

The Hoffman and Reynolds Houses

Historic Structure Report



PREPARED FOR
THE DYSON FOUNDATION
MILLBROOK, NEW YORK

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MESICK • COHEN • WILSON • BAKER ARCHITECTS

This historic structure report was commissioned by the Dyson Foundation in an effort to more fully understand the history and significance of the Hoffman house and the Reynolds house, the sole domestic buildings remaining on the site historically known as Upper Landing. The purpose of this document is to examine the Hoffman and Reynolds houses, study and document the existing architectural fabric, develop an understanding of each building's chronological evolution, and evaluate their overall physical condition.

The following narrative describes and illustrates the findings gathered from the investigation of the Hoffman and Reynolds houses. Both buildings were studied during the course of three site visits by Larry Wilson and Eric Gradoia of Mesick Cohen Wilson Baker Architects, conducted between November 2012 and January 2013. The exteriors were examined from a boom lift. Selective probes were made in the existing interior finishes of the Hoffman house to study surfaces behind them.

Owing to the relatively degraded state of the buildings this information has been arranged spatially rather than chronologically in an effort to record what remains of earlier fabric and finishes throughout each building. This work should be viewed as a preliminary study of the remaining architectural fabric and is intended to form the basis for future, more comprehensive analysis of the buildings.

The authors wish to thank Mike Duffy for providing access to the buildings and the necessary ladders for conducting our work. His time and accommodation are greatly appreciated. The authors are also grateful for the assistance of Kenneth Snodgrass, Executive Director, The Locust Grove Estate, for sharing his time discussing the Hoffman house and making available the collections of the Locust Grove Estate for the authors to study and utilize. We must also thank Kira Thompson, Reference Librarian, Poughkeepsie Public Library District, for providing historic images of the Reynolds house and the adjacent buildings.



*Fig. 1 - Upper Landing, c.1867. View looking west. Reynolds house (not visible) is located to the right of Fallkill Store. See composite image (Fig.) below.
Courtesy of the Adriance Memorial Library, Poughkeepsie, New York.*

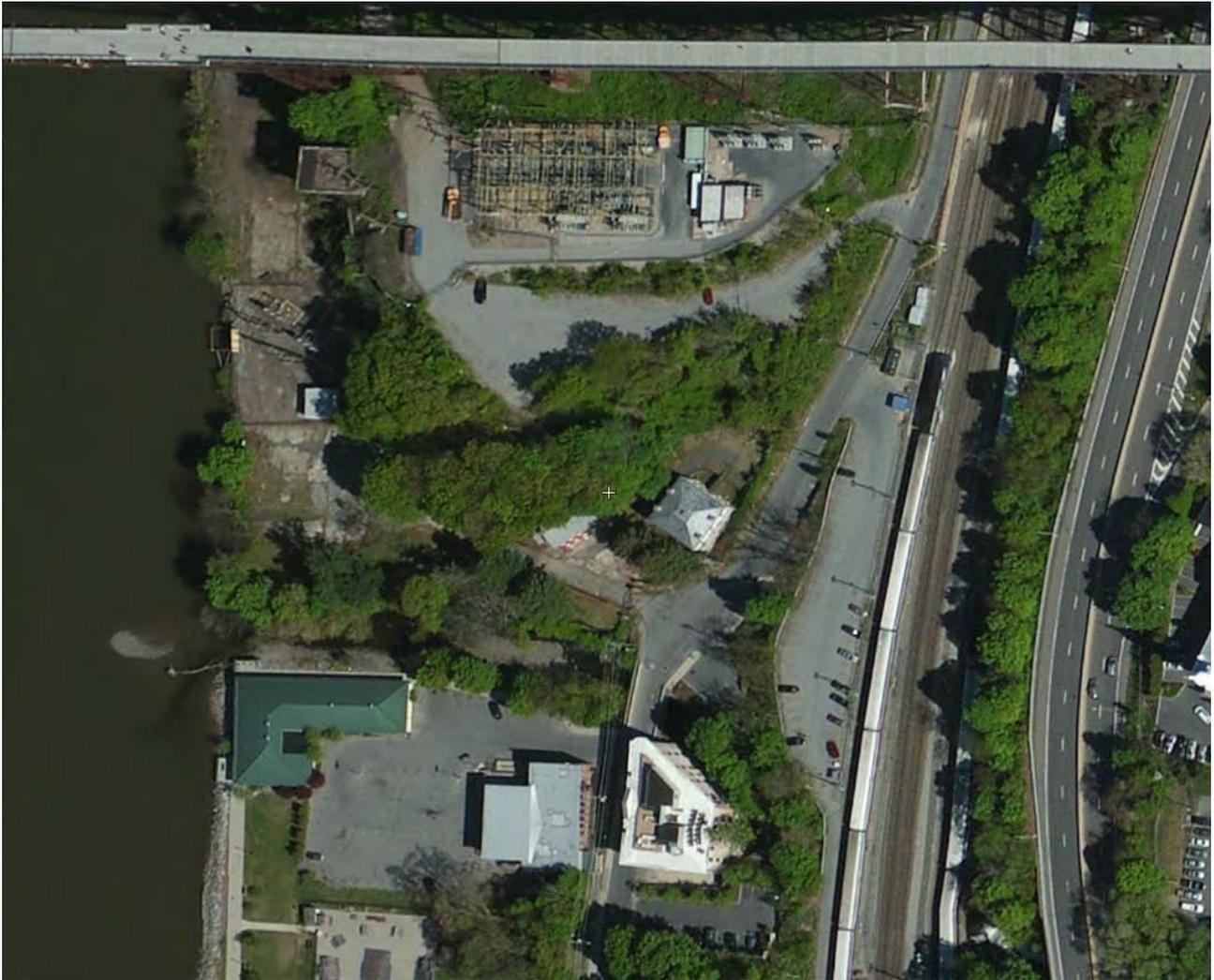


Fig. 2 - Satellite image of 83 Water Street, Poughkeepsie, New York. Hoffman and Reynolds houses at center of image. Bing Maps, retrieved December 18, 2012.

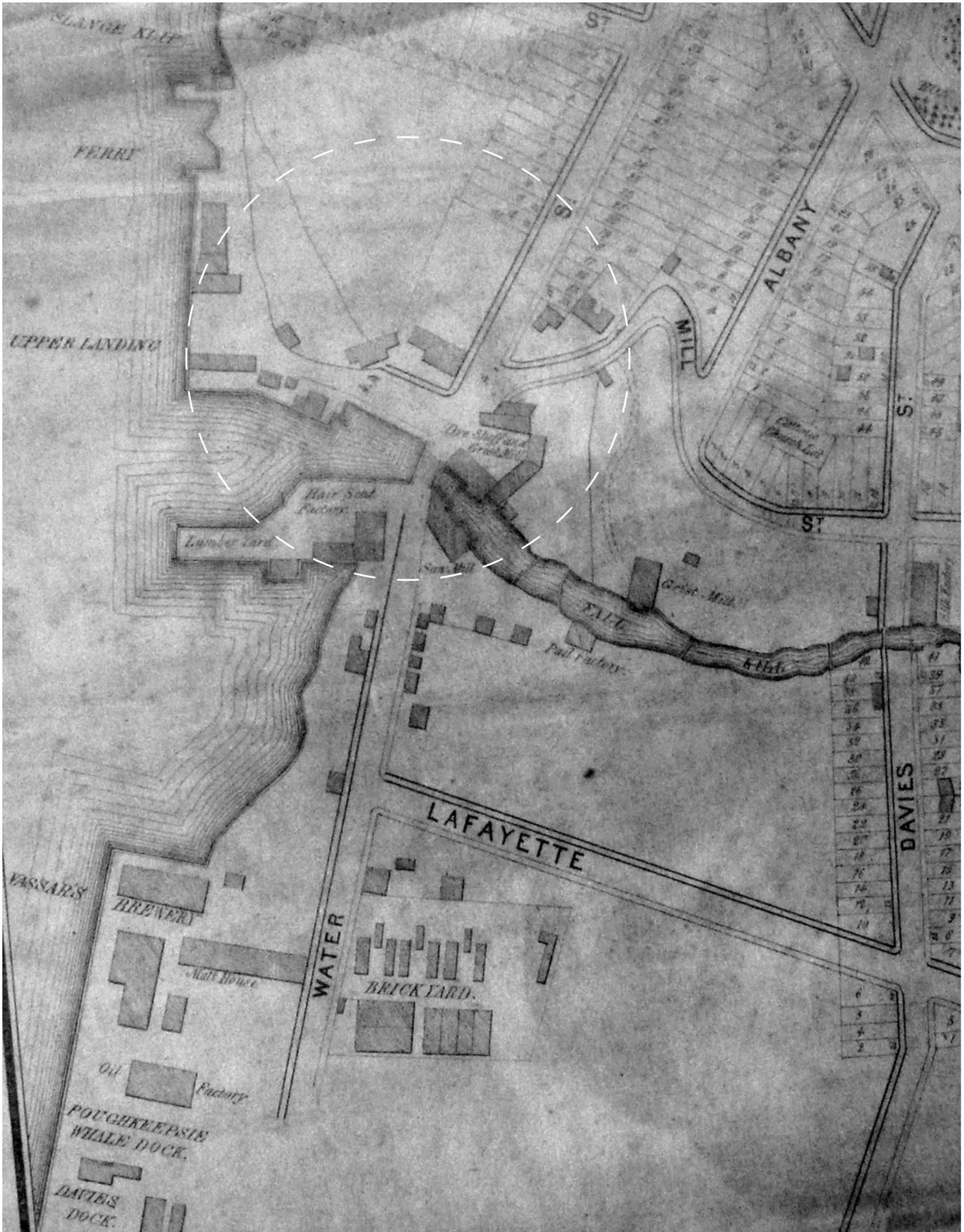


Fig. 3 - Map of Hoffman, Livingston, and Phillips Property, Poughkeepsie, Dutchess County New York. Affixed with label reading "To be sold sold by James Bleeker & Sons, to be sold at Poughkeepsie on the 25th of October, 1836." Courtesy of Locust Grove Historic Estate archives.



Fig. 4 - Composite view generated by merging two c.1867 photographs. Red arrow in image below approximates the viewing direction. Courtesy of the Adriance Memorial Library, Poughkeepsie, New York.

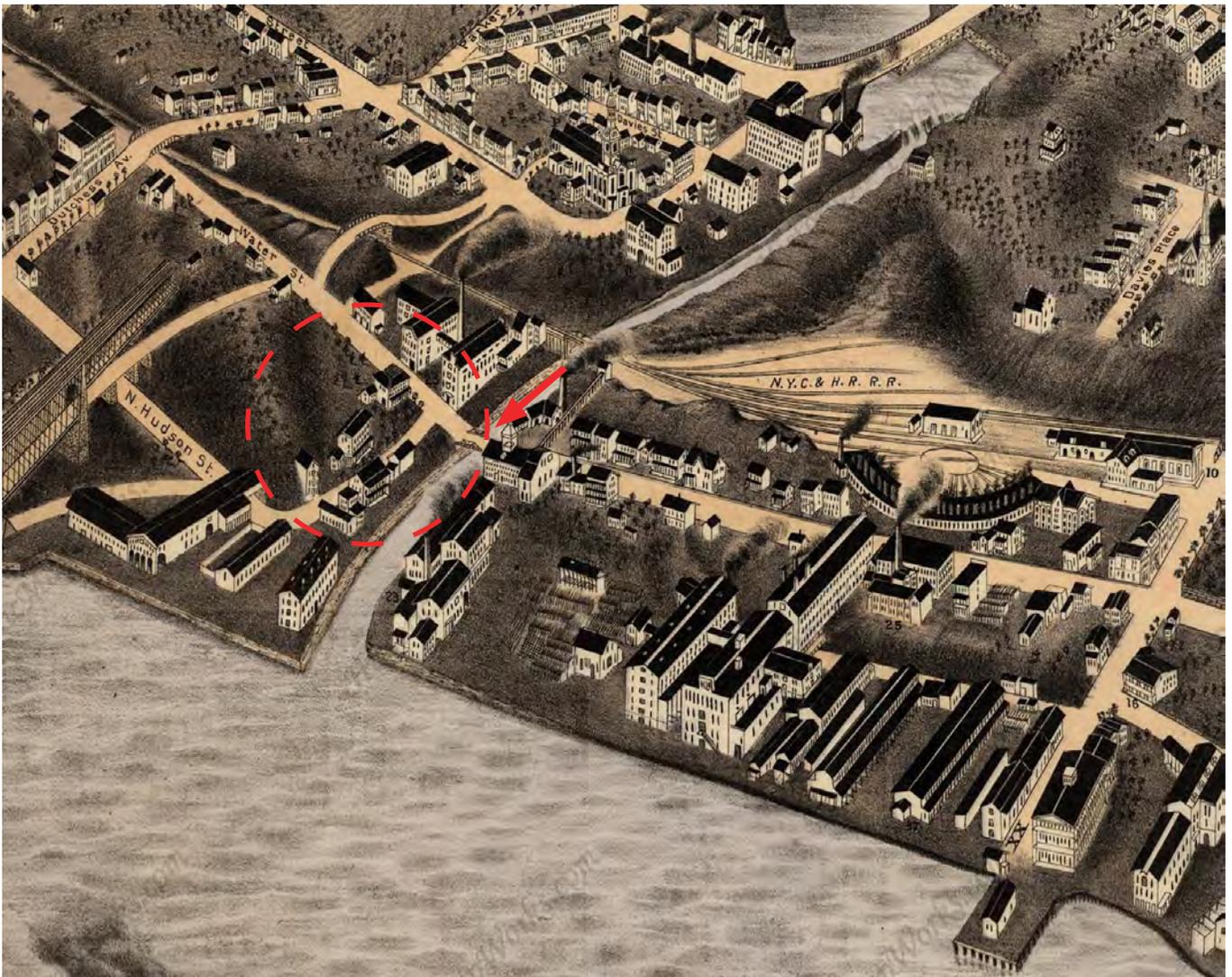


Fig. 5 - Poughkeepsie, New York. Birds-eye view, 1874. H. H. Bailey. Lithograph of G. W. Lewis, Albany, New York, 1874. Library of Congress Geography and Map Division Washington, D.C.

