APPENDIX D: HISTORIC INTERIOR SURVEY FORMS

Current Building Name The Hammond A. Hosmer House

Town: Lexington, MA

Address 1598 Massachusetts Avenue

Historic Name of Building: H. A Hosmer House
Or The Barnes Place

Associated with: Town of Lexington

Uses: Present Unoccupied

Original Residential

Date of Original Construction 1845-1846

Style/Form Greek Revival/L-shaped

Architect/Builder Undetermined

Date(s) of Addition/Alteration

Style/Form

Architect/Builder

Integrity/condition

Date 10/2010

The Hammond A. Hosmer House — Inventory of Interior Spaces with Architectural or Historic Merit:

Interior Spaces of Interest

Ranking of Space: A ☐ B ☐ C ☐

Main Block	
1. Room 101 - East Parlor	A
2. Room 102 – West Parlor	A
3. Room 103 - Study	B
4. Room 104 - Main Stairhall	A
5. Room 201 – East Bedroom	
6. Room 202 – West Bedroom	
7. Room 203: Childs Room or Sewing Room	
8. Room 204: Second Floor Stairhall	
9. Rooms 301, 302 and 303: Attic	
North Ell	
10. Room 105: Dining Room	
11. Room 109: Old Kitchen	
12. Rooms 110A, 110B and 110C: Back Stair	
13. Room 205: South Bedroom	
14: Room 208: Bathroom	
15: Room 209: North Bedroom	
16: Room 210: North Ell Corridor	
Barnes Addition	
17. Rooms 106, 107 and 108: New Kitchen, Bathroom and Bathroom Anteroom	
18. Rooms 111 and 112: Back Entrance Hall and Utility Room	
19. Rooms 206 and 207: Conservatory/Library and Linen Closet	
East Ell	
20. Room 113: East Ell Corridor	
21. Rooms 114, 115 and 116: South Side Interiors	
22. Rooms 117, 118, 119 and 120: North Side Interiors	
23. Rooms 211, 212, 213, 214 and 215: Second Floor Interiors	
Barn	
24. Rooms 121 and 122: Barn First Floor	
25. Rooms 216: Barn Attic	

Recorded by Edward W. Gordon
Organization BH+A

ARCHITECTURAL DESCRIPTION / EVALUATION.

The Hammond A. Hosmer House at 1598 Massachusetts Avenue is a substantial example of a mid 1840s Greek Revival connected house that is composed of four distinct structural components, Reading from west to east, these wood frame components consist of a three-bay-by-four bay, two-story Greek Revival main block. Still extant are the main block's paneled pilasters and pedimented attic. Contiguous with the main block's stairhall is the north ell which is original to the mid 1840s. Around 1920, the northwest corner of the main block was enlarged at its northwest corner with a two-story addition. The north ell's original structural component is enclosed by a gable roof. Projecting from the east side of the north ell is the east ell which if not original to the mid 1840s was probably extant by c.1850. The east ell was greatly enlarged during the early-to-mid 1930s to include four rooms on the north side of the first floor hall as well as a second floor containing five rooms. Like the east ell, if the stable is not original to the mid 1840s it was probably extant by c. 1850.

Although the buildings' interiors contain a rich inventory of original features as well as later elements worth preserving, many alterations were made for the purposes of office (after 1835) rather than domestic use. In addition to molded baseboards, Greek Revival mantle pieces, pedimented door and window surrounds that date to the mid 1840s there are later architectural elements of note including a wooden faux marble fireplace mantle (c.1860s), Tuscan columned stair hall arch (ca. 1860s), tin ceilings (early 1900s) in the parlor, tongue and groove woodwork (ca. 1920) and a virtual museum of door knobs and plates dating from the mid 19th –to-mid 20th centuries.

HISTORICAL ASSOCIATION

Built in 1845-1846 for Boston "inn holder",horticulturist and real estate magnateHammond A. Hosmer, the Greek Revival house at 1598 Massachusetts Avenue was home to a succession of well-to-do families whose fortunes were based on agriculture, building construction and dentistry. The building's last domestic owner was William L. Barnes, who was a doctor and probably a general practitioner remembered as a care-giver to wounded World War I veterans as well as victims of the late 1910's flu epidemic.

Since the mid 1930s, the Town of Lexington has used this property for its administrative, school department and Department of Public works offices.

Space #101 *(key to plan)* Name: Front Parlor

Ranking of Space: A ☒ B ☐ C ☐

Summary Statement

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. 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).

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Match board pine (Floor boards mostly obscured by wall-to-wall carpet)	1920s	High/Fair	Yes
Walls	1. Molded baseboards 2. Plaster 3.Molded wooden cornice	1. 1845 2.1845 3.1845	1.High/Good 2.High/Good 3. High/Good	1.Yes 2.Yes 3. Yes
Ceiling	Pressed Tin ceiling	1920s	High/ Good	Yes
Doors	Four –panel door provides access between 101 and 104. Modified by replacement of solid panel with glass pane.	1845 and 1950?	High/ Fair	Yes
Windows	1.6/6 double- hung sash(6/6 is the original configuration-the current sash is a 1950s replacement) 2. Pedimented surrounds	1.c.mid 20th c. 2.Mid 1840s	1. High/Fair 2. High/Good	1.Yes (6/6 configuration, not sash themselves) 2.Yes
Light Fixtures	Modern overhead lighting	c.late 20th	Low	No
Special Features	1. Craftsman style fireplace mantle, brick hearth and surround.	1920	Low/Fair	No

Floor coverings	1. Modern wall-to-wall carpet	Ca. late 20th century	Low/Fair	No
Hardware	Marbleized porcelain door knobs	Mid 19th century	High/Good	Yes
Decorative Finishes	Smooth plaster walls and textured tin ceiling	1845 & 1916	High/Good	Yes
Integral furnishings	Colonial Revival andirons probably date to Barnes period	1920s or 30s	Moderate/Good	No

Space #102 *(key to plan)* Name: West Parlor: Room 102 Ranking of Space: A ☒ B ☐ C ☐

Summary Statement

The West Parlor is located at the southwest corner of the Hosmer House'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.The house's original 6/6 double-hung sash was replaced during the late 19th century by 2/2 double-hung sash. With the exception of the Barnes addition and the east ell the house's wood sash was returned to 6/6 double-hung wood sash during the 1950s. 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).

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Match board/parquet	c.1920s	High/Fair	Yes
Walls	1. Molded baseboards 2. Plaster 3.Molded wooden cornice	1.1845 2.1845 3.1845	1.High/Good 2.High/Good 3. High/Good	1.Yes 2.Yes 3.Yes
Ceiling	Pressed tin	c.1920s	High/Good	Yes
Doors	1. Door from 102 into 104 is intact (two long panels).	Mid 1840s?	High/Good	Yes
Windows	1.6/6 double hung sash 2. Pedimented surrounds	1.c.Mid 20th c. 2.Mid 1840s	3. High/Fair 4. High/Good	1. Yes (6/6 configuration, not sash themselves) 2. 2.Yes
Light Fixtures	Modern overhead lighting	Late 20th c.	Low/Good	No
Special Features	1. Ebonized wood fire place mantle in Greek Revival Style at west wall. 2. Pedimented surround at large opening on east wall	1.Mid 1840s 2. Mid	1.High/Good 2.High/Good	1.Yes 2.Yes

		1840s		
Floor coverings	Modern wall-to-wall carpet	c.late 20th c.	Low	No
Hardware	N/A			
Decorative Finishes	Smooth plaster walls	mid 1840s	High/Good	Yes
Integral furnishings	N/A			

Space #103 *(key to plan)* Name: Room 103

Ranking of Space: A ☒ B ☐ C ☐

Summary Statement

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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Presumably replacement matchboard as seen in Rooms 101 and 102-floor not visible under wall-to-wall carpet	c.1920s?	?	?
Walls	Simple wooden base boards, plaster walls and molded wooden cornice. (Baseboard not in evidence at north wall).	c.mid 1840s	High/Good	Yes
Ceiling	Plaster	Mid 1840s	High/Good	Yes
Doors	Door at east wall from 103 into 104 retains c.1910 metal circular doorknob and plate with distinctive, curving Art Nouveau sensibility.	c.1910s	High/Good	Yes
Windows	1.Single pedimented window at west wall with molded surrounds. 2. 6/6 double-hung sash of recent origins.	1. Mid 1840s 2. 2. Mid 20th	1.High/Good 2. High/Good	1. Yes 2. Yes (6/6 configuration, not sash itself)
Light Fixtures	Modern overhead fixtures	c.late 20th c.	Low	No
Special Features	N/A			
Floor coverings	Modern wall-to-wall carpet	c.late 20th c.	Low	No
Hardware	See Doors			
Decorative Finishes	Smooth plaster walls	Mid 1840s	High/Fair	Yes

Integral furnishings	N/A			

Space #104 *(key to plan)* Name: Room 104

Ranking of Space: A ☒ B ☐ C ☐

Summary Statement

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 extends 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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Linoleum over unknown substrate	?	?	?
Walls	Wooden base boards, plaster and wood cornice moldings	Mid 1840s	High/Good	Yes
Ceiling	Plaster	Mid 1840s	High/Good	Yes
Doors	1. Front door with original pedimented surrounds modified by the removal of upper panels—replaced with glass. 2. Door from 104 into 101 modified by replacement of solid upper panel with glass 3. Paneled Door from 104 into 103	1.Mid 1840s & Post 1940 2.Mid 1840s and	1. Moderate/ Good 2. Moderate /Good 3. Moderate/good	1.No 2.No 3. No

		Post 1940 3. Mid 1840s		
Windows	Sidelights at front door contain opaque pale yellow. Green and purple glass.	c.1940	Moderate/Good	No
Light Fixtures	Modern overhead fixtures	Late 20th c.	Low	No
Special Features	1. Staircase with mahogany newel post, railing and cylindrical balusters. 2. Tuscan columned arch next to western end of staircase.	1. Mid 1840s 2.1850s or 60s	1. High/Good 2. 2.High/Good	1. Yes 2. Yes
Floor coverings	Linoleum	c. Mid 20th c.	Low/Poor	No
Hardware	1. Marbleized porcelain door knob—door from 104-101 2. 2. Metal circular door knob and plate-104-to-103	1. Mid 19th c. 2. C.1910	1. High/Good 2. High/ Good	1. Yes 2. 2.Yes
Decorative Finishes	Smooth plaster walls	Mid 1840s	High/Good	Yes
Integral furnishings	N/A			

