wide by 6'-8" high. It contains a 2-panel wood door that has been retrofitted with a modern locking knob. The door is in fair condition, with some gouges at the bottom rail.

Conditions at the door opening to the exterior on the north wall are discussed in the *Exterior* section of this report.

### *Windows*

There are two 1-over-1 double hung windows in Room 112: one at the west wall and one at the north wall. The windows are non-operable as the ropes needed to raise and lower the lower sash have been removed. Each window has a clear glass pane in the upper sash and a frosted glass pane at the lower sash (Photo 2.2-66). Each frosted pane is installed at the interior side of a clear glass pane at the exterior and is held in place with finish nails at the interior side. The sash lock at each window appears to be a modern replacement. The windows are in fair condition, with loss of exterior glazing putty and paint. Window casing is 4 1/4" wide, flat boards.

*Other features*

There is a radiator installed on top of wood blocking at the west corner of the south wall of Room 112. The radiator projects slightly into the door swing of the exterior door. There is also a room heater/fan installed in the south wall. Old, abandoned piping is installed at the south wall indicating that there might have once been a sink at that location. Lighting in the room consists of a metal surface-mounted fixture at the ceiling with the glass globe removed.



Photo 2.2-63: Hatch at floor in Room 111. Note water damage at floor near exit door.



Photo 2.2-64: Exterior clapboard siding at south wall of Room 112. Note closed-in door at west wall.



Photo 2.2-65: Water damage at northeast corner of ceiling, Room 111.



Photo 2.2-66: West wall window of Room 112. Note frosted glass pane below and missing ropes at window jamb.

## Second Floor

### Rooms 206 and 207: Conservatory/Library and Linen Closet

#### *General description*

The Barnes Addition's most noteworthy room, for reasons having to do with size and aesthetics, is the Conservatory and Library of the second floor. Located on the west side of the second story hall (Room 210), this room is accessed via multi-pane French doors.

By far, Room 206 is the largest interior space in the entire building (with the exception of the rooms in the Barn). The room is illuminated by three banks of windows with two banks of four windows at the west wall and a single bank of four windows at the north wall. The noteworthy aspect of this room is the abundance of golden oak as seen in the baseboards and tongue and groove woodwork that extends the full height of the south wall, half of the east wall (as wainscoting) and less extensively beneath the windows of the west wall. Also noteworthy are the built in book cases of the south wall. At the east wall to the south of the French doors, the wall jogs out to accommodate the linen closet (Room 206A). The walls above the wainscoting and windows is characterized by smooth plaster finished while overhead is an acoustic tile "drop" ceiling. Reportedly Dr. Barnes took care of wounded World War I veterans in this house. The possibility remains that Room 206 was intended for the recovering soldiers rather than for the purposes of the Barnes family.

#### *Floor*

The floor of Room 207 is covered with grey wall-to-wall carpet in poor condition. Flooring below the carpet could not be seen. Flooring in Room 206 is concealed by the built-up bottom shelf.

#### *Walls and ceiling*

The walls in rooms 207 and 206 are covered with varnished 3 1/4" wide tongue-and-groove wood beadboard (Photo 2.2-67). The wood is in good condition except at the northeast corner of the room where there is some water damage at the top of the wall. Squirrels have chewed a hole in the top of the east wall at the corner and nesting material has fallen into the room (Photo 2.2-68).

A varnished wood rail has been added to the east wall of Room 207 at approximately 3'-1" above the floor. Bulletin board material has been fastened to the beadboard above the rail. In addition, outlet strips have been mounted to the north and west walls of the space.

The ceiling of Room 207 is also varnished beadboard, but a modern aluminum ceiling grid has been installed on top of the beadboard and infilled with acoustic ceiling tiles. Wood paneling in good condition was found beneath three removed tiles (Photo 2.2-69). The aluminum grid and tiles are in good condition.

The walls and ceiling of Room 206 are also varnished beadboard in fair condition. Numerous holes for wiring have been made in the back wall of the closet.

#### *Trim and millwork*

There is 8" high varnished wood baseboard, in good condition, at the perimeter of Room 207. The built-in book cases at the south wall are in fair condition, with a few missing shelves. Room 206 is filled with built-in shelving in good condition (Photo 2.2-70).

#### *Doorways*

The French door opening to Room 207 is 4'-11" wide and 6'-8" high and contains a pair of divided-light door leaves (Photo 2.2-71). Each leaf has 15 lights and is in good condition. The door has brass lever hardware. A strike for a deadbolt is mounted to the north leaf, but there is no deadbolt on the opposite leaf. The door opening is surrounded by 4 1/2" wide varnished wood trim, and there is a 1 1/2" high wood threshold at the bottom of the door.

The door opening to Room 206 is 3'-0" wide by 6'-5" tall and contains a set of double doors with two 2-panel wood door leaves. There is a knob on the south leaf.

#### *Windows*

The windows in the window banks consist of 6-over-1 double hung windows with 6" trim between individual windows in a bank and 4 1/2" trim around each set of four windows. The windows are in fair condition overall with loss of exterior glazing putty and paint. There are minor areas of water damage at some of the window sills at the west wall.

*Other features*

Two cabinet unit heaters and two baseboard heaters are installed at the west wall of Room 207. In addition, a baseboard heater is also installed at the north wall of the space. Lighting in Room 207 consists of five 2-lamp fluorescent fixtures mounted to the ceiling below the aluminum grid. Room 206 contains several electrical control boxes.



Photo 2.2-67: Overall view of Room 207.



Photo 2.2-68: Squirrel hole, north corner of east wall.



Photo 2.2-69: Beadboard ceiling below ceiling panels.



Photo 2.2-70: Room 206 (closet) interior.

Photo 2.2-71: French door between Room 107 and Room 110.

## East Ell Interior

### First Floor

#### Room 113 – East Ell Corridor

##### *General description*

The East Ell was originally rose to a height of a single story rather than two stories. The rooms on the south side of the ell's central hall as well as the hall itself are part of the original mid-1840s structure. Originally a hall way that ran along the north side of the original ell, this passageway connects the old kitchen of the North Ell (Room 109) with the barn. The rooms on the north side of the center hall as well as all of the rooms on the second floor apparently postdate the 1920s. The original room configuration of the southern part of the East Ell may was apparently altered by Dr. Barnes during the late 1920s or early 1930s and if not, then the present room configuration was achieved after the Town of Lexington. The Town purchased the building in 1938 with the intention of adapting the Hammond A. Hosmer House for office use. Room 113, or the east ell foyer and center hall, retain features that are undoubtedly original to the mid-1840s-suggesting that the east ell along with the main block, north ell and barn were built all at the same time.

More specifically Room 113 retains baseboards and chair rails (at the west wall of the foyer as well as the western-most end of the center hall) that appear to date to the beginning of the Hosmer era. Above all, the six-panel front door, multi-pane sidelights and molded surround appear to be original to the mid-1840s. Further justifying this construction date is the door's hardware which includes an iron thumb latch. The brass plate that surrounds the opening for mail delivery appears to date to at least the late nineteenth century if not earlier. Despite these remarkable survivals in a part of the house that has been altered several times, Room 113 is still overwhelmed by modern features such as overhead lighting fixtures and an acoustic tile ceiling.

##### *Floor*

The floor in Room 113 is covered with brown wall-to-wall carpet in poor condition. Flooring below the carpet in the main area of the east ell is 2 1/4" wood strip. The carpet is glued directly to the wood. Daylight can be seen at the floor at the west jamb of the exterior door on the south wall and there is water damage adjacent to the door threshold and the bottom of the adjacent sidelight panels.

##### *Walls and ceiling*

The west wall in the stairwell leading from Room 113 to the second floor is painted plaster over wood lath that is in poor condition. There are bulges in the plaster along the line of the stairs. The east wall of the staircase and the north wall of the steps leading down from the foyer to the center hall of Room 113 is modern drywall with a metal corner bead. The drywall is in poor condition. The drywall transitions to plaster at the second floor, and there is a large unpainted drywall patch at the intersection between the two materials. The chair rail at the south wall of the foyer, likely original to the 1840s, is constructed of

5 1/2" wide horizontal boards that extend to a height of 2'-6" above the bottom floor level (just below the level of the window stool at the top of the stairs), with painted plaster above (Photo 2.2-72). The south wall is in good condition. The ceiling in the lower stairwell is painted drywall in poor condition, and plaster above the stairs to the second floor, also in poor condition.

In the main area of Room 113 (the center hall) the north, south, west and far east walls are painted plaster in typically fair condition with a few isolated areas of plaster damage (Photo 2.2-73). The east wall near the ell entrance door is painted drywall with a nylon mesh inside. The drywall is in poor condition. A large bulletin board has been mounted to the drywall. Aluminum grilles are installed through the walls between each room and the corridor.

The ceiling in the main area of Room 113 is acoustic tile suspended in an aluminum grid. The tile is in poor condition with many areas of water staining which appear to be located below pipes. The pipes above appear to have been disconnected and the tiles were found to be dry, so it is unlikely that the damage is recent. Above the ceiling tiles is the wood framing of the second floor. Visible above the suspended ceiling at the east end of the corridor is a timber post and beam – likely a remnant of the 1840s east ell structural system (Photo 2.2-74).

#### *Trim and millwork*

The main area of Room 113 has 8" high painted wood baseboard with a molded top edge. A wood rail has been mounted to the west wall.

#### *Doorways*

The door opening from the lower portion of Room 113 to the stairs to the second floor is 2'-5 1/2" wide by 6'-5 1/4" high. There is no door in the opening although there is evidence of previous hinges and a strike. Other doors will be discussed with their respective rooms. Door casing in the corridor is typically 4 5/8" wide with a molded profile. The casing at the head of the door has a projecting top edge.

#### *Other features*

The stairs leading from Room 113 to the second floor have wood treads and painted wood risers in good condition. The treads are 9 1/4" wide and the risers are 8" high (Photo 2.2-75). Vinyl tread covers are installed at the stairs, which are in poor condition. A modern wood rail is mounted to the wall at the south side of the stairs. The rail is in fair condition. The stairs leading from Room 109 to the lower portion of Room 113 are carpeted. The treads are 11" wide and the risers are 7 3/4" high.

Fluorescent lighting and vents are integrated into the suspended ceiling grid. There are also illuminated exit signs mounted to the ceiling.