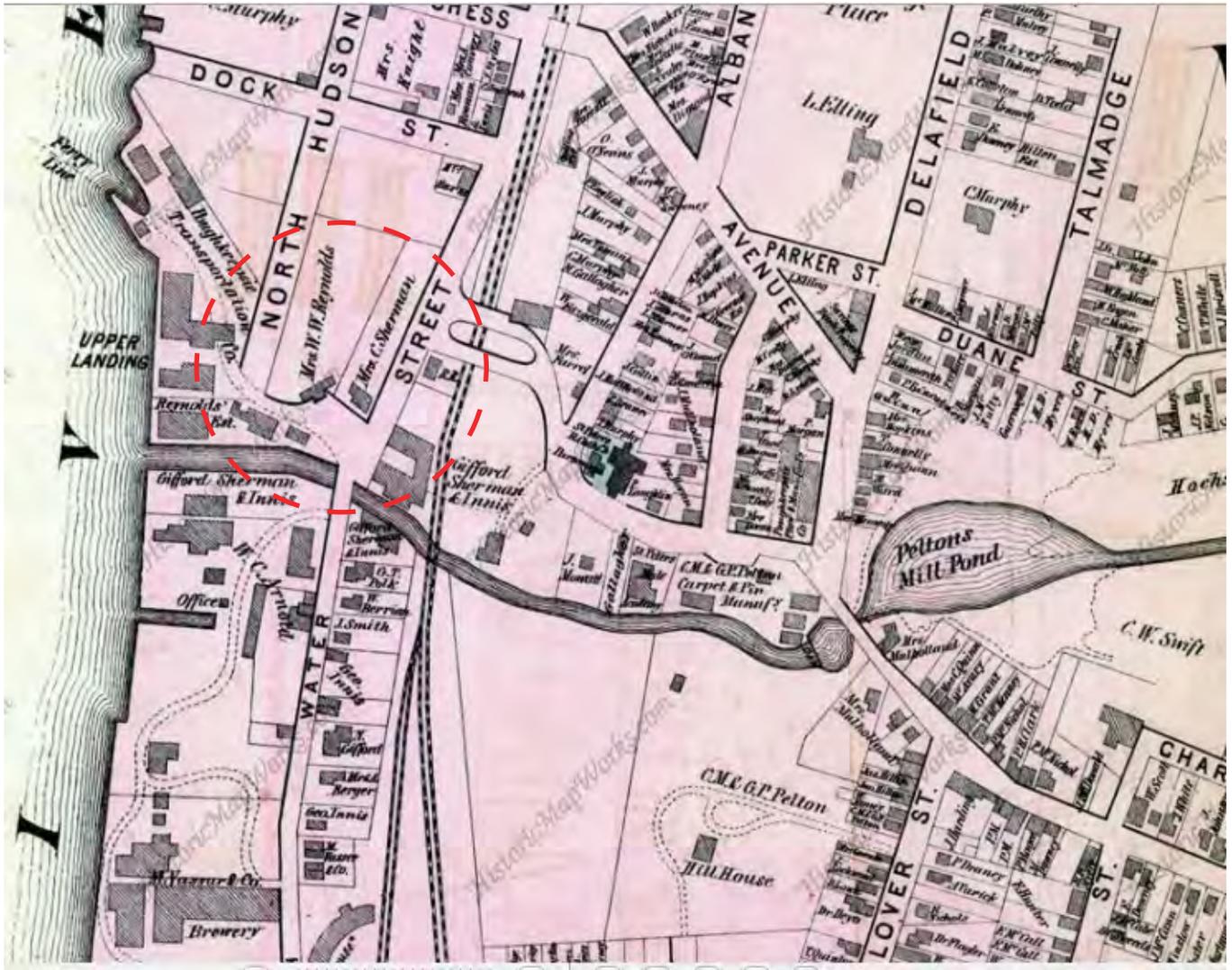


Fig. 6 - Poughkeepsie, New York. Dutchess County Atlas. 1876. Reading Publishing Co. 1876. <http://www.historic-mapworks.com/Map/US/12820/Poughkeepsie+City+2>

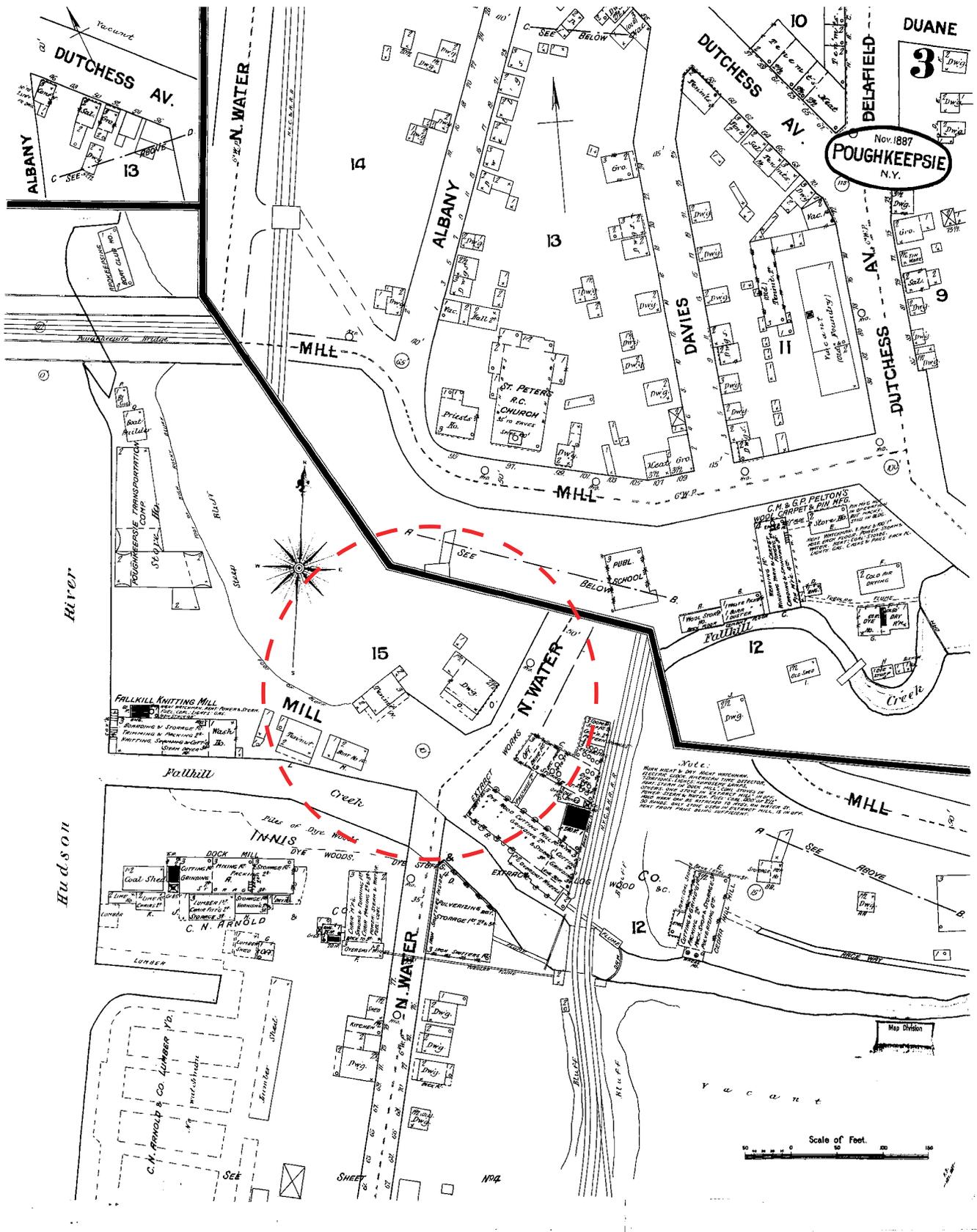


Fig. 7 - 1887 Sanborn Fire Insurance Co. map.



Fig. 10 - Hoffman house. South (front) and west elevations. November 2012.



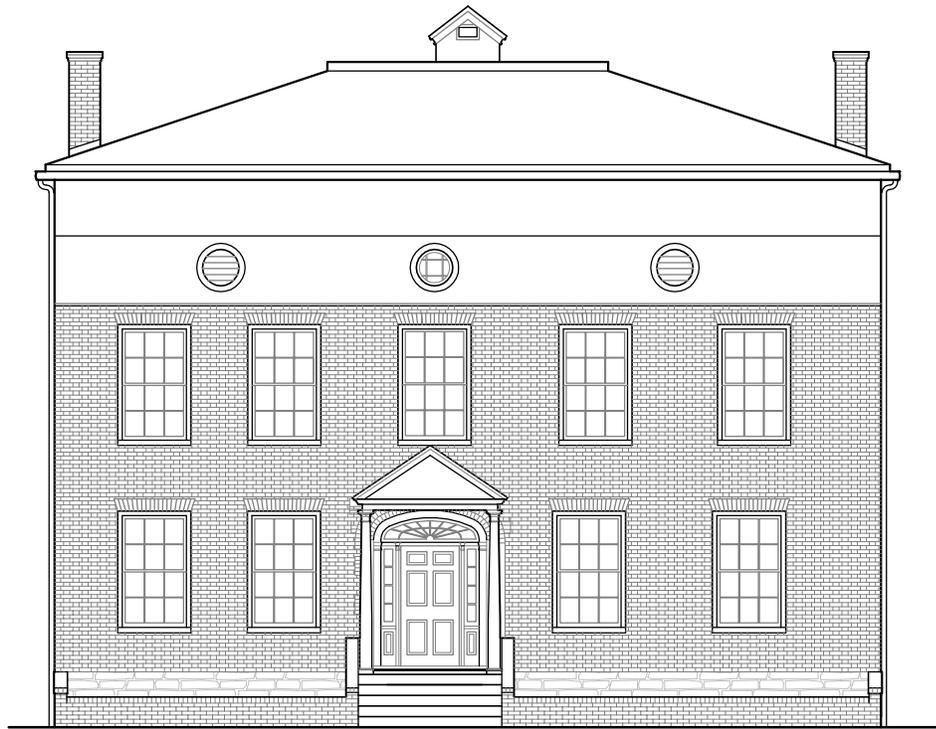
Fig. 11 - Hoffman house. West elevation. November 2012.



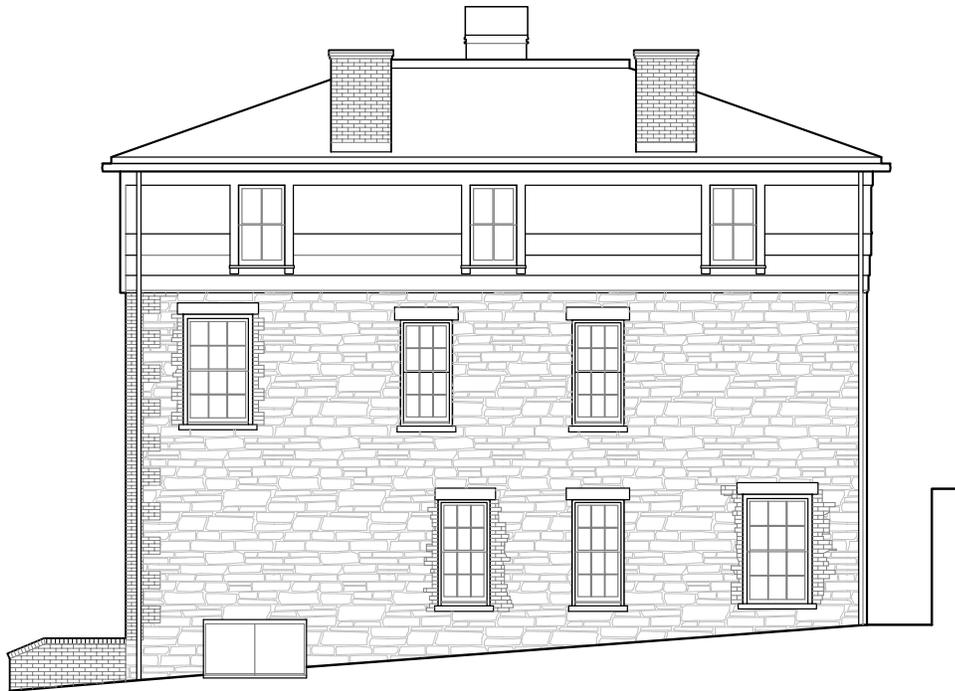
Fig. 12 - Hoffman house. North elevation. November 2012.



Fig. 13 - Hoffman house. East elevation. November 2012.



0 5' 10'



0 5' 10'

Fig. 14 - Hoffman house. Top, South Elevation. Bottom, West Elevation

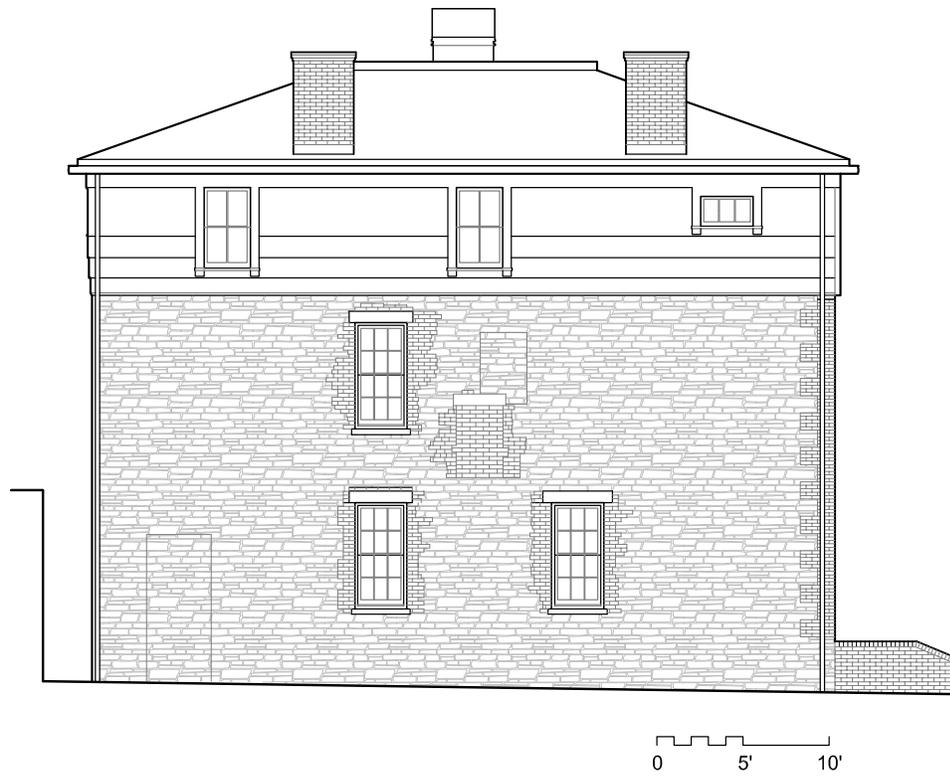


Fig. 15 - Hoffman house. Top, North Elevation, Bottom, East Elevation.