Space #201 *(key to plan)* Name: Room 201

Ranking of Space: A ☒ B ☐ C ☐

Summary Statement

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 marbelized and brown in color.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Presumably replacement matchboard pine	c.1920s?	?/?	?
Walls	Simple wooden base boards/ plaster and wooden cornice molding	Mid 1840s	High/Good	Yes
Ceiling	Plaster	Mid 1840s	High/Good	Yes
Doors	Two four-panel doors with molded pedimented enframents (door shared by 201 and 204 modified by replacement of solid upper panel with glass pane for office purposes).	Mid 1840s	High/Fair	Yes
Windows	1.Four windows with molded pedimented surrounds 2. 6/6 double hung sash is of recent origin .	1.Mid 1840s 2.Mid 20th century	1. High/Good 2. 6/6 configuration is appropriate but sash is 1950s.	1. Yes 2.Yes
Light Fixtures	Modern overhead lighting fixtures.	Late 20th century.	N/A	No
Special Features	Wooden mantle piece with shelf, gathic arch and Doric pilasters (hearth-brick?) under carpet	Mid 1840s	High/Good	Yes

Floor coverings	Modern wall-to-wall	Late 20th century.	N/A	No
Hardware	Marbelized door knobs	Mid 19th century	High/Good	Yes
Decorative Finishes	Smooth plaster	Mid 1840s	High/Good	Yes
Integral furnishings	N/A			

Space #202 *(key to plan)* Name: Room 202

Ranking of Space: A ☒ B ☐ C ☐

Summary Statement

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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Matchboard pine replacement floor	c.1920s	High/Good	Yes
Walls	Wood baseboards, plaster wood cornice molding	Mid 1840s	High/Good	Yes
Ceiling	Plaster	Mid 1840s	High/Good	Yes
Doors	Two four-four panel door with molded pedimented surrounds. Door shared by 201 and 204 modified via replacement of upper panel with glass pane.	Mid 1840s	High/Fair	Yes
Windows	1. Four windows with molded pedimented surrounds. 2.Windows contain 6/6 double hung sash—6/6 configuration is original but not the sash itself.	1.Mid 1840s 2.Mid 20th century	1. High/ Good 2. High/Good	1.Yes 2.Yes
Light Fixtures	Modern overhead lighting fixtures	Late 20th century	Low	No
Special Features	Wood mantle piece with shelf, Gothic arch and Doric pilasters	Mid 1840s	High/Good	Yes
Floor coverings	Modern wall-to-wall carpet	Late 20th century	Low	No
Hardware	Circular wooden door knobs	Mid 19th	High/Good	Yes

		century		
Decorative Finishes	Smooth plaster	Mid 1840s	High/Good	Yes
Integral furnishings	N/A			

Space #203 *(key to plan)* Name: Room 203

Ranking of Space: A ☒ B ☐ C ☐

Summary Statement

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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Presumably matchboard pine replacement	c.1920s?	?/?	Yes
Walls	Wood baseboards/plaster/wooden cornice molding	Mid 1840s	High/Good	Yes
Ceiling	Plaster	Mid 1840s	High/Good	Yes
Doors	Two four panel door shared with 204 complete with pedimented surround, Upper panel replaced by glass pane for office purposes	Mid 1840s	High/Good	Yes
Windows	1.One window with pedimented surround. 2.Window contains 6/6 double hung sash of recent origin (The 6/6 configuration is original and the sash is a recent replacement).	1.Mid 1840s 2.Mid 20th century	1.High/Good 2.High/Good	1.Yes 2. Yes
Light Fixtures	Modern overhead fixtures	Late 20th century.	Low	No
Special Features	N/A			

Floor coverings	Modern wall-to-wall carpet	Late 20th century	Low	No
Hardware	Circular wooden knob	Mid 1840s	High/Good	Yes
Decorative Finishes	Smooth plaster	Mid 1840s	High/Good	Yes
Integral furnishings	N/A			

Space #204 *(key to plan)* Name: Room 204

Ranking of Space: A ☒ B ☐ C ☐

Summary Statement

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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Presumably matchboard pine	1920s?	?/?	?
Walls	Wood base boards/plaster/wooden cornice molding	Mid 1840s	High/Good	Yes
Ceiling	Plaster	Mid 1840s	High/Good	Yes
Doors	Four four-panel doors with molded surrounds.	Mid 1840s	High/Good	Yes
Windows	1, One window pedimented surrounds 2.6/6 double –hung sash of recent origin (6/6 configuration but not the sash is original).	1. Mid 1840s 2.Mid 20th century	1.High/Good 2.High/Good	Yes
Light Fixtures	Modern emergency lights next to stairs	Late 20th century	Low	No
Special Features	Stair railings cylindrical wood balusters/mahogany railing and newell post	Mid 1840s	High/Good	Yes

Floor coverings	Modern wall-to-wall	Late 20th century	Low	No
Hardware	Circular wooden and marbleized door knobs.	Mid nineteenth century	High/Good	Yes
Decorative Finishes	Smooth plaster	Mid 1840s	High/Good	Yes
Integral furnishings	N/A			

Space #301, 302 and 303 *(key to plan)* Name: Main Block Attic

Ranking of Space: A ☐ B ☒ C ☐

Summary Statement

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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Wide pine boards	Mid 1840s	High/Fair	Yes
Walls	Multiple layers of vintage wall paper	Various	Moderate/Fair-Poor	Yes
Ceiling	Multiple layers of wallpaper	Various	Moderate/Fair-Poor	Yes
Doors	Three wood doors	Mid 1840s	Moderate/Fair	Yes
Windows	East and west windows with original6/6 double hung wood sash	Mid 1840s	High/Fair	Yes
Light Fixtures	N/A	.		
Special Features	N/A			
Floor coverings	N/A			
Hardware	Circular wooden door knobs	Mid 1840s	High/Good	Yes
Decorative Finishes	N/A			
Integral furnishings	N/A			

Space #105 *(key to plan)* Name: Room 105

Ranking of Space: A ☒ B ☐ C ☐

Summary Statement

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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Presumably matchboard pine under wall-to-wall carpet,	1920?	?/?	Yes?
Walls	Molded base boards/plaster/molded wooden cornice	Mid 1840s	High/Good	Yes
Ceiling	Plaster	Mid 1840s	High/Good	Yes
Doors	Door is missing from 105 into 104 and 105 into 109. 6-panel door shared by 105 and 106-probably not original.	Mid 20th century?	Moderate/Good	No
Windows	1. Window with pedimented surround containing 2. 6/6 double hung sash (Configuration is accurate for 1840s but sash is 1950s)	1.1840s 2.Mid 20th century	1.High/Good 2.High/Good	1.Yes 2.Yes

Light Fixtures	Modern overhead lighting	Late 20th century.		No
Special Features	1. Original wood Greek Revival mantle visible under present mantle 2. Italianate faux marble mantle—wood replacement 3. Small square cast iron plate with vine and leaf ornamentation-seals off stove pipe opening. 4.Arched niche—probably for display of china and glassware 5.Boxed beam at western end of room with fancy moldings at underside of feature.	1.Mid 1840s 2. c.1860s 3. Mid 19th century. 4. c.1920? 5.c.1920?	1.High/? 2.High/Good 3.High/Good 4.High/Good 5.High/Good	1.Yes(keep partially visible) 2.Yes 3.Yes 4.Yes 5. Yes
Floor coverings	Modern wall-to-wall	Late 20th century	Low	No
Hardware	N/A			
Decorative Finishes	Smooth plaster walls and ceiling	Mid 1840s	High/Good	Yes
Integral furnishings	N/A			

Space #109 *(key to plan)* Name: Room 109

Ranking of Space: A ☐ B ☐ C ☒

Summary Statement

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 baseboards 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 20th 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 20th 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-20th 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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Linoleum over unknown substrate	?	?	?
Walls	1.Simple wooden baseboards/plaster 2.Peg boards	1.Mid 1840s 2.Late 20th century	1High/Good 2.Low/Fair	1. Yes 2. No
Ceiling	1.Acoustic tile ceiling (partially removed) 2.Plaster ceiling (partially visible)	1.Late 20th century 2.Mid 1840s	1. Low/Poor 2 .High/Fair	1. No 2.Yes
Doors	1.Two pedimented 4-panel doors at west wall 2.Two-panel sliding door shared by 109 and pantry at NE corner.	1.Mid 1840s 2.Mid 1840s	1. High/Good 2.High/Good	1.Yes 2.Yes
Windows	Two windows at north wall drastically altered—set in deep recesses and original surrounds and sash are no longer intact.	Mid-to-late 20thc.	Low	No

Light Fixtures	Modern overhead lights	.Late 20th century	Low	No
Special Features	1.Chair rail at west wall 2.Pantry	1.Mid 1840s 2.Mid 1840s	1.High/Good 2.High/Good	1. Yes 2.Yes
Floor coverings	Linoleum over undetermined substrate	Mid 20th century	Low	No
Hardware	1.Brass handle at pantry door and wooden circular door knob at door shared by 109 and 110.	Mid 19th century	High/Good	Yes
Decorative Finishes	Limited primarily to smooth plaster at west wall with high probability of smooth plaster under peg boards at remaining walls.			
Integral furnishings	N/A			

Space #110A, 110B and 110C *(key to plan)* Name: Back Stair

Ranking of Space: A ☐ B ☐ C ☒

Summary Statement

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 110A) 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 110B) 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 (Room 110C) 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).

