



Proposal to:



The Mather Homestead Foundation  
19 Stephen Mather Road  
Darien, CT

Request for Proposals  
Professional Architectural Services  
Historic Conditions Assessment

From:



Architectural Preservation Studio, DPC  
Proposal for Professional Architectural Preservation Services  
1 February 2022

**Architectural Preservation Studio, DPC**

## Table of Contents

	Letter of Interest.....	1
1.	Firm Qualifications .....	3
2.	Team Member Credentials.....	6
3.	Project Summary Understanding/Methodology.....	15
4.	Relevant Project Experience .....	19
5.	References .....	39
6.	Project Timeline .....	40
7.	Fee Proposal.....	41
8.	Insurance .....	42



**Architectural Preservation Studio, DPC**  
Architecture, Historic Preservation, & Building Envelope Consulting



58 Pine Street, New Canaan, CT 06840  
203.594.9735 / [www.preservationstudio.com](http://www.preservationstudio.com)

Tuesday, February 1, 2022

**Ms. Heather Raker, Executive Director**  
**The Mather Homestead**  
19 Stephen Mather Road  
Darien, CT 06820

**Re: Proposal for Architectural Services**  
**The Mather Homestead**  
**Historic Conditions Assessment**

Dear Ms. Raker:

**Architectural Preservation Studio, DPC (APS)** is pleased to submit this proposal in response to your Request for Proposals (RFP). On the attached pages, we will describe the qualifications of our team, discuss our understanding of your project and the proposed scope of work. This proposal is based on the above-referenced RFP issued November 29, 2021, and the pre-bid meeting on December 7, 2021.

APS is a certified by WBENC (Women's Business Enterprise National Council). We are a design professional-service corporation founded by a collaboration of architects, preservationists, designers and material conservators. With offices in New York City; New Canaan, CT; Boston, MA and Caldwell, NJ, we serve the tristate area and beyond. We are one of the nation's leaders in historic preservation, with advanced expertise in exterior envelope and roofing repairs, building-conservation technologies, architectural restoration and adaptive reuse.

With our systematic approach to understanding the causes of deterioration, APS solves difficult problems. We also know when work does not need to be done, and we refrain from recommending unnecessary interventions. APS endeavors to provide appropriate solutions that respond to project requirements which, through imaginative and innovative approaches, save the client money and serve the goal of repairing, protecting and revitalizing the structure. Our commonsense method has been proven in practice.

Architectural Preservation Studio has developed a rigorous methodology to preservation, programming and design; however, we modify our approach to each project based on each client's needs and expectations. We listen carefully to our clients and are mindful of their goals, budgets and limitations. At the core of our philosophy is the mandate to retain original material when possible; however, we recognize that this is not always prudent, and we provide the client with realistic alternatives.

Architectural Preservation Studio offers:

- **Extensive experience with the development of conditions assessments/conservation plans, for the conservation of historic buildings, and for their reuse.** In addition to the numerous historic houses listed below - APS's similar projects include: museums and house museums, city and town halls, libraries, churches, theaters, academic structures, courthouses, and other iconic structures.
- **Long-term experience working on historic houses.** APS has worked on some of the nation's most significant historic homes as well as some of the most humble. The list includes: in Newport, Rhode Island: Rough Point, The Breakers, Chateau-sur-Mer, Kingscote, Hunter House, Rosecliff, Marble House, and The Elms; for the Town of Wethersfield, CT; the Deming-Standish House and Solomon Welles House; for the Weston, CT Historical Society: the Coley House and Barns; in New York State and New Jersey: the Hunterfly Road Houses of Weeksville, the Bush-Lyon House, the Schumacher House and Kips Castle; in Pennsylvania: Fallingwater.
- **Leadership and experience** as we lead multiple multi-disciplinary projects each year. This project will be led Carl Rothbart, principal at APS **with 40-years' experience**, who practices exclusively in the evaluation and repair/restoration/rehabilitation of existing buildings and historic structures.

- **Depth of practice** from leading the restoration efforts on some of **America's most iconic historic structures** including the Solomon R. Guggenheim Museum in NYC and Fallingwater in Western Pennsylvania (we recently updated Fallingwater's preservation master plan that we wrote 20 years ago, and we are designing and implementing a three-year phased restoration), Louis Sullivan's Bayard-Condict Building, Richard Morris Hunt's The Breakers and McKim Mead and White's Manhattan Municipal Building in NYC.
- Long-term experience involving projects that meet the **Secretary of Interior's Standards** and that require SHPO and local historical commissions' approval.
- Architectural planning that is **sensitive to historic buildings** and existing building fabric, while considering the needs for life-safety requirements, **ADA-compliance** and construction and operating costs. We provide thoughtful programmatic alternatives based upon the client's identified needs and goals, taking into consideration the client's mission and the appropriate, desired "story" as well as all practical considerations.
- Extensive experience **working with** government agencies, not-for-profits and historical societies.
- Working with property owners, including not-for-profits, to develop assessments and master plans to **facilitate fundraising campaigns**.
- **Easy Access to site** as the APS office is located only 3 miles from the Mather Homestead.

Architectural Preservation Studio envisions a completely participatory project with the Mather Homestead. Our projects are most successful when we clearly understand our client's needs. We will work with you by actively listening and collaborating, to bring our team's efforts in line with your vision for the long-term rehabilitation and future use of this historically significant building and property.