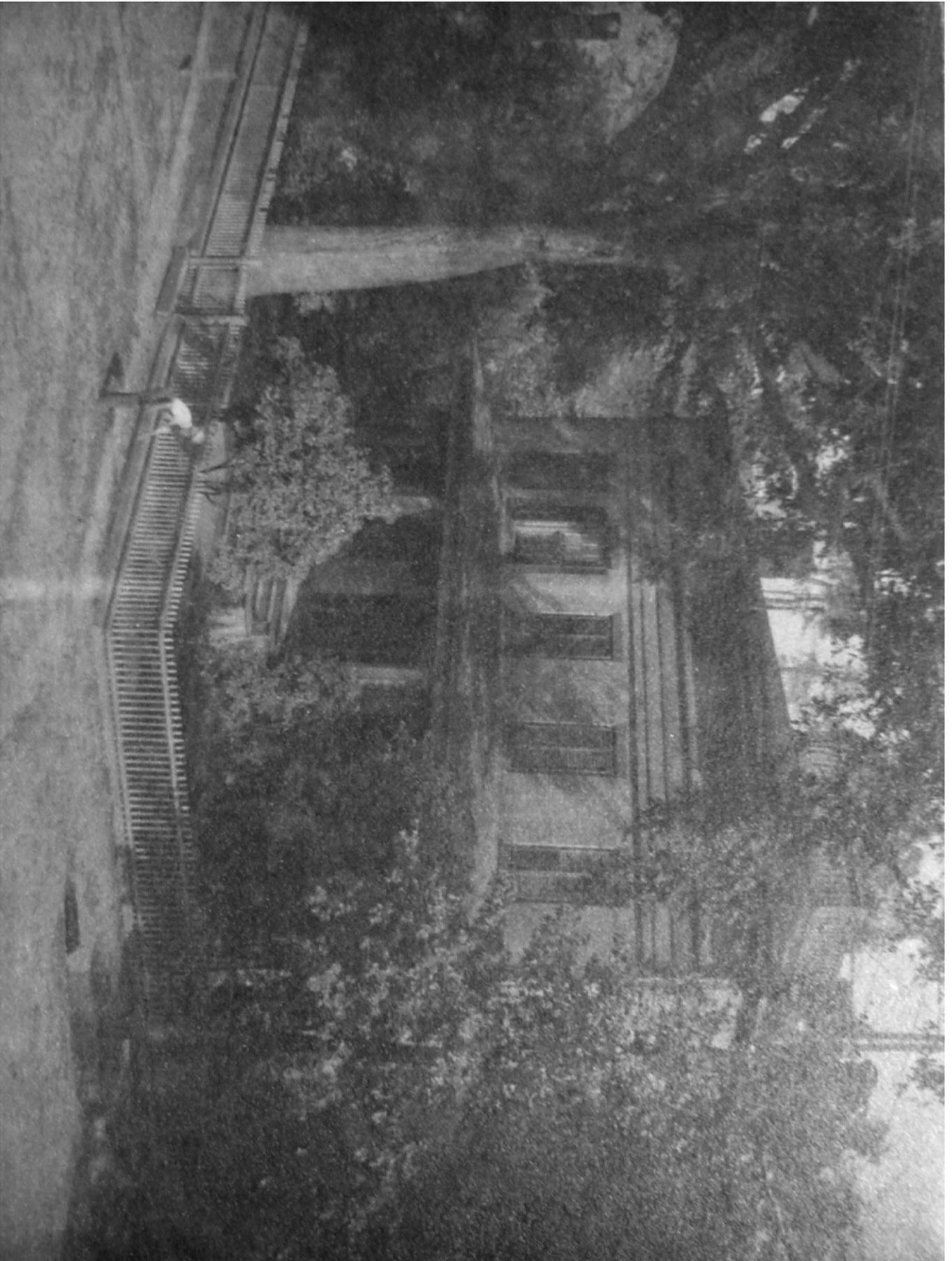


Fig. 16 - Hoffman house. Handwritten on back of photograph "Auntie Sherman's House. John Ogden the present owner in the foreground. Oct. 1900." Courtesy of Locust Grove Historic Estate archives.

Hoffman House

The present appearance of the Hoffman house is the result of a number of renovations performed on the building occurring at various periods throughout its history. While probes in the interior surfaces were created to study the underlying surfaces, only a small percentage of the encapsulated walls, ceilings, and floors were examined. Study of the building revealed four obvious campaigns of work; however, additional campaigns not yet discovered likely exist.

Precise details about the original house are hard to pin down. It has been speculated that the house dates to as early as c.1717, though the form, scale and construction suggest a later house dating from between the last decade of the eighteenth century and the first two decades of the nineteenth century. The general dimensions of the building's footprint are nearly square, measuring approximately 40' x 40'.

While later renovations appear to have had considerable affect on interior surfaces and finishes, as well as altering the roof line and introducing the half-story, no readily discernible indications are seen that suggest the footprint of the main body of the house (excluding the 1 ½ story west wing; no longer remaining) has changed since its construction. This is based on the uniformity of the masonry construction throughout the exterior walls as well as the interior walls of the basement. Had an earlier building existed that was then added to, one would expect to see variations in the masonry where old and new work meet (hard joint lines, differences in the types of stone, brick, and mortar used, disparities in coursing, etc.). Aside from changes in fenestration, no instances of these occurrences were observed.

As mentioned, the building once had a one and a half story wing projecting to the west off the

north end of the west elevation. The date of its construction is not known. This feature shows up on the 1874 birds eye view of Poughkeepsie, and the 1887 and 1895 Sanborn maps (Figs. 5, 7,8). The wing was removed by 1913. A door opening (now infilled) at this location is believed to be original to the construction of the wall as the coursing of the stone at the lintel and jambs is contemporary with the construction of the surrounding masonry. Portions of a thin plaster render remain on the wall here where the interior finish wall was for the wing. Vertical scars in the render indicate the depth of the interior of the wing. The masonry adjacent to these scars is undisturbed, bearing no signs of preexisting walls or roofline. This is curious and raises the question as to the type of construction of this wing. One would expect a stone wing that was constructed contemporary with the main block of the building to have been coursed into the adjacent stone; however, no evidence of this exists. It may have been of frame construction and not directly anchored to the adjacent wall resulting in the lack of disturbance.

A major renovation (or renovations) to the building occurred sometime c.1840, which introduced the Greek Revival elements seen in photographs and which remain scattered throughout the building (Figs. 16+17). This work included the removal of the earlier roof in its entirety, the construction of the half-story and double hipped roof, the addition of the south porch, and updating of the interior finishes. Of what little remains of these features, what has been found exhibits distinctly Greek Revival characteristics and details. The half-story, built in frame construction, is essentially composed of a narrow cornice with modillions, a wide frieze with three stepped fascias below. This feature is suggestive of a full entablature commonly found on classical buildings, though used here on a grand scale.

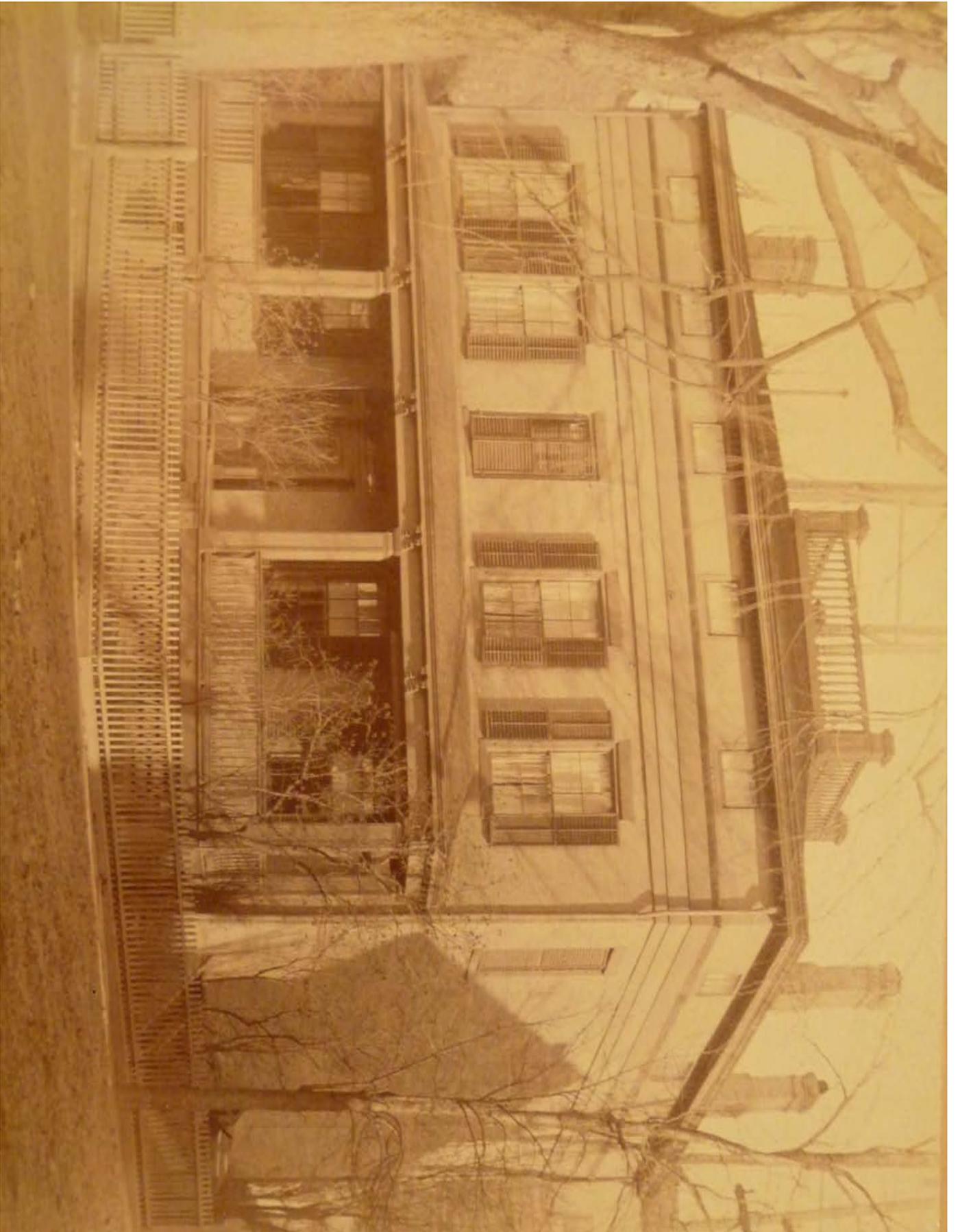


Fig. 17 - Hoffman house. Handwritten on back of photograph "January 19th, 1897. The Old Stone Fort built ca. 1816. Home of Aaron Innis. Sold 1897."
Courtesy of Locust Grove Historic Estate archives.

In c.1920, the building was substantially renovated to accommodate the offices for the Central Hudson Gas and Electric Company. This work was far reaching, affecting both the exterior and interior of the building. The south porch was removed and the existing brick steps and planting beds were likely constructed at this time. The existing south entry including the portico, Colonial Revival entry and arched masonry opening is believed to date to this period as well (Fig.18). The fenestration on the south façade does not appear to have changed; however, select window openings on the east and west elevations appear to have been repaired, added, and in a few instances infilled. The majority of the 6/6 sash windows date to c.1840. These were retained, although the exterior casings have been replaced and the shutters were added at this time.

The interior of the building at this time was gutted and replaced in its entirety. This phase of work erased the first and second floor floor plans and replaced them with large, open spaces at each floor arranged around a center stair. Most preexisting finishes were removed from the first two floors and covered by new flooring, walls, and ceilings added during this campaign. Access to the third floor was removed at this time and this level was essentially reduced to attic space reached by a ceiling hatch.

The Exterior

The house today exists as a nearly square, two and a half-story building. The first two floors are masonry, with the front (south) façade constructed in brick and the remaining three sides constructed in coursed rubble stone. The top half-story is frame construction with wood siding. A double-pitched hip roof covers the building; a small monitor is located at the center of the roof. The principal façade is five bays wide with the entry located in the center bay. The

center bay is slightly off from the true centerline of the elevation, resulting in larger parlors on the east side of the house.

The brick on the south elevation is laid in Flemish bond, a method of setting each course of the brick in alternating headers and stretchers, with each header centered above and below a stretcher (Figs. 20+21). Surprisingly, a high percentage of early, likely original, mortar remains on this elevation. The bricks are set in ruled joints that have been penciled, that is to say that after the mortar joint had been struck with a trowel, it was tooled again with a joint rule run along a straight edge resulting in a uniform narrow bead being pressed into the mortar joint. This incised bead was then painted white to enhance the appearance of the brickwork. Ground floor areas that were sheltered by a porch that once ran across the front of the building and locations behind the shutters still retain good examples of penciling.

Scars in the brickwork left by earlier features are scattered across the south elevation. In the brickwork between the first and second floor windows are patched areas where framing members for the porch roof installed in the mid-nineteenth century were located (Fig. 22). A careful inspection of the brick courses above the second floor lintels reveals wood nailers set in the brickwork. The nailers are spaced approximately 24" on center and bedded directly into the brickwork. Like the patched brickwork where the porch members were located, these too have been parged over with cement. These may relate to an earlier cornice located here prior to the introduction of the half-story structure.

The principal entry is centered on the first floor of the south elevation and reached by a short run of brick steps. The entry is set in an elliptical brick-arch opening within the wall plane and

is treated with a Colonial Revival frontis in a pseudo-Federal style. A wood frame “Colonial” style portico shelters the entry and covers the top landing of the steps. These features were all added as part of the c.1920 improvements to the building. The opening for the entry is built using a different type of brick than that used in the façade of the building. The brick used here is a much more uniform, red brick set in Portland cement based mortar. The correlation of this brick type with the c.1920 alterations provides a means of understanding additional changes made to the building at this time (discussed below.)



Fig. 18 - Detail of the Colonial Revival entry and portico. The masonry opening was altered in the early twentieth to accommodate the Federal style door surround. The portico is believed to be contemporary with the door opening or added shortly after.

The window openings in the masonry on the south (front) and north elevations are in their original locations and, with the exception of the door opening introduced at the second floor on the north side of the building, do not appear to have been altered (Fig. 20). The shutters and their respective hardware are later additions and date to the c.1920 renovation of the building.

On the west and east sides of the building a number of changes in the building’s fenestration have occurred at different periods of time. There do not appear to have been window open-



Fig. 19 - Hoffman house, west elevation. Typical example of a later window opening introduced in the twentieth century. This alteration was performed in the Twentieth century. The sides of the opening are built in brick set in Portland cement mortar and the lintels and sills are formed in concrete. Note the dimensions of the sash compared to those found on the south elevation (preceding image).

ings on the west elevation when the building was first constructed. The three openings on the east elevation with stone jambs and stone lintels (one on the first floor and two at the second floor) are the earliest openings here and likely date to the construction of the building.

The second generation of window openings are differentiated by the use of salmon colored brick for the jambs with stone lintels and sills (Fig. 19). These are located at the north end of the west elevation and includes the infilled opening set between floor levels (originally lighting a stairway) and on the east elevation at the south end of the second floor. The opening on the east elevation employs Portland brownstone for the lintel and sill, where on the west elevation lesser quality bluestone/limestone is used. The use of brownstone on the east elevation may have to do with it facing the street, making it a more public façade versus the west elevation that is hidden

from view.

A third generation of window openings is distinguished by the use of Portland cement lintels and sills with red brick jambs. These were likely introduced during the c.1920 renovations to allow light and ventilation into the new interior spaces. These openings occur at the south end of the west elevation at the first floor, and on the first floor of the east elevation. The same brick used to construct the jambs at this time is also used to infill the opening between floor levels on the west elevation providing a good indicator of when this opening was closed.

Three original cellar window openings remain in the south elevation concealed behind the planting beds. The openings are currently bricked-in; however, they likely housed glazed sash.

The present appearance of the wood frame half



Fig. 20 - Hoffman house, south elevation. Representative example of wood sash and frames, shutters, and brick opening.