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	110A-Inaccessible 110BPine boards 110C spiral stairs with wood treads	1.Mid 1840s? 2.Mid 1840s 3.Mid 1840s	1.? 2.Moderate/Fair 3.High/Good	1.Yes? 2.Yes? 3.Yes
Walls	110A Plaster? 110B Plaster 110C Plaster	1? 2.Mid 1840s 2.Mid 1840s	1? 2.Moderate/Fair 3.High/Good	1.? 2.Yes 3. Yes
Ceiling	110A Plaster? 110B Plaster 110C Plaster	1.? 2.Mid 1840s 3.Mid 1840s	1? 2.Moderate/Fair 3.High/Good	1? 2.Yes 3.?
Doors	110A Four panel door shared with Room 109 110B Door composed of vertical boards with beaded edging 110C Four panel door shared with Room 109	1.Mid 1840s 2.Mid 1840s 3.Mid 1840s	1High/Good 2.High/Good 3.High/Good	1Yes 2.Yes 3.Yes

Windows	N/A Rooms 110A,110B,110C			
Light Fixtures	N/A Rooms 110A,110B,110C	.		
Special Features	110A ? 110B N/A 110C short flight of spiral steps	1.110A? 2.110B N/A 3.Mid 1840s	1.110A? 2.110B N/A 3. 110C High/Good	1.Yes 2.N/A 3.Yes
Floor coverings	110A? 110B N/A 110C N/A			
Hardware	110A Brass door knob 110B Brass bolt 110C Brass-thumb lever handle and bolt	1.c.1920? 2.Mid 1840s? 3.Mid 1840s	1. High/Good 2.Moderate/Good 3.High/Good	1.Yes? 2.No 3.Yes
Decorative Finishes	Smooth plaster walls	1.Mid 1840s? 2.Mid 1840s 3.Mid 1840s	1.High/Fair 2.High/Fair 3. High/Fair	
Integral furnishings	N/A			

Space #205 *(key to plan)* Name: Room 205

Ranking of Space: A ☐ B ☒ C ☐

Summary Statement

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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Presumably matchboard pine floor under wall-to-wall carpet	?	?	?
Walls	Molded baseboards/plaster/wooden cornice molding	Mid 1840s	High/Good	Yes
Ceiling	Plaster	Mid 1840s	High/Good	Yes
Doors	Two-panel door(modified by addition of glass pane in upper panel).	Ca.1920?	Moderate/Good	Yes
Windows	Two windows with molded surround and 6/6 double hung sash (6-pane configuration is original but sash is mid 20th century.	Mid1840s	High/Good	Yes
Light Fixtures	N/A	.		
Special Features	1. Brass capped gas pipe at south wall. 2. Vintage iron radiator	1. Late 19th century 2.Early 20th century	1. Moderate/Good 2. Moderate/Good	1.Yes? 2.Yes?

Floor coverings	Modern wall-to-wall carpet	Late 20th century.	Low	No
Hardware	Brass door knobs	c.1920?	Moderate/Good	Yes
Decorative Finishes	Smooth plaster	Mid 1840s	High/Good	Yes
Integral furnishings	N/A			

Space #208 *(key to plan)* Name: Room 208

Ranking of Space: A ☐ B ☒ C ☐

Summary Statement

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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Match board pine	c.1920	High/Good	Yes
Walls	Plaster	Mid 1840s	High/Good	Yes
Ceiling	Plaster	Mid 1840s	High/Good	Yes
Doors	Single multi-panel door	Mid 1840s?	High/Good	Yes
Windows	Single fully enframed window with 6/6t double –hung wood sash.	Mid 1840s	High/Good	Yes
Light Fixtures	N/A	.		
Special Features	Built in storage feature at south wall consist of two lower drawers and upper,three-shelf cabinet with door composed of vertical boards with beaded edges.	1920?	High/Good	Yes
Floor coverings	N/A			
Hardware	Pairs of brass cup pulls on each built in drawer and brass latch at cabinet door	c.1920?	High/Good	Yes
Decorative Finishes	Smooth plaster	Mid 1840s	High/Good	Yes
Integral furnishings	N/A			

Space #209 *(key to plan)* Name: Room 209

Ranking of Space: A ☐ B ☒ C ☐

Summary Statement

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 window 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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Match board pine	c.1920	High/Good	Yes
Walls	Plaster and punch board			
Ceiling	Punch board	Late 20th century	Low	No
Doors	Three four-panel doors with intact enframents (door from 209-to-205 is missing).	Mid 1840s	High/Good	
Windows	Fully enframed single window with 6/6 double-hung sash of recent origins	Mid 1840s	High/Good	Yes
Light Fixtures	N/A	.		
Special Features	1.Chair rail on all four walls 2.Linen closet at south wall—multiple shelves within. 3.Vintage iron radiator	1.Mid 1840s 2.Mid 1840s 3.Early 20th century	1.High/Good 2.High/Good 3.Moderate	1.Yes 2.Yes 3.Yes?

Floor coverings	Modern wall-to-wall carpet	Late 19th century	Low	No
Hardware	Marbelized porcelain door knobs	Mid 19th century	High/Good	Yes
Decorative Finishes	Smooth plaster below chair rail and probably still under peg boards.	Mid 1840s	High/Good	Yes
Integral furnishings	N/A			

Space #210 *(key to plan)* Name: Room 210: North Ell Corridor

Ranking of Space: A ☐ B ☐ C ☒

Summary Statement

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 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 newell post and railing is in evidence at the north wall.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Presumably matchboard pine-not visible under carpet	c.1920?	?	?
Walls	Plaster	East wall-Mid 1840s West wall-c.1920	High/Good	Yes
Ceiling	Plaster	Mid 1840s	High/Good	Yes
Doors	1. East wall: 2-panel door with solid upper panel replaced by glass pane--shared by Rooms 205 and 210—with intact molded surround. 2.East wall: Four –panel door with intact molded surround. 3. West wall: Double oak tongue and groove linen closet door. 4. West wall: Double French doors (white-washed oak). 5.North wall: Multi-panel door with molded surrounds	1c.1920, post-1938 and mid 1840s 2.Mid 1840s 3.c.1920 4.c.1920 5.? And Mid 1840s	1.Moderate/Good 2.High/Good 3.High/Good 4.High/Good 5.High?/Good	1.Yes 2.Yes 3.Yes 4.Yes 5.Yes
Windows	N/A			

Light Fixtures	Modern overhead lighting fixtures	Late 20th century	Low	No
Special Features	1.Boarded-over opening to back stairs (Room 110) 2. “Ghost” of back stairs newell post and railing at north wall. 3. “Bumped-out” wall above closed off back stairs contains cabinet in Room 208.	1.c. Early 21st century? 2.?	1.N/A 2.N/A 3.c.1920	1.N/A 2.N/A 3.Yes
Floor coverings	Modern wall-to-wall carpet	Late 20th century	Low	No
Hardware	Circular brass knobs and plates	c.1920	High/Good	Yes
Decorative Finishes	Smooth plaster	1.East wall: Mid 1840s 2.West wall: c.1920	1.High /Good 2.High/Good	1.Yes 2.Yes
Integral furnishings	N/A			

Space #106, 107, 108 *(key to plan)* Name: Rooms 106, 107 and 108 Ranking of Space: A ☐ B ☐ C ☒

Summary Statement

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. The interior elements discussed below refer only to those of Room 106.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Linoleum over an unidentified substrate.	Mid 20th century?a and?	Low/Fair	No
Walls	Baseboards on east, south and west walls along with plaster and wood cornice moldings.	C.1920	High/Good	Yes
Ceiling	Plaster	C.1920	High/Good	Yes
Doors	Two four panel door of recent origin shared by 105 and 106 and 107 and 106 and 107.	Mid-late 20th century	Low/Good	No
Windows	Double window with pedimented surround.	c.1920	High/Good	Yes
Light Fixtures	Two emergency lights.	Late 20th century.	N/A	No
Special Features	Footprint of sink(?) on floor adjacent to north wall.	c.1920+?	N/A	No
Floor coverings	Linoleum	Mid 20th century?	Low/Fair	No
Hardware	N/A			

Decorative Finishes	Smooth plaster	Ca.1920	High/Good	Yes
Integral furnishings	N/A			

Space #111 and 112 *(key to plan)* Name: Rooms 111 and 112

Ranking of Space: A ☐ B ☐ C ☒

Summary Statement

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) posses 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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	110 & 111-Matchboard pine	c.1920	High/Good	Yes
Walls	1. Room 111-Baseboards,plaster,wood cornice. 2.Room 112-Baseboards,plaster,wood cornice molding-east, north,west walls.	1.c.1920 2.c.1920	High/Good High/Good	Yes Yes
Ceiling	Plaster	c.1920	High/Good	Yes
Doors	(Note: Original back door shared by 110C &111 is missing). 1. Back door(Room 111) exhibits pair of vertical panels; simple molded surround. 2. Door shared by Rooms 111 and 112 with pair of vertical panels.	1.c.1920 2.c.1920	1. High/Good 2.High/Good	1.Yes 2.Yes
Windows	1.Room 111 2.Room 112 -2 Windows with simple surrounds.	1.N/A 2.c.1920	1.N/A 2..High/Good	1.N/A 2.Yes
Light Fixtures	Modern overhead light fixtures	Late 20th century	Low	No
Special Features	111-N/A 112-South wall exhibits original clapboards of north wall of north ell.	111-N/A 2.Mid 1840s	1.N/A 2.High/Good	1.N/A 2.Yes
Floor coverings	Modern wall-to-wall carpeting.	Late 20th century	Low	No
Hardware	1 Brass circular knob on door shared by 111 & 112 2.Modern metal door knob on back door (shared by Room 111 and rear parking area).	1.c.1920 2.Late 20th		

		century		
Decorative Finishes	Smooth plaster	c.1920	High/Good	Yes
Integral furnishings	N/A			

Space #206 and 207 *(key to plan)* Name: Rooms 206 and 207 Ranking of Space: A ☐ B ☒ C ☐