We look forward to the opportunity of working with the Mather Homestead on this important project. Please do not hesitate to call us if you have any questions about this proposal or our team's approach.

Very Truly Yours,

Architectural Preservation Studio, DPC



Carl Rothbart, Assoc. AIA  
Principal

203.984-4402  
rothbartc@preservationstudio.com

## 1. FIRM QUALIFICATIONS

### Architectural Preservation Studio, DPC

58 Pine Street, New Canaan, CT 06840  
594 Broadway, Suite 919, New York, NY 10012  
90 Canal Street, 4<sup>th</sup> Floor, Boston, MA, 02114



Architectural Preservation Studio, DPC (APS) is a WBENC-certified (Women's Business Enterprise National Council), design professional-service corporation founded by a collaboration of architects, preservationists, and material conservators. We are one of the nation's leaders in historic preservation, with advanced expertise in exterior envelope repairs, building conservation technologies, and architectural restoration. The 15-person professional staff of the studio has been involved in some of the most important restoration projects of the last two decades, including Frank Lloyd Wright's Solomon R. Guggenheim Museum and Fallingwater; the historic Breakers and Château-sur-Mer mansions in Newport, RI; and Louis Sullivan's Bayard-Condict building in NYC. Additional projects include museums and house museums, city and town halls, libraries, churches, theaters, academic structures, courthouses, and other iconic structures.



Our evolution: Founded in 1889 in St. Paul, MN, the architectural firm of Reed & Stem moved to NYC in 1903 upon winning the competition to design Grand Central Terminal. Later known as Fellheimer & Wagner, then as Wank Adams Slavin Associates (WASA), the preservation group was founded in 1979 as a department of the WASA architecture and engineering firm. Now known as Architectural Preservation Studio, DPC, we established ourselves as an independent and separate firm in April of 2015, dedicated to preservation and maintenance of historic and contemporary buildings.



Architectural Preservation Studio's central building blocks for all projects are **problem solving, technical excellence, and a commitment to client service**. Our approach is based on a thoughtful analysis to determine the cause of a problem, rather than simply repairing or replacing evidently failed material. Such an analysis eliminates unnecessary intervention, helps avoid recurring problems, and saves the most original "fabric." It also reduces owners' long-term costs by having repairs that endure and prevent further deterioration in currently unaffected areas. The foundation to providing cost-effective solutions that are successful is to understand fundamental pathologies and life-cycle cost analysis—sometimes doing less is ultimately worth more. We offer realistic alternatives and priorities that assist the client in making informed decisions and taking the most appropriate actions. Our commonsense method has been proven in practice.



**Our professional staff holds memberships in national and international professional organizations**, such as the American Institute of Architects (AIA), Association for Preservation Technology (APT), International Council on Monuments and Sites (ICOMOS), Construction Specification Institute (CSI), the Sealant, Waterproofing and Restoration Institute (SWRI), International Concrete Repair Institute (ICRI), and International Institute of Building Enclosure Consultants (IIBEC formerly RCI).

**Architectural Preservation Studio is certified as a WBE** by New York City, New York State, PANYNJ, NYC SCA, and WBENC. We are also **economically disadvantaged women-owned small businesses (EDWOSB)** as identified by the US Small Business administration (SBA).

### Architectural Preservation Studio's mission is

"to preserve and retrofit historic and contemporary buildings and sites as sustainable, socially responsible contributions to our communities, through the development of practical, cost-effective, durable solutions for our clients while mentoring our professional staff"

## APS Capabilities

### Conditions assessments

Leak investigations  
Roofing and waterproofing

### Feasibility studies

### Adaptive reuse studies

Due-diligence reports

### Historic Structure Reports (HSR)

### Preservation master plans

HABS reports

### Façade investigations and repairs

Forensic investigations

### Building envelope rehabilitation

### Façade restoration

Historical commission consulting

### Preventative maintenance

NYC Façade Inspection Safety Program

### Probes and non-destructive testing

Materials testing

Cleaning tests

### Measured drawings

### Laser-scanning

### Cost estimating

Contract documents

Construction observation/administration

Restoration tax credits

Peer review

## APS Representative Client Types

Architects and Engineers  
Government (Local, State, and Federal)  
Higher Education  
Libraries  
Hospitals  
Construction Managers

Religious Institutions  
Museums  
Not-For-Profits  
Management Companies  
Residential (Condos, Coops and Rentals)  
Commercial

## APS Representative Clients

Trinity Real Estate  
St. John's Episcopal Church  
Western Pennsylvania Conservancy  
Avon Congregational Church  
First Church Congregational  
St. Mark's Episcopal Church  
Friends of the Frederick H. Cossitt Library  
Redwood Library  
Norwich Free Academy  
New York University  
Rutgers University  
SUNY New Paltz  
New York Dept. Design & Construction  
Mt. Sinai Medical Center  
Weill Cornell Medical Center  
Hunter Roberts Construction Group