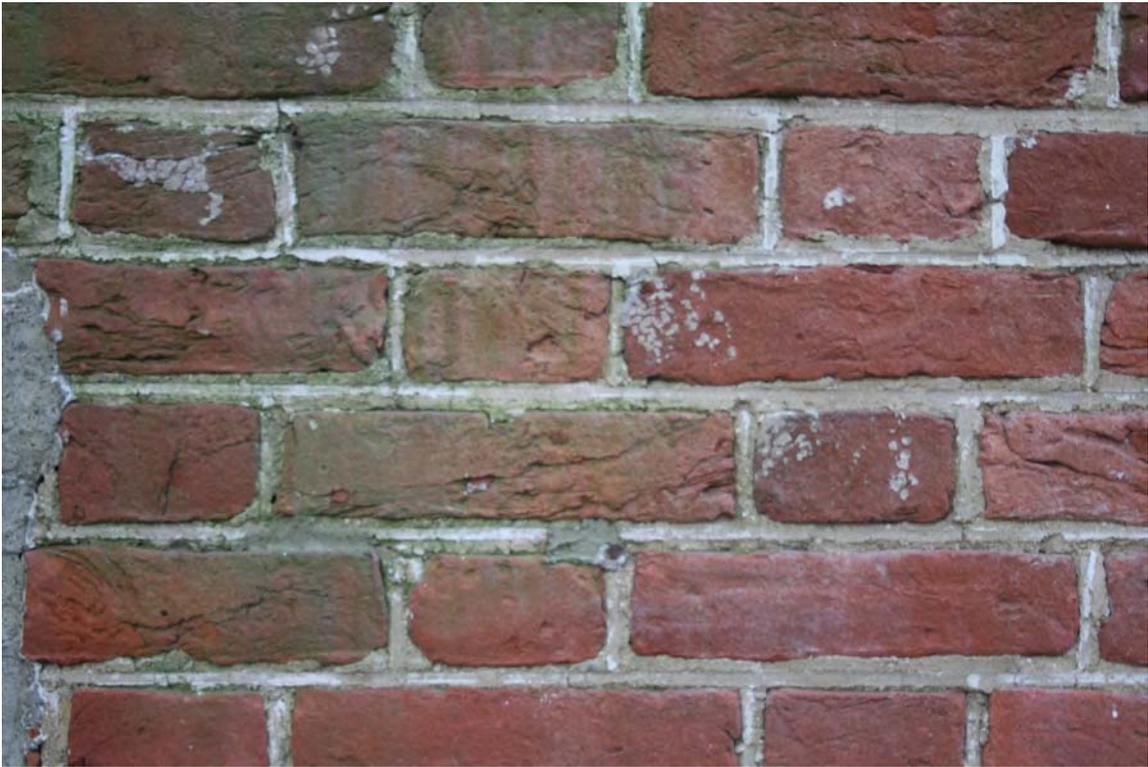


Fig. 21 - Hoffman house, south elevation. Brick laid in Flemish bond. Note the ruled and penciled mortar joints.



Fig. 22 - Hoffman house, south elevation. Areas of patched brickwork where framing for the porch roof was located.

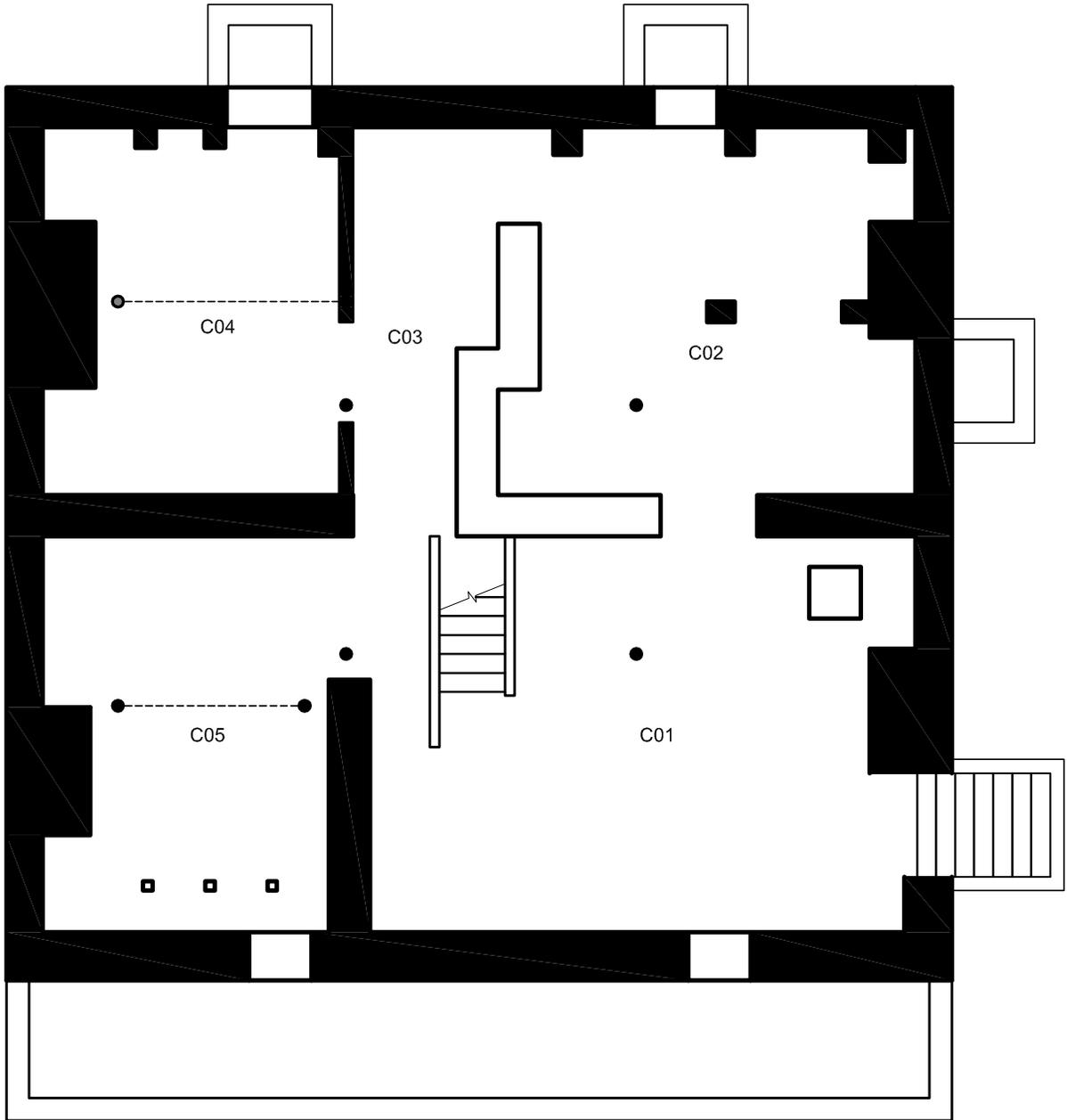


Fig. 23 - Hoffman house. Existing cellar plan.

story above the second floor is the result of a number of changes that have altered its original appearance, especially as it relates to the south elevation. The present appearance of the south elevation is the result of later windows, vents, and siding added sometime in the late twentieth century and flush board siding replacing the stepped fascias originally used. The design of the south elevation at this level would have matched what is currently found on the west side of the building. With respect to the fenestration, five horizontal, three light windows were located across its elevation over each window below (Fig. 44). The 2/2 sash windows were introduced c.1900 when this level was renovated for use as a tenement.

Hoffman Interior

The interior of Hoffman house as it appears today is largely the result of the c.1920 renovations performed on the building. This work removed all of the interior partitions at the first and second floor levels and padded out the exterior walls and ceilings with new framing and furring encapsulating the earlier surfaces under fiber board panels used for the new interior surfaces. Terrazzo, linoleum, vinyl tile and ceramic tile are used throughout the interior and cover earlier wood floorboards.

The Cellar

The cellar and half story were largely unaffected by this campaign of work. Aside from isolated changes to some of the cellar walls and the removal of the nineteenth century stairs to the cellar, these spaces remain fairly intact. With the walls and ceilings exposed, access to the framing and underlying surfaces yielded a number of interesting details concerning the construction of the building.

The cellar was originally partitioned into two

principal areas divided by the east-west wall that runs across the middle of the cellar. Initially, the only door allowing access between these two spaces is that found on the east side of the cellar containing an early, probably original, joined door jamb in its opening (Figs. 24+25). The opening in the masonry in the center of the cellar is a later introduction, as evidenced by the rough jambs where the stone has been removed. Just north of this opening an earlier, likely original, set of stairs lead from the first floor down into the cellar. This accounts for the jog in the stone wall here which provides the necessary room for circulation around the stairs and access to the eastern part of the cellar. The brick wall along the west side of this stair bears the impression of the stair stringer as it passed down from the first floor to the cellar. This suggests the wall was added at a later date and was built to accommodate the existing stair.

Inspection of the first-floor floor framing here revealed a number of interesting details. The joists examined in the west portion of the cellar only span half the depth of the building, with their interior ends supported on a girder set atop a masonry wall running east-west through the cellar. The wood used here is a hardwood and has the appearance of chestnut or white oak. The saw marks on these members are rough and erratic and have the appearance of pit sawn lumber.

The corresponding joists on the opposite side of the building (under the eastern rooms) are entirely different. The joists here are hewn, softwood timbers which run the depth of the building in a single span, a distance of nearly forty feet. While they are supported near their midpoints on the same east-west masonry wall the west joists sit on, these joists pass over the wall without interruption.

Between these two different sets of joists are



Fig. 24 - Hoffman house, cellar. View looking south. Early door opening between east rooms.



Fig. 25 - Hoffman house, cellar. View looking south. Detail of door frame illustrated in preceding image. Arrow identifies location of joinery used to construct this element.

the timbers that supported the north-south walls that defined the stair hall in the floors above. Like the timbers to the east, the length of these timbers originally spanned the entire depth of the building; however, they have since been cut and altered as a result of later improvements. What is unusual about these timbers are the wood plugs located in them throughout nearly their entire length. The plugs are 2" in diameter and spaced approximately 26" on center. These run through the timber and are flush with the surface on both sides. The purpose and function of these is unknown.

Of all of the spaces in the cellar, only the two rooms north of the east-west wall show signs of whitewash and plaster ceilings. This is most apparent on the walls under Room 108, what was the original kitchen of the house. Given the location of the cellar stairs, these rooms may have been used for storing items and foodstuff and finished with whitewash. The alkaline nature of whitewash (producing a somewhat sanitary surface) together with its ability to reflect light and inexpensive nature made its use in spaces like these quite common and not unexpected.

First Floor

Prior to the c.1920 renovations, the first and second floor plans of the house appear to have consisted of a north-south passage located in the middle bay of the house with rooms located off either side of it. This passage would have been entered immediately from the front (south) entry and a corresponding door at the opposite end of the passage would have lead out to the north side of the house. The stair running between the floors was located at the north end of the passage set against the west wall (Fig. 27). This stair ascended along the west wall of the passage, turned at a mid-level landing, then ascended along the east wall up to the second floor.

Assuming that the building dates to at least the early years of the nineteenth century, one would expect to find in a building of this scale and class fireplaces in all of the principal rooms of the house. A total of four fireplaces were located, two on the west wall and two on the east wall, at both the first and second floors of the house. The fireplace found in room 108, in the northwest corner of the house is much larger than the others and served as a cooking fireplace.

With an understanding of the chronology of the window openings, the presence of a center passage and the locations of the fireplaces, a general idea of the room arrangements can begin to be formed.

On the first floor, the area west of the center passage was likely made up of three spaces at the time the building was renovated. A room measuring approximately 15'-10" x 14'-2" was located at the front of the house, the kitchen was in the back west corner of the building and between these two rooms was a small space containing a winder stair. This stair likely served as a servant's stair between the kitchen and a chamber above.

The area east of the center passage is believed to have consisted of two rooms, one filling the front half of the building and the other the back half. These may have been connected by an opening between the two forming a double parlor arrangement.

Of the probes made in the existing walls and ceilings, a limited amount of early surface finishes and features were uncovered. Those features found include:

Room 110 - Southwest room

- Recessed painted wood panel under windows

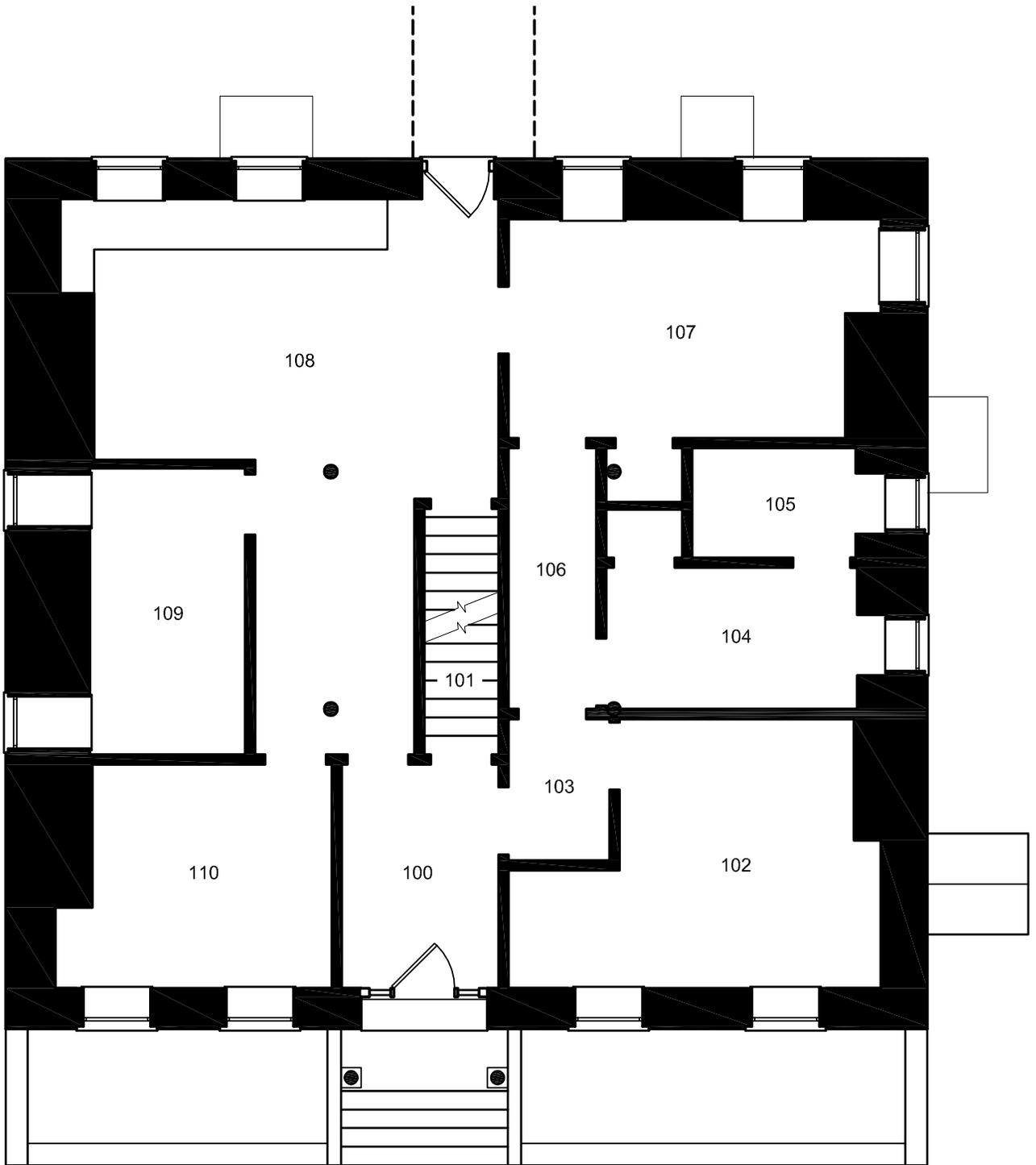
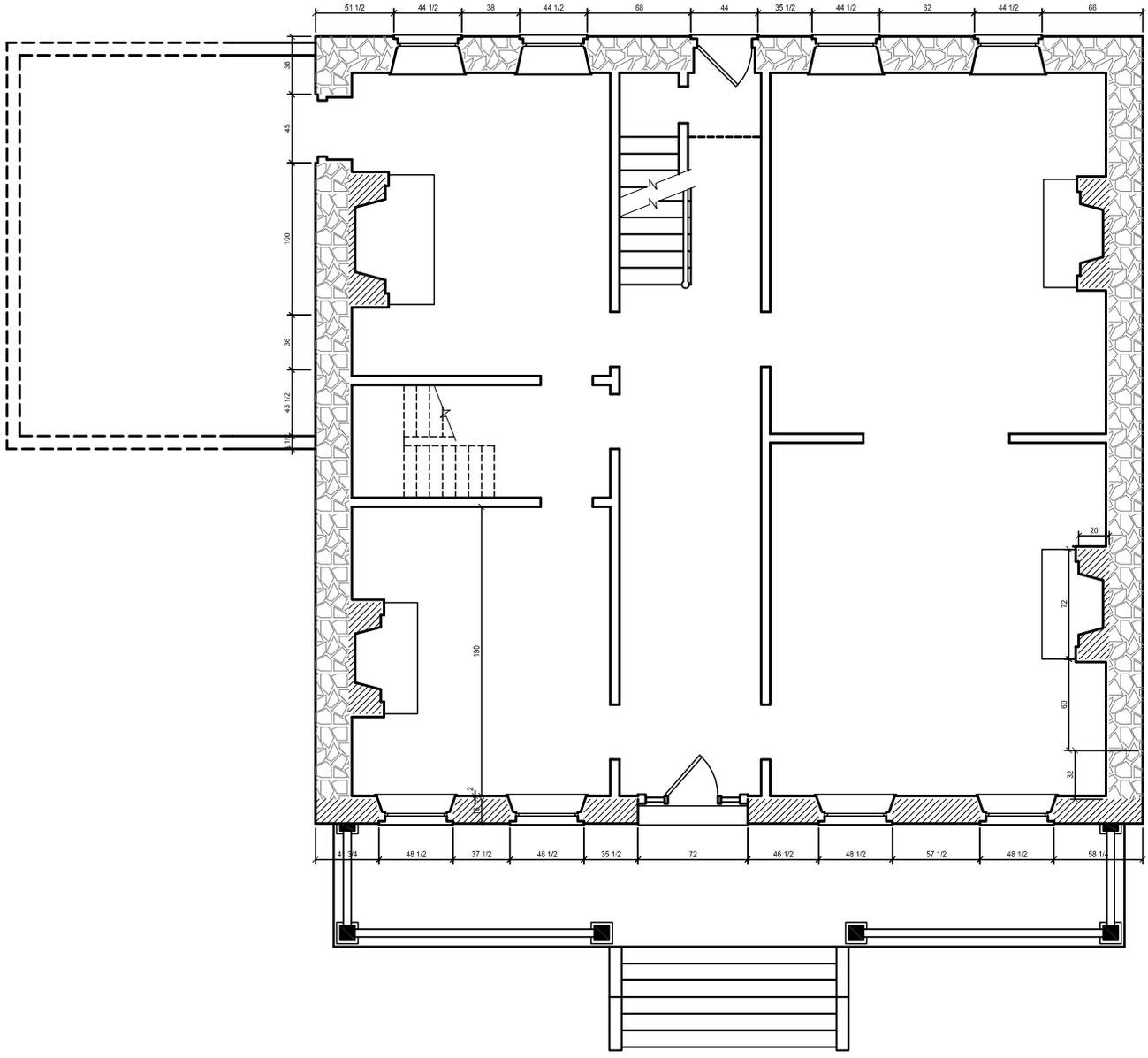


Fig. 26 - Hoffman house. Existing first floor plan.



27 - Hoffman house. Conjectural restored first floor plan.



Fig. 28 - Hoffman house. First floor stair hall. View looking north. Note the three door openings on the left (west) side of the hall, two on the right (east) side and door at the far end of the hall leading to the back (north) of the house. Dated January 19th, 1897. Courtesy of Locust Grove Historic Estate archives.



Fig. 29 - Hoffman house. View of the front (south) parlor in foreground and back parlor beyond. The architectural finishes (the mantel, cornice, baseboard) reflect details associated with the Greek Revival style (Gothic Revival in the case of the mantel). Dated January 19th, 1897. Courtesy of Locust Grove Historic Estate archives.

framed with a flattened quirked ovolo.

- Two generations of wallpaper on the south wall between the window openings (Fig. 33). The top layer of paper dates to c.1850-c.1870; the lower paper was in such poor condition its pattern was not discernible.
- The fireplace opening has remnants of a wood mantel and cast iron insert set within the fireplace opening (Fig. 30). Both of these elements appear to date to the last quarter of the nineteenth century.

Room 109 - West middle room

- Portions of a plaster wall remain insitu on the west wall here (Fig. 31). Owing to the window opening located between floor levels, this space is believed to be part of a c.1840 stair that ran between the first and second floors. The plaster is applied to circular sawn wood lath applied

to nailers. The plaster retains an early sponge painted finish. The ghost of the architrave and window apron are captured in the paint surrounding the window opening.

Room 108 - Kitchen

- A large cooking fireplace is located in the west wall. The firebox is constructed in brick and a pair of iron pintles for a crane still remain on the south jamb of the firebox. No evidence for a bake oven was present; however, this may have been located in the wing located off this room.

Room 108 - Passage

- The ceiling framing at the north end of the passage bears the scars of where the stair to the second floor was located. Empty mortise pockets on the underside of the west beam define where the wall was located on this side of the passage. The east side of this beam has also



Fig. 30 - Hoffman house. First floor, southwest room. The fireplace opening here contains remnants of a mantel and cast iron insert.



Fig. 31 - Hoffman house. First floor middle room. A large portion of the earlier plaster wall remains buried behind the existing west wall of the room. The unpainted plaster at the top of the image is where a window architrave and apron was located. The wall is painted with an early rag or sponge applied finish.



Fig. 32 - Hoffman house, second floor, southeast room. Recessed panel with flattened quirked ovolo located under east window opening.



Fig. 33 - Hoffman house. Wallpaper fragment found on wall of southwest room, first floor. Pattern dates to c.1850 - c.1870. Another paper was located under this one; however, it was in too poor of a condition to identify it.



Fig. 34 - Fragment of the black marble mantel once located in the first floor, southeast parlor. Writing on a photograph showing one of the parlors notes that there were two black marble mantles in the house. Likely one in each of the two parlors.



Fig. 35 - Hoffman house. Detail of parlor photograph showing the black mantel in-situ. Photo dated January 19th, 1897. Courtesy of Locust Grove Historic Estate archives.

been cut back approximately 5/8" to accommodate the stair.

Room 102 - Southeast room

- A fireplace is located in the east wall of the room. Fragments of a black marble mantel were found stacked inside the firebox (Fig. 34). The stone has the appearance of Portoro marble from the La Spezia region, Liguria, Italy. This marble was exported to England and France during the 18th, 19th, and 20th centuries and largely used architecturally and for furniture.¹
- Of the two pieces examined, one was a plinth block on which a pilaster would have stood, and the other was a portion of pilaster. The piece of pilaster measures 7" wide and has a one inch filleted chamfer along each edge.

Room 107 - Northeast room

- A bricked-in fireplace is located in the east wall of the room.

Second Floor

Prior to being renovated the second floor appears to have followed a similar arrangement of rooms as that of the first floor. The main stair rising up from the first floor would have reached the second floor at the north end of the center passage on its east side. A flight of stairs to the half-story, likely added when this space was constructed, ascended along the west wall, turned to the east, then turned again to the south where it ultimately reached the half-story above.

To the west of the center passage are believed to have been three rooms and to the east of the passage two rooms.

Room 210 - Second floor, Southwest room

¹ Price, Monica T. *The Sourcebook of Decorative Stone: An Illustrated Identification Guide*. Buffalo, New York: Firefly Books, Ltd., 2007.

- Recessed painted wood panel under windows framed with a flattened quirked ovolo.

- The fireplace in this room appears to have gone through three alterations in its lifetime. It started out as an approximately 38" wide fireplace. At some point, the opening to the hearth was reduced in size, resulting in a smaller fireplace opening. Finally the opening was bricked-in and closed up. A hole was created in the upper part of the chimney to accommodate a stove pipe for a wood or coal stove set in the room.

Room 209 - Second floor, Middle room

- This area would have contained the stair believed to have run between the two floors here.
- Bevel cut, half-lap joints in the ceiling joists here indicate where the walls partitioning this space were originally located (Fig. 37). These were located in two areas of the ceiling framing suggesting at least two sets of walls, one to the north and one to the south, defining the stair enclosure. A single, rose-head wrought nail was found embedded in the masonry where the south wall would have met the masonry.

Room 208 - Second floor, Northwest room

- A fireplace was located in the west wall of this room. This fireplace is slightly larger than others found in the house with the exception of the cooking fireplace in the kitchen. A single piece of stone forms the lintel of the opening.

Room 202 - Second floor Southeast room

- Examination of the southeast window opening revealed a recessed painted wood panel framed with a flattened quirked ovolo under the sash and splayed jambs finished in painted flat boards.

Room 204 - Second floor, East room

- The fireplace opening located in the east wall of this room was originally associated with the south room located on this side of the building. This fireplace appears to contain two generations of fireboxes, the original one, and a later one built within this of reduced proportions. The opening is current bricked-in.

Room 206 - Second floor Northeast room

- No probes created, however, based on other openings made throughout the building the fireplace for what was originally the northeast room of this floor should be located against the east wall.

Half-Story

- The third floor located in the half story of the building is a product of the c.1840 renovations made to the building. The appearance of this floor c. 1840 is unknown. Its present appearance reflects c. 1900 alterations which partitioned the floor into a series of numerous small rooms and passages.
- This floor was originally reached by a continuation of the main stair which terminated in Room 308. This stair no longer exists and instead, a drop down stair has been inserted in the ceiling of the second floor stair hall. Patching in the floor boards and remnants of finishes on the wall identify exactly where the original stair was located and as well as its general dimensions.
- The majority of the remaining finishes -- plaster, wallpaper, trim -- date to c.1900. The door and window architraves, baseboards, and crown molding is all composed of machine run mill-work typical of the period (Fig. 38). The portions of the chimney stacks which run through this space are plastered and in some cases finished with the same wall paper used in the

rooms.

- Many of the c.1840 three light windows located throughout this floor level have been removed and replaced with either c.1900 2/2 light windows or, in the case of the south facade, round, divided light windows installed in the late-twentieth century.

- A light and air shaft is situated in the center of this space and is surrounded by a hall and pair of rooms. Access to the existing roof scuttle is also located here.

Attic

Inspection of the attic allowed close viewing of the half-story ceiling framing and roof framing. The ceiling framing is made up of a mix of salvage material and new (c.1840) members. The salvaged material is mostly used as nailers for fastening lath and wall partitions to. The rafters and structure carrying the upper portion of shallow roof all dates to c. 1840. The members are sawn by a reciprocating saw and fastened together with cut nails or connected with joinery using the square rule method of framing, a layout method utilized by framers after 1800. Iron straps wrapped around the corners of the framing carrying the upper area of roof are nailed into the timbers and strengthen the connection of the timbers there.

Black iron pipe for supplying gas lights still remains throughout the attic. This likely dates to the second half of the nineteenth century.

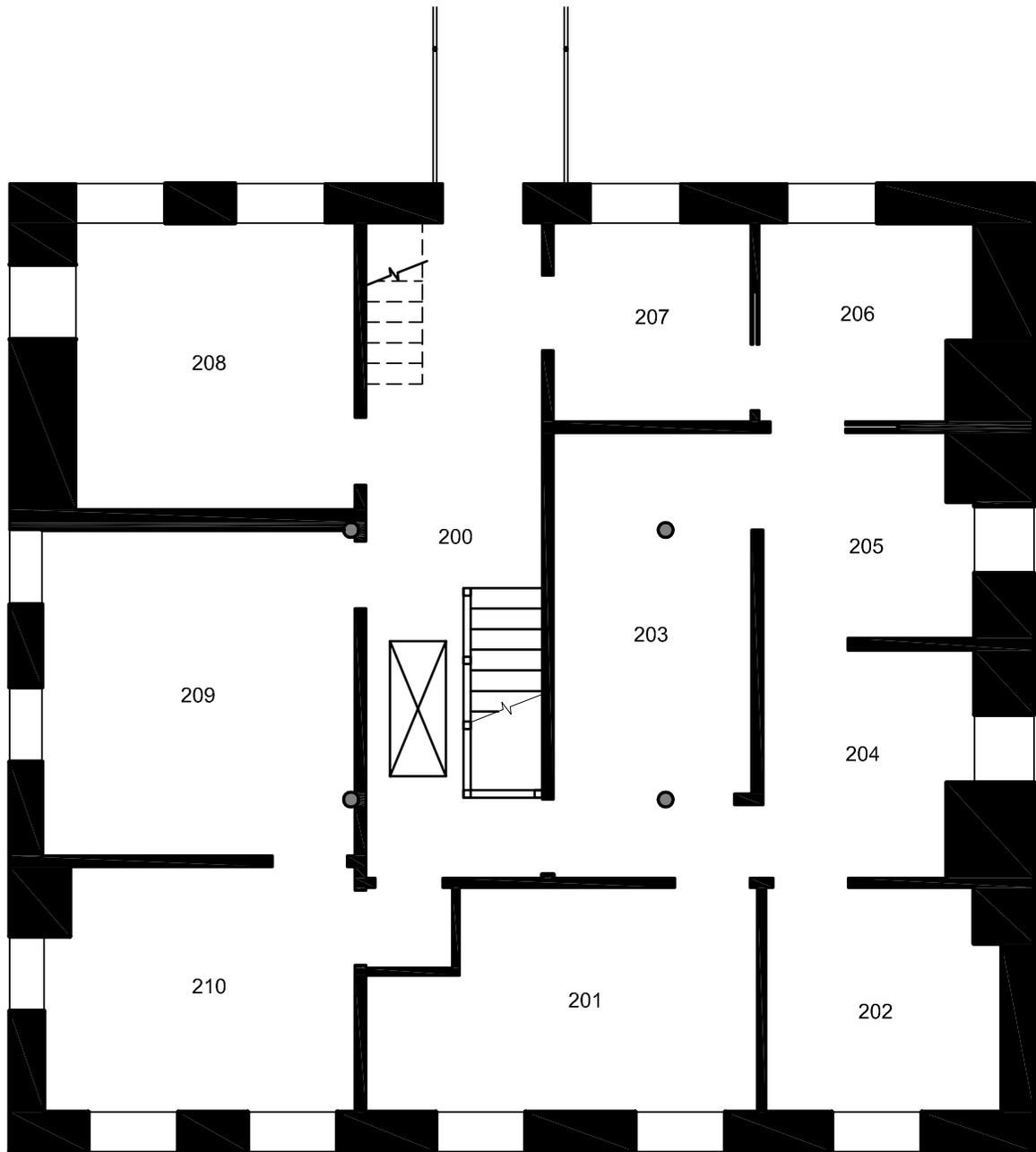


Fig. 36 - Hoffman house. Existing second floor plan.