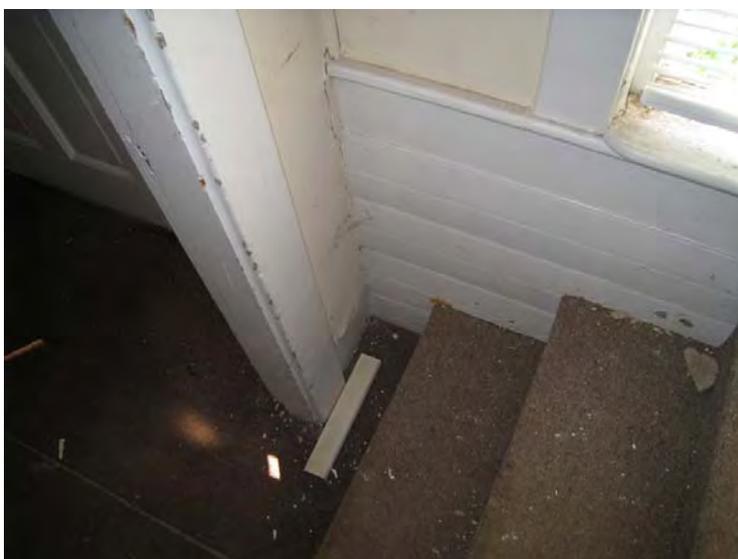


Photo 2.2-72: Remnant of 1840s-1850s chair rail in Room 113.



Photo 2.2-73: Overall view of main corridor, looking east.



Photo 2.2-74: Remnant of original east ell structural system in corridor.



Photo 2.2-75: Stairs to second floor.

### Rooms 114, 115 and 116: South Side Interiors

#### General description

The configurations of rooms on the south side of the East Ell are not original to the mid-1840s. A comparison of nineteenth century photographs of the house with the current appearance of the main façade indicates that the fenestration has been altered and these changes suggest that a reconfiguration of south side rooms was necessary to relate to new window locations. The location of the main entrance to the East Ell, however, remained the same. The East Ell's south rooms are characterized by mid twentieth century features and finishes that appear to date to the late twentieth century. With the noteworthy exception of elements in Room 113, there are no interior features or elements in the south rooms of the East Ell that merit preservation. With that said, the presence of the east ell, even though diluted by the construction of the second story, is what enables the Hammond A. Hosmer House to be recognized as a classic example of a connected New England house.

#### Floor

The floor in rooms 114, 115 and 116 is covered with brown wall to wall carpet in poor condition. Flooring below the carpet is not visible.

#### Walls and ceiling

Walls are painted plaster on wood lath in fair condition with some isolated cracking. The dividing wall between rooms 115 and 116 is drywall on metal studs, also in fair condition. The baseboard heater at the south wall of Room 116 passes through the wall, indicating that it was installed after the heating system (Photo 2.2-76).

The east wall of Room 116 is the dividing wall between the east ell and the barn (Room 121). 1'-3" vertical sheathing boards (painted white) are exposed above the plaster and wood lath at the top of the wall above the level of the suspended ceiling (Photo 2.2-77). The south wall of all the rooms is the south exterior wall of the east ell. Horizontal 8" sheathing boards (behind the wood stud framing) are exposed above the plaster and lath at the top of the wall. A 6 1/4" square framing member (painted white) can be seen at the top of the wall along with some structural posts which may be original to the 1840s ell (Photo 2.2-78). Brick has been installed at the top of this member, possibly as a firestopping measure when the second floor was constructed (Photo 2.2-79). There is some water damage visible at the framing and sheathing at the southeast corner of Room 116.

The ceiling in the rooms is acoustic tile suspended in an aluminum grid. The grid is in good condition, although most of the acoustic tiles are missing. An area of water damage at the ceiling of Room 115 is located below a pipe. There was no damage at the floor framing above. The pipe appears to have been disconnected and the ceiling tile is dry. The ceiling grid in rooms 115 and 116 is framed around the drywall partition between the two rooms, indicating that it may be contemporary to when the dividing wall was installed.

*Trim and millwork*

The rooms have 8" high painted wood baseboard with a molded top edge similar to that found in Room 113. There is a large modern cubicle-style desk located at the southwest corner of Room 115 that is in fair condition.

*Doorways*

The door opening between rooms 114, 115 and 116 and Room 113 are each 2'-8" wide by 6'-8" high and contain a 6-panel modern wood door. The doors are in good condition although there are no handles or escutcheons installed at the doors. Door casing at the interior side of the rooms is the same as found in Room 113. The doors in rooms 114 and 115 have wood thresholds. There is no threshold at the Room 116 door opening.

*Windows*

Windows in the rooms are typically in fair condition, with loss of exterior glazing putty and paint. Acoustic tiles have been installed over the windows at the interior.

*Other features*

There are baseboard heaters installed at the south walls of all the rooms. Fluorescent lighting and vents are integrated into the suspended ceiling grid.



Photo 2.2-76: Room 116 south wall. Note heater passing through wall at west.  
Photo 2.2-77: Board sheathing at exterior of barn west wall seen from Room 116.



Photo 2.2-78: 1840's structural framing at south wall of east ell.



Photo 2.2-79: Brick installed at top of first floor ell structure. Note water damage at top of header post.

### Rooms 117, 118, 119 and 120: North Side Interiors

#### *General description*

Either Dr. Barnes or the Town of Lexington added the north rooms (Rooms 117-120) during the late 1920s or 1930s. The finishes and features of this room appear to date to the late twentieth century and contain nothing that represents even a low preservation priority.

#### *Floor*

The floor of rooms 117, 119 and 120 is covered with brown wall-to-wall carpet in poor condition. The wood flooring below the carpet appears to be the same as found in Room 113. The floor in Room 118 (the bathroom) is vinyl tile. A hatch is located in the center of the floor within an aluminum frame. The hatch could not be opened (Photo 2.2-80).

#### *Walls and ceiling*

The north walls of rooms 117, 119 and 120 are a combination of painted plaster and painted drywall in fair condition. The walls stop just above the line of the suspended ceiling. The south wall of the rooms is the former exterior wall of the east ell and wood sheathing can be seen fastened to the framing at the top of the wall above the drywall. In some areas there is a fibrous product labeled "Gold Bond Rock Wool" installed between the sheathing and the drywall for insulation (Photo 2.2-81). That particular product was manufactured by the National Gypsum Company after 1937.

There is a large niche in the east wall of Room 120. The niche measures 3'-8 1/2" wide and 2'-7" deep. The floor of the niche is 7 1/2" above the floor in the rest of the room (Photo 2.2-82). Bulletin boards are mounted to the walls at various locations in each room. In Room 117, a panelboard for data/phone communications is mounted to a plywood panel on the south interior wall (the back wall of Room 118). Room 118 is enclosed with interior walls, which consist of painted drywall.

The ceiling in the rooms is acoustic tile in a suspended aluminum grid. The tile is in poor condition, especially in Room 119, where there is a large area of water damage below a pipe (Photo 2.2-83). There was no corresponding damage at the roof framing above and it appears the leaking has been addressed, as the tile was dry. The framing and sheathing of the shed roof above can be seen at areas of missing tile. The ceiling is 7'-0" above the floor at each room and does not follow the slope of the shed roof above.

#### *Trim and millwork*

A 7 1/2" high painted wood baseboard is located at the perimeter of each room. Room 118 has vinyl base instead of wood.

### *Doorways*

The door opening between Room 117 and the corridor is 2'-4" wide and 6'-7" high and contains a 6-panel modern wood door which is in good condition. The door has a modern lever handle with a gold finish and a 1/2" high beveled wood threshold. The door opening to Room 118 is 3'-0" wide and 6'-9 1/2" high and contains a modern 6-panel wood door with a silver-finished lever handle. The door is in good condition. The transition from the carpet in the hallway to the vinyl is bridged by a rubber transition strip.

The door opening between Room 119 and the corridor is 2'-8" wide and 6'-8" high and also contains a modern 6-panel wood door with a silver-finished lever handle. The door opening in Room 120 is 2'-7" wide and contains a modern 6-panel wood door with a gold-finished lever handle. Door casing at the interior side of the rooms is the same as found in Room 113.

### *Windows*

Windows in rooms 117, 119 and 120 consists of two 1-over-1 double-hung windows within a single opening. The windows have 4 1/2" wide painted wood casing and the top of the sills are located 2'-1" above floor level.

### *Other features*

Baseboard heaters are located at the north, west and east walls of Room 117. An HVAC vent extends down the south wall of Room 117 at the east side of the door. There is a baseboard heater at the north and west walls of Room 119 and the north side of Room 120.

Room 118 has a modern ADA-compliant toilet (with grab bars) and sink. The fixtures are in good condition although they have been disconnected from the water supply to prevent the pipes from freezing.



Photo 2.2-80: Hatch at floor of Room 118.



Photo 2.2-81: Roof framing and rock wall installation at south wall of Room 117.



Photo 2.2-82: Niche in east wall of Room 120.



Photo 2.2-83: Overall view of Room 219. Note water damage at ceiling at west side of room.

## Second Floor

### Rooms 211, 212, 213, 214 and 215

#### *General description*

The rooms at the second floor of the east ell consist of three south-facing rooms (rooms 212-214) off a narrow corridor (Room 211) located at the top of the stairs from the ell spaces below. The corridor is only 2'-8" wide (Photo 2.2-84). A bathroom (Room 215) is located in an extension attached to the north side of the corridor. The finishes and features of this room appear to date to the late twentieth century and contain nothing that represents even a low preservation priority. Room 212 has a small connecting stair to Room 109 in the north ell located at the southwest corner of the room.

#### *Floor*

The floor in Room 211 and in the closets of Room 212 and 214 is 2 1/4" wide wood strip flooring in fair condition. The remainder of the floor in the south rooms is covered with brown wall-to-wall carpeting glued directly to the wood flooring. The floor in Room 215 consists of vinyl tile which is in poor condition.

#### *Walls and ceiling*

The walls and ceilings in the rooms is painted plaster in fair to poor condition. There is cracking at the west and east walls of Room 212 as well as holes for previously-installed shelving brackets. Wires and wiremold are installed at the walls of all the rooms. A painted wood rail is mounted to the east wall of Room 213. Ceilings in all the rooms have intermittent cracks in the plaster throughout. Ceiling height is 7'-2".

#### *Trim and millwork*

There is 7 1/2" high painted wood baseboard at the perimeter of the walls at all the second floor east ell rooms. There is no cornice molding at the junction between the walls and ceilings.

Built-in shelving in good condition is installed at the north wall of the connecting stair between rooms 212 and 209.

#### *Doorways*

The door between Room 212 and Room 209 is a wood 2-panel door with the top third of the top panel removed and infilled with vision glazing. The door has a brass knob and escutcheon and a surface mounted dead bolt. The door opening between Room 212 and Room 211 and Room 211 and the stair to the first floor do not have doors, although there are hinges installed at the frame.

All the remaining door openings at the second floor of the ell are 2'-5" wide and 6'-5" high, except for the closet openings. The doors between rooms 214 and 211, rooms 213 and 211 and rooms 215 and 211 are 2-panel wood doors with brass

escutcheons. The doors between 213 and 214 and the corridor have porcelain knobs; the knob at the other south door is missing. The doors are in good condition overall. The upper panel of the door between rooms 214 and 211 has been modified to install vision glazing at approximately 1/3 of the panel. The glass is broken and the surrounding panel has been damaged (Photo 2.2-85). The door between the corridor and the bathroom (215) has a modern metal knob. The door openings are surrounded with 4 1/2" wide molded wood trim.