Connecticut Trust for Historic Preservation (now Preservation Connecticut)  
Preserve Rhode Island  
Preservation Society of Newport County  
Newport Restoration Foundation  
Weston Historical Society  
Simsbury Historical Society  
New Canaan Historical Society  
Town of New Canaan, CT  
City of Norwich, CT  
City of New London, CT  
City of New York, NY  
City of Paterson, NJ  
Town of Cumberland, RI  
Town of Redding, CT  
Town of Ansonia, CT  
Town of Wethersfield, CT  
Town of Ware, MA  
Village of Portchester, NY  
Town of North Hempstead, NY  
Town of East Greenwich, RI

## APS Awards

Projects planned and designed by the professional staff of Architectural Preservation Studio have received national acclaim and won awards, including:

### **Sea Cliff Firehouse, Sea Cliff, NY**

2020 Architecture Award Commendation for Outstanding Achievement in Historic Restoration, AIA Long Island  
2019 Project Excellence Award, Preservation Long Island

### **Hinchliffe Stadium, Paterson, NJ**

2019 Certificate of Appreciation, City of Paterson Historic Preservation Commission

### **Sheldon Hall, SUNY Oswego, Oswego, NY**

2014 Award of Excellence, AIA New York State  
2014 Stewardship Award, Preservation Association of Central New York

### **Lincoln Depot Museum, Peekskill, NY**

2014 Award of Excellence, AIA Westchester + Hudson Valley Chapter

### **Jacob K. Javits Federal Building Plaza, New York, NY**

2014 Honor Award, GSA Design Awards

### **Château-sur-Mer, Newport, RI**

2011 Preservation Award, Victorian Society of America  
2011 Rhody Award for Historic Preservation, State of Rhode Island and Providence Historic Preservation & Heritage Commission

### **Breakers Gates, Newport, RI**

2010 Rhody Award for Historic Preservation, State of Rhode Island and Providence Historic Preservation & Heritage Commission

### **Solomon R. Guggenheim Museum, New York, NY**

2009 Honor for Architectural Excellence in Historic Preservation, AIA New York State  
2009 Award of Excellence in Low-Rise Category, International Concrete Repair Institute  
2009 Lucy G. Moses Preservation Award, New York Landmarks Conservancy  
2009 Award for Excellence in Preservation, Preservation League of New York State  
2009 Honor Award, AIA Westchester/Mid-Hudson Chapter

### **Jamaica Performing Arts Center, Jamaica, NY**

2009 Lucy G. Moses Preservation Award, New York Landmarks Conservancy  
2009 Honor Award, AIA Westchester/Mid-Hudson Chapter  
2009 Adaptive Reuse Award, Metropolitan Chapter of the Victorian Society in America

### **MoMA/PS1, Long Island City, New York**

2009 Brick NY Awards, Brick Industry Association  
2005 Award of Merit: Rehabilitation and Restoration, New York Construction's Best of 2005  
2004 Citation for Architectural Excellence in Historic Preservation, AIA Westchester/Mid-Hudson Chapter

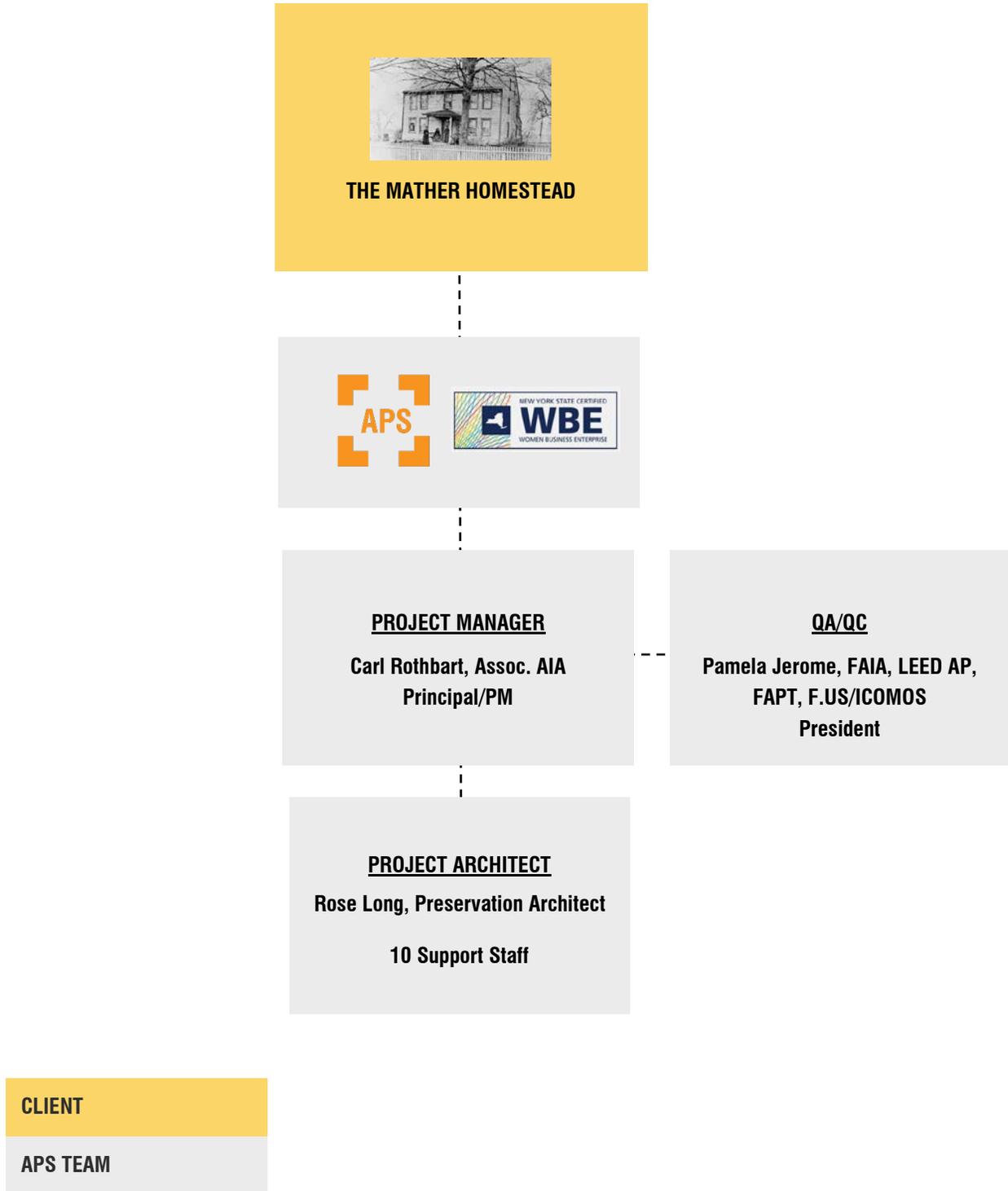
### **Harlem Stage Gatehouse, New York, NY**