Fig. 37 - Hoffman house. Second floor, west of stair hall, middle room. Bevel cut, lap joints indicate the locations of where earlier stud walls were located. This detail was used throughout the house to frame the walls.



Fig. 38 - Hoffman house. Half-story, southwest room. View looking north. All of the woodwork -- door architraves, corner blocks, base boards -- at this level is late-nineteenth, machine run millwork.

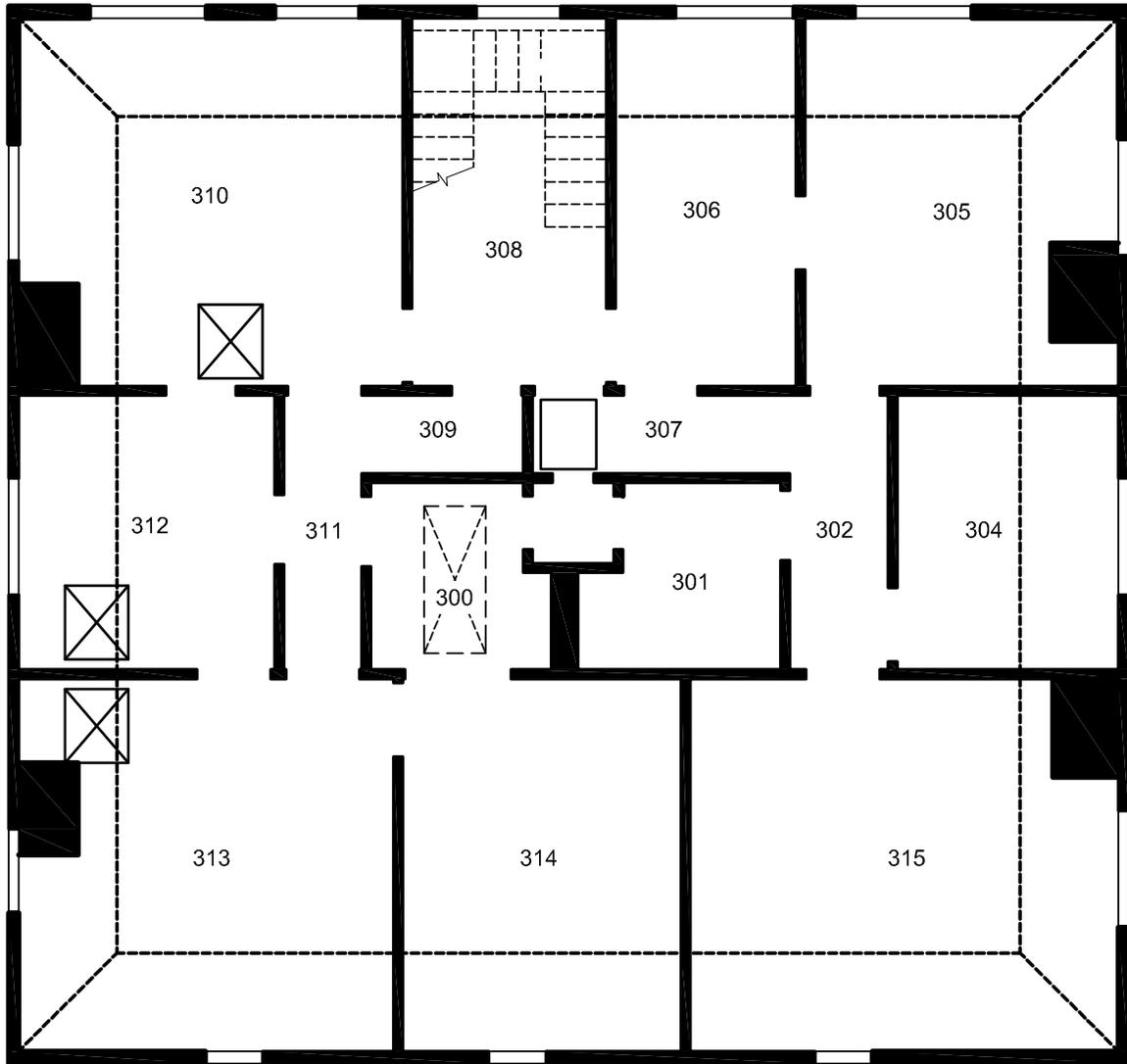


Fig. 39 - Hoffman house. Existing half-story plan.

Treatment Recommendations

A discussion of the context of the recommendations.

Both Hoffman House and the Reynolds Homestead are designated as local landmarks by the City of Poughkeepsie and listed in the National Register of Historic Places. As local landmarks, “*all exterior alterations, additions, and demolitions require review by the HDLPC (Historic District and Landmarks Preservation Commission.) This includes alterations that do not require building permits.... Ordinary repair and maintenance does not require review by the HDLPC. Generally, ordinary repair and maintenance is characterized by minor “like for like” replacement of materials... Ordinary maintenance does not change the external appearance of the building except through the elimination of the usual and expected effects of weathering.*”² To guide the HDLPC review process, the Commission utilizes the Secretary of the Interior Standards for Rehabilitation. All proposed repairs and alterations to a building’s exterior are reviewed within the context of these standards and must be approved by the HDLPC prior to commencing work..

The previous conditions assessment performed in March 2012 provided practical recommendations for general repairs and simply closing the envelope of the buildings and stabilizing them from further deterioration. This work did not take into account the historic characteristics of the buildings -- the nature of early materials used in the construction of the building, the style and design of elements, reinstatement of missing features, etc. -- nor was that its intent. However, since the completion of past reports

2 Historic District and Landmarks Preservation Frequently Asked Questions. The City of Poughkeepsie, Building Department. Retrieved January 7, 2013, from www.cityofpoughkeepsie.com/download/37

and making use of information gathered as part of this current undertaking, a greater appreciation of the historic significance of these buildings has developed, especially with respect to their association with the development of Upper Landing and the city of Poughkeepsie in general.

Archival documents, especially late-nineteenth century photographs showing the exteriors of the buildings, and in some instances the interior, in combination with the surviving architectural fabric, provide an excellent understanding of the appearance of these buildings prior to their ruin from unsympathetic renovations and the decay of their surrounding environment.

Considering the listing of the buildings as local landmarks, the historical significance of the buildings and site, and the current initiative to improve the area to benefit the community and those visiting it, the exterior restoration of these two structures to their late-nineteenth century appearances should be considered as an approach to repairs.

Roof

A low pitch, double hip roof with a near flat center area covers the building. The roofing material consists of a built-up roofing system that has been covered with a liquid applied coating. The age of these materials is not known; however, they likely represent two different campaigns with the coating applied to extend the service life of the built-up roof. Aluminum drip edges are installed at the edges and seamless aluminum gutters run around the perimeter of the building. The entire soffit around the perimeter of the roof has been rebuilt as well. This work is not particularly old; however, given its



Fig. 40 - Hoffman house. West side of roof. Representative example of coated, built-up roof, chimney flashings, and gutter system. Note damaged gutter filled with leaves, and remains of vines on wood siding.



Fig. 41 - Hoffman house. Detail of late-nineteenth century photograph showing roof balustrade. Note the turned balusters. Also notice the design and configuration of the cornice. The leader pipe at the right of the image exists from under the cornice, suggesting a built-in gutter. Courtesy of Locust Grove Historic Estate archives.

poor condition it has existed for a few decades at least. The roof is penetrated by four chimney stacks, a scuttle and skylight, and two vent stacks. These penetrations have been heavily covered with the coating used on the roof in a makeshift effort to seal them from the weather. This appears to be working in spite of the crude and unsightly nature of the workmanship.

The original nineteenth century roof is believed to have been covered in green painted wood shingles. This is based on nails remaining in the roof sheathing and scattered fragments of these shingles used as shims throughout the twentieth century improvements made to the house. In a c.1897 photograph of the building, the roofing material cannot be discerned, but clearly evident is a decorative balustrade that surrounds the low pitch, upper portion of roof, and the appearance of a box gutter built into the slope of the roof as evidenced by the depth of the eave and locations of the leaders.

Large areas of the eaves are rotted and need to be reconstructed. This includes approximately 50% of the eave on the west side of the building and at least a five foot section at the east end of the north side of the building.

Recommendations:

- Install New Roof - Owing to the age and condition of the existing roof, any treatment short of replacing the roof is essentially a temporary measure. The existing roof should be stripped down to the sheathing boards and replaced with a new roof. Considering the style and pitch of the roof, options for replacement vary and largely depend on budget and service life. Options include:
 - Flat seam lead-coated copper or Freedom Gray

Pros - Long service life (50 - 75 years), durable, historically appropriate

Cons - Expensive

- Membrane roofing
 - Pros - Inexpensive, ease of installation
 - Cons - Appearance is not appropriate to the period of the building. Short service life (15 - 20 years)
- Reconstruct decorative balustrade
- Reconstruct period eaves and built-in gutter system.

Chimneys

None of the chimneys are currently in use. All of the existing chimneys have been rebuilt in the past. Though reconstructed in brick, they do not match the appearance of the nineteenth century chimneys. A concrete course has been added at the top of the chimneys. None of the chimneys are in use and have been closed with sheets of adhered membrane to seal out the weather and vermin.

The chimneys are in fair condition. The brick is soiled and covered with vines on the west side of the building. The lower portions of the chimneys where they are flashed at the roofline are caked with mastic and covered with the applied coating used to seal the roof.

Recommendations

- Future repairs should include permanently capping the chimneys. Long-term capping of the chimneys should incorporate a method of ventilating the stacks to allow air circulation through them to prevent moisture from collecting in them.

- Selective repointing/rebuilding may be necessary if work is being done on the chimneys/roofing, such as installation of new flashings, removal of coatings, etc.
- Reconstruct the chimneys to more closely approximate nineteenth century dimensions and proportions.

Half-Story

The half-story is frame construction covered in flush board siding with bands of molding used intermittently. The existing construction reflects a mix of periods including its original construction c.1840, and alterations performed c. 1900, 1920, and in the late-twentieth century. The greatest changes have occurred to the portion on the front (south) elevation of the building. Repairs and/or improvements to add the vents and circular windows here changed the treatment of the surface finishes. The stepped fascias and molded band separating these from the frieze above are missing as well as the three-light windows originally located in the frieze. Contrasts in the appearance of the half-story seen in the c.1897 black and white photograph of the building may be the result of different paint colors used on the woodwork.

The half-story remains intact to a greater extent on the sides and back of the building. While its general composition survives, some of the original three-light windows have been removed and two-over-two windows added when this floor was renovated into living quarters.

Sighting along the west elevation of the half-story reveals an outward bulge to the wall plane along with the southwest corner being out of plumb. Creeping vines cover the surface of the walls here.

Recommendations

- Restore all elevations of the half-story to its nineteenth century appearance. Reconstruct siding to replicate original “entablature” design. Remove later windows and replace with new three-light windows. Perform paint analysis to identify nineteenth century paint scheme. Repaint woodwork.

Masonry

Brick

The south façade is constructed in sand struck brick laid in Flemish bond. This wall is constructed in brick through its entire depth. Where the door opening has been altered, twentieth century extruded brick has been used to create the opening. A marked difference in the color, uniformity, and surface texture can be seen in the two different periods of brick.

The brickwork is in good condition. Locations of Portland cement patches exist in areas where framing for the porch roof was anchored to the building. Areas of the brickwork are soiled, especially adjacent to the roof of the portico. The scattered remains of creeping vines remain attached to the wall surface.

As noted in the exterior description, the original bricks are set in ruled joints that have been penciled, that is to say that after the mortar joint had been struck with a trowel, it was tooled again with a joint rule run along a straight edge resulting in a uniform narrow bead being pressed into the mortar joint (Fig. 21). This incised bead was then painted out white enhancing the appearance of the brickwork.

In the c.1897 photograph of the building, the brick surface appears to be painted. Helen Wilkinson Reynolds in her book *Dutch House In The Hudson Valley Before 1776*, mentions in

her description of the house that "... so much paint has been applied to them [the sidewalls] that the original character of the masonry cannot be clearly seen." No traces of paint were readily observed on the building, nor do the condition of the wall surfaces indicate that finishes were stripped from it (such as one would expect to see as a result of sand blasting or some other aggressive means.)

Stone

The stone walls are in very good condition. There are isolated areas of missing pointing that should be tuck pointed. This condition largely relates to areas around infilled window openings where the joints between stone and brick may not originally have been completely filled.

Vertical cracks in the masonry were observed in two locations. Two cracks are found at the south end of the west elevation and a single crack is found near the west end of the north elevation between the first and second floor windows. The cracks on the west elevation are in the vicinity of the bulging and deflection seen in the half-story above. A closer inspection of this area is necessary to determine any correlation between these two issues.

The crack in the masonry on the north side of the building may be related to a failed lintel above the first floor window. The crack is immediately above the center of this opening. Inspection of the masonry here may be possible from the interior of the building.

The stone walls are soiled and covered with the remains of creeping vines. The walls would benefit from being cleaned with a mild detergent and low pressure rinse.

Recommendations

- All pointing and masonry repairs should be performed using lime mortar. Portland cement based mortar must not be used on this building. This material is incompatible with the historic masonry used in the construction of the house and must not be employed in repairs.
- Remove dead vegetation/vine from the sidewalls.
- Clean building with a mild detergent solution and low pressure water.

Windows

Many of the windows remaining in the building date to the nineteenth century, although a number of later windows and openings have been added to the structure with each subsequent building campaign. The c.1897 photograph of the building shows a number of important details about the building's fenestration and confirms findings examined during the inspection of the building. The six-over-six sash located in nineteenth century window openings date to the c.1840 campaign of improvements. In the photograph, operable, louvered wood blinds are mounted at these openings. These are not the same blinds which are mounted on the building today.

The windows at the first and second floors have thick wood sills set into the masonry. These are located in original window openings and likely date to the nineteenth century. The sills are severely checked and weathered and have reached the end of their service life (Fig.42).

The second floor door opening on the north side of the building was originally a six-over-six sash window. (Fig. 44). This window was slightly smaller than the adjacent windows on account that it was located within the stairway landing between the first and second floor.



Fig. 42 - Hoffman house. North elevation, second floor. Representative condition of the wood window sills.

Three-light sash were originally located in the frieze of the half-story. A number of these windows remain in the east, west, and north elevations; however, they no longer exist in the south elevation. The circular windows in the south elevation appear to have been added in the late-twentieth century. The paint is failing on these and some areas of rotted wood exist, mainly along the bottom surfaces of the openings.

The later windows added to the building at the first and second floors maintain the six-over-six light configuration of the earlier sash. At the half-story a number of two-over-two windows were installed replacing the earlier three-light sash located there. These sash are in fair condition, and exhibit the common problems of deferred maintenance commonly found in windows of this type and age; paint failing to bare wood, weathered and checked wood, deteriorated glazing putty, etc.

rated glazing putty, etc.

Recommendations

- Keep and restore existing six-over-six windows at the first and second floor levels. Restore wood sash to “like new” condition; remove paint and putty, salvage glass, prime, glaze and paint with a high quality paint system.
- Replace deteriorated wood sills with new wood sills. Wood used for replacement sills must be decay resistant, clear, straight grain material.
- Install storm window system to improve thermal performance of the windows.