There is a closet in Room 212. No door is installed in the closet opening, although hinges are mounted to the door frame. The closet door in Room 214 contains a modern bi-fold panel door. The door opening to the barn attic (Room 216) is located within the closet of Room 214 (Photo 2.2-86). This door is discussed as part of Room 216.

#### *Windows*

The windows in Rooms 212, 213 and 214 contain 6-over-6 double hung sash which are in poor condition. There is considerable water damage at the interior window stools. The top of the stools are located 1'-9" above the level of the floor. There is an additional small window located in the connecting stair between rooms 212 and 209. This window opening contains a 1-over-1 double hung window in poor condition. Rotted wood is present at the meeting rail between the upper and lower sash.

The windows in Room 211 are also in poor condition. Particleboard has been screwed into the sash at each window.

#### *Other features*

Radiators are located in 212, 213, 214 and 215. There are no heating elements in Room 211. Lighting in Room 212, 213 and 214 consists of ceiling mounted 2-lamp fluorescent fixtures. A modern toilet and sink with vanity below are located in Room 215 (Photo 2.2-87).

The connecting stair between rooms 212 and 209 consists of 10 1/2" wide treads with 9" high painted wood risers. The treads are covered with vinyl that is in fair to poor condition. The paint finish at the risers is in poor condition (Photo 2.2-88).



Photo 2.2-84: Overall view of corridor (Room 211).

Photo 2.2-85: Broken vision glazing and damaged wood panel at door between rooms 214 and 211.

Photo 2.2-86: Bi-fold door to Room 214 closet and door to barn attic beyond.



Photo 2.2-87: Overall view of Room 215.



Photo 2.2-88: Stairs between rooms 212 and 209.

## Barn Interior

### First Floor

#### Rooms 121 and 122

##### *General description*

The original purpose of the barn's first floor was likely to house a horse-drawn carriage. Horse stalls also probably figured in the original use of this space. The barn's first floor has been extensively modernized for the purposes of the Town of Lexington. The most obvious change is the fact that the garage door which replaced the original barn doors has been boxed in by a solid wall which is pierced by narrow rectangular glass windows. A post which may be original to the barn's mid nineteenth century structure has also been boxed in. Metal stairs are located at the barn's north wall which ascend to the attic's trap door.

An interesting feature of the barn's first floor is the metal paneling present beneath the drywall walls and suspended ceiling. This paneling likely dates to the Barnes era when the barn would have been retrofitted to hold cars rather than horses.

##### *Floor*

The floor of the barn is covered with grey wall-to-wall carpet in poor condition. An area what appeared to be plywood subfloor was exposed at the south of the space. The carpet was glued directly to the plywood. Areas of water damage can be seen at the carpet around the door to the exterior on the south wall of Room 121.

There is a carpeted ramp at the west side of the room to bridge the approximately 4" change in level between the barn and the east ell. The ramp is too narrow and steep for modern code compliance and lacks a handrail (Photo 2.2-89).

##### *Walls and ceiling*

The walls in rooms 121 and 122 are painted drywall on wood framing that has been installed over metal paneling (Photo 2.2-90). The metal paneling is installed over 1" thick wood sheathing boards similar to those seen in Room 216. The face of the metal cladding is approximately 6" from the exterior face of the drywall. Vinyl wall base is installed at the perimeter of the room. There is a partial-height drywall wall at the north side of the room that has a wood cap. The wall between rooms 121 and 122 is drywall on 3 1/2" wide modern studs. The metal cladding is very thin and is corrugated with 3" wide flat panels separated by approximately 1/4" valleys. The cladding has been painted green.

The ceiling in rooms 121 and 122 is extremely light acoustic tile, similar to that found in Room 207 of the Barnes addition. It is held in place with an aluminum grid. The same metal cladding found at the walls is attached to the ceiling above the level of the suspended grid (Photo 2.2-91). The ceiling height changes approximately halfway through the room, beginning at the north side of the door to Room 113. The ceiling height at the south side of Room 121 is 7'-3" from acoustic tile to the floor, while at the

north half of the room the ceiling is 6'-5" high. The suspended ceiling grid at the south side of the room is located 9" below the metal-clad ceiling above, where there is only 6" of airspace at the north side. A drywall boxed in beam is located at the ceiling transition. The structural element within the drywall assembly could not be determined. A boxed-in drywall column is located just behind the beam. Structure within the drywall at this location could not be determined. A second boxed-in column is located at the south side of Room 121 (Photo 2.2-92). This column is boxed in with unpainted particleboard and contains a 4" diameter steel lally column supporting a the floor above (Photo 2.2-93).

#### *Doorways*

The depth of the wall opening between Room 121 and Room 113 in the east ell is approximately 1'-4". The opening contains a 4-panel modern wood door with a lever handle. The door opening between rooms 121 and 122 is 2'-0" wide and 6'-1" high. The opening contains a hollow 6-panel plastic/wood door with a lever handle.

#### *Windows*

There are three small 3-over-3 double hung windows at the east side of the room. The window openings have been boxed in with drywall. The wood sashes are in fair to poor condition and there is some evidence of water damage at the interior drywall (Photo 2.2-94). The garage door at the south side of the room has been furred in with drywall at the interior side. "Windows" have been created by installing openings in the drywall at the vision panels of the garage door. There are two door vision panels contained in each drywall opening (Photo 2.2-95). The vision panels are in fair condition.

#### *Other features*

Lighting and ventilation grids are integrated into the suspended ceiling grid. A through-wall air conditioner is permanently mounted at the north wall of Room 121, and there are baseboard heaters at the north and east walls.

Room 122 is the location of the metal stairs leading up to the attic space (Room 216). The treads of the stairs are a metal grid, approximately 7" wide, with open risers (Photo 2.2-96). There are approximately 9 ½" between steps. The stairs lead up to a metal-clad hatch door that opens up into the attic space. The stairs penetrate the drywall at the north side of the room and insulation has been installed in the gap in the drywall between treads. The metal stairs are in good condition although they lack a handrail and do not meet modern codes.



Photo 2.2-89: Ramp to east ell.

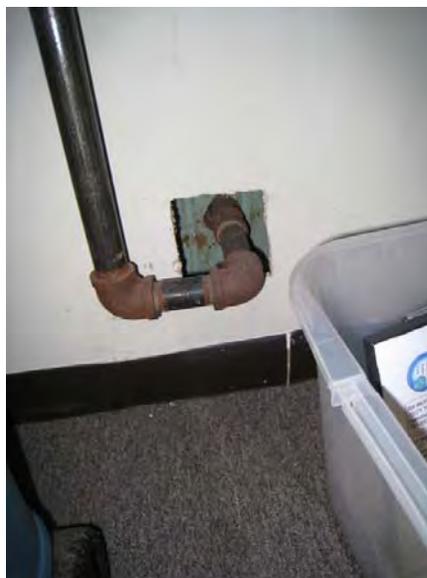


Photo 2.2-90: Drywall installed over metal paneling.



Photo 2.2-91: Metal cladding at ceiling above suspended grid.



Photo 2.2-92: Overall view of Room 121 showing south boxed-in column and boxed in beam and north column beyond.



Photo 2.2-93: Exposed lally column above suspended ceiling.



Photo 2.2-94: East window sash and surround.

Photo 2.2-95: Drywall opening at garage door vision panel.

Photo 2.2-96: Stairs to attic in Room 122.

## Second Floor

### Room 216 – Barn Attic

#### *General description*

The barn's attic is of interest primarily for its wooden truss system.

#### *Floor*

The barn attic consists of plywood screwed into what is likely the original floor surface. A portion of this original floor is exposed along the north wall, and it appears to consist of 6" wide wood boards. There is a 10" change in level at the floor at approximately the same area as the ceiling change in the space below. The floor of the higher level is plywood over 8" wide 7/8" thick wood tongue-and-groove flooring boards, with a 7/8" thick subfloor. Below the subfloor two 7 1/2" wide boards cover the framing of the level change. Those boards rest on 1" thick random width boards (ranging in size from 9" to 11").

#### *Walls and ceiling*

The walls and ceiling of the barn attic are the exposed framing and sheathing of the exterior walls and roof. The truss members are 6" x 7" and are held together with iron tie rods (Photo 2.2-97). The sheathing boards for the plank siding are random width boards with sizes ranging from 10" to 12" that are installed horizontally at the exterior framing. The side walls extend 4'-1" above the floor of the attic space and there is a 6 1/2" x 7" timber plate at the top of the wall. Above the timber plate on the east and west walls are the roof rafters and sheathing. The roof sheathing consists of random width boards which are 1" thick and range in size between 7" and 1'-2" wide. At the gable ends on the north and south walls there is horizontal random board sheathing at the wall above the timber plate. The sheathing is in fair condition with some areas of water damage visible, particularly at the active leak in the roof at the northeast side of the building noted in the *Exterior* conditions above (Photo 2.2-98). There are intermittent replacement boards at the roof sheathing which are much lighter in color than the original boards.

The wall between the barn attic and the second floor east ell addition is of newer construction than the rest of the barn and consists of dimension lumber framing with particleboard at the barn side and drywall at the east ell side. Some portions of the particleboard at both sides of the door are missing and the back side of the drywall is exposed (Photo 2.2-99). The drywall is labeled "GYPSOLITE FINISHER" and was manufactured by the Universal Gypsum and Lime Co., Chicago, which dates its manufacture to before 1935.

#### *Trim and millwork*

Built-in shelving is installed at the east and west walls at the south half of the attic. The shelves are in good condition, although there is still a great deal of paper being stored on the shelves, which appears heavily rodent-chewed.

### *Doorways*

The door opening into the east ell at the west side of the attic is 2'-9 1/2" wide and 4'-10" high. The door is plywood with a wood Z-brace. Hardware consists of a metal pull and a deadbolt mounted on the east ell side of the door. The door is held shut with a spring (Photo 2.2-100).

### *Windows*

There is one window in the attic space, at the south gable end. The window is framed with approximately 1" wide boards at all sides. There is no interior window casing. The window is in fair condition. It appears that the original center muntin of the window is missing and a single piece of glazing has been installed.

### *Other features*

Lighting in the attic is provided by three 2-lamp fluorescent fixtures. There is a large piece of HVAC equipment suspended from the roof framing at the north corner of the west wall. A gas line is located at the northwest corner of the room to serve the HVAC equipment. The equipment has a flue that penetrates the roof.

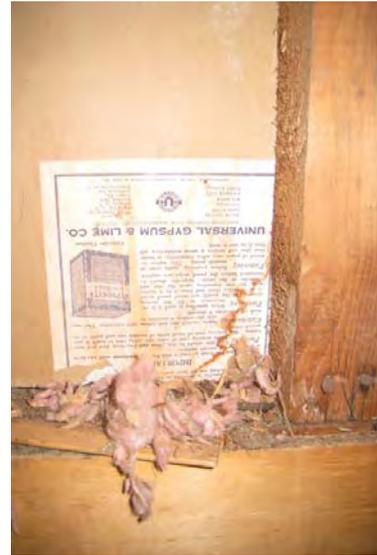


Photo 2.2-97: Roof truss framing members at center of attic.