2008 Lucy G. Moses Preservation Award, New York Landmarks Conservancy  
2007 Citation for Architectural Excellence in Historic Preservation, AIA New York State

### **US Post Office and Courthouse-Camden Plaza, Brooklyn, NY**

2008 Honor Award in Preservation, GSA Design Awards  
2008 Lucy G. Moses Preservation Award, New York Landmarks Conservancy  
2008 Award for Excellence in Preservation, Preservation League of New York State  
2005 Award of Merit: Adaptive Reuse, New York Construction's Best of 2005

## 2. TEAM MEMBER CREDENTIALS





**Position:** President

**Years of Experience:** 40

**Education:**

M Sc Historic Preservation, Columbia University, New York, NY, 1991

B Arch Architectural Engineering, National Technical University, Athens, Greece, 1979

**Continuing Education:**

International Colloquium on Reburial of Archaeological Sites; Getty Conservation Institute/National Park Service/ICCROM, Santa Fe, NM, 2003

Preservation of the Earthen Architectural Heritage; ICCROM/CRATerre, École d'Architecture de Grenoble, France, 1994

Conservation of Excavated Sites: New Approaches and Techniques; Getty Conservation Institute, Paphos, Cyprus, 1990

**Professional Licenses:**

NY (019577), NJ (21A101858600), CT (ARI.0012168), RI (ARC.0003838), MA (32413), PA (RA409451) Greece (42.680)

**Affiliations:**

AIA (Fellow); NCARB; USGBC; ICOMOS (Board, former SC Officer, Expert Member ISC20C and CIAV, and ISCEAH former Vice President); US/ICOMOS (ex-officio board member, Fellow);

**PAMELA JEROME, FAIA, LEED™ AP, FAPT, F.US/ICOMOS**

**Project Approach/QA/QC**

With 40 years' experience as a preservation architect, Pamela Jerome is president of Architectural Preservation Studio. She was an Adjunct Associate Professor of the Historic Preservation program at Columbia University's Graduate School of Architecture, Planning and Preservation from 1995-2017. She taught professional CEU seminars at NYU School of Professional Studies from 2004-2018.

Ms. Jerome sits on the international Board of ICOMOS (International Committee on Monuments and Sites), one of three statutory-advisory bodies to the World Heritage Convention. She was an elected officer of the ICOMOS Scientific Council from 2006-2014. She is the US/ICOMOS liaison to the APT (Association for Preservation Technology) Board. She is a Peer Professional for preservation for GSA's Design Excellence program. Her expertise is in masonry conservation and waterproofing. She is widely published and recognized as an international expert in cultural heritage. She has consulted on cultural-property conservation in the US, Mediterranean, Black Sea, Middle East, and Far East.

**Selected Projects:**

**SOLOMON R. GUGGENHEIM MUSEUM, New York, NY**

**Role: Preservation Partner.** \$29-million exterior restoration of the Frank Lloyd Wright-designed National Historic Landmark and World Heritage site, involving onsite documentation, archival research, stripping of concrete coatings, concrete patching, structural reinforcement, skylight and steel-frame window replication. Coordination with the museum, the architectural conservator, the structural and mechanical engineers, contractors and other consultants.

**FALLINGWATER, Mill Run, PA**

**Role: Principal-in-Charge.** Waterproofing and restoration of Frank Lloyd Wright's 1936 masterpiece and National Historic Landmark and World Heritage site. A 16-year project that resolved concrete deterioration, exterior paints and coatings, steel windows and doors restoration, re-roofing and terrace waterproofing, below-grade damp-proofing, interior moisture penetration and paint systems, reconstruction of stairs to stream and stone cheek walls. Supervision of complete documentation with CAD and conditions assessment, which led to the co-authoring of a preservation master plan resulting in a four-year, \$11.5 million restoration campaign. APS recently laser-scanned the properties, updated the preservation master plan and is currently developing a three-year phased restoration.