Summary Statement

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 207). The walls above the wainscoting and windows are characterized by smooth plaster finishes while overhead acoustic tile "drop" ceiling. Reportedly DrBarnes 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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Room 206: Not visible—covered by wall-to-wall carpet. Room 207: Linen closet floor composed of m:atchboard pine	Room 206: c.1920? Room 207: c.1920	1.? 2.High/Fair	1.Yes? 2.Yes
Walls	Room 206: Golden oak elements: Baseboards /Tongue and groove wainscoting at east wall; full-height tongue and groove woodwork at south wall and at the southern end of the east wall; tongue and groove woodwork beneath banks of windows at west and north walls/wood cornice molding. Room 207: Oak tongue and groove woodwork	1.c.1920 2.c.1920	1.High/Good 2.High/Good	1.Yes 2.Yes
Ceiling	Room 206: Acoustic tile (over plaster?) Room 207: Plaster(?)	1.c.mid-late 20th century and 2.c.1920?	1.Low/Good 2.High/Good?	1.No 2.Yes?
Doors	Room 206: Double French doors (15-panes each; golden oak) Room 207:Solid one-panel double doors	1.c.1920 2. c.1920	1.High/Good 2.High/Good	1.Yes 2.Yes

Windows	Room 206:Two banks of four windows at west wall and one bank of four windows at north wall. Windows are fully enframed and contain 2/1 double hung sash—probably the original configuration. Room 207-No windows	1.c.1920 2.N/A	1.High/Good 2.N/A	1.Yes 2.N/A
Light Fixtures	206:Modern ceiling fixtures 207:N/A	c.Late 20th century	Low	N/A
Special Features	206:Built in book case at south wall 207:N/A	c.1920	High/Good	Yes
Floor coverings	206:Modern wall-to-wall carpet 207: N/A (in every case the closets of this house are not carpeted).	Late 20th century	Low	No
Hardware	206:French doors: Circular brass door knobs and plates and brass handle 207:Linen closet doors	1.c.1920 2.c.1920	1.High/Good 2.High/Good	1.Yes 2.Yes
Decorative Finishes	1.Smooth plaster walls 2.N/A	c.1920	High/Good	Yes
Integral furnishings	206:Book case 207: Built in shelves (4)	c.1920 c.1920	1.High/Good 2.High/Good	1.Yes 2.Yes

Space #113 *(key to plan)* Name: Room 113

Ranking of Space: A ☐ B ☒ C ☐

Summary Statement

The East Ell 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 post date the 1920s. The original room configuration of the southern part of the East Ell 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 acquired the property. 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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Not visible under wall-to-wall carpet	?	?	?
Walls	Baseboards at west wall only; Chair rail at west wall and western most segment of east-west hall/Plaster.	Mid 1840s	High/Good	Yes
Ceiling	Acoustic tiles presumably cover plaster surface.	Late 20th century and Mid 1840s	Low/Good and ??	No and ?
Doors	1.Door at main entrance to east ell—6-panels with molded surround 2. Doors to offices on north and south sides of 11	1.Mid 1840s 2.Late 20th century	1. High/Good 2. Low/Good	1.Yes 2.No
Windows	Multi-pane sidelights with solid lower panels on either side of door at main entrance to the east ell.	Mid 1840s	High/Good	Yes
Light Fixtures	Modern overhead light fixtures	Late 20th century.	Low	No

Special Features	N/A			
Floor coverings	1. Modern wall-to-wall carpet	Late 19th century	Low/Fair	No
Hardware	1.Door at ell's main entrance retains brass latch and plate. 2. Brass mail slot	1.Mid 1840s 2.Mid-to-late 19th century	1 High/Good 2.High/Good	1.Yes 2.Yes
Decorative Finishes	Smooth plaster	Mid 1840s and Post-1930s	High/Good	Yes
Integral furnishings	N/A			

Space #114 - 116 *(key to plan)* Name: Rooms 114, 115 and 116

Ranking of Space: A ☐ B ☐ C ☒

Summary Statement

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 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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Not visible under wall-to-wall carpeting	?	?	N/A
Walls	Plaster	Post 1930s	High/Good	N/A
Ceiling	Acoustic tile	Mid-to-late 20th century	N/A	N/A
Doors	Modern multi-panel doors	Late 20th century	N/A	N/A
Windows	Fully enframed windows with modern sash	Post-1930s	N/A	N/A
Light Fixtures	Modern light fixtures	Late 20th century.	N/A	No
Special Features	N/A			
Floor coverings	Modern wall-to-wall carpet	Late 20th century	N/A	N/A
Hardware	Modern hardware	Late 20th century	N/A	N/A
Decorative Finishes	Smooth plaster walls	Post 1930s	N/A	N/A

Integral furnishings	N/A			

Space #117-120 *(key to plan)* Name: Rooms 117, 118, 119 and 120

Ranking of Space: A ☐ B ☐ C ☒

Summary Statement

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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Not visible under wall-to-wall carpet	?	?	N/A
Walls	Plaster	Post 1930s?	High/Good	N/A
Ceiling	Acoustic tile	Mid-to-late 20th century	N/A	N/A
Doors	Modern multi-panel	Late 20th century	High/Good	N/A
Windows	Fully enframed with modern sash	Post 1930s	High/Good	N/A
Light Fixtures	Modern overhead lighting	Late 20th century	Low	N/A
Special Features	N/A			
Floor coverings	Modern wall to wall carpet	Late 20th century	Low	N/A
Hardware	N/A			
Decorative Finishes	Baseboards, plaster,wooden cornice moldings	Late 20th century	Low	N/A
Integral furnishings	N/A			

Space #211-215 *(key to plan)* Name: Rooms 211, 212, 213, 214 and 215 Ranking of Space: A ☐ B ☐ C ☒

Summary Statement

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. 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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Room 211-Matchboard pine Rooms 212-to-215-Modern wall-to-wall carpet	Late 1920s or 1930s	High/Fair	Yes
Walls	Baseboards/plaster/wooden cornice molding	Late 1920s or 1930s	High/Good	Yes
Ceiling	Plaster	Late 1920s or 1930s	Low/Good	Yes
Doors	Two panel doors	1930s-late 20th	Low/Good	Yes
Windows	Fully enframed windows	Mid-20th	Low/Good	Yes
Light Fixtures	Modern overhead light fixtures	Late 20th century	Low/Good	Yes
Special Features	1. Vintage iron radiators 2. Room 112's short flight of stairs leading to Room 109 3. Room 112's closet at north wall with multiple shelves	1.c.1930? 2.c.1930s 3.c.1930s	1.Low/Fair 2.High/Good 3.High/Good	1.Yes 2.Yes 3.Yes
Floor coverings	Modern wall-to-wall carpet	Late 20th century	Low	No
Hardware	Circular brass knobs and plates	1920s or 1930s?	Moderate/Good	Yes
Decorative Finishes	Smooth plaster	1920s or 1930s	High/Good	No

Integral furnishings	N/A			

Space #121 and 122 *(key to plan)* Name: Rooms 121 and 122 Ranking of Space: A ☐ B ☒ C ☐

Summary Statement

Apparently the original purpose of the barn's first floor was 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 sold 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 ascends 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.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	Not visible	?	?	?
Walls	Baseboards and plaster	Mid-to-late 20th century	Low/Good	No
Ceiling	Acoustic tile	Mid-late 20th century	Low/Fair	No
Doors	Multi-panel	Mid 19th ?	High/Good	Yes
Windows	Narrow windows set high on south wall—sit of original barn doors	Mid-to-late 20th century	N/A	No
Light Fixtures	Modern overhead light fixtures	Late 20th century	Low	No
Special Features	1.Boxed (original?)post 2.Metal stairs at north wall lead to covered hatch-way that provides access to the Barn's attic (Room 216).	Mid 19th century & Late 20th century	Moderate/Good	Yes?
Floor coverings	Modern wall-to-wall carpet	Late 20th century	Low	No

Hardware	N/A			
Decorative Finishes	Smooth plaster	Mid-to-late 20th century	Low/Good	No
Integral furnishings	N/A			

Town Property Address and MHC Number
Lexington 1598 Mass Ave, Lex. MHC #

Space #216 *(key to plan)* Name: Room 216

Ranking of Space: A ☐ B ☒ C ☐

Summary Statement
The Barn's attic is of interest primarily for its wooden truss system.

Interior Elements

Feature	Description	Date(s)	Integrity/Condition	Character Defining Element? (Yes/No)
Floor	1.Pine floor boards 2.Large ply wood panels	1.Mid 19th Century. 2.Mid-to-late 20th century	1.Moderate/Fair 2.Low/Good	1.Yes? 2.No
Walls	Vertical and horizontal boards	Mid 19th century	Moderate/Fair	Yes
Ceiling	Horizonal boards and original wood shingles are partially visible	Mid 19th century	High/Fair	Yes
Doors	1.Hatch door with horizontal flush boards provides access to first floor. 2.Unfinished wooden door at west wall leads to East Ell's second floor	1. 1920? 2.Midto-late 20th century?	1.High/Good 2.Low/Good	1.Yes? 2.No
Windows	N/A			
Light Fixtures	N/A	.		
Special Features	Roof's wood truss support system	Mid 19th century	1.High/Good	1.Yes
Floor coverings	N/A			
Hardware	N/A			
Decorative Finishes	N/A			

Integral furnishings	N/A			

APPENDIX E: PAINT ANALYSIS RESULTS

Hammond A. Hosmer House
1557 Massachusetts Avenue
Lexington, MA

Historic Exterior Paint (Original Main Block)

Introduction

The author thanks the Town for providing a bucket lift so that samples could be taken from architectural elements original to the house. Paint samples were taken from the front (east) façade of both the main block of the building and on the east elevation of the second story of the ell which extends to the north. Of the many samples taken, twelve were selected for cross-sectional study and color matching to the earliest one, two, or three layers. The location of each sample is indicated on elevations provided by BH+A (Figure E-1). Additional samples were taken from the ground, or from a five-foot ladder: corner boards at the SW corner, clapboards over all surfaces of house and wing, and primary exterior doors. Those samples were not chosen for a microscopic study, but are also documented by keying to the architectural elevation drawings (Figure E-1). Ed Gordon's "Historic Analysis" of the house shows clearly in Figure 1.2-1: "Diagram of building evolution over time" the areas of the extent building complex which were, if not dated to 1847, built within the first 20 years—by the 1860s.

Thanks are due also to the staff of Bargmann Hendrie + Archetype for providing copies of historical information as it was discovered. As Gordon's neatly sketched and color/date keyed Figure 1.2:1 shows, the Barnes Addition c. 1916 completely covered the west elevation of the North (service) Ell, and the East Ell was largely covered with 1930s altered materials and configuration.