Photo 2.2-98: Open area at roof, the cause of the active leak. Note water damage at sheathing members (and presence of replacement sheathing boards).

Photo 2.2-99: Back side of east ell drywall at attic interior.



Photo 2.2-100: Door to east ell. Also note step in floor level.

Photo 2.2-101: HVAC equipment at northwest corner of attic.

## 2.3 Structure

### Structural Description

The Hammond A. Hosmer House is actually an assemblage of five structures that face Massachusetts Avenue. At the west end is the *main block* (the original residence from which everything presumably grew), the *north ell* and the *Barnes addition*. To the immediate east and center of the combined structure is the *east ell*, which forms a link between the main house and the *barn*, which is the structure at the very east end.

#### *Main Block*

The main block is a 2 1/2-story Greek revival wood-framed structure on a stone rubble foundation that has solid stone slabs on above-grade portions of the east and west faces and brick above grade on the south face. Solid brick piers support the interior of the structure. The building system is a post and beam structure with infill studs for plaster.

The original first floor structure consists of 2 1/4" x 9" sawn lumber joists at 16" running in the east-west direction supported on heavy timbers of varying sizes that make up the interior girts and perimeter sills. From the existing first floor wall layout, it appears likely that the second floor framing follows the same geometry as the first.

#### *North Ell/Barnes Addition*

The north ell and Barnes addition sit on an exposed rubble foundation. The building system is a post and beam structure with infill studs for plaster. The first floor structure consists of 2" x 8" sawn lumber joists at 19" and 17" (resp.) running in the north-south direction within the middle and north interior framing bays, supported on heavy timbers of varying sizes that make up the interior girts and perimeter sills. Because the basement does not run under the entire footprint of the main house, it is likely that the house was extended northerly subsequent to its original construction.

From two probes that were made into the second floor structure from below as well as by the existing first floor wall layout, it appears likely that the second floor framing follows the same geometry as the first, however the one comparatively measured joist size was smaller (2"x7" at 16" second floor joists in the north interior framing bay versus 2" x 8" @17" at the first floor). We also measured 2" x 7" joists at 16" in the presumably added, northernmost bay.

The roof framing was not closely examined as it is not germane to the support of floor loads, however it appears that the hip section at the north end of the main gabled section was likely added.

#### *East Ell*

It appears that the ell started as a traditional timber frame and was then infilled with modern dimensional lumber wall and joist framing, with two spans running north-south at the first floor and one bay running north-south framing the second floor, directly over the southern bay of the first floor. This is all carried by three east-west-running supporting walls on continuous stone foundations, approximately evenly spaced- one interior and two exterior.

First floor framing consists of modern 2x8 joists at 14" and second floor framing consists of modern 2x8 joists at 18". Below the first floor is a low crawlspace.

Again, roof framing was not probed and measured, however this consists of regularly spaced modern dimensional lumber rafters running in the north-south direction between the three bearing lines.

#### *Barn*

The barn is framed like a small barn with balloon framed walls running up to a perimeter timber plate on which a rafted gable roof lands, with roof rafters and loft joists running in the east-west direction. The term "ballooned frame" is used as the top wall plate is above the floor level of the loft and the wall studs appear to run down past the loft from plate to sill. The loft and roof ridge are supported by a timber and tension rod truss that is assisted at its approximate third points by timber posts that run through the first floor.

Foundations are of random stone rubble and the first floor is wood on sleepers and/or a concrete slab on grade.

### Noted Structural Conditions *and Recommendations*

The following conditions were noted:

#### *Exterior/ Foundation*

##### *Main Block*

- The stone slab at the south end of the main block's west wall is tilted outward, with an open gap at its south edge. There are several spalled bricks on the main block's front foundation and there is a crack between the main block's east foundation and the south foundation of the ell. *The shifted stone must be reset and the spalled bricks must be replaced.*

##### *North Ell/Barnes Addition*

- The rubble portion of the foundation wall is crumbling on the west side of the Barnes addition, with open gaps in the stonework, possible rodent holes and places where it appears to be undermined. This is also occurring at least at the west end of the ell's south foundation (the remainder covered with vegetative growth). *The loose stones must be reset and holes filled.*
- Part of the foundation along north side of the north ell/Barnes addition is entirely covered with earth, allowing the ground to come into close contact with the wood structure that sits on it. *The earth must be removed from against the foundations, all sills inspected and all damaged portions replaced.*

##### *East Ell*

- Much of the foundation along north side of the east ell is entirely covered with earth, allowing the ground to come into close contact with the wood structure that sits on it. *The earth must be removed from against the foundations, all sills inspected and all damaged portions replaced.*

##### *Barn*

- The foundation along north side of the barn as well as the east side of the barn is entirely covered with earth, allowing the ground to come into close contact with the wood structure that sits on it. The foundation has been paved over at the south wall of the barn. *The earth must be removed from against the foundations, all sills inspected and all damaged portions replaced. More intensive structural repair may be required, see the Exterior/ Walls section below.*

#### *Exterior/ Walls, Roof and Chimneys*

##### *Main Block*

- There is a modest dip in the main block's ridgeline and an overall sagging in the north and south roof surfaces. There is also a very slight outward bow in the front (east) cornice which may relate to the dip in the ridgeline. *The roof structure should be analyzed and reinforced if needed.*
- The eave level cornice element on the east gable of the main block shakes easily when agitated by hand and visibly dips. This is suggestive of insufficient attachment to the wall structure. *The cantilever cornice element should be reconstructed.*
- The south eave of the main house are rotted, with holes and a loose fascia board. *The roof eave should be removed, interior framing repaired, and then the eave replaced.*
- The east eave of the main house has a noticeable crown which may be indicative of sill compression. *The supporting sill and posts should be checked and repaired if needed.*
- The brickwork is loose at the top of the main house's east chimney. *Some chimney reconstruction will probably be required.*

*North Ell/Barnes Addition*

- The north and west walls of the north ell/Barnes addition have outward bulges that may be indicative of rotting sill or post base conditions. *The wall and sill conditions should be investigated and corrected as needed.*
- The west and east eaves of the north ell/Barnes addition are rotted, with holes in some places and loose fascia and soffit boards. A rotted hole in the main house's north eave has an exposed, rotted rafter tail. *The roof eaves and soffits should be removed, interior framing repaired, and then the eaves replaced.*
- The east eave of the north ell has a noticeable crown which may be indicative of sill compression. *The supporting sill and posts should be checked and repaired if needed.*
- The north ell's chimney leans toward the east. *Some chimney reconstruction will probably be required.*

*East Ell*

- The south eave of the ell is rotted, with holes in some places and loose fascia and soffit boards. *The roof eave should be removed, interior framing repaired, and then the eave replaced.*
- The east eave of the main house and the south eave of the ell has a noticeable crown which may be indicative of sill compression. *The supporting sill and posts should be checked and repaired if needed.*
- The shed dormer on the north side of the ell leans eastward and has a sagging roof. *The support ceiling joists below the shed dormer should ultimately be reinforced, however in the short term post shores should be added at the first floor.*

*Barn*

- The roof ridgeline of the barn sags in the middle and the ridgeline of intersecting ell's roof dips downward toward it. In addition, the barn roof's east slope sags in the middle. *The barn roof is in need of reinforcement.*
- The east wall of the barn is visibly rotted and possibly compressed along its bottom edge and the entire barn structure tilts noticeably eastward. There is also an abrupt outward kink in the east wall. *The grade must be pulled away from this wall and the sill, post and stud assessed and repaired. Consideration should be given to re-leveling the structure. The structure could be lifted off the existing foundation and sill and the elements replaced.*
- The south wall of the barn sags over the roll-up door and the east end of the wall slopes downward. *The header over the roll-up door should be replaced with one that is stronger.*
- The eave level cornice on the south gable of the barn shakes easily when agitated by hand. This is suggestive of insufficient attachment to the wall structure. *The cantilever cornice element should be reconstructed.*

*Interior/ Basement**Main Block*

- There is visible mildew on many of the first floor joists and beams in the main block and several framing members appeared brash when probed with the point of a hammer. Humid conditions may be causing the first floor framing to slowly decay. A bolster beam and two posts have been added below the southwestern framing bay of the main house for added support. *All exposed wood within the basement and crawlspaces should be inspected and treated with borate based wood preservative. Additional support in the form of posts, sisters and bolsters should be provided to make up for any losses in strength as well as to provide additional support for anticipated service loads (please also see "Structural Floor Load Capacities", below).*
- Many of the floor joists have been notched for plumbing and wiring conduits, weakening them. *All notched members should be sistered or additionally supported as noted above).*

- The floor joist end connections are notched into pockets in the sides of the supporting beams. Many of the joists are horizontally split at the bottoms of the notches and many of these have been reinforced with metal hangers. *This is a detail that weakens the floor joists in shear. All notched joist ends should be reinforced with metal hangers.*
- The brick piers that support the masonry heart of the main house's southwest fireplace have been severely damaged by rising dampness and a steel column has been added between them. *The damaged brick piers should be replaced.*

#### *Interior/ First Floor*

##### *General*

- The first floor modestly slopes in various directions due to the differential creep deflections that have occurred in the floor spans and to irregularities in the underfloor framing. *Floor framing issues should be addresses as noted elsewhere in this report.*

##### *Main Block*

- There are cracks in the southwest fireplace in the main house that probably relate to support damage that has occurred in the basement. *The cracks should be repaired after the hearth has been re-supported.*

#### *Interior/ Second Floor and Loft*

##### *General*

- The second floor slopes in various directions due to the differential drying shrinkage, creep and framing irregularities. *Floor framing issues should be addresses as noted elsewhere in this report.*

##### *North Ell*

- The floor of the north ell's "Room 209" slopes toward the north, consistent with the possibility of downward movement in this wall. *The wall condition and floor support should be investigated and corrected as needed.*

##### *East Ell*

- The floor of the ell's shed dormer slopes northward, suggesting the possibility of insufficient support below. The adjacent second floor north wall leans northward, possibly being dragged by the movement in the shed dormer. *The first floor ceiling joists that support the shed dormer should be reinforced.*

##### *Barn*

- The roof of the barn (exposed above the loft) appears to be lightly framed and sags. The lower rafter ends do not bear directly on the flat top surface of the eave wall plates rather they contact the wall plates' outer edges. The east wall plate dips noticeably in the middle. *The roof should be reinforced and the rafter ends properly supported. The loft and supporting truss should also be reinforced if it is eventually to support floor loads.*

### **Structural Floor Load Capacities**

Based upon our exposure and measurement of representative floor members, we have calculated the following approximate total live load capacities in pounds per square foot (psf) assuming mid-range stress values for wood and 10 psf dead load, not accounting for partitions:

#### Load Capacities

##### *Main Block*

First Floor Joists (original construction): 68 psf. No allowance has been made for poor wood condition, which would lower this capacity.