**THE BREAKERS, Newport, RI**

**Role: Partner-in-Charge.** Comprehensive conservation of the former summer home of Cornelius Vanderbilt II, completed in 1895. An architectural icon of the Gilded Age, this National Historic Landmark contains more than 135,000 sf and is set on 14 acres of prime landscape at the edge of the Atlantic Ocean. Detailed in-depth survey of all elements of this museum house was performed, which led to the following work: cleaning and repair of the limestone façades and chimneys; replacement of the glazed Spanish-tile roof with new custom terra-cotta tiles matching the original five colors, as

**Architectural Preservation Studio, DPC**

ICOMOS Hellas; Global Heritage Fund (Senior Advisory Board); Journal on Cultural Heritage Management and Sustainable Development (Editorial Advisory Board, 2009-2014); National Trust for Historic Preservation; Association for Preservation Technology (US/ICOMOS liaison to APT board); DOCOMOMO International; International Concrete Repair Institute (ICRI); Sealant and Waterproofing Restoration Institute (SWRI); Roof Consultant Institute (RCI); Technical Chamber of Greece (TEE, 1980-2012)

**Awards:**

2020

Sea Cliff Firehouse:

AIA Long Island – Archi Award

Commendation for Outstanding

Achievement in Historic Restoration –

Adaptive Re-Use Category

2019

Sea Cliff Firehouse:

Preservation Long Island – Project

Excellence Award

Hinchliffe Stadium:

City of Paterson Historic Preservation

Commission – Certificate of

Appreciation

AIA NYS Excelsior Awards – Henry

Hobson Richardson Award

2018

AIA – Fellow

2015

US/ICOMOS – Fellow

2014

Sheldon Hall, SUNY Oswego:

Preservation Association of Central

New York – Stewardship Award

AIA New York State – Award of

Excellence in Historic Preservation

APT – College of Fellows

well as the dimensions and shapes; and a new built-in copper gutter system. Subsequent to the completion of the façade restoration project, APS staff created documents for the restoration of the monumental gates at the Ochre Point Avenue, Shepard Avenue and Cliffwalk entrances to the Breakers, as well as documents for and enclosure at the Porte Cochere and the restoration of the Gatehouse and historic Boiler Room.

**BUSH-LYON HOMESTEAD, Village of Port Chester, NY**

**Role: Partner-in-Charge.** The Bush-Lyon Homestead encompasses a residential structure, four outbuildings, and a stone water well. Located in John Lyon Park, the Homestead is among the longest surviving structures in Westchester County and predates the Village of Port Chester’s incorporation. The Homestead was inhabited by the descendants of early settlers of New Netherland and was continuously occupied by these families until the site was acquired by the Village of Port Chester in 1925. This site is architecturally and historically significant as it includes a vernacular salt-box structure of colonial New York, contains examples of historic agricultural outbuildings, and was built and occupied by families that were early settlers of this region. As such, the Homestead was added to the National Register of Historic Places in 1982. APS was contracted by the Village of Port Chester to produce a Historic Structures Report of the Homestead to serve as the guideline for future restoration and rehabilitation. The project included extensive historic research, existing conditions documentation, dendrochronology, MEP evaluation, development of a maintenance program and a Phase 1A archaeological survey resulting in a HSR.

**SCHUMACHER HOUSE, North Hempstead, NY**

**Role: Partner-in-Charge.** The Schumacher House (also known as the Cornell-Van-Nostrand House) consists of an early 19th-century section with two mid-19th-century sections and an early 20th-century addition. The building is located in Clinton G. Martin Park, having been moved from its original location as the only means of saving the structure. The two-story 1,800-SF wood house is listed on the National and State Register of Historic Places but is also a designated local landmark. The Town of North Hempstead executed recent improvements in an effort to render the house watertight. The house is still in need of significant exterior and interior restoration work. The Town retained APS for the current project, which will involve structural and exterior restoration work only, including: restoration of the exterior envelope including siding, windows, trim, doors, gutters, leaders, etc. and Restoration of exterior features, such as stoops, porticos, associated hardscaping.

**NORWICH CITY HALL, Norwich, CT**

**Role: Partner-in-Charge.** Detailed Conditions Assessment and Comprehensive Preservation Master Plan for the restoration of the 1873 French Empire-style Norwich City Hall. The scope includes the preservation of the building’s historic features, space analysis and programming, ADA accessibility, and upgrade of its mechanical, electrical and plumbing systems. The Norwich City Hall is listed on the National and State Register of Historic Places. The restoration of the wood floors and historic original entry vestibule has been completed. We are currently preparing to go out to bid for the restoration of the slate Mansard roofs.

**Architectural Preservation Studio, DPC**



**Position:** Principal

**Years of Experience:** 40

**Education:**

B Arch, City University of NY,  
City College, NY, 1982

Certificate, Construction  
Technology; New York  
University, NY, 1978

BA, English; Queens College,  
NY, 1977

**Continuing Education:**

Certificate, RESTORE: Masonry  
Skills Training Program, 1985

**Professional Licenses:**

ARE in Progress

New York City DOB Scaffold  
Challenge Exam Certificate TSC  
(2007-present)

**Affiliations:**

Associate AIA; National Trust  
for Historic Preservation;  
Preservation Connecticut;  
Victorian Society of America;  
New Canaan Museum and  
Historical Society; New Canaan  
Historic District  
Commission(Commissioner/  
Secretary) New Canaan  
Preservation Alliance (  
Treasurer)

**CARL ROTHBART, ASSOC. AIA**

**Project Manager**

Carl Rothbart has over 40 years' experience in the preservation field. His expertise is in historic preservation, design, supervision and management of all magnitude of restoration projects, from proposal writing through substantial completion. He is known for his calm demeanor, thoroughness, efficiency and responsiveness.