Doors

None of the nineteenth century exterior doors remain. The existing front (south) door opening, surround, and door is a product of the c.1920 campaign of work. This whole piece is executed in a Colonial Revival style. A portion of the earlier door opening can be seen in the c.1897 photograph of the building. The nineteenth century door was set within a recessed opening and flanked to either side by a pilaster and sidelight. Above this was a rectangular transom. The pilasters projected beyond the plane of the door and sidelights in a fashion typical of the second quarter of the nineteenth century.

The six-light, two panel wood doors at the first and second floor openings on the north side of

the building are twentieth century elements. The masonry opening at the first floor is original. By the late-nineteenth century this opening lead out to a small covered stoop with benches in a fashion typical of the region (Fig. 44).

As mentioned in the windows section above, the second floor door opening was originally a window. The current walkway and door opening are twentieth century alterations as evidenced by the cast concrete lintel and extruded bricks used to form the opening.

Recommendations

- Front (south) entry - Reconstruct entry opening, door and surround in a design approximat-



Fig. 43 - Hoffman house. Detail of south door opening. Photograph dated January 19th, 1897. Courtesy of Locust Grove Historic Estate archives.



Fig. 44 - Hoffman house. Detail of photograph showing north elevation. Not dated. Smaller stair hall window can be seen at the second floor. Note the covered stoop at the door opening. Also notice the location and design of the windows in the half story. Courtesy of Locust Grove Historic Estate archives.

ing its nineteenth century appearance.

- Back (north) entry - As this elevation is not as visible as the south elevation, repair of this entry does not need to follow historic precedent. The existing woodwork finishing the opening should be retained, repaired and painted. A new door should be installed to secure this opening.
- Second floor north entry - The need and functionality of access and a door at the second floor level may be dependent on the final use and program of the building. If not necessary, this door opening should be returned to a window opening based on the size, scale, and configuration of what once existed at this location.

Portico and Steps

The portico, steps, and integrated planting beds were likely added as part of the c.1920 renovations. The removal of the nineteenth century porch and changes to the surrounding grade would have necessitated a new means of entering the building here. Like the door opening here the portico is Colonial Revival in style, clearly a unified design and built together along with the brick steps. The portico suffers from deferred maintenance and is in poor condition (Fig. 45). The roof is severely deteriorated and has exceeded its service life. The woodwork has random areas of rot and the paint finishes are failing to bare wood throughout. Similarly, the brick steps and planting beds are in equally poor condition. A large percentage of the joints in the steps and landing are missing mortar and open to the weather. The cheek walls have outward bulges to them and are missing bricks that form their copings. The brickwork forming the planting beds is in equally poor condition with open joints, cracks, and missing bricks.

Prior to the c.1920 renovations to the building, a wood porch spanned across the entire front of

the building. Based on the c.1897 photograph of the building, the appearance of the porch suggests it was constructed as part of the c.1840 improvements to the building (Fig. 46). The porch has a shallow pitched roof with hips at its east and west ends. Pairs of regularly spaced brackets are located across the eaves of the porch. The porch roof is supported by four posts. The posts are finished with cap moldings and bases. The edges of the posts appear to be finished in a manner that creates a panel in the body of the post's shaft. A set of stairs centered in front of the door opening leads up to the porch from grade. The floor of the porch is six or seven risers above grade. Lattice panels fill the space between grade and the porch floor. The two outer bays of the porch have balustrades with turned balusters along their fronts and side.



Fig. 45 - Hoffman house. South elevation, west side of portico.

Recommendations

Owing to the advanced state of decay the portico, steps, and planters are in their comprehensive repair is not recommended; however, given the need for safe access into the building, a solution for addressing the steps must be considered. Treatment options include:

- *Option One* - Remove portico and planting beds. Stabilize brickwork where planting beds meet steps. Repair brick steps. Clean and repair foundation walls. Reinstate cellar windows at this location.
- *Option Two* - Reconstruct porch as part of a larger comprehensive exterior restoration of the building. Design, construction, and materials should be based on archival information and



Fig. 46 - Hoffman house. Detail of photograph showing south elevation. Note the porch elements: paired brackets, paneled posts, turned balusters, lattice, and steps. Courtesy of Locust Grove Historic Estate archives.

period construction methods.

The Reynolds House

Reynolds house today is the product of numerous renovations that incrementally stripped and gutted the building of much of its architectural fabric (Figs. 48+50). What remains is largely a shell of a nineteenth century building with one floor containing examples of interior finishes from all phases of the building's evolution and a finished attic with finishes from the last quarter of the nineteenth century. Like Hoffman house, the twentieth century alterations to Reynolds were comprehensive. Two period photographs of the Reynolds house, one dated c.1867 and the 1908 show the house prior to being altered into a garage. While the c.1867 shows the building in its heyday, the 1908 image illustrates it in an advanced state of decay, yet many of its early exterior elements and features remain.

The commonly accepted period of construction for the Reynolds house is c.1807-10. After examining the building's architectural fabric, those parts that remain of the earliest period of the house agree with these dates, exhibiting characteristics and details commonly associated with Federal style architecture. The arrangement and form of the original house is an atypical example of Federal architecture. While the five bay façade and three story height of the building are common to the style, the first and second floor entries are unusual, especially the porch at the second story which provides access to this floor. Furthermore, the two wings projecting off the gable ends and set back from the front (east) elevation are also unusual. This arrangement may be a result of the site, with the outcrop of Reynolds Hill (historically known as Snake Cliff) immediately behind the house preventing construction off the rear.

The house itself is believed to have been divided

in use with business activity occurring at the first level, with the Reynold's private dwelling located on the floors above. Deeds suggest that at one point early in the building's history the ground floor functioned as a grocery operated by James Reynolds and Aaron Innis.³

With the first and second floors completely missing, only the third floor and attic of the Reynolds house provided information as to the original plan and treatment of the house. Though altered by c.1880 improvements, the third floor contains enough surviving fabric to understand its plan and treatment. The main stair in the house was located in the middle bay of the building and rose up through the house in

³ Andros, Melodye and Radford Curdy. "The other House at the Upper Landing." *Dutchess County Historical Society Yearbook*, 1978. Volume 63. 1979: 110-121. Print.



Fig. 47 - Reynolds house. Second floor, west elevation. Representative example of an original, Federal style, single fascia window architrave.



Fig. 48 - Reynolds house. East elevation. November 2012.



Fig. 49 - Reynolds house. South elevation. November 2012.



Fig. 50 - Reynolds house. North elevation. November 2012.

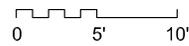
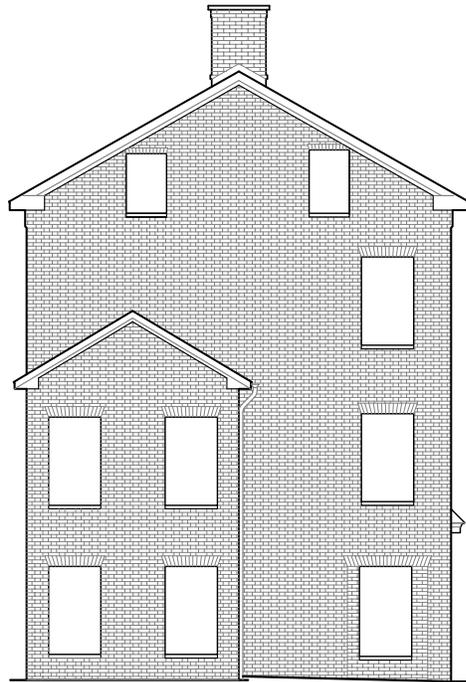


Fig. 51 - Reynolds house. Top, East elevation. Bottom, South elevation.

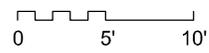
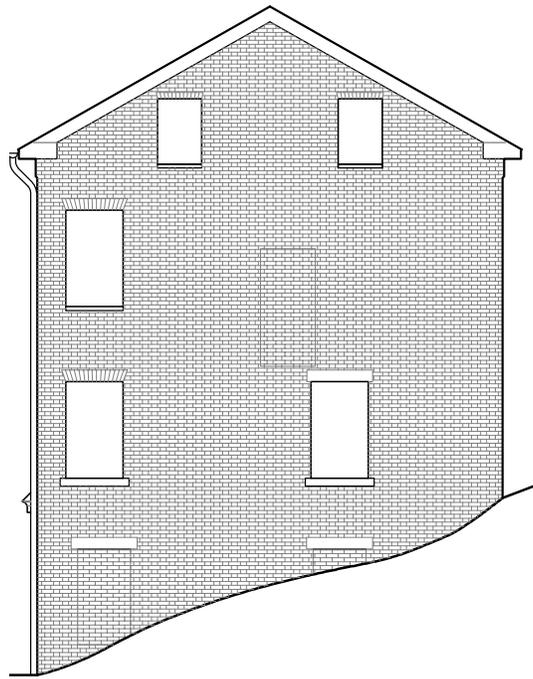
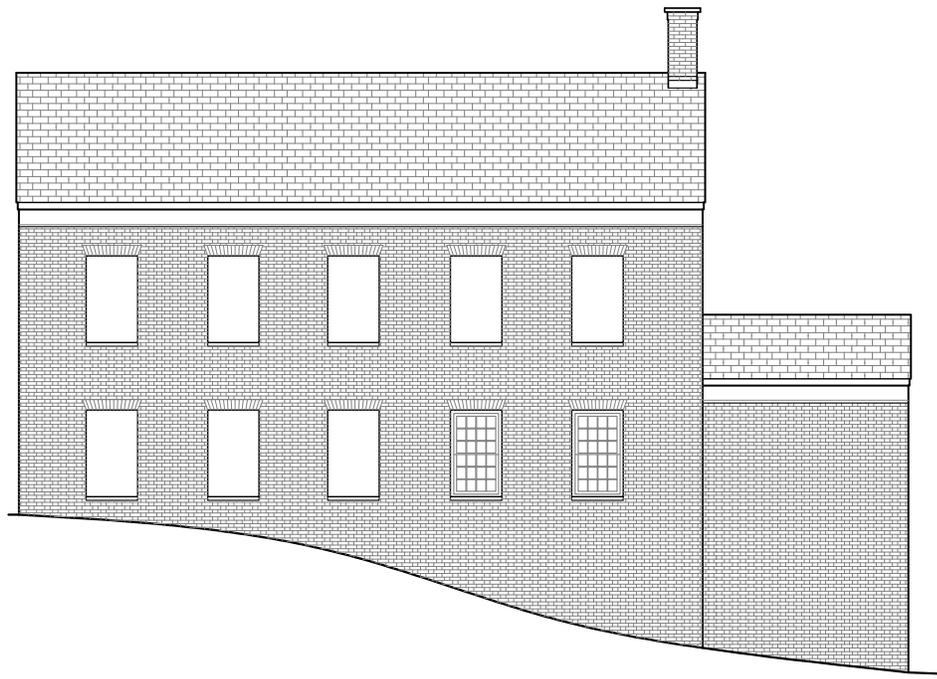


Fig. 52 - Reynolds house. Top, West elevation. Bottom, North elevation.



Fig. 53 - Reynolds house, c.1867. View looking northwest. Courtesy of the Adriaance Memorial Library, Poughkeepsie, New York.



Fig. 54 - Reynolds house, April 1908. East elevation. Note north wing. Reproduced from "The Other House at The Upper Landing." Melodye Andros and Radford Curdy. Dutchess County Historical Society, 1978 Year Book. Volume 63.

an east-west fashion. Coming up from the second floor, the stair would have reached the third floor at the west end of a central stair hall. To each side of the stair hall would have been a pair of rooms, with one large room to the front (east) of the house and a smaller room behind with direct access between the two. The original door opening between the southeast room and the stair hall remains; however, its corresponding opening across the hall was removed as part of the 1880 work. It is not known if there was direct access between the stair hall and the smaller rooms on the west side of the house.

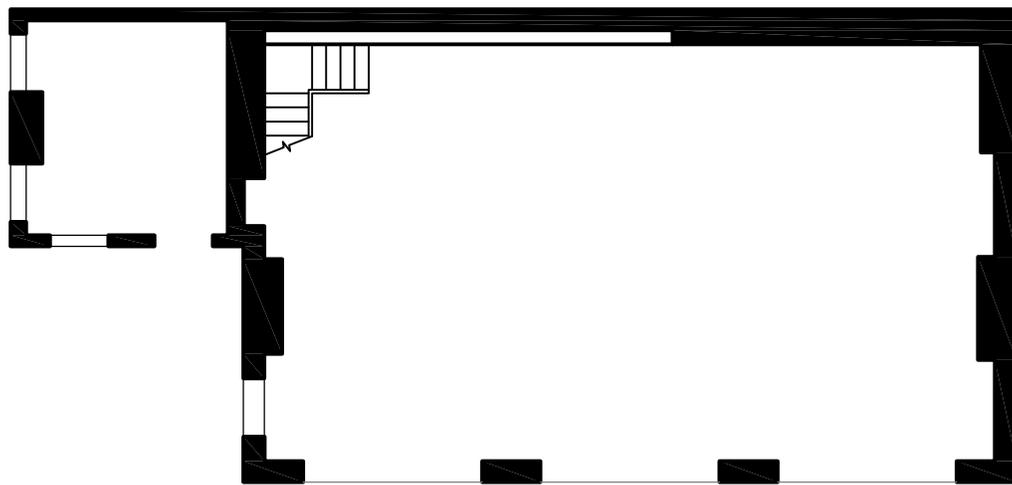
Federal style architraves survive at a number of door and window openings. Double fascia architraves remain in the front rooms and at the west window opening in the middle bay, while the back (west) rooms have single fascia architraves indicating a hierarchy of spaces, with the better (or more public rooms) having the double fascia architraves.

Scars in the flooring indicate that the front (east) rooms originally had fireplaces in the end walls (Fig. 55). Three mantel shelves were found in one of the closets in the building.

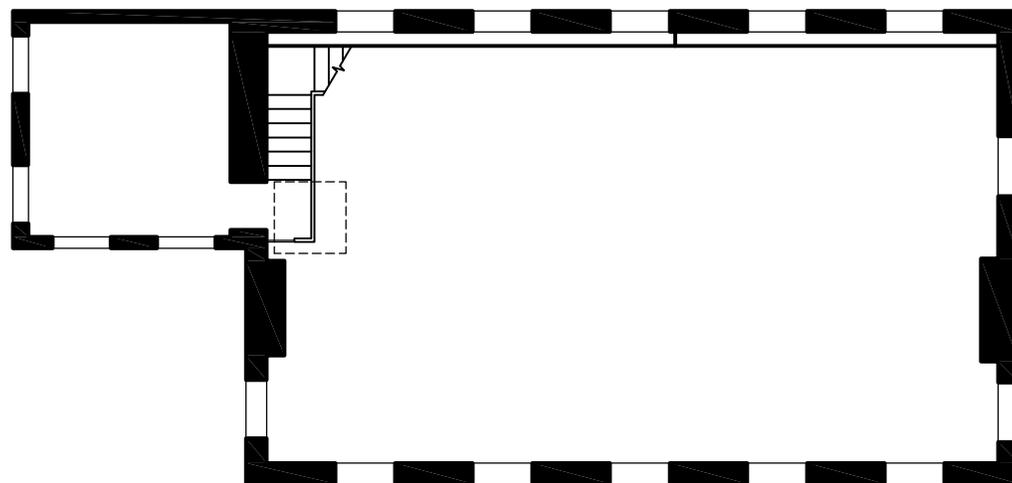
Considering nothing remains of the north wing and the diluted state of the south wing, the function and use of these spaces can only be speculated. Generally dwellings of this period and quality would have contained one or two parlors on its ground floor, as well as a kitchen and possibly a chamber (i.e. a room for sleeping) and a center stair hall. Considering the relatively shallow depth of the house, the ground floor may have only consisted of three spaces: a center stair hall, and a room to each side of it. If this was the case, the kitchen may have likely been located in the north wing. Unlike the south wing, the north wing does not appear to have been a full two stories, but rather only one (Fig. 54).