First Floor Beams (original construction): As low as 24 psf with no allowance for poor wood condition.

Second Floor Joists: 33 psf.

Second Floor Beams: Not accessed and therefore not determined.

*North Ell/Barnes Addition*

First Floor Joists (original construction): 72 and 45 psf in the south and north interior bays, respectively. No allowance has been made for poor wood condition, which would lower these capacities.

First Floor Beams (original construction): As low as 24 psf with no allowance for poor wood condition.

Second Floor Joists: 33 psf in west half of north interior bay, 44 psf in east half of north interior bay, and 33 psf in added bay to north.

Second Floor Beams: Not accessed and therefore not determined.

*East Ell*

First Floor Joists: 49 psf.

Second Floor Joists: 36 psf.

*Barn*

Because of its extremely light construction and relatively poor condition, no floor load capacities were estimated for the Barn.

Load and Strengthening Requirements-

The following live load capacities are required for the following occupancies:

Office- 50psf

Residential first floor- 40 psf

Residential second floor (of units)- 30 psf

Fixed seating assembly- 60 psf

Movable seating assembly- 100 psf

Corridors- 80 psf

In addition to the above, a 10 psf to 20 psf allowance must be made for interior partitions in all spaces with less than 80 psf live load. This means that in most cases the floor structures must be reinforced to permit safe, code-allowed use of the structure.

Strengthening of the first floor would most easily be done by adding bolster beams and posts under joist spans in the perpendicular direction, essentially cutting the spans in half. These would be put in crawlspaces and basement spaces.

Strengthening of second floor spaces would need to be done by totally exposing the framing from above or below and sistering all joists, and possibly flitch plating beams or adding support below them where they run above or cross first floor partition walls. Where running parallel to beams, the walls would likely have sufficient capacity to support them, however where running perpendicular the walls may require the addition of posts within them to support the concentrated beam loads.

Basement beams that support the walls that carry the second floor may need to have additional supports added beneath them to reduce the lengths of their spans.

**Partial Demolition and Building Moving Ramifications**

In consideration of the fact that the Hammond A. Hosmer house is actually an assemblage of three main structures (the main block/north ell/Barnes addition structure which is structurally interwoven, the east ell structure and the barn structure), it should not be prohibitively difficult to demolish or even separate and move one or more of them.

Because of its relatively sturdy condition and architectural significance, the main block/north ell/Barnes addition structure would in our opinion be the best candidate for retention and possible moving. Demolishing the ell would leave the main house as a totally independent free-standing structure. This would increase the lateral wind and potential seismic loads on it, and would require that the lateral load resisting system, which basically consists of wood board sheathing on framed wall, be evaluated and possibly stiffened. Stiffening would most effectively be accomplished by removing exterior siding and trim and adding a layer of plywood over the board sheathing and then replacing the siding and trim. This might require adding wooden blocking on the interior.

Moving of the structure would be accomplished by the insertion of steel "needle" beams through the foundation to lift up the primary load lines of the structure, and then lifting of the needle beams on larger runner beams that sit on powered jacks and motorized trucks.

A new cast-in-place concrete foundation would be built on the receiving site and the structure would then be moved and lowered onto it.

## 2.4 Code Compliance

### Design Codes and Standards

#### *Zoning*

The Hammond A. Hosmer House site (1557 Massachusetts Avenue) is located in a RS (One-Family Dwelling) Zone, which emphasizes low-density residential development and allows related public and institutional uses.

Provisions of the Lexington Zoning Code relevant to the Town Hall project include, without limitation, the following:

- Article IV Historic Preservation Incentives (Section 135-18)
- Article VII Dimensional Controls
- Article XI Off-Street Parking and Loading
- Article XII Traffic

The site is located within the Battle Green Historic District.

#### *Applicable codes and regulations*

- Current Codes and regulations governing the Hammond A. Hosmer House include:
- Commonwealth of Massachusetts State Building Code (780 CMR), 7<sup>th</sup> Edition
- Commonwealth of Massachusetts State Fuel, Gas & Plumbing Code (248 CMR)
- Commonwealth of Massachusetts Fire Protection Regulations (527 CMR)
- Commonwealth of Massachusetts Architectural Access Board Regulations (521 CMR), 2006
- Americans with Disabilities Act (ADA) Accessibility Guidelines

### Existing Building Components

#### *Egress*

- Insufficient number of exits
- Dead end corridor at second floor of east ell. The corridor is also too narrow to comply with current codes.
- All stairs non-compliant
- Door hardware is typically non-compliant

#### *Accessibility*

- Main entrances located above grade level and not accessible
- Level changes between main block/north addition and east ell
- Level changes between east ell and barn
- Doors openings in majority of spaces too narrow to meet ADA requirements
- Lack of accessible means to reach existing ADA compliant bathroom

#### *Life Safety*

- Inoperable fire alarm system
- Lack of emergency lighting at second floor
- No fire suppression system

#### *Structural*

- Insufficient load capacities at first and second story floor framing as noted in Structural section above

#### *MEP*

- Existing systems do not meet current codes



### III. PRIORITIZED RECOMMENDATIONS

#### 3.1 Preservation Priorities

Definitions for terms used in the list of preservation priorities:

- *High Priority* (priority 5): Item is an essential character-defining feature that must be preserved. Repairs to items in this category typically require a strict conservation/preservation approach.
- *Medium Priority* (priority 2-4): Item is a character-defining feature that should be preserved if possible, but if deteriorated, may be replaced in-kind with retention of detailing.
- *Low Priority* (priority 1): Items which possess little or no significant character-defining features. They may be preserved, altered or removed, provided that such action has no physical or visual effect on High or Medium Priority items.

#### High Preservation Priority:

##### Exterior

- Exterior of main block including paired chimneys (5).
- Exterior shape and location of barn in relation to the main block (5).
- Beveled clapboard siding, pilasters and cornices at main block (5).
- Original window configurations (6/6 true divided-light sash) at main block and ell, and exterior casings and trim (5).
- Original entrance at east side of main block (5).

##### Interior

- Main block stair, railing and newell post in Room 104 (5).
- Original mantle pieces in Rooms 102, 201 and 202 (5).
- Main block base boards, pedimented surrounds of doors and windows, and cornice moldings (5).
- Barn truss system (5).

#### Medium Preservation Priority:

Should be preserved; can be replaced in-kind if necessary. If removed, should be properly documented first.

##### Exterior

- Connected massing: Relationship of original (ca. 1847) "big house" (main block) and "back house" (north ell) and east ell to original (ca. 1847) barn. Consider reconstruction of one-story link (4).
- East elevation of north ell (4).
- Original entrance to one-story link at east ell, including door, sidelights and trim (3).
- Dressed granite foundation walls at main block (3).
- Wood shutters (3).
- Post 1840s window configurations (2)
- Rubble foundation walls (should be documented prior to removal) (2).

##### Interior

- Attic floorboards and original window sashes (4).
- Chair rail remnant at east ell (3).
- Multi-paneled doors throughout (preferably restored to original configuration) (3).
- Mid-19<sup>th</sup> century doorknobs and other remaining hardware from that era (3).
- Faux marble wood fireplace surround in Room 105 (3).
- Tuscan columned archway in main block stair corridor (3).
- Exterior siding at south interior wall of Room 112 (3)
- Stamped metal ceilings at front parlors (2).
- Matchboard wood floors in front parlors (2).
- Tongue-and-groove woodwork at second floor of Barnes Addition (2)

**Low Preservation Priority:**

Little or no contribution; may be altered or removed.

Exterior

- Two-story east ell, including walls, roofs, dormers, and windows (1).
- Asphalt-shingle roofing, throughout (1).
- Modern stoops and railings (1).
- 1/1 and other twentieth-century double-hung windows (1).
- 

Interior

- Existing stair configurations with the exception of the main block stair (1).
- Altered and truncated window sills and modern casings (1).
- Carpeting and other modern flooring (1).
- Modern drywall partitions and finishes (1).
- Existing building systems (1).

## IV. OVERALL TREATMENT PLAN

### 4.1 Building Stabilization and Ultimate Treatment

#### Stabilization of Exterior Envelope

If the Hammond A. Hosmer House is to be retained some stabilization work needs to take place in order to preserve the structure while a future use can be determined. "Mothballing" the Hammond A. Hosmer House, the process of closing up the building for an extended period of time, will require some exterior and interior work as the building currently has several envelope and structural issues which, left unaddressed, will continue to deteriorate and will result in complete loss of the structure. In addition to envelope repairs, some level of security protection and procedure to ensure adequate levels of interior ventilation will be required to maintain the building in an unoccupied state until it can be rehabilitated or restored. Stabilization efforts should not harm historic materials, and the work should be designed so as not to require removal when the building is restored in the future. The recommendations for stabilization in this report are aimed at protecting the building for a period of up to 10 years with limited monitoring and maintenance.

In addition to stabilization work there is some general maintenance/loss prevention work that is crucial to the mothballing process that will need to be performed. This work includes:

- Removal of all interior furnishings and other items (papers, abandoned equipment and debris). It is recommended that the wall-to-wall carpeting in the rooms also be removed at this time.
- Extermination or removal of insects, birds and rodents.
- Treatment of exposed wood framing in basement with borate-based wood preservative. Installation of crawl space ventilators in the basement window openings at the main block to mitigate mold and moisture issues.
- Inspection of remaining water, gas and electric lines by utility company.
- Installation of a basic fire detection system for the remaining components of the building to prevent sudden loss.
- Development of a maintenance and monitoring plan.

Future phasing is dependent on the ultimate desired use for the building. However, some assumptions can be made about required work based on a set of general scenarios that retain or reuse different sections of the existing structure. These scenarios are presented below. Stabilization recommendations will vary based on which components are to be retained for future reuse and are provided within each scenario.

#### Scenario 1: Complete restoration of existing building

This scenario includes restoration of the building in its existing configuration.

##### *Stabilization/mothballing plan*

As the entire building is to be retained no demolition or patching work would be required. Stabilization and mothballing work would include the following, divided by work area.

#### 1) Foundations

Foundation issues throughout the building should be addressed to keep water and rodents out of the building interior and prevent deterioration of the building framing due to rotted wood sills. As noted in the structural section of this report, there are larger-scale problems with the barn foundation that are causing the structure to tilt eastward. As this will only worsen over time, possibly leading to the collapse of the structure, it would be best to perform the necessary repairs during the stabilization phase.