Mr. Rothbart is responsible for all aspects of building restoration and envelope repairs, including building inspections; probe supervision; preparation of façade, roof and interior assessments; FISP (Façade Inspection Safety Program) Critical Examination Reports; design of repair procedures; specifications writing; cost estimating; bid analysis and negotiations; and construction administration and supervision of interventions on historically-significant and contemporary structures.

Mr. Rothbart has worked with the New York City Landmarks Preservation Commission on numerous individually landmarked structures, as well as with various SHPOs on many projects listed on the National Register of Historic Places. Mr. Rothbart runs the Connecticut office.

**Selected Projects:**

**SIMSBURY HISTORICAL SOCIETY, Simsbury, CT**

**Role: Project Manager.** APS was retained by the Simsbury Historical Society to provide architectural services to develop a Conditions Assessment Report for the four main structures at the Simsbury Historical Society campus (Phelps Tavern - 1771, Hendrick Cottage - 1795, Phelps Barn - 1890, and the Meeting House – 1970 recreation). The project was funded by a grant from the Community Investment Account of the State of Connecticut, as administered by the Department of Economic and Community Development, State Historic Preservation Office (SHPO). All work was done in accordance with SHPO standards and meet the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**COLEY HOUSE, Weston, CT**

**Role: Project Manager.** For the Weston Historical Society, APS prepared a conditions assessment and feasibility study for the exterior envelope and interior of the 1841 Coley House as well as the Barn and Carriage House. As no drawings of the buildings existed, the buildings were measured and floor plans and exterior elevations were produced in AutoCAD, from which construction documents were developed. APS also provided construction administration services for the interior and exterior restoration of the Colet House.

**HUNTER HOUSE, Newport, RI**

**Role: Project Manager.** Detailed conditions assessment/Historic Structure Report and construction documents for repairs to the exterior envelope and interior structure of this important early Newport house. Hunter House is one of the finest examples of Georgian Colonial architecture from Newport's "golden age" in the mid-18<sup>th</sup> century. As a National Historic Landmark, Architectural Preservation Studio took a values-based approach to our recommendations reflecting an initial assessment of its cultural and genealogical significance, coupled with information derived from the existing building conditions.

**Awards:**

2019

Hinchliffe Stadium, Paterson, NJ; City of Paterson Historic Preservation Commission – Certificate of Appreciation

2014

Preservation Society of Newport County – Laurel Award

Sheldon Hall, SUNY Oswego:

Preservation Association of Central New York – Stewardship Award  
AIA New York State – Award of Excellence in Historic Preservation

2011

Château-sur-Mer:  
Victorian Society in America – Preservation Award  
State of Rhode Island and Providence Plantations Historic Preservation & Heritage Commission – Rhody Award for Historic Preservation

2010

The Breakers' Gates:  
Rhode Island Historical Preservation & Heritage Commission – Rhody Awards for Historic Preservation Project Award

2009

Solomon R. Guggenheim Museum:  
AIA New York State – Honor for Architectural Excellence in Historic Preservation  
International Concrete Repair Institute – Award of Excellence in Low-Rise Category  
Preservation League of New

**KINGSCOTE, Newport, RI**

**Role: Project Manager.** Exterior restoration including slate roofing and wood restoration of one of Newport's first grand mansions. Designed by Richard Upjohn in the Gothic Revival style, and updated by McKim, Mead and White. Kingscote was completed in 1841. An early exponent of the shingle-style vocabulary, the clapboard structure remained in the original family until 1968. The National Historic Landmark property, which includes collections of furnishings, artwork and ceramics, was bequeathed to the Preservation Society of Newport County in 1972.

**ROUGH POINT, Newport, RI**

**Role: Project Manager.** Extensive architectural and engineering survey of the 49-room granite and brownstone mansion, sited on a 10-acre waterfront lot, Rough Point was originally designed by Peabody & Stearns with landscaping by Frederick Law Olmstead for Frederick Vanderbilt from 1887-91. The mansion was altered and enlarged by Horace Trumbauer for James B. Duke in the 1920's, and later became the seasonal residence of tobacco heiress Doris Duke. Upon Miss Duke's death, Rough Point became a house museum operated by the Newport Restoration Foundation. Development of a comprehensive report providing detailed conditions assessment of the building, its history, construction, and systems. APS staff designed bronze storm windows to protect the original bronze casement windows, and designed replacement bronze doors for the Solarium's French doors.