The following samples were all taken from the east elevation, or front of the house at or above the second story level.

Samples #1 - #3:	from molding profile of rook rake molding (original)
Samples #4 & #5:	from clapboards near gable end peak, and attic window sill
Sample #6:	from attic window trim
Sample #7:	from attic window sash
Samples #8 & #9:	from window trim of second story windows
Sample #10:	window trim backband & adjacent clapboards (overlap of trim & clapboard layers can determine which went with which)
Sample #11:	from beneath the eave
Sample #12:	from attic window trim, on underside of window sill

As is always the case, numerous samples were taken from areas not requiring a lift for access. The best and most complete samples only are chosen for microscopic study.
No samples were taken from the Stable, or barn, as no original (mid-nineteenth century) architectural fabric was evident when the building exterior was examined.

As the exterior paint history relates to the time line of the history of the architecture of the Hosmer house and extensions, the most interesting document is the c.1918 photograph which clearly shows that the dark paint color on the trim, which this study was applied as the second color treatment, lasted through the Victorian period and into the Colonial Revival period. The lighter colored paint layers on early clapboards have readily apparent fine blackish dirt particles on top of the first 3 or 4 layers, suggesting that a motive perhaps economical painted only the clapboards, but not the trim for 30 or 40 years.

Methodology

Samples were taken using an X-acto knife with a flat-faced #18 blade, with a lock-open penknife, and with a scalpel using a #10 blade. Each was put into a 2" x 3" manilla envelope, numbered and keyed to an elevation of the building. Photographs were made of most of the areas sampled. The architectural features sampled were examined to make sure that they showed valid evidence of being original to the 1847 period (cut nails, period-typical profiles on moldings, e.g.), or to the early 20th century (wire nails, other molding profiles, and the like). Once the samples were put under the microscope in the laboratory, two further tests were made: one for the presence of white lead, and one for the presence of pigment particles large enough to be visible at 40x or less. Although not entirely conclusive taken alone, those tests, taken with the evidence mentioned above, give strong indication of a period of construction prior to the mid-20th century.

It was important to reverse the usual yellowing of the linseed oil paint medium so as to see the original paint colors more accurately. This report was not required to provide laboratory color-matching, but reference is made to current "historic" paint colors as produced by Sherwin Williams and Benjamin Moore—primarily to show the difference of the three earliest color schemes from the later uniform chalky white on all parts of the house except shutters and exterior doors.

The original colors of the house are reasonably well matched by:

Clapboards	Trim	Door
Benjamin Moore OC-95 Navajo White	Benjamin Moore OC-38 Acadia White	Benjamin Moore HC-135 Lafayette Green

The second color treatment is reasonably well matched by:

Clapboards	Trim	Door
Benjamin Moore HC-93 Carrington Beige	Benjamin Moore HC 68 Middlebury Brown	Benjamin Moore 46 (Redi-Mix) Black Forest Green

(Note: Digital paint colors were found at www.benjaminmoore.com and may not represent accurate colors when printed).

A listing of the samples with the color sequences (chromochronolgies) for each follows.

Should new information be found, and paint analyses be done in greater technical depth, the present color information might be refined.

Historic Paint Layers

<u>Sample #1</u> *Bottom run of molding on front (east) eave*

wood
[linseed oil soaked into wood (this appears to have been the first step on all original wood, including trim, clapboards, sash, and doors. No original shutters were found.]

2-4 layers of warm off-white	B. Moore OC-95 Navajo White (later layers are oilier--HCA Windham Cream)
1 layer deep reddish brown	SW 2838 Polished Mahogany

off-white primer
high gloss black

7 – 8 layers of various off-whites, the last four being chalky thin whites

<u>Sample #2</u> *Sash, second story, east front*

Same as Sample #1

<u>Sample #3</u> *Sash in attic, peak of gable*

Same as Sample #1

<u>Sample #4</u> *Sash on wing extension to N, second story*

Same as Sample #1, except only a single early cream layer

<u>Sample #5</u> *Return of raking cornice molding on south slope of front eave*

oiled wood
warm off-white

slightly less yellowish warm off-white
thick reddish brown

ivory

slightly bluish charcoal gray SW 2849 Westchester Gray—possibly Colonial Revival, c.1916, as photos from that period show a darker trim)

4-5 off-whites and chalky whites

<u>Sample #6</u> *Corner board, SW corner*

oiled wood
same as eave raking cornice molding return, cf. above

<u>Sample #7</u> *Window trim, attic window*

oiled wood

thin cream primer
thick warm off-white

ivory B. Moore 0C-38 Acadia White

glossy black (large drop from painter's brush?)

ivory

charcoal gray

4-5 whites

<u>Sample #8</u> *Trim on frieze board, second story of wing*

oiled wood
ivory—B. Moore OC-38 Acadia White

charcoal gray (thus, c1918?)

6-7 chalky whites

<u>Sample #9</u> *Trim on wing windows, second story*

same as Sample 8

<u>Sample #10</u> *Clapboard (original)*

oiled wood
white primer
thick warm off-white (2 layers)

chalky white (primer)
cool very light gray off-whites (s)

4 chalky whites

<u>Sample #11</u> *Original 2-panel door, now on rear of wing, first story (only original exterior door)*

oiled wood
traces of glossy black

stripped?

primer plus charcoal gray finish?

deep green B. Moore HC-135 Lafayette Green high gloss

2 more different darker greens (more typical Victorian colors)

present faded green

<u>Sample #12</u> *Clapboard on second story of wing*

oiled wood

one layer of thick warm off-white

dirt collected on paint layer

cooler off-white

dirt collected on paint layer

slightly grayish off-white

4-5 chalky whites

Conclusion

The continued expansion of the Hosmer House reflects its serving different uses, from distinguished center-of-town residence to hospice for recovering World War I veterans to use as office space for Town staff. The exterior paint history, likewise, displays the owners' awareness of contemporary taste, from late Greek Revival to mid-1870s Victorian to Colonial Revival to conventional New England white. As new uses for the building are considered, it may be useful to let its new life reflect some of its history in the paints chosen for the exterior.

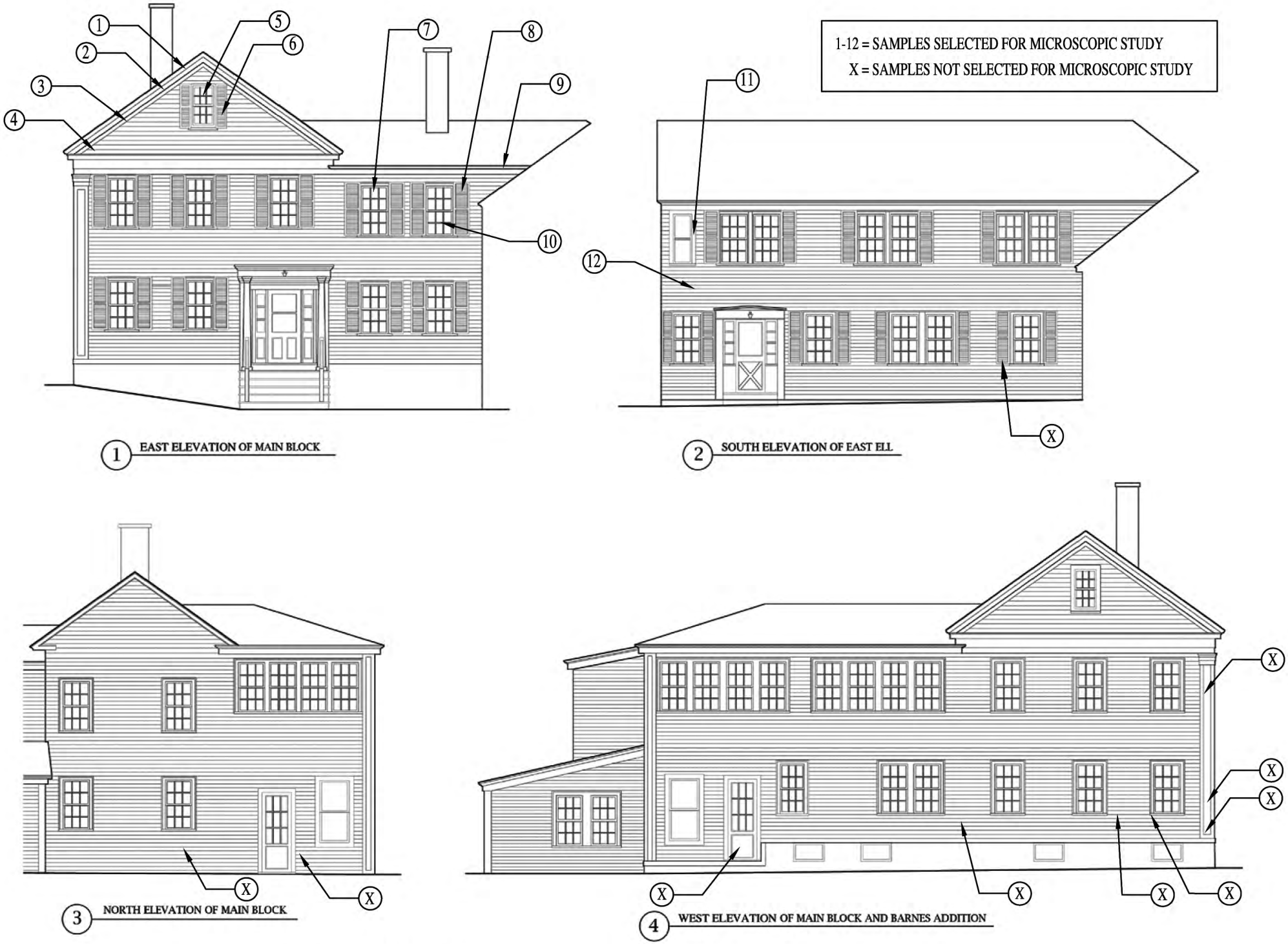

FIGURE E-1: LOCATION OF PAINT SAMPLES ON ELEVATIONS

APPENDIX F: COST ESTIMATES

The cost estimates included here are intended to provide budget-level information for each of the five scenarios. For each scenario the information is broken up into two parts:

1. Stabilization
   Stabilization costs include the following assumptions:

   - Costs are based on work being done in 2011.
   - Scope focuses on exterior envelope. Windows are considered interior elements.
   - Work done as part of stabilization will not need to be redone as part of the future work.
   - Building components not shown to remain as part of the long-term plan are demolished (except for Scenario #4).