##### Recommended foundation stabilization scope:

- Inspection of wood sills at the west side of the Barnes addition and repair/replacement as required. This would involve removal of the base trim and sheathing from the bottom of the wall and the replacement of any rotted sills found. Dutchman repairs to the base of rotted posts may also be required. It is estimated that approximately 50% of the sills at the north ell/Barnes addition and east ell may need to be replaced.
- Removal of earth from the north side of the north ell/Barnes addition and east ell foundation. Inspection of wood sills and repair/replacement as required. Once the earth is removed the scope of this item would be the same as above.

- Inspection of sill and posts of east wall of North ell and repairs as required. The scope would be the same as above.
- Re-leveling of barn structure by replacing foundation and replacement of 100% of the wood sills
- Resetting of loose stones and fill holes at rubble stone foundations. All areas of the foundation should be inspected and repaired (with removal of vegetative growth if necessary)
- Resetting of the shifted granite stone at the southeast corner of the main block foundation

## 2) Walls and trim

As noted in the Existing Conditions section of this report, the wood siding is in fair condition overall although there are isolated areas of rotted siding throughout the building exterior. The failed exterior paint is increasing the deterioration of the underlying wood and needs to be addressed. Due to the extensive paint failure and the presence of lead paint the paint should be completely abated through use of an encapsulating stripper such as Peel Away. The siding on the main block should be retained as restored as much as possible and if replacements are required they should be replaced with siding of a wood species and shape matching the original, including it being radial cut. Siding at other areas can be replaced with something more commercially available as long as it matches the existing in size and profile. Repainting could be done with historically accurate colors. The limited paint analysis performed for this report was designed to be used for dating the building components rather than determining historic colors, so some additional paint analysis would be required.

If the siding is being repaired it would be a good opportunity to also address the loose cornice elements at the main block and barn. Cornice elements should be removed, stripped and repainted, and reinstalled at the walls. While not original, a concealed metal flashing could be introduced at the top of the cornice elements to keep water from sitting on the horizontal wood surface.

### Recommended stabilization scope for walls and trim:

- Replace the header over the garage door at the barn with a stronger header.
- Strip paint from all exterior siding and trim
- Inspect siding boards and replace rotted siding – a conservative estimate would be that 20% of the existing siding requires replacement
- Remove, restore and reinstall cornice elements at main block and barn including installation of new metal flashing at horizontal surface of cornice elements
- Prime and repaint siding and trim

## 3) Windows

Some work is required at the window openings to prevent water from entering the interior and to prevent unauthorized entry into the building. The most basic stabilization procedure would be to install exterior storm windows over the existing sashes. The windows will need to be restored or replaced during when the building is ultimately rehabilitated. For the purposes of this report, windows sash are considered an interior element to be addressed as part of later work.

### Recommended stabilization scope for windows:

- Remove existing problematic wood exterior storm windows and install aluminum storms at exterior. Storms must be installed within the opening at the main block/north ell to avoid damage to the historic window trim.
- Remove basement window sash and install louvers and vent fan.

## 4) Roofing, Gutters and Soffits

As noted in the *Existing Conditions* section of this report all of the wood gutters present at the building have failed and the majority of the rain leaders are missing or detached. This is a highly destructive condition as it allows water to run unchecked down the building siding. Replacement of gutters and leaders should be the highest priority item in a stabilization campaign.

While wood is no longer a preferred material for gutters we would recommend replacement in-kind, as the wood gutters contribute to the historic appearance of the exterior. Installing wood gutters instead of less expensive aluminum as part of the stabilization phase would avoid requiring future removal of the gutters when the building is restored. The addition of a copper or membrane lining to the interior of the wood gutters would greatly prolong the life of the gutters. The existing leaders are grey galvanized steel that have been painted white. We would recommend

replacement of the gutters in a similar metal or in grey zinc-coated copper (Revere Freedom Grey, for example), which would have a longer life span than the galvanized steel. Repainting the gutters is not recommended as both materials do not retain paint over time (as can be seen in the extensive paint loss on the existing leaders).

Because of the poor condition of the gutters, the soffits and fascias at all areas of the building are extremely rotted and are allowing squirrels and birds entry into the building. There is little viable historic material to save, even at the main block and barn, and we would recommend complete replacement in-kind of all the soffit and fascia boards, maintaining the profiles of the existing boards. The vents added to the Barnes addition soffit should be replaced with new vents. When the fascias are removed the ends of the interior framing elements should be inspected and repaired as required. The pediment trim below the gable ends of the main block and barn is in relatively good condition and does not require replacement.

As noted in the *Existing Conditions* section of this report, the roof is in good condition overall and requires only minor repairs. However, these repairs are a high-priority item, as the areas where the roof is deteriorated are actively allowing water into the building. Structural issues involving the roof framing should also be addressed. As noted in the structural section of this report, the barn roof is sagging due to insufficient framing and needs to be reinforced to prevent further deflection. This work could be performed from the interior. The roof of the pop-up shed dormer on the north elevation of the east ell is also sagging. Short term stabilization could be provided by adding post shores at the first floor and the reinforcement work can be deferred to when the building is restored.

Recommended stabilization scope for gutters, leaders, soffits and fascias:

- Removal and replacement of all wood gutters with copper or membrane-lined wood gutters.
- Replacement of all rain leaders with new zinc-coated copper or hot-dipped galvanized steel leaders.
- Replace soffits and fascias in kind with repairs to the exposed interior framing as required. This will require removal and replacement of approximately 2'-0" of roofing and roof sheathing at the eaves.

Recommended stabilization scope for roofing:

- Remove the EPDM patch at the northeast corner of the Barnes addition and a portion of the adjacent asphalt shingles down to bare sheathing and repair the roof structure and sheathing at the patched area to match the line of the adjacent roof. Install new underlayment and asphalt shingle roofing at the patched area.
- Repair the barn roof by installing a new asphalt shingle of a similar weight, size and color at the location of the missing shingle.

Recommended roof structure stabilization work

- Structural reinforcing work at barn roof (can be done from interior)
- Installation of post shores at the first floor below the east ell north dormer

## 5) Chimneys

Recommended stabilization scope for chimneys:

- Rebuild the area of loose brick at the top of the east chimney.
- Chimney reconstruction of north chimney

### *Future Work*

Once a new use is found for the building a complete building rehabilitation project will need to take place. Obviously the new use will require specific construction that cannot be anticipated at this stage. However, the following list of items has been developed for use in future planning. This list represents a number of general work items that will need to happen in any restoration project.

Future exterior work (including exterior structural work)

*Foundations*

- Replacement of spalled bricks at the main block south elevation foundation

*Windows and doors*

- Restoration of all existing exterior doors (with the exception of the garage door at the barn, see below)
- Replacement of exterior entrance stairs and landings with accessibility upgrades
- Replacement of the garage door with a door more appropriate to an 1840s barn

### *Roofing*

- Inspection and reinforcement of main block roof framing
- Reinforcement of east ell dormer roof framing
- Complete roof replacement. As the Barnes addition with its very low slope roof is to remain, it is recommended that the main block/north ell/Barnes addition be replaced with a composite roof and not be resingled with wood shingles.

### Future building systems work

- Replacement of all building systems: heat, electricity, plumbing, fire detection/protection

### Future building interior work (including interior structural work)

- Restoration of all existing window sash or replacement of all windows with historic replicas
- Additional structural reinforcement for east fireplace and either replacement of non-historic fireplace surround or repairs to existing surround.
- Additional structural reinforcement to first and second floor framing
- Accessibility improvements – this may involve widening the door openings at spaces at the east and north ells and installation of a compliant ramp between the barn and east ell. Program spaces would need to be carefully designed to ensure that all major programmatic areas are accessible. An addition at the north side of the building might be required to provide access to the second floor if second floor program areas will require public access.
- Removal of non-historic office partitions and finishes and repairs.
- Restoration of existing wood and plaster finishes to remain.
- New finishes as required.

## **Scenario 2: Removal of east ell, restoration of main block, north ell, Barnes addition and barn**

This scenario would remove the two-story connecting east ell and would restore the east and west portions of the building. Removal of the ell would increase the flexibility for the building's reuse, allowing for the construction of an addition between the wings which could provide additional program space and improvements to accessibility. It is highly recommended that the front of any addition take the form of the original one-story ell from the 1840s, to allow the building to continue to read as a connected New England farmhouse.

### *Stabilization/mothballing plan*

Mothballing work would include the demolition of the ell structure. Once the ell is removed, some work will need to take place at the north ell and barn to weatherproof the areas where they were once connected to the ell and to provide some additional structural bracing. The siding will need to be removed at these areas for the structural reinforcing. As this is the case, it would be cost-effective to install new siding over the areas that were once connected to the east ell rather than trying to cover those areas with a different material that then will have to be tied into the siding. This would also approve the appearance of the remaining structures while they await their future use. Stabilization and mothballing work would include the following, divided by work area.

#### **1) Demolition and closure of areas to remain**

##### Recommended demolition/closure scope:

- Removal of east ell including disconnection of all services shared with the main block/north ell/Barnes addition and barn. Remove footings and infill to grade.
- Install blocking/framing at first and second floor at north ell to support wall at junction with east ell.
- Install blocking/framing at first floor of barn at junction with east ell.
- Remove siding at east wall of north addition and install plywood over existing sheathing boards to increase lateral load resistance. Continue plywood over framing at junction with ell.
- Remove siding at west wall of barn and install plywood over existing sheathing boards to increase lateral load resistance. Continue plywood over framing at junction with ell.
- Reinstall siding/install new siding at north ell and barn.
- Remove roofing at barn. Repair roof framing and sheathing at barn where it was intersected by the east ell. Re-roof. It is anticipated that the reroofing would be done with asphalt shingles to save costs. The area of wood shakes that are present at the barn roof below the east ell second floor roof should be documented and stored for the future restoration.

## 2) Foundations

As noted in Scenario 1, foundation issues at the remaining structures, particularly at the barn, should be addressed to keep water and rodents out of the building interior and prevent deterioration of the building framing due to rotted wood sills.

### Recommended foundation stabilization scope:

- Inspection of wood sills at the west side of the north ell/Barnes addition and repair/replacement as required. This would involve removal of the base trim and sheathing from the bottom of the wall and the replacement of any rotted sills found. Dutchman repairs to the base of rotted posts may also be required. It is estimated that approximately 50% of the sills at the north ell/Barnes addition may need to be replaced.
- Removal of earth from the north side of the north ell/Barnes addition foundation. Inspection of wood sills and repair/replacement as required. Once the earth is removed the scope of this item would be the same as above.
- Inspection of sill and posts of east wall of North ell and repairs as required. The scope would be the same as above.
- Re-leveling of barn structure by replacing foundation and replacement of 100% of the wood sills
- Resetting of loose stones and fill holes at rubble stone foundations. All areas of the foundation should be inspected and repaired (with removal of vegetative growth if necessary)
- Resetting of the shifted granite stone at the southeast corner of the main block foundation

## 3) Walls and trim

Work at walls and trim is similar to that outlined in Scenario 1. Work called for at the east ell would not be required.

