

## MAIN HOUSE

### INTERIOR

#### 3RD FLOOR

##### B. R. 304 & 305

Remove wall between B. R. 304 & 305.  
Replaster ceiling.  
Restore plaster cornice.  
Repair plaster walls.  
Remove shelves by chimney.  
Wash walls and ceiling thoroughly.

##### REAR STAIR HALL AND PASSAGE

Repair plaster ceiling and cornice.  
Repair plaster walls.

##### STORE ROOM

Repair plaster walls and ceiling.  
Repair woodwork.

##### POWDER ROOM

Linoleum floor

##### B. R. 303

Remove wall paper from walls and ceiling.  
Repair plaster walls and ceiling.

##### MAIN STAIR HALL

Repair plaster walls and ceiling.

From Avery Research Center, Herbert A. Decosta collection.

From Katherine Pemberton, May 2013: This room-by-room assessment of needs this dates to sometime between 1981-85. It's pretty amazing to read this now -- the work does not appear to have been done except for the piazza repairs, and that is really a great thing! So much would have been lost! Re: the document though, I think there is some telling info if you read this closely. For example, Herbert noted that several of the fireplaces were closed and needed to be opened. He stated that there was a need to replace broken and missing glass on the front door. He noted the presence of electric heat panels in the Art Gallery. Interestingly, in the Library and the Rear Passage and Stair Hall he noted the presence of wall paper that should be removed.

### 3RD FLOOR CONT'D

#### B.R. 301

Repair plaster walls and ceiling.  
Wash walls and ceiling thoroughly.

#### B. R. 302 AND PASSAGE

Replace plaster ceiling in bedroom only.  
Repair plaster walls and ceiling.  
Wash walls thoroughly.

### PAINTING

Paint all walls, ceiling and woodwork of all areas outlined above.

### 2 ND. FLOOR

#### BALL ROOM

Restore plaster cornice.  
Repair plaster walls and ceiling.  
Remove wall paper.  
Wash ceiling.

#### PASSAGE AND REAR STAIR HALL

Repair plaster and ceiling.  
Construct partition to form powder room.

#### B. R. 202

Remove tile board and tub.  
Open f.p. .  
Remove wall paper.  
Repair plaster.

#### B. R. 203

Remove fan and housing.

B. R. 203 CONT'D

Remove book shelves.  
Open f. p. and repair fire box.  
Remove wall paper.  
Repair plaster.

MAIN STAIR HALL

Repair plaster.

B. R. 201

Repair plaster  
Remove paper.

B. R. 202

Remove wall paper.  
Repair plaster

PAINTING

Remove paint from woodwork where necessary in ballroom, B. R. 204 and B. R. 201.  
Paint walls, ceiling and woodwork of all rooms outlined above.

1ST. FLOOR

MAIN ENTRY

Repair entry door.  
Replace broken and missing glass.  
Clean paint from marble ledge.  
Clean marble floors and steps.  
Repair fan light.  
Repair plaster.  
Burn or clean paint from door trim.  
Paper walls.  
Paint ceiling and woodwork (except for doors).

#### DRAWING ROOM 101

Repair plaster.  
Wall paper and wall panel moulding to be removed by others.  
Wash walls, ceiling and woodwork thoroughly.  
Paint walls, ceiling and woodwork (no painting to doors).  
Minor repairs to windows.

#### DRAWING ROOM 102

Repair plaster.  
Wall paper and wall panel mouldings to be removed by others.  
Wash walls, ceiling and woodwork thoroughly.  
Paint walls, ceiling and woodwork (no painting to doors).  
Minor repairs to windows.  
Replace one piece of marble of mantle.  
Remove green tile and stucco facing.

#### GALLERY

Remove electrical heat panels.  
Repair plaster walls and ceilings.  
Restoration of plaster cornices by others.  
Restore plaster niches.  
Repair sky light.  
Paint walls, ceiling and woodwork.  
Wash walls ceiling and woodwork.

#### GALLERY ENTRANCE AND CLOSET.

Repair plaster.  
Paint walls, ceiling and woodwork.

#### MAIN STAIR HALL

Repair plaster.  
Prepare walls for papering.  
Clean all loose paint from walls, and woodwork.  
Paint ceiling and woodwork (no work to balusters rails or doors).

### LIBRARY

Wash cornice and woodwork.  
Remove wallpaper.  
Repair plaster and secure cornice where loose.  
Sand woodwork thoroughly.  
Paint walls, ceiling and woodwork.  
No work to doors.