2. Long-range costs
   Long-range costs include everything else that would need to be done to the existing building as part of a larger renovation/addition.

   - Costs are based on work being done in 2011. There will be additional escalation costs for each year beyond 2011.
   - Scope assumes existing interior layout is unchanged.
   - Scope includes new systems and finishes. Systems assumed to be part of larger building.
   - Costs related to the addition of an elevator are excluded. It is assumed an elevator would be provided in the new addition.

Square Footages of All Components at 1557 Massachusetts Ave

	Main Block	Barnes Addition	North Ell	East Ell	East Ell Enlargement	Barn	Totals	
Basement	775	323	225	0	0	0	**1,323**	
First Floor	775	420	420	600	600	644	**3,459**	
Second Floor	775	420	420	0	663	0	**2,278**	
Totals	**2,325**	**1,163**	**1,065**	**600**	**1,263**	**644**	**7,059**	7,059

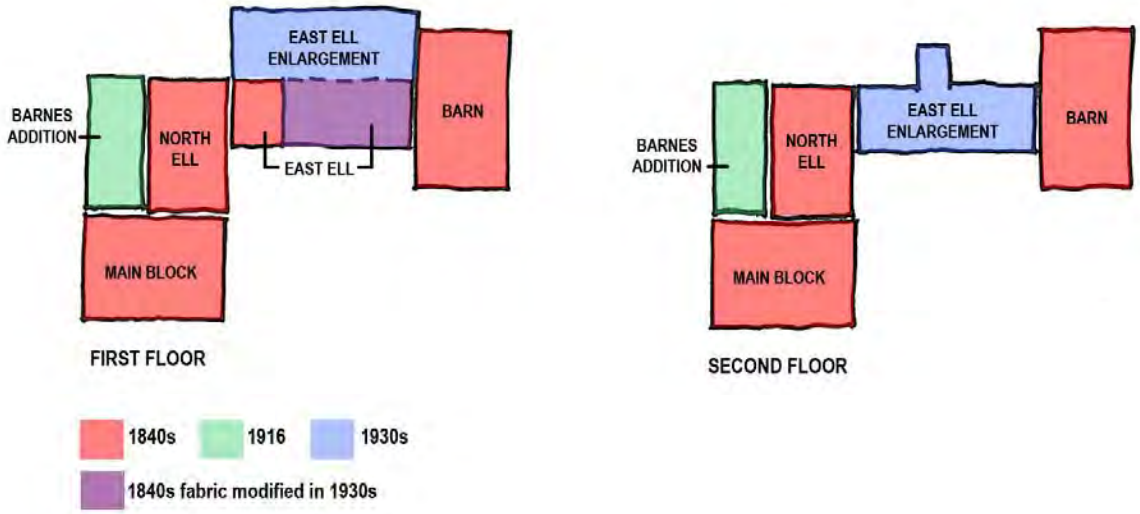

Figure F-1: Diagram of building evolution over time

Conceptual Cost Estimate - Stabilization: Hammond A. Hosmer House

Stabilization Scope Scenario 1: Stabilization of existing buildings COMPONENT Quantity			TOTALS (NET)
General Stabilization Items			
Removal of interior furnishings and carpeting			$ 5,000
Pest Removal			$ 3,000
Borate preservative treatment of basement framing members			$ 4,250
Crawl space ventilator intstallation			$ 3,500
Fire detection and intrusion system			$ 14,118
Remove selected planting		**$ 33,868**	$ 4,000
Foundations			
Earth removal and inspection/repairs to wood sill at north ell/Barnes addition (replace approx. 50% of sills)			$ 725
Earth removal and inspection/repairs to wood sill at east addition (replace approx. 50% of sills)			$ 1,225
Replace barn foundation and wood sills (replace 100% of sills, dutchman repairs at 100% of posts)			$ 42,520
Stone foundation repairs at main block/Barnes addition/north ell			$ 6,950
Reset granite foundation stone at main block		**$ 55,470**	$ 4,050
Walls and trim			
Install new header at garage door			$ 900
Strip paint at all exterior surfaces, replace 20% of siding boards			$ 38,040
Repair and flash cornice elements			$ 4,121
Repaint siding, trim, doors, cornices		**$ 60,303**	$ 17,242
Windows			
Install exterior aluminum storms at all windows (except basement, approx. 75 windows)			$ 14,063
Install louvers at 4 basement windows and vent fans at 2 basement windows		**$ 15,433**	$ 1,370
Roofing, Gutters and Soffits			
Gutters, leaders soffits and fascias			
Remove all gutters and replace with copper lined wood			$ 8,559
Remove all leaders and replace with zinc coated copper			$ 7,500
Replace soffits and fascias in kind (including roofing replacement at eaves)			$ 9,272
Repair Barnes addition roof			$ 4,830
Repair area of missing shingles at barn roof			$ 1,609
Barn roof structural reinforcing (from interior)			$ 3,218
Install post shores at first floor below east ell north dormer		**$ 36,338**	$ 1,350
Chimneys			
Rebuild area of loose brick at east chimney			$ 6,500
Reconstruct north chimney		**$ 21,500**	$ 15,000
Subtotals		$ 222,911	
Overall Subtotals			**$ 222,911**
General Conditions/Requirements 8.00%			$ 17,833
Escalation to mid point of construction (2 2.00%			$ 4,815
Design Contingency 15.00%		$ -	$ 36,834
Project Soft Costs 0.00%		$ -	excluded
Estimated Costs		$ -	**$ 282,393**

*Long range cost is for work on existing building that is part of a larger project, assumed to be an addition.

**Costs are based on construction in 2011

1.58976

Construction Contingency - Excluded **$ 354,376**

Conceptual Cost Estimate - Long Range Planning*

SCENARIO 1 Scenario 1: Complete restoration of existing buildings COMPONENT	Quantity	1 STABILIZATION	2 LONG RANGE	TOTALS (NET)
Stabilization items				
General stabilization items		$ 33,868		
Foundations		$ 55,470		
Walls and trim		$ 60,303		
Windows		$ 15,433		
Roofing, gutters and soffits		$ 36,338		
Chimneys		$ 21,500		
Subtotals		$ 222,911	$ -	$ 222,911
Exterior work				
Foundations				
Replacement of spalled bricks at the main block south elevation foundation			$ 3,500	
Windows and doors				
Restoration of exterior doors (except barn door)			$ 9,000	
Replacement of exterior entrance stairs and landings with accessibility upgrades			$ 22,500	
Replacement of garage door with new barn doors			$ 6,500	
Roofing				
Reinforcement of main block roof framing			$ 5,000	
Reinforcement of east ell dormer roof framing			$ 2,000	
Complete roof replacement			$ 39,773	
Subtotals		$ -	$ 88,273	$ 88,273
Building Systems				
Basic HVAC replacement			$ 84,708	
Basic electrical replacement			$ 70,590	
Basic plumbing replacement			$ 21,177	
Fire alarm and suppression			$ 21,177	
Basic life safety system replacement			$ 14,118	
Subtotals		$ -	$ 211,770	$ 211,770
Interior work				
Restoration of all existing window sash with historic replica sash (approx. 75 windows)			$ 89,063	
Structural repairs at east fireplace or replacement of fireplace and surround			$ 15,000	
Structural reinforcement of first floor framing			$ 6,500	
Structural reinforcement of second floor framing			$ 5,000	
Accessibility improvements			$ 25,000	
Removal of office partitions and repairs			$ 5,000	
Restoration of existing wood and plaster finishes to remain			$ 10,000	
New finishes			$ 70,590	
Subtotals		$ -	$ 226,153	$ 226,153
		$ -	$ -	$ -
Long RangeSubtotals				$ 526,195
General Conditions/Requirements	8.00%			$ 42,096
Escalation to mid point of construction	2.00%			$ 11,366
Design Contingency	15.00%	$ -	$ -	$ 86,949
Project Soft Costs	0.00%	$ -	$ -	excluded
Estimated Costs		$ -	$ -	$ 666,605

*Long range cost is for work on existing building that is part of a larger project, assumed to be an addition.

**Costs are based on construction in 2011 with the expectation of addional escalation at time of construction.

1.58976

Construction Contingency - Excluded $ 836,524

Conceptual Cost Estimate - Stabilization: Hammond A. Hosmer House			
Stabilization Scope Scenario 2: Removal of East Ell; Stabilization of Main Block, North Ell, Barnes Addition and Barn			TOTALS (NET)
COMPONENT			
General Stabilization Items			
Removal of interior furnishings and carpeting			$ 5,000
Pest Removal			$ 3,000
Borate preservative treatment of basement framing members			$ 4,250
Crawl space ventilator intstallation			$ 3,500
Fire detection and intrusion system			$ 14,118
Remove selected planting		**$ 33,868**	$ 4,000
Demolition and closure			
Demolish east ell and east ell enlargement			$ 14,531
Structural reinforcement of north ell at area of removed east ell			$ 2,250
Structural reinforcement of barn at area of removed east ell			$ 2,250
Demolish extg footing & foundation wall			$ 15,675
Infill to crawl space, assume 2' deep w/non-structural fill			$ 1,620
Reinstall siding/install new siding at north ell			$ 9,288
Reinstall siding/install new siding at barn			$ 16,956
Repair barn roof and re-roof		**$ 71,451**	$ 8,880
Foundations			
Earth removal and inspection/repairs to wood sill at north ell/Barnes addition (replace approx. 50% of sills)			$ 725
Replace barn foundation and wood sills (replace 100% of sills, dutchman repairs at 100% of posts)			$ 42,520
Stone foundation repairs at main block/Barnes addition/north ell			$ 6,950
Reset granite foundation stone at main block		**$ 54,245**	$ 4,050
Walls and trim			
Install new header at garage door			$ 900
Strip paint at all remaining exterior surfaces, replace 20% of siding boards			$ 32,760
Repair and flash cornice elements			$ 4,121
Repaint siding, trim, doors, cornices		$ 55,023	$ 17,242
Windows			
Install exterior aluminum storms at all windows (except basement, approx. 54 windows)			$ 10,125
Install louvers at 4 basement windows and vent fans at 2 basement windows		**$ 11,495**	$ 1,370
Roofing, Gutters and Soffits			
Gutters, leaders soffits and fascias			
Remove all remaining gutters and replace with copper lined wood			$ 8,559
Remove all remaining leaders and replace with zinc coated copper			$ 7,500
Replace remaining soffits and fascias in kind (including roofing replacement at eaves)			$ 9,272
Repair Barnes addition roof			$ 4,830
Repair area of missing shingles at barn roof			$ 1,609
Barn roof structural reinforcing (from interior)		**$ 34,988**	$ 3,218
Chimneys			
Rebuild area of loose brick at east chimney			$ 6,500
Reconstruct north chimney		**$ 21,500**	$ 15,000
Subtotals		**$ 282,570**	
Overall Subtotals			**$ 282,570**
General Conditions/Requirements 8.00%			$ 22,606
Escalation to mid point of construction (2 2.00%			$ 6,104
Design Contingency 15.00%		$ -	$ 46,692
Project Soft Costs 0.00%		$ -	excluded
Estimated Costs		$ -	**$ 357,970**

*Long range cost is for work on existing building that is part of a larger project, assumed to be an addition.