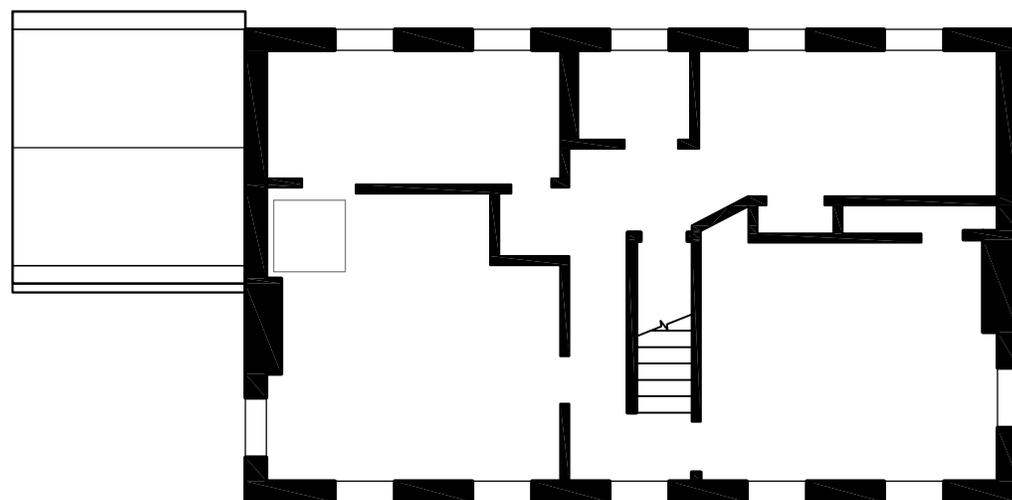
Fig. 55 - Reynolds house. Third floor, north elevation. Detail of patch in flooring where the forehearth of the fireplace extended to. Based on the later finishes, it appears this was removed when the building was renovated into a tenement house.



First Floor



Second Floor



Third Floor

Fig. 56 - Reynolds house. Existing floor plans

The south wing was most likely split in use between floors. Unlike the second floor, the ground floor has its own exterior entry. Both floors of the wing have original door openings in the main core of the house. Though a chimney remains at the south end of the wing, no evidence of a fireplace at either level was readily apparent. The thimble for a stove remains at the second floor, but this corresponds with the c.1880 changes made to the building.

Owing to the corrupted state of the building and quantity of architectural fabric lost, it is impossible to know what improvements occurred to the building during between its construction and conversion to a tenement c.1880. If the third floor conditions are any indication of what occurred on the lower floors, work during the c.1880 campaign involved the removal and replacement of much of the interior wall finishes, removal of the main stair, construction of a new stair, partitioning of the existing rooms, addition of new door openings and possibly the addition of gas lighting.

Sometime between 1908 and 1913, the north wing was removed from the building and the garage bays were installed. This work included the wholesale removal of the first and second floor interiors. The removal of the interior structure and partition walls necessitated the installation of structural steel beams to support the third floor framing. At the time the photograph of the building was taken in 1908, many exterior elements -- doors, windows, shutters, and the porch -- still remained.

Little additional work of a significant nature appears to have occurred to the building since these drastic alterations occurred to it nearly a century ago.

Treatment Recommendations

Roof

The roofs on the building are covered in three tab asphalt shingles. The shingles are in good condition and have another 5 - 10 years of service life before they should need replacement. Unlike the shingles, associated roofing components such as chimney and sidewall flashings, the eaves, trim elements, and gutter system are in poor condition and need to be either repaired or replaced depending on the system.

There is a significant dip in the ridge line from gable to gable. In sighting the ridgeline from gable to gable, it is estimated that the ridge has dropped approximately 4" or more at its lowest point near the center of the roof (Fig. 58).

Recommendations

- Assess condition of roof framing system and repair a needed.
- The existing roof should be stripped down to the sheathing boards and replaced with a new roof. Options for replacement vary and depend on the goal of the work and budget. Options include:
 - Wood shingles - Red cedar or Alaskan Yellow cedar, service life approximately 25 years
 - Pros - Restores the original appearance of the roof, aesthetically pleasing
 - Cons - Expensive, require seasonal maintenance
 - Architectural grade asphalt shingle, 30-50 year service life depending on the product.
 - Pros - Moderate cost, long service life with premium line of product

Cons - Appearance is not historically appropriate

- Reconstruct wood eaves and fascia based on period design visible in c.1867 photograph.
- The wood trim on the raking gables should be retained, prepped and painted using a high quality primer and two coats of finish paint.

Chimneys

The chimney is in poor condition and must be disassembled and rebuilt. The mortar is deteriorated and the flashings need to be replaced. The chimney has been closed with a sheet of adhered membrane to seal out the weather and vermin. The existing brick should be salvaged and reused in their construction.

Recommendations

- Rebuild south chimney.
- The missing chimneys at the north end of the building and south gable of the wing should be reconstructed to reintroduce these features. The reconstructed chimneys should be built to reflect the appearance of the chimneys seen in the c.1867 photograph. New brick should be a sand struck brick matching the color and dimensions of the existing brick. If these chimneys will not be functional, they should be capped and vented to allow air to circulate and prevent moisture from collecting.

Masonry

The east and south elevations of the Reynolds house are laid in Flemish bond; the north and west elevations are laid in common bond of varying header to stretcher ratios (from 1:4 to



Fig. 57 - Reynolds house. Roof, view looking north. The roofing is in good condition. Note how the roof dips near the far gable.



Fig. 58 - Reynolds house. View looking south. Note the saddle in the ridge of the roof.



Fig. 59 - Reynolds house. South elevation. The brick along the path of the chimney flue is deteriorated and needs pointing and selective rebuilding.

1:6) depending on the location. The walls are three wythe thick with a thickness dimension of 12". The inside face of the exterior walls are furred with wood strips to receive the lath and plaster. This prevented wicking of moisture into the plasterwork. Aside from the areas around the garage doors and infill on the north side of the building, most the brickwork dates to the construction of the building.

The greatest alteration to effect the brickwork was the introduction of the garage bays on the front of the building. These should be removed and the original arrangement of the elevation here should be reinstated.

A number of the brick lintels spanning the win-



Fig. 60 - Reynolds house. South chimney of main roof. This chimney as well as the end wall below need rebuilding. Note deteriorated condition of brick and mortar, flashing and wood trim.

dow openings have failed and need rebuilding. The window openings are spanned with splayed lintels constructed from a soldier course of brick. This course is only a single wythe deep; a timber behind this spans the opening. At a number of windows these lintels have dropped slightly, resulting in cracks and displaced brick.

The areas immediately under the roof gables at both ends of the building are also in poor condition and should be rebuilt. These areas correspond with the flues for the chimneys and have likely deteriorated as a result of years of exposure to the weather. Repairs to the inner wythes of brick should be expected here.

Portland cement has been used to point joints at

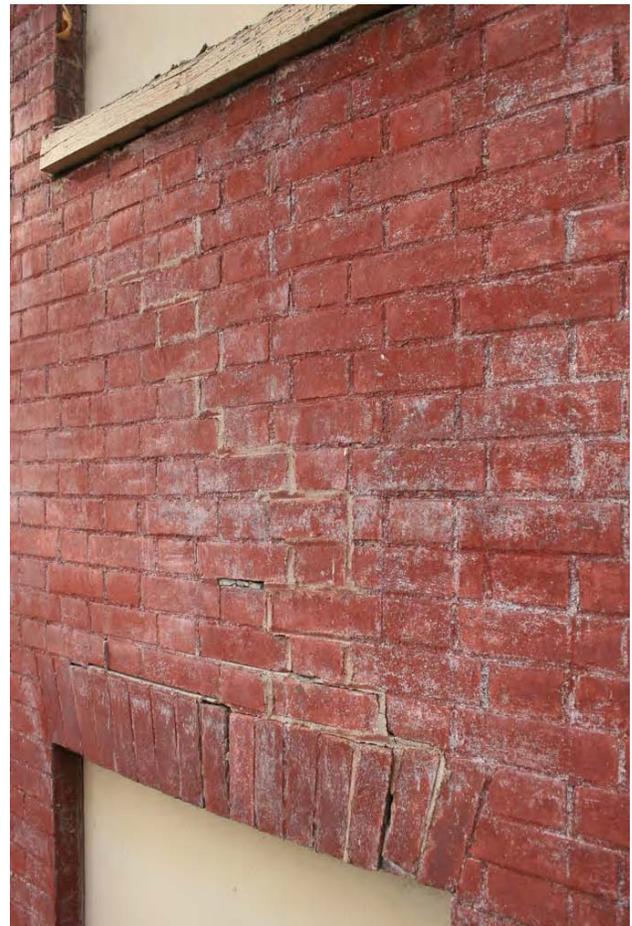


Fig. 61 - Reynolds house. East elevation, between second and third floors. Representative condition of the brick surfaces. Wood sill at top of photograph deteriorated and at the bottom of the image is a failed lintel.



Fig. 62 - Reynolds house. South wing, south elevation. Failed lintel. Past efforts to point the joints display the tell-tale signs of Portland cement mortar. Open gaps indicate the lintel has moved since these repairs were carried out.



Fig. 63 - Reynolds house. East elevation, second floor. Detail of failing lintel. Bricks has dropped and shifted resulting in open joints.

select locations throughout the building. Scattered areas of damaged brick, deteriorated and/or missing pointing are located across the building, especially near grade.

Failing paint remains on the surface of the walls. The original treatment of the exterior walls is not known; however, it is entirely likely that the building was colorwashed early in its life. Whatever the case, it may be desirable to paint the exterior as part of a larger building campaign as a means of concealing brick and mortar repairs that otherwise might contrast with undisturbed areas of masonry.

Recommendations

- All pointing and masonry repairs should be performed using lime mortar. Portland cement based mortar must not be used on this building. This material is incompatible with the historic masonry used in the construction of the house and must not be employed in repairs.
- Remove garage bays and reconstruct brick work with door and window openings in their original locations
- Rebuild areas of failing brickwork
- Point locations of deteriorated and/or missing mortar
- Clean building with mild detergent solution and low pressure water
- If painting or staining of the building is planned, the use of a silicate mineral paint (such as KEIM) produces a durable finish for masonry that closely approximates the appearance of a traditional colorwash surface.

Windows

With the exception of three windows on the west side of the building, all of the window sash have been removed or a later replacement. Two of the three remaining sash are early (c.1810) twelve-over-twelve light sash, the third is a later (c.1880) two-over-two light sash. The twelve light sash are unique in that the c.1867 photograph shows six-over-six light sash in the windows. It may be that the six-light sash were added on the visible elevations of the building at a later date and on the less prominent rear of the building the early sash were simply left in place. It is also feasible that the building started life with six-over-six sash on the prominent elevations (east and south) and twelve-over-twelve light sash on less prominent elevations.

Though the sash have been removed, many of



Fig. 64 - Reynolds house. West elevation, second floor. One of two remaining twelve-over-twelve light windows.



Fig. 65 - Reynolds house. c.1867. The building contains six-over-six in all of the visible window openings. Courtesy of the Adriance Memorial Library, Poughkeepsie, New York.



Fig. 66 - Reynolds house. Representative example of the deteriorated condition of the wood window sills.

the early window frames remain in place. With the frames remaining, it is possible to reinstate the windows simply by installing new sash and associated parts of the window system. With the exception of the sills, the exterior of the frames were not accessible for viewing. The wood window sills are severely weathered and checked (Fig. 66). All of the sills have reached the end of their service life and must be replaced.

All of the window openings originally had operational shutters on them. The style and design of the shutters at the first floor level was different than the floors above. Unlike the louvered shutters on the upper floors, the shutters on the first floor had what appears to be solid panels (Fig. 67). Stronger shutters may have been used on the ground floor in an effort to secure entry to this floor.

Recommendations

- Restore six-over-six light sash windows. Repair and utilize existing window frames; replicate where necessary. Fabricate new wood window sash with period proportions, crown glass (antique or reproduction) and period molding profiles. Install exterior wood storm windows to provide thermal performance.
- Reintroduce shutters on east and south elevations.

Doors

The remaining doors on the building are either inappropriate or are in poor condition. The c.1867 photograph of the building shows three door openings into the house; two into the main body of the house, both in the center bay, one at the first floor and another at the second. The third opening shown still remains, and is located in the south wing. There was at least one additional door opening located in the north wing of

the house.

The garage doors and openings have radically altered the appearance of the building and destroyed any semblance of the original use and function of the first floor. The door opening here originally was treated well, with narrow three-quarter sidelights and transom above. The door itself cannot be discerned; however, a typical door of the period would have been a wood, stile and rail door with panels.

The treatment of the second floor door opening differed from that found on the ground floor. This opening appears to have had a much simpler architrave surround, yet with an elegant transom light above the door (Fig. 67). The delicate design and appearance of the transom suggests the glazing may have been set in ornamented lead cames. The door here would likely have been a wood, stile and rail door with panels.

The door remaining in the south wing is early and exhibits elements common to the Greek Revival style; it may date to around c. 1840. The architrave and frame are earlier than the door and date to the construction of the building. Though obscured by layers of paint, the architrave retains a good Federal period backband molding with a quirked ovolo and astragal. The door is in poor condition, having been altered in the past and exposed to the elements for its entire life. It is missing its original hardware. The hinges, knobs, and lockset are twentieth century; a modern hasp and pad lock currently secures the door.

Recommendations

- Remove garage bays and reconstruct brick work with door and window openings in their original locations. Restore door openings to their period appear-

ances. Design and fabricate new door surrounds and doors for first and second floor openings.

- Repair door frame and replicate door at south wing.

Porch and Steps

The second floor porch and the steps leading up to it were both a major architectural feature of the building and a practical necessity (Fig. 67). This feature survived into the twentieth century and shows up in the 1908 photograph of the building. A close examination of the c.1867 photograph reveals the porch was highly ornamental with turned balusters and posts and curved iron brackets supporting it (Fig. 67). Stairs at the north end of the porch ran up towards the building then, turning at a right angle,

lead up to the second story of the house providing exterior access to the second floor entry.

Recommendations

- Any effort to return the exterior of the building to some degree of its earlier appearance needs to take into consideration the restoration of this feature. The porch and steps were a character defining feature of the building and instrumental in experiencing the building and site.
- Reconstruct porch as part of a larger comprehensive exterior restoration of the building. Design, construction, and materials should be based on archival information and period construction methods.



Fig. 67 - Reynolds house. Detail of door and window openings. Note the different door frames and treatments. Notice the decorative transom above the second floor door and the differences in first and second floor shutters. Iron brackets support the second floor porch. The balustrade along the porch has turned posts with turned balusters between.