**THE BREAKERS, Newport, RI**

**Role: Project Manager.** Comprehensive conservation of the former summer home of Cornelius Vanderbilt II, completed in 1895. An architectural icon of the Gilded Age, this National Historic Landmark contains more than 135,000 sf and is set on 14 acres of prime landscape at the edge of the Atlantic Ocean. Detailed in-depth survey of all elements of this museum house was performed, which led to the following work: cleaning and repair of the limestone façades and chimneys; replacement of the glazed Spanish-tile roof with new custom terra-cotta tiles matching the original five colors, as well as the dimensions and shapes; and a new built-in copper gutter system. Subsequent to the completion of the façade restoration project, APS staff created documents for the restoration of the monumental gates at the Ochre Point Avenue, Shepard Avenue and Cliffwalk entrances to the Breakers, as well as documents for and enclosure at the Porte Cochere and the restoration of the Gatehouse and historic Boiler Room.

**CHÂTEAU-SUR-MER, Newport, RI**

**Role: Project Manager.** Restoration of the exterior of this Italianate-style National Historic Landmark. From its completion in 1852 until the appearance of the Vanderbilt homes in the 1890s, Château-sur-Mer was regarded as the grandest residence in Newport. Now operating as a museum, the extensive restoration included masonry, slate and flat-seam copper roofing, skylights, veranda woodwork, metal cornice and decorative ornamentation for this.

**SOLOMON WELLES HOUSE, Wethersfield, CT**

**Role: Project Manager.** The Town of Wethersfield retained Architectural Preservation Studio to perform a comprehensive exterior conditions assessment of the Solomon Welles House in historic Wethersfield, CT. The building is located in Standish Park and dates to 1774. APS developed and bid construction documents and provided construction administration for this recently completed wood shingle and built-up roofing project at this historic structure.

York State – Award for  
Excellence in Preservation  
AIA Westchester/Mid-Hudson  
Chapter – Honor Award

2008  
Solomon R. Guggenheim  
Museum:  
NY Landmarks Conservancy –  
Lucy G. Moses Award

2006  
Chappaqua Railroad Station:  
AIA Westchester/ Mid-Hudson  
Chapter – Honor Award,

1993  
East Midtown Plaza:  
International Concrete  
Restoration Institute – Award of  
Excellence in High-Rise  
Category.

1992  
Manhattan Municipal Building:  
National Trust for Historic  
Preservation – Honor Award  
Art Commission of the City of  
New York – Award for  
Excellence in the Restoration of  
the Statue of Civic Fame and  
Masonry Restoration

### **JOHN ROGERS STUDIO, *New Canaan, CT***

**Role: Project Manager.** APS was retained to begin the project by researching the history of the building to determine its original architectural details and finishes followed by a written plan for its interior and exterior restoration in order to conserve this important structure in perpetuity. The Department of the Interior's historic preservation standards shall be used as the conservation standard for this project. APS completed Construction Documents including drawings and specifications for the determined scope of work. We are preparing to go out to bid this Spring.

### **NORWICH CITY HALL, *Norwich, CT***

**Role: Project Manager.** Detailed Conditions Assessment and Comprehensive Preservation Master Plan for the restoration of the 1873 French Empire-style Norwich City Hall which is listed on the National and State Register of Historic Places. The scope includes the preservation of the building's historic features, space analysis and programming, ADA accessibility, and upgrade of its mechanical, electrical and plumbing systems. The Norwich City Hall. Recent work involved the restoration of the wood floors. We are currently preparing to go out to bid for the restoration of the slate Mansard roofs.

### **FIRST CONGREGATIONAL CHURCH, *Fairfield, CT***

**Role: Project Manager.** Preservation master plan including a conditions assessment. The church complex consists of five structures of which the oldest and most significant is the 1891 Sanctuary designed by J. Cleveland Cady in the Romanesque style. It is included in the Old Post Road Local Historic District and the Fairfield National Historic District. In addition, APS developed a programming/utilization study in support of a capital campaign that evaluated best usage of space, accessibility requirements throughout the campus and identification of potential expansion/development opportunities to insure future growth and ability to sustain its mission.

### **CARRIAGE BARN & LAPHAM COMMUNITY CENTER AT WAVENY PARK, *New Canaan, CT***

**Role: Project Manager.** Constructed in 1915 as a summer house for Jack Lapham, the estate's "Bungalow" now houses the Lapham Community Center. Located in Waveny Park in New Canaan, CT, the estate also includes the Carriage Barn. Retained by New Canaan's Department of Public Works to provide design services for the replacement of the existing slate roofs and façade repairs. Initial work focused on a conditions assessment and confirmation of the scope of work. Based on the report, construction documents for façade and roofing restoration were developed and bid. Construction was completed in 2017.

### **GILBERT & BENNETT WIRE MILL CORE, *Georgetown, CT***

**Role: Project Manager.** Architectural feasibility and concept-design study to adapt six existing historic industrial buildings at the former Gilbert & Bennett Wire Mill in Redding, CT to a new program of uses. These buildings are the historic core of a 55-acre property listed on the National Register of Historic Places, and are contributing elements in the Georgetown Historic District. The purpose of the study is to advance the 2012 community-visioning initiative, an alternative program led by Re-Wire, to a feasible concept design in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties that will attract local investment. The project was performed for the Connecticut Trust for Historic Preservation.