### Recommended stabilization scope for walls and trim:

- Replace the header over the garage door at the barn with a stronger header.
- Strip paint from all exterior siding and trim at the remaining structures.
- Inspect siding boards and replace rotted siding – a conservative estimate would be that 20% of the existing siding requires replacement.
- Remove, restore and reinstall cornice elements at main block and barn including installation of new metal flashing at horizontal surface of cornice elements.
- Prime and repaint siding and trim.

## 4) Windows

Window work would be the same as that recommended in scenario 1, but only at the remaining buildings.

### Recommended stabilization scope for windows:

- Remove existing problematic wood exterior storm windows and install aluminum storms at exterior. Storms must be installed within the opening at the main block/north ell to avoid damage to the historic window trim.
- Remove basement window sash and install louvers and vent fan.

## 5) Roofing, Gutters and Soffits

Roofing, gutter and soffit work would be the same as that recommended in scenario 1, but only at the remaining buildings.

### Recommended stabilization scope for gutters, leaders, soffits and fascias:

- Removal and replacement of all wood gutters with copper or membrane-lined wood gutters.
- Replacement of all rain leaders with new zinc-coated copper or hot-dipped galvanized steel leaders.
- Replace soffits and fascias in kind with repairs to the exposed interior framing as required. This will require removal and replacement of approximately 2'-0" of roofing and roof sheathing at the eaves.

### Recommended stabilization scope for roofing:

- Remove the EPDM patch at the northeast corner of the Barnes addition and a portion of the adjacent asphalt shingles down to bare sheathing and repair the roof structure and sheathing at the patched area to match the line of the adjacent roof.
- Install new underlayment and asphalt shingle roofing at the patched area.

- Repair the barn roof by installing a new asphalt shingle of a similar weight, size and color at the location of the missing shingle.

Recommended roof structure stabilization work

- Structural reinforcing work at barn roof (can be done from interior).

6) **Chimneys**

Recommended stabilization scope for chimneys:

- Rebuild the area of loose brick at the top of the east chimney.
- Chimney reconstruction of north chimney

*Future Work*

Removal of the ell would allow an addition to be built that would be able to accommodate accessibility requirements, so some of the anticipated future work from scenario 1 has been removed. Given this assumption, this list represents a number of general work items that will need to happen in any restoration project involving the remaining structures.

Future exterior work (including exterior structural work)

*Foundations*

- Replacement of spalled bricks at the main block south elevation foundation

*Windows and doors*

- Restoration of all remaining existing exterior doors (with the exception of the garage door at the barn, see below)
- Replacement of exterior entrance stairs and landings.
- Replacement of the garage door with a door more appropriate to an 1840s barn

*Roofing*

- Inspection and reinforcement of main block roof framing
- Complete roof replacement. As the Barnes addition with its very low slope roof is to remain, it is recommended that the main block/north ell/Barnes addition be replaced with a composite roof and not be resingled with wood shingles.

Future building systems work

- Replacement of all building systems in remaining areas: heat, electricity, plumbing, fire detection/protection

Future building interior work (including interior structural work)

- Restoration of all existing window sash or replacement of all window sash with historic replicas
- Additional structural reinforcement for east fireplace and either replacement of non-historic fireplace surround or repairs to existing surround.
- Additional structural reinforcement to first and second floor framing
- Accessibility improvements – this may involve widening the door openings at spaces at the north ell. Other accessibility improvements could be included within a new addition.
- Removal of non-historic office partitions and finishes and repairs.
- Restoration of existing wood and plaster finishes to remain.
- New finishes as required.

**Scenario 3: Removal of east ell and barn, Restoration of main block, north ell and Barnes addition**

This scenario would remove the two structures at the east side of the building. This is not a recommended scenario, as it would involve loss of the 1840s barn and the building could no longer be read as a connected New England farmhouse, which is an important feature in its historical development. However, it would have the benefit of clearing the east side of the lot for future use, and maintaining the east portion of the structure would be preferable to losing the entire structure.

*Stabilization/mothballing plan*

Mothballing work would include the demolition of the ell structure and barn. Once the ell is removed, some work will need to take place at the north ell to weatherproof the area where it was connected to the ell and to provide some additional structural bracing. As in scenario 2 above, the siding will need to be removed at these areas for the structural reinforcing and it might be

cost-effective to install new siding over the scarred area. This would also improve the appearance of the building while in its mothballed state. Stabilization and mothballing work would include the following, divided by work area.

**1) Demolition and closure of areas to remain**

Recommended demolition/closure scope:

- Removal of east ell and barn, including disconnection of all services shared with the main block/north ell/Barnes addition structure. Remove footings and infill to grade.
- Install blocking/framing at first and second floor at north ell to support wall at junction with east ell.
- Remove siding at east wall of north addition and install plywood over existing sheathing boards to increase lateral load resistance. Continue plywood over framing at junction with ell.
- Reinstall siding/install new siding at north ell.

**2) Foundations**

As noted in scenarios 1 and 2, foundation issues at the remaining structure should be addressed to keep water and rodents out of the building interior and prevent deterioration of the building framing due to rotted wood sills.

Recommended foundation stabilization scope:

- Inspection of wood sills at the north, east and west sides of the north ell/Barnes addition, including removal of earth from the north side and repair/replacement as required. This would involve removal of the base trim and sheathing from the bottom of the wall and the replacement of any rotted sills found. Dutchman repairs to the base of rotted posts may also be required. It is estimated that approximately 50% of the sills at the north ell/Barnes addition may need to be replaced.
- Resetting of loose stones and fill holes at rubble stone foundations. All areas of the foundation should be inspected and repaired (with removal of vegetative growth if necessary)
- Resetting of the shifted granite stone at the southeast corner of the main block foundation

**3) Walls and trim**

Work at walls and trim is similar to that outlined in scenarios 1 and 2 for the areas to remain.

Recommended stabilization scope for walls and trim:

- Strip paint from all exterior siding and trim at the remaining structure.
- Inspect siding boards and replace rotted siding – a conservative estimate would be that 20% of the existing siding requires replacement.
- Remove, restore and reinstall cornice elements at main block including installation of new metal flashing at horizontal surface of cornice elements.
- Prime and repaint siding and trim.

**4) Windows**

Window work would be the same as that recommended in scenarios 1 and 2, but only at the remaining structure.

Recommended stabilization scope for windows:

- Remove existing problematic wood exterior storm windows and install aluminum storms at exterior. Storms must be installed within the opening at the main block/north ell to avoid damage to the historic window trim.
- Remove basement window sash and install louvers and vent fan.

**5) Roofing, Gutters and Soffits**

Roofing, gutter and soffit work would be the same as that recommended in scenarios 1 and 2, but only at the remaining buildings.

Recommended stabilization scope for gutters, leaders, soffits and fascias:

- Removal and replacement of all wood gutters with copper or membrane-lined wood gutters.
- Replacement of all rain leaders with new zinc-coated copper or hot-dipped galvanized steel leaders.
- Replace soffits and fascias in kind with repairs to the exposed interior framing as required. This will require removal and replacement of approximately 2'-0" of roofing and roof sheathing at the eaves.

Recommended stabilization scope for roofing:

- Remove the EPDM patch at the northeast corner of the Barnes addition and a portion of the adjacent asphalt shingles down to bare sheathing and repair the roof structure and sheathing at the patched area to match the line of the adjacent roof.
- Install new underlayment and asphalt shingle roofing at the patched area.

6) **Chimneys**

Recommended stabilization scope for chimneys:

- Rebuild the area of loose brick at the top of the east chimney.
- Chimney reconstruction of north chimney

*Future Work*

Once the east ell and barn are removed the remaining main block/north ell/Barnes addition structure could either be included in a new building constructed on the site or could act as a stand-alone structure. For this report, the assumption is that the remaining structure will be incorporated into a larger project. Given this assumption, this list represents a number of general work items that will need to happen in any restoration project involving the remaining structures.

Future exterior work (including exterior structural work)

*Foundations*

- Replacement of spalled bricks at the main block south elevation foundation

*Windows and doors*

- Restoration of all remaining existing window sash or replacement of all windows with historic replicas
- Restoration of all remaining existing exterior doors
- Replacement of exterior entrance stairs and landings.

*Roofing*

- Inspection and reinforcement of main block roof framing
- Complete roof replacement. As the Barnes addition with its very low slope roof is to remain, it is recommended that the main block/north ell/Barnes addition be replaced with a composite roof and not be resingled with wood shingles.

Future building systems work

- Replacement of all building systems in remaining structure: heat, electricity, plumbing, fire detection/protection

Future building interior work (including interior structural work)

- Restoration of all remaining window sash or replacement of all window sash with historic replicas
- Additional structural reinforcement for east fireplace and either replacement of non-historic fireplace surround or repairs to existing surround.
- Additional structural reinforcement to first and second floor framing
- Accessibility improvements – this may involve widening the door openings at spaces at the north ell. Other accessibility improvements could be included within a new addition.
- Removal of non-historic office partitions and finishes and repairs.
- Restoration of existing wood and plaster finishes to remain.
- New finishes as required.

**Scenario 4: Restoration of main block and barn**

This scenario maintains the two most important 1840s era structures on the site and allows for a larger addition that could incorporate both of these pieces. The north ell, also dating from the 1840s has lost a great deal of its historical integrity and would be difficult to separate structurally from the later Barnes addition.

*Stabilization/mothballing plan*

Mothballing work would include the demolition of the ell structure. Because of the way the main block is tied in to the north ell and Barnes addition it would require a great deal of structural intervention to demolish the north additions and then weatherproof the remaining interior space. This would include the construction of bearing walls and posts along the separation line to support

the severed edge of the Main Block's structure, and construction of a braced temporary foundation wall and spread footing below the separation line wall. This is in addition to the required infill of the hole and sheathing of the wall to function as an exterior element. It would likely be more cost effective to leave the north ell and Barnes addition in place during the mothballing phase, even though some work will be needed at those areas to make the entire structure weathertight, and remove the two northern structures as part of the future work when the structural and envelope work can be included as part of the design for the new addition. As noted in the scenarios above, once the ell is removed, some work will need to take place at the north ell and barn to weatherproof the areas where they were once connected to the ell and to provide some additional structural bracing. The siding will need to be removed at these areas for the structural reinforcing. As this is the case, it would be cost-effective to install new siding over the areas that were once connected to the east ell rather than trying to cover those areas with a different material that then will have to be tied into the siding. This would also improve the appearance of the remaining structures while they await their future use. Much of the work to stabilize the sills of the north ell and Barnes addition would not be required. Stabilization and mothballing work would include the following, divided by work area.