### REAR PASSAGE AND STAIR HALL

Install partition to form powder room.  
Wash cornice and woodwork.  
Remove wall paper.  
Repair plaster.  
Paint walls, ceiling and woodwork.  
Sand woodwork thoroughly.  
No work to rails or balusters.

### D.R.

Remove electric heaters.  
Remove wall paper.  
Repair plaster.  
Repair windows.  
Paint walls, ceiling, and woodwork.

### BASEMENT

*Copy Basement Estimate of 1981*

Old kitchen (under dining room)  
Remove 2 cabinets.  
Repair plaster.  
Enclose duct at ceiling.  
Repair windows.  
Repair base.  
Replace fireplace.  
Repair doors.

### REAR STAIR HALL

Repair plaster.  
Repair doors.  
Repair base.  
Enclose duct at ceiling.

OFFICE 001

Repair plaster.  
Install sashes in windows.  
Repair fireplace.  
Repair door.

MAIN STAIR HALL

Repair steps.  
Remove all loose plaster from walls.  
Repair plaster ceiling.  
Repair doors.

DISPLAY 002

Repair plaster.  
Install sashes to windows.  
Repair fireplace.  
Repair base.

AREA UNDER PORCH

Install louvres to all arched openings with screen wire on interior.

PAINTING

Paint walls, ceiling and woodwork of all areas outlined above.

PLUMBING

Remove old plumbing fixtures in 2 bathrooms and existing pipes from exterior.  
Install toilet and lavatory in basement, 1st., and 3rd. floors.  
Install 50 gal. electric hot water heater in basement powder room.  
~~Repair plumbing in "New" kitchen where necessary.~~

HEATING AND AIR CINDITIONING

400,000 BTU heating.  
19½ tons cooling.  
90 gal. per day humidification.

## EXTERIOR

Install sash chains in all windows.  
Repair and adjust basement and 1st. floor shutters.  
Ease and adjust all doors.  
Repair stucco cornice and parapet around Roof of Gallery.  
Repair stucco.  
~~Stucco exterior of new kitchen addition.~~  
~~Repair eaves and cornice of new kitchen.~~  
~~Repair roof sheathing over "New kitchen and Art Gallery".~~  
Remove rear porch.  
Repair wood cornice.  
Repair W. I. railing to rear steps.  
Repair rotten window sills.  
Clean all loose paint from exterior woodwork, including doors, windows, porches and 1st. floor solid shutters in good condition and apply 2 coats of quality exterior house paint to above.  
W. I. fence at south side to be cleaned, primed with red lead or zinc chromate and painted.  
Restore porches on south side of house to their original size and location, using as much existing material as possible.  
Any new columns to be solid and to match existing.  
Any new balusters required will match existing.  
All additional framing will be of old heart pine or pressure treated lumber.  
2nd. floor porch ceiling will be covered with water resistant sheetrock.  
Top and bottom rails to be of cedar.  
Existing 2nd floor porch will be replaced.  
Arched foundation to be repaired where necessary.  
Repair existing sashes and replace broken glasses.

## ROOFING AND SHEET METAL WORK

~~Install new tin roof on front porch and on back roof except for 1st section, as above.~~  
Clean, repair and paint roof.  
Install copper gutters.  
Install new tin roof on front porch.  
Install new built up roof on kitchen addition.  
Install new tin roof on Art Gallery.

## ELECTRIC WIRING

Provide 250 amp. electrical service for Main House and Stable House.  
Rewire entire house to conform with City Electrical Code.  
All wiring to be in non metallic cable.  
Provide wiring for electric hot water heater and electric range.  
Provide disconnect switches for 4 central air conditioning units.  
Allow for exterior lighting.

All of the above work to the Main House for approximately ----- \$420,000  
\$144,500.00 .

KITCHEN WING

BUILDING (Copy 1431)

1ST FLOOR

MAIN KITCHEN

Remove stucco, plaster and oven.  
Furr ceiling.  
Plaster ceiling and walls.  
Open fireplace.  
Repair brickwork.  
Install louvred screen to conceal kitchen cabinets.  
Remove wood floor.  
2 pr. Dutch Batten doors.  
New sashes to window.  
Repair base.

2 ND. KITCHEN

Remove plaster walls and ceiling.  
Restore fireplace.  
Furr ceiling joist.  
Replaster walls and ceiling.  
1 pr. Dutch Batten doors with trim.  
Repair existing doors.  
Minor repairs to floor.

STAIR HALL

Remove plaster.  
Replaster walls and ceiling.  
Repair steps.  
1 Batten type Dutch door with frame.  
Furr where necessary.