**Costs are based on construction in 2011.

1.58976

Construction Contingency - Excluded **$ 449,218**

Conceptual Cost Estimate - Long Range Planning*

SCENARIO 2 Scenario 2: Restoration of Main Block, North Ell, Barnes Addition and Barn		1 STABILIZATION	2 LONG RANGE	TOTALS (NET)
COMPONENT	Quantity			
Stabilization items				
Demolition/closure items		$ 71,451		
General stabilization items		$ 33,868		
Foundations		$ 54,245		
Walls and trim		$ 55,023		
Windows		$ 11,495		
Roofing, gutters and soffits		$ 34,988		
Chimneys		$ 21,500		
Subtotals		$ 282,570	$ -	$ 282,570
Exterior work				
Foundations				
Replacement of spalled bricks at the main block south elevation foundation			$ 3,500	
Windows and doors				
Restoration of exterior doors (except barn door)			$ 9,000	
Replacement of exterior entrance stairs and landings			$ 22,500	
Replacement of garage door with new barn doors			$ 6,500	
Roofing				
Reinforcement of main block roof framing			$ 5,000	
Complete roof replacement			$ 25,973	
Subtotals		$ -	$ 72,473	$ 72,473
Building Systems				
Basic HVAC replacement			$ 62,352	
Basic electrical replacement			$ 51,960	
Basic plumbing replacement			$ 15,588	
Fire alarm and suppression			$ 15,588	
Basic life safety system replacement			$ 10,392	
Subtotals		$ -	$ 155,880	$ 155,880
Interior work				
Restoration of all existing window sash with historic replica sash (approx. 54 windows)			$ 64,125	
Structural repairs at east fireplace or replacement of fireplace and surround			$ 15,000	
Structural reinforcement of first floor framing			$ 6,500	
Structural reinforcement of second floor framing			$ 5,000	
Accessibility improvements			$ 25,000	
Removal of office partitions and repairs			$ 5,000	
Restoration of existing wood and plaster finishes to remain			$ 10,000	
New finishes			$ 51,960	
Subtotals		$ -	$ 182,585	$ 182,585
		$ -	$ -	$ -
Long RangeSubtotals				$ 410,938
General Conditions/Requirements	8.00%			$ 32,875
Escalation to mid point of construction	2.00%			$ 8,876
Design Contingency	15.00%	$ -	$ -	$ 67,903
Project Soft Costs	0.00%	$ -	$ -	excluded
Estimated Costs		$ -	$ -	$ 520,592

*Long range cost is for work on existing building that is part of a larger project, assumed to be an addition.

**Costs are based on construction in 2011 with the expectation of addional escalation at time of construction.

1.58976

Construction Contingency - Excluded $ 653,292

Conceptual Cost Estimate - Stabilization: Hammond A. Hosmer House

Stabilization Scope Scenario 3: Removal of East Ell and Barn; Stabilizaton of Main Block, North Ell, and Barnes Addition			TOTALS (NET)
COMPONENT			
General Stabilization Items			
Removal of interior furnishings and carpeting			$ 5,000
Pest Removal			$ 3,000
Borate preservative treatment of basement framing members			$ 4,250
Crawl space ventilator intstallation			$ 3,500
Fire detection and intrusion system			$ 14,118
Remove selected planting		**$ 33,868**	$ 4,000
Demolition and closure			
Demolish east ell, east enlargement and barn			$ 24,570
Demolish extg footing & foundation wall			$ 23,265
Infill to crawl space, assume 2' deep w/non-structural fill			$ 2,500
Structural reinforcement of north ell at area of removed east ell			$ 2,250
Reinstall siding/install new siding at north ell		**$ 61,873**	$ 9,288
Foundations			
Earth removal and inspection/repairs to wood sill at north ell/Barnes addition (replace approx. 50% of sills)			$ 725
Stone foundation repairs at main block/Barnes addition/north ell			$ 6,950
Reset granite foundation stone at main block		**$ 11,725**	$ 4,050
Walls and trim			
Strip paint at all remaining exterior surfaces, replace 20% of siding boards			$ 20,160
Repair and flash cornice elements at main block			$ 3,614
Repaint siding, trim, doors, cornices		**$ 38,981**	$ 15,207
Windows			
Install exterior aluminum storms at all windows (except basement, approx. 50 windows)			$ 9,375
Install louvers at 4 basement windows and vent fans at 2 basement windows		**$ 10,745**	$ 1,370
Roofing, Gutters and Soffits			
Gutters, leaders soffits and fascias			
Remove all remaining gutters and replace with copper lined wood			$ 7,506
Remove all remaining leaders and replace with zinc coated copper			$ 7,500
Replace remaining soffits and fascias in kind (including roofing replacement at eaves)			$ 8,132
Repair Barnes addition roof		**$ 27,968**	$ 4,830
Chimneys			
Rebuild area of loose brick at east chimney			$ 6,500
Reconstruct north chimney		**$ 21,500**	$ 15,000
Subtotals		**$ 206,659**	
Overall Subtotals			**$ 206,659**
General Conditions/Requirements 8.00%			$ 16,533
Escalation to mid point of construction (2 2.00%			$ 4,464
Design Contingency 15.00%		$ -	$ 34,148
Project Soft Costs 0.00%		$ -	excluded
Estimated Costs		$ -	**$ 261,804**

*Long range cost is for work on existing building that is part of a larger project, assumed to be an addition.

**Costs are based on construction in 2011.

1.58976

Construction Contingency - Excluded **$ 328,538**

Conceptual Cost Estimate - Long Range Planning*

SCENARIO 3 Scenario 3: Restoration of Main Block, North Ell, and Barnes Addition		1 STABILIZATION	2 LONG RANGE	TOTALS (NET)
COMPONENT	Quantity			
Stabilization items				
Demolition/closure items		$ 61,873		
General stabilization items		$ 33,868		
Foundations		$ 11,725		
Walls and trim		$ 38,981		
Windows		$ 10,745		
Roofing, gutters and soffits		$ 27,968		
Chimneys		$ 21,500		
Subtotals		$ 206,659	$ -	$ 206,659
Exterior work				
Foundations				
Replacement of spalled bricks at the main block south elevation foundation			$ 3,500	
Windows and doors				
Replacement of exterior entrance stairs and landings			$ 22,500	
Roofing				
Reinforcement of main block roof framing			$ 5,000	
Complete roof replacement			$ 10,948	
Subtotals		$ -	$ 41,948	$ 41,948
Building Systems				
Basic HVAC replacement			$ 54,630	
Basic electrical replacement			$ 45,525	
Basic plumbing replacement			$ 13,658	
Fire alarm and suppression			$ 13,658	
Basic life safety system replacement			$ 9,105	
Subtotals		$ -	$ 136,575	$ 136,575
Interior work				
Restoration of all existing window sash with historic replica sash (approx. 50 windows)			$ 59,375	
Structural repairs at east fireplace or replacement of fireplace and surround			$ 15,000	
Structural reinforcement of first floor framing			$ 6,500	
Structural reinforcement of second floor framing			$ 5,000	
Accessibility improvements			$ 25,000	
Removal of office partitions and repairs			$ 5,000	
Restoration of existing wood and plaster finishes to remain			$ 10,000	
New finishes			$ 45,525	
Subtotals		$ -	$ 171,400	$ 171,400
		$ -	$ -	$ -
Long RangeSubtotals				$ 349,923
General Conditions/Requirements	8.00%			$ 27,994
Escalation to mid point of construction	2.00%			$ 7,558
Design Contingency	15.00%	$ -	$ -	$ 57,821
Project Soft Costs	0.00%	$ -	$ -	excluded
Estimated Costs		$ -	$ -	$ 443,296

*Long range cost is for work on existing building that is part of a larger project, assumed to be an addition.