### 1) Demolition and closure of areas to remain

#### Recommended demolition/closure scope:

- Removal of east ell including disconnection of all services shared with the main block/north ell/Barnes addition and barn. Remove footings and infill to grade.
- Install blocking/framing at first and second floor at north ell to support wall at junction with east ell.
- Install blocking/framing at first floor of barn at junction with east ell.
- Remove siding at east wall of north addition and install plywood over existing sheathing boards to increase lateral load resistance. Continue plywood over framing at junction with ell.
- Remove siding at west wall of barn and install plywood over existing sheathing boards to increase lateral load resistance. Continue plywood over framing at junction with ell.
- Reinstall siding/install new siding at north ell and barn.
- Remove roofing at barn. Repair roof framing and sheathing at barn where it was intersected by the east ell. Re-roof. It is anticipated that the reroofing would be done with asphalt shingles to save costs. The area of wood shakes that are present at the barn roof below the east ell second floor roof should be documented and stored for the future restoration.

### 2) Foundations

As noted in Scenarios 1 and 2, foundation issues at the remaining structures, particularly at the barn, should be addressed to keep water and rodents out of the building interior and prevent deterioration of the building framing due to rotted wood sills.

#### Recommended foundation stabilization scope:

- Re-leveling of barn structure by replacing foundation and replacement of 100% of the wood sills
- Resetting of loose stones and fill holes at rubble stone foundations. All areas of the foundation should be inspected and repaired (with removal of vegetative growth if necessary)
- Resetting of the shifted granite stone at the southeast corner of the main block foundation

### 3) Walls and trim

Work at walls and trim is similar to that outlined in scenarios 1 and 2. Work called for at the east ell would not be required.

#### Recommended stabilization scope for walls and trim:

- Replace the header over the garage door at the barn with a stronger header.
- Strip paint from all exterior siding and trim at the remaining structures. This would not be required at the north ell/Barnes addition, but would greatly improve the appearance of the building as it awaits its new use.
- Inspect siding boards and replace rotted siding – a conservative estimate would be that 20% of the existing siding requires replacement. Siding at the north ell and Barnes addition could be replaced with a more cost effective material than wood, such as hardi-plank.
- Remove, restore and reinstall cornice elements at main block and barn including installation of new metal flashing at horizontal surface of cornice elements.
- Prime and repaint siding and trim.

#### 4) Windows

Window work would be the same as that recommended in scenarios 1 and 2, but only at the remaining buildings. Given the relatively low cost of aluminum storms they could also be installed at the north ell/Barnes addition window openings so as to prevent damage to the building as a whole or the existing wood storm windows could be left in place at the northern structures and the aluminum storms only installed where the wood storms are missing.

##### Recommended stabilization scope for windows:

- Remove existing problematic wood exterior storm windows at the main block and barn and install aluminum storms at exterior. Storms must be installed within the opening at the main block to avoid damage to the historic window trim. Install aluminum storms at windows at the north ell/Barnes addition that are missing wood storm windows only.
- Remove basement window sash and install louvers and vent fan.

#### 5) Roofing, Gutters and Soffits

Roofing, gutter and soffit work would be similar to that recommended in scenarios 1 and 2, but only at the remaining buildings. As the north ell and Barnes addition are to be removed, the gutters in those areas could be replaced with cost-effective aluminum gutters. Soffit and fascia repairs at the north ell and Barnes addition should still be performed as deterioration at those areas are allowing birds and squirrels into the interior of the entire building, including the main block. Materials used in repairs at those areas would not need to be historically appropriate.

##### Recommended stabilization scope for gutters, leaders, soffits and fascias:

- Removal of all wood gutters and replacement of gutters and main block and barn with copper or membrane-lined wood gutters. Gutters at the north ell and Barnes addition could be replaced with aluminum gutters.
- Replacement of all rain leaders at the main block and barn with new zinc-coated copper or hot-dipped galvanized steel leaders. The leaders at the north ell and Barnes addition could be replaced with aluminum leaders.
- Replace soffits and fascias in kind at the main block and barn with repairs to the exposed interior framing as required. This will require removal and replacement of approximately 2'-0" of roofing and roof sheathing at the eaves.
- Repair/replace soffits and fascias at the north ell and Barnes addition to prevent water and pest intrusion into the interior. Cost effective non-historic materials such as premade vinyl or aluminum soffits at the Barnes addition could be used.

##### Recommended stabilization scope for roofing:

- Remove the EPDM patch at the northeast corner of the Barnes addition and a portion of the adjacent asphalt shingles down to bare sheathing and patch with uv-resistant self-adhering membrane lapped below asphalt shingle roof.
- Repair the barn roof by installing a new asphalt shingle of a similar weight, size and color at the location of the missing shingle.

##### Recommended roof structure stabilization work

- Structural reinforcing work at barn roof (can be done from interior)

#### 6) Chimneys

##### Recommended stabilization scope for chimneys:

- Rebuild the area of loose brick at the top of the east chimney.

#### *Future Work*

Accessibility issues at the remaining structures could be resolved within the design of a new addition. The north ell and Barnes addition removal and addition of structural support at the north wall of the main block would also be included in the future work.

##### Recommended demolition/structural scope:

- Removal of north ell and Barnes addition and installation of structural bracing at the north wall of the main block.

##### Future exterior work (including exterior structural work)

##### *Foundations*

- Replacement of spalled bricks at the main block south elevation foundation.

#### *Windows and doors*

- Restoration of all remaining existing exterior doors (with the exception of the garage door at the barn, see below)
- Replacement of exterior entrance stairs and landings.
- Replacement of the garage door with a door more appropriate to an 1840s barn

#### *Roofing*

- Inspection and reinforcement of main block roof framing
- Complete roof replacement either with new composite roofing tied into the addition roof or reconstruction of the north gable of the main block and re-roofing with historically accurate wood shingles.

#### Future building systems work

- Replacement of all building systems in remaining areas: heat, electricity, plumbing, fire detection/protection

#### Future building interior work (including interior structural work)

- Restoration of all existing window sash or replacement of all window sash with historic replicas
- Additional structural reinforcement for east fireplace and either replacement of non-historic fireplace surround or repairs to existing surround.
- Additional structural reinforcement to second floor framing
- Removal of non-historic office partitions and finishes and repairs.
- Restoration of existing wood and plaster finishes to remain.
- New finishes as required.

### **Scenario 5: Move main block to a new location**

If it is determined that there is no future use for the Hammond A. Hosmer House site compatible with maintaining the historic house in its current location, it would be possible to move some portion of the building to a different site or a different location on the same site. This would remove the building from its context, as well as mean losing much of the original building, so this is the most extreme option that retains something of the original building. For purposes of this report, it is assumed that only the main block would be retained and moved, and all other components demolished as part of the stabilization scope. The structural section of the *Condition Assessment* goes into more detail regarding how the building could be supported and moved. Once the building is moved to its new location, it will require the work outlined in Scenario 3 (except for the foundation repairs, as relocation will require a new foundation and basement).

In this scenario the demolition of all other components of the building would be done as part of the stabilization scope.

#### *Stabilization/mothballing plan*

##### **1) Demolition and closure of areas to remain**

- Demolition of the east ell, barn, north ell and Barnes addition, including disconnection of all services shared with the main block/north ell/Barnes addition and barn. Remove footings and infill to grade.
- Reinforcement of lateral load resisting structure of freestanding elements as described in the structural report.
- Construction of load bearing walls and posts along the separation line to support the severed edges of the Main Block's structure.
- Construction of a braced temporary foundation wall and spread footing below the separation line wall.
- Sheathing and weather protection of the separation line wall to function as an exterior element.

##### **2) Foundations**

As noted in Scenarios 1 and 2, foundation issues at the remaining structure should be addressed to keep water and rodents out of the building interior and prevent deterioration of the building framing due to rotted wood sills.

#### Recommended foundation stabilization scope:

- Resetting of loose stones and fill holes at rubble stone foundations. All areas of the foundation should be inspected and repaired (with removal of vegetative growth if necessary)
- Resetting of the shifted granite stone at the southeast corner of the main block foundation

**3) Walls and trim**

Work at walls and trim is similar to that outlined in scenarios 1 and 2, but only for the main block.

Recommended stabilization scope for walls and trim:

- Strip paint from all exterior siding and trim at the remaining structure.
- Inspect siding boards and replace rotted siding – a conservative estimate would be that 20% of the existing siding requires replacement.
- Remove, restore and reinstall cornice elements at main block and barn including installation of new metal flashing at horizontal surface of cornice elements.
- Prime and repaint siding and trim.
- In addition to structural work, provide new north exterior wall, with cladding to match the existing.

**4) Windows**

Window work would be the same as that recommended in scenarios 1 and 2, but only at the main block.

Recommended stabilization scope for windows:

- Remove existing problematic wood exterior storm windows at the main block and install aluminum storms at exterior. Storms must be installed within the opening at the main block to avoid damage to the historic window trim.
- Remove basement window sash and install louvers and vent fan.

**5) Roofing, Gutters and Soffits**

Roofing, gutter and soffit work would be similar to that recommended in scenarios 1 and 2, but only at the main block.

Recommended stabilization scope for gutters, leaders, soffits and fascias:

- Removal of all wood gutters and replacement of gutters and main block with copper or membrane-lined wood gutters.
- Replacement of all rain leaders at the main block with new zinc-coated copper or hot-dipped galvanized steel leaders.
- Replace soffits and fascias in kind at the main block with repairs to the exposed interior framing as required. This will require removal and replacement of approximately 2'-0" of roofing and roof sheathing at the eaves.

Recommended stabilization scope for roofing:

- Provide closure at cut edge where the north ell and Barnes addition are removed. Include new gutters and leaders.

**6) Chimneys**

Recommended stabilization scope for chimneys:

- Rebuild the area of loose brick at the top of the east chimney.

*Future Work*

Moving of the main block and restoring it are included in this scope. The restored building would be part of a larger complex that would provide an accessible entrance, elevator, etc.

Recommended demolition/structural scope:

- Installation of temporary steel beams to support the structure load and transportation via truck
- New cast in place foundation and basement at new location.
- Infilling of the empty foundation pits left under the demolished structures, removal of all debris and unwanted foundation remnants prior to demolition.

Future exterior work (including exterior structural work)

*Foundations*

- Replacement of spalled bricks at the main block south elevation foundation.

*Windows and doors*

- Restoration of all remaining existing exterior doors (with the exception of the garage door at the barn, see below)
- Replacement of exterior entrance stairs and landings.
- Replacement of the garage door with a door more appropriate to an 1840s barn

*Roofing*

- Inspection and reinforcement of main block roof framing
- Complete roof replacement either with new composite roofing tied into the addition roof or reconstruction of the north gable of the main block and re-roofing with historically accurate wood shingles.

Future building systems work

- Replacement of all building systems in remaining areas: heat, electricity, plumbing, fire detection/protection

Future building interior work (including interior structural work)

- Restoration of all existing window sash or replacement of all window sash with historic replicas
- Additional structural reinforcement for east fireplace and either replacement of non-historic fireplace surround or repairs to existing surround.
- Additional structural reinforcement to second floor framing
- Removal of non-historic office partitions and finishes and repairs.
- Restoration of existing wood and plaster finishes to remain.
- New finishes as required.



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