WORKSHOP

Remove plaster from walls and ceiling.  
2 Batten type Dutch doors with frames.  
2 pr. sashes.  
Repair door at west end.  
Furr ceiling.  
Repair brickwork.  
Repair base.



## 2ND FLOOR

Construct necessary partition for bathroom and bedroom closets as shown on plans, including doors and shelves.  
Remove all plaster ceilings and walls.  
Furr all ceilings and masonry walls that are not furred.  
Install new sheetrock walls that and ceiling.  
Provide prefinished kitchen cabinets.  
Repair all fireplaces.  
Repair windows where necessary.  
Repair all doors where necessary.  
Repair baseboard.  
Install vinyl linoleum over underlayment in kitchen and bath.  
Repair steps.  
Paint all walls, ceiling and woodwork.  
Cut in window on east wall of bedroom 202 and kitchen 201.

## PLUMBING

Install tub, lavatory and toilet in 2nd floor bath.  
Install sink in 2nd floor kitchen and 1st floor kitchen.  
Install 40 gal. electric hot water heater in 1st floor kitchen.

## HEATING AND AIR CONDITIONING

100,000BTU heating.  
5 tons of cooling.  
16 gallon per day humidification.

## EXTERIOR

Repair stucco.  
Replace 7pr. batten shutters to windows.  
Repair original shutters.  
Repair Gothic doors at West end of building.

## ROOFING AND SHEETMETAL WORK

Repair slates and chimney.  
Install copper gutters.

All of the above outlined work to the Kitchen Wing for approximately - 75,820 \$37,000.00.

## STABLE BUILDING

### INTERIOR

#### 2 ND FLOOR

##### HAY LOFT

No work in this area.

##### OFFICE 201

Repair plaster ceiling.

Furr walls.

Sheetrock walls.

Rework windows to allow for sheetrock and furring.

Open fireplace.

New sashes

Adjust door.

##### OFFICE 202

Remove plaster.

Furr walls and ceiling.

Repair ceiling joists.

Sheetrock walls and ceiling.

Repair fireplace.

Adjust Batten door.

#### STAIR HALL 1ST. AND 2ND FLOOR

Remove plaster.

Furr walls and ceiling.

Sheetrock.

Repair steps.

#### 1ST. FLOOR

##### CARRAGE HOUSE AND TACK AREA

Repair floor joist.

Repair flooring.

Remove plaster ceiling.

Furr ceiling.

Install sheetrock ceiling.

Remove loose plaster from walls.

##### STALL AREA

Replace plaster ceiling.

Remove loose plaster from walls.

Replace or repair columns.

Restore slat dividers, feed bins etc.

#### EXTERIOR

Repair existing batten shutters to windows.  
Repair stucco.  
Repair door sill to louvred door in Hay Loft.  
Restore gothic door at north end of building to match door at north end of kitchen building.  
Restore 2 elliptical doors with louvers at top and panels below on east side.  
Reduce size of door opening for car and install proper gothic door.

#### PLUMBING

Install drain and hose bibb in stall area.  
Install 3 hose bibbs around exterior.

#### HEATING & AIR CONDITIONING

50,000 BTU heating.  
2 tons cooling.  
10 gal. per day humidification.

#### ROOFIN AND SHEETMETAL WORK

Repair slates and chimney.  
Install copper gutters.

#### ELECTRIC WIRING

Rewire 2nd. Floor Offices in accordance with City Electrical Code.  
Use non metallic cable.  
Rewire 1st. floor in electrical conduit as per owners directions.

All of the above work to the Stable Building for approximately----- \$18,600.00 X 2=

### FENCES AND GATES

Remove caps from brick fences on east, north and west sides of yard.  
Raise height of east fence approximately 4'-6", north fence 2' and west fence 4'-0".  
Cap of new work will match that of existing cap removed.  
Exterior of new sections of fence will be colored stucco to match existing stucco as close as possible.  
Restore drive way and walk way gates to Mary Street.

All of the above for approximately ----- \$5,500.00 .

### OUT BUILDINGS

#### COW SHED

Install roof rafters and sheathing.  
Repair brick work and reinforce same.  
Install new tin roof.  
Paint wood work.

#### S. W. PRIVY

Repair doors.  
Minor repairs to floor.  
Repair brick work.  
Install new tin roof.  
Paint wood work.

#### N. E. PRIVY

Replace window and doors.  
Replace roof rafters and sheathings.  
Replace floor.  
Repair brick work.  
Paint wood work.  
Install new tin roof..

All of the above for approximately ----- \$4,400.00 .