**Costs are based on construction in 2011 with the expectation of addional escalation at time of construction.

		1.58976
Construction Contingency - Excluded		$ 556,294

Conceptual Cost Estimate - Stabilization: Hammond A. Hosmer House

Stabilization Scope Scenario 4: Removal of East Ell; Defer removal of North Ell and Barnes Addition to Long Range. Stabilization of Main Block and Barn COMPONENT			TOTALS (NET)
General Stabilization Items			
Removal of interior furnishings and carpeting			$ 5,000
Pest Removal			$ 3,000
Borate preservative treatment of basement framing members			$ 4,250
Crawl space ventilator intstallation			$ 3,500
Fire detection and intrusion system			$ 14,118
Remove selected planting		**$ 33,868**	$ 4,000
Demolition and closure			
Demolish east ell and east ell enlargement			$ 14,531
Structural reinforcement of north ell at area of removed east ell			$ 2,250
Structural reinforcement of barn at area of removed east ell			$ 2,250
Demolish extg footing & foundation wall			$ 15,675
Infill to crawl space, assume 2' deep w/non-structural fill			$ 1,620
Reinstall siding/install new siding at north ell			$ 9,288
Reinstall siding/install new siding at barn			$ 16,956
Repair barn roof and re-roof		**$ 71,451**	$ 8,880
Foundations			
Replace barn foundation and wood sills (replace 100% of sills, dutchman repairs at 100% of posts)			$ 42,520
Stone foundation repairs at main block/Barnes addition/north ell			$ 6,950
Reset granite foundation stone at main block		**$ 53,520**	$ 4,050
Walls and trim			
Install new header at garage door			$ 900
Strip paint at all remaining exterior surfaces, replace 20% of siding boards			$ 32,760
Repair and flash cornice elements			$ 4,121
Repaint siding, trim, doors, cornices		**$ 55,023**	$ 17,242
Windows			
Install exterior aluminum storms at all windows at main block and barn (except basement, approx. 25 windows).			$ 4,688
Install louvers at 4 basement windows and vent fans at 2 basement windows			$ 1,370
Install exterior aluminum storms at north ell and Barnes addition windows where existing storms are missing/deteriorated (approx. 10 windows).		**$ 7,858**	$ 1,800
Roofing, Gutters and Soffits			
Gutters, leaders soffits and fascias			
Remove gutters at main block and barn and replace with copper lined wood			$ 3,564
Remove gutters at north ell/Barnes addition and replace with aluminum gutters			$ 952
Remove leaders at main block and barn and replace with zinc coated copper			$ 3,000
Remove leaders at north ell/Barnes additon and replace with aluminum leaders			$ 1,625
Replace remaining soffits and fascias in kind (including roofing replacement at eaves)			$ 9,272
Patch Barnes addition roof			$ 4,830
Repair area of missing shingles at barn roof			$ 1,609
Barn roof structural reinforcing (from interior)		**$ 28,070**	$ 3,218
Chimneys			
Rebuild area of loose brick at east chimney		**$ 6,500**	$ 6,500
Subtotals		**$ 256,289**	
Overall Subtotals			**$ 256,289**
General Conditions/Requirements	8.00%		$ 20,503
Escalation to mid point of construction (2Q	2.00%		$ 5,536
Design Contingency	15.00%	$ -	$ 42,349
Project Soft Costs	0.00%	$ -	excluded
Estimated Costs		**$ -**	**$ 324,677**

*Long range cost is for work on existing building that is part of a larger project, assumed to be an addition.

**Costs are based on construction in 2011.

1.58976

Construction Contingency - Excluded **$ 407,438**

Conceptual Cost Estimate - Long Range Planning*

SCENARIO 4 Removal of North Ell and Barnes Addition; Restoration of Main Block and Barn		1 STABILIZATION	2 LONG RANGE	TOTALS (NET)
COMPONENT	Quantity			
Stabilization items				
Demolition/closure items		$ 71,451		
General stabilization items		$ 33,868		
Foundations		$ 53,520		
Walls and trim		$ 55,023		
Windows		$ 7,858		
Roofing, gutters and soffits		$ 28,070		
Chimneys		$ 6,500		
Subtotals		$ 256,289	$ -	$ 256,289
Exterior work				
Demolish extg footing & foundation wall			$ 4,345	
Demolish extg footing & full basement foundation wall			$ 7,245	
Infill to crawl space, assume 2' deep w/non-structural fill			$ 560	
Infill to full basement w/non-structural fill			$ 5,180	
Foundations				
Replacement of spalled bricks at the main block south elevation foundation			$ 3,500	
Windows and doors				
Restoration of exterior doors (except barn door)			$ 9,000	
Replacement of exterior entrance stairs and landings			$ 22,500	
Replacement of garage door with new barn doors			$ 6,500	
Roofing				
Reinforcement of main block roof framing			$ 5,000	
Complete roof replacement			$ 8,913	
Subtotals		$ -	$ 72,743	$ 72,743
Building Systems				
Basic HVAC replacement			$ 62,352	
Basic electrical replacement			$ 51,960	
Basic plumbing replacement			$ 15,588	
Fire alarm and suppression			$ 15,588	
Basic life safety system replacement			$ 10,392	
Subtotals		$ -	$ 155,880	$ 155,880
Interior work				
Restoration of all existing window sash with historic replica sash (approx. 25 windows)			$ 29,688	
Structural repairs at east fireplace or replacement of fireplace and surround			$ 15,000	
Structural reinforcement of first floor framing			$ 6,500	
Structural reinforcement of second floor framing			$ 5,000	
Removal of office partitions and repairs			$ 5,000	
Restoration of existing wood and plaster finishes to remain			$ 10,000	
New finishes			$ 23,250	
Subtotals		$ -	$ 94,438	$ 94,438
		$ -	$ -	$ -
Long RangeSubtotals				$ 323,060
General Conditions/Requirements	8.00%			$ 25,845
Escalation to mid point of construction (2Q2020)	2.00%			$ 6,978
Design Contingency	15.00%	$ -	$ -	$ 53,382
Project Soft Costs	0.00%	$ -	$ -	excluded
Estimated Costs		$ -	$ -	$ 409,265

*Long range cost is for work on existing building that is part of a larger project, assumed to be an addition.

**Costs are based on construction in 2011 with the expectation of addional escalation at time of construction.

1.58976

Construction Contingency - Excluded $ 513,588

Conceptual Cost Estimate - Stabilization: Hammond A. Hosmer House

Stabilization Scope Scenario 5: Removal of East Ell, Barn, North Ell and Barnes Addition; Stabilization of Main Block COMPONENT			TOTALS (NET)
Relocation Items			
Demolition of all buildings except main block			$ 41,945
Structural reinforcement of north edge of main block			$ 4,650
Installation of temporary steel beams to support structure and transportation			$ 9,500
Demolish extg footing & foundation wall			$ 27,610
Demolish extg footing & full basement foundation wall			$ 7,245
Infill to crawl space assume 2' deep w/non-structural fill			$ 3,040
Infill to full basement w/non-structural fill			$ 5,180
Additional structural reinforcement for east fireplace			$ 5,000
New cast-in-place foundation			included in Long Range
Remove selected planting		**$ 108,170**	$ 4,000
General Stabilization Items			
Removal of interior furnishings and carpeting			$ 5,000
Pest Removal			$ 3,000
Borate preservative treatment of basement framing members			$ 4,250
Fire detection and intrusion system		**$ 26,368**	$ 14,118
Walls and trim			
Strip paint at all remaining exterior surfaces, replace 20% of siding boards to E/W/S elevations and new siding to N			$ 18,816
Repair and flash cornice elements			$ 3,614
Repaint siding, trim, doors, cornices		**$ 37,637**	$ 15,207
Windows			
Install exterior aluminum storms at all windows (except basement, approx. 50 windows)			$ 9,375
Install louvers at 4 basement windows and vent fans at 2 basement windows		**$ 10,745**	$ 1,370
Roofing, Gutters and Soffits			
Gutters, leaders soffits and fascias			
Remove all remaining gutters and replace with copper lined wood			$ 7,506
Remove all remaining leaders and replace with zinc coated copper			$ 7,500
Replace remaining soffits and fascias in kind (including roofing replacement at eaves)			$ 8,132
Repair Barnes addition roof		**$ 27,968**	$ 4,830
Chimneys			
Rebuild area of loose brick at east chimney			$ 6,500
Reconstruct north chimney		**$ 21,500**	$ 15,000
Subtotals		**$ 232,387**	
Overall Subtotals			**$ 232,387**
General Conditions/Requirements 8.00%			$ 18,591
Escalation to mid point of construction (2Q 2.00%			$ 5,020
Design Contingency 15.00%		$ -	$ 38,400
Project Soft Costs 0.00%		$ -	excluded
Estimated Costs		**$ -**	**$ 294,397**

*Long range cost is for work on existing building that is part of a larger project, assumed to be an addition.

**Costs are based on construction in 2011.

1.58976

Construction Contingency - Excluded **$ 369,439**

Conceptual Cost Estimate - Long Range Planning*

SCENARIO 5 Move Main Block to new location; Restoration of Main Block COMPONENT	Quantity	1 STABILIZATION	2 LONG RANGE	TOTALS (NET)
Stabilization items				
Relocation items		$ 108,170		
General stabilization items		$ 26,368		
Walls and trim		$ 37,637		
Windows		$ 10,745		
Roofing, gutters and soffits		$ 27,968		
Chimneys		$ 21,500		
Subtotals		$ 232,387	$ -	$ 232,387
Moving Main Block				
Move main block to new location on site			$ 19,375	
New foundation system for main block at new location			$ 82,664	
		$ -	$ 102,039	$ 102,039
Exterior work				
Windows and doors				
Replacement of exterior entrance stairs and landings			$ 22,500	
Roofing				
Reinforcement of main block roof framing			$ 5,000	
Complete roof replacement			$ 8,913	
Subtotals		$ -	$ 36,413	$ 36,413
Building Systems				
Basic HVAC replacement			$ 27,900	
Basic electrical replacement			$ 23,250	
Basic plumbing replacement			$ 6,975	
Fire alarm and suppression			$ 6,975	
Basic life safety system replacement			$ 4,650	
Subtotals		$ -	$ 69,750	$ 69,750
Interior work				
Restoration of all existing window sash with historic replica sash (approx. 50 windows)			$ 59,375	
Structural reinforcement of first floor framing			$ 6,500	
Structural reinforcement of second floor framing			$ 5,000	
Removal of office partitions and repairs			$ 5,000	
Restoration of existing wood and plaster finishes to remain			$ 10,000	
New finishes			$ 23,250	
Subtotals		$ -	$ 109,125	$ 109,125
		$ -	$ -	$ -
Long Range Subtotals				$ 317,327
General Conditions/Requirements	8.00%			$ 25,386
Escalation to mid point of construction	2.00%			$ 6,854
Design Contingency	15.00%	$ -	$ -	$ 52,435
Project Soft Costs	0.00%	$ -	$ -	excluded
Estimated Costs		$ -	$ -	$ 402,002

*Long range cost is for work on existing building that is part of a larger project, assumed to be an addition.

**Costs are based on construction in 2011 with the expectation of addional escalation at time of construction.

1.58976

Construction Contingency - Excluded $ 504,473