**Position:** Preservation Architect

**Years of Experience:** 37

**Education:**

Certificate of Interior Design, NY School of Interior Design, New York, NY, 1993

Certificate, RESTORE Masonry Skills Training Program, 1985

B Arch Auburn University, Auburn, AL, 1984

**Continuing Education:**

Architectural AutoCAD, 3-D Architectural AutoCAD, REVIT, Norwalk Community College, Norwalk, CT, 2007-09

**Affiliations:**

National Trust for Historic Preservation; New Canaan Historical Society; New Canaan Preservation Alliance (Past President ); New Canaan Historical Review Committee (member/ Secretary); Greenwich Historical Society Landmarks Recognition Program (Juror); Thornhill Foundation (President); Alabama Cemetery Preservation Alliance; National Society of the Colonial Dames of America; Daughters of the American Revolution (Historic Preservation Committee Chair)

**Awards:**

2014

Preservation Society of Newport County's Laurel Award

2011

Chateau-sur-Mer:

Victorian Society in America's

Preservation Award

State of Rhode Island and Providence

## ROSE SCOTT LONG

### Project/Preservation Architect

With over 37 years' experience Rose Scott Long serves as a Project Architect with Architectural Preservation Studio. Ms. Long is expert at performing historic, archival and genealogical research and documenting historic structures. Her work has included development of HABS/HAER reports and measured drawings, State and National Register nominations as well as Historic Structures Reports. She also develops construction documents for exterior/interior repairs/restoration.

### Selected Projects with Architectural Preservation Studio:

#### SIMSBURY HISTORICAL SOCIETY, *Simsbury, CT*

**Role: Project Architect.** APS was retained by the Simsbury Historical Society to provide architectural services to develop a Conditions Assessment Report for the four main structures at the Simsbury Historical Society campus (Phelps Tavern - 1771, Hendrick Cottage - 1795, Phelps Barn - 1890, and the Meeting House - 1970 recreation). The project was funded by a grant from the Community Investment Account of the State of Connecticut, as administered by the Department of Economic and Community Development, State Historic Preservation Office (SHPO). All work was done in accordance with SHPO standards and meet the Secretary of the Interior's Standards for the Treatment of Historic Properties.

#### HUNTER HOUSE, *Newport, RI*

**Role: Project Architect.** Detailed conditions assessment/Historic Structure Report and construction documents for repairs to the exterior envelope and interior structure of this important early Newport house. Hunter House is one of the finest examples of Georgian Colonial architecture from Newport's "golden age" in the mid-18<sup>th</sup> century. As a National Historic Landmark, Architectural Preservation Studio took a values-based approach to our recommendations reflecting an initial assessment of its cultural significance, coupled with information derived from the existing building conditions.

#### BUSH-LYON HOMESTEAD, *Village of Port Chester, NY*

**Role: Preservation Architect.** The Bush-Lyon Homestead encompasses a residential structure, four outbuildings, and a stone water well. Located in John Lyon Park, the Homestead is among the longest surviving structures in Westchester County and pre-dates the Village of Port Chester's incorporation. The Homestead was inhabited by the descendants of early settlers of New Netherland and was continuously occupied by these families until the site was acquired by the Village of Port Chester in 1925. This site is architecturally and historically significant as it includes a vernacular salt-box structure of colonial New York, contains examples of historic agricultural outbuildings, and was built and occupied by families that were early settlers of this region. As such, the Homestead was added to the National Register of Historic Places in 1982. APS was contracted by the Village of Port Chester to produce a Historic Structures Report of the Homestead to serve as the guideline for future restoration and rehabilitation. The project included extensive historic research, existing conditions documentation, dendrochronology, MEP

Plantations Historic Preservation & Heritage Commission's Rhody Award for Historic Preservation

2010

Breakers Gates:  
State of Rhode Island and Providence Plantations Historic Preservation & Heritage Commission's Rhody Award for Historic Preservation

2006

Chappaqua Railroad Station:  
Honor Award, Westchester Mid-Hudson Chapter of the AIA

1992

Manhattan Municipal Building:  
Honor Award, National Trust for Historic Preservation.  
Award for Excellence in the Restoration of the Statue of Civic Fame and Masonry Restoration, Art Commission of the City of New York

evaluation, development of a maintenance program and a Phase 1A archaeological survey resulting in a HSR.

### **SCHUMACHER HOUSE, North Hempstead, NY**

**Role: Preservation Architect.** The Schumacher House (also known as the Cornell-Van-Nostrand House) consists of an early 19th-century section with two mid-19th-century sections and an early 20th-century addition. The building is located in Clinton G. Martin Park, having been moved from its original location as the only means of saving the structure. The two-story 1,800-SF wood house is listed on the National and State Register of Historic Places but is also a designated local landmark. The Town of North Hempstead executed recent improvements in an effort to render the house watertight. The house is still in need of significant exterior and interior restoration work. The Town retained APS for the current project, which will involve structural and exterior restoration work only, including: restoration of the exterior envelope including siding, windows, trim, doors, gutters, leaders, etc. and Restoration of exterior features, such as stoops, porticos, associated hardscaping.

### **THE BREAKERS, Newport, RI**

**Role: Project Architect.** Comprehensive conservation of the former summer home of Cornelius Vanderbilt II, completed in 1895. An architectural icon of the Gilded Age, this National Historic Landmark contains more than 135,000 sf and is set on 14 acres of prime landscape at the edge of the Atlantic Ocean. Detailed in-depth survey of all elements of this museum house was performed, which led to the following work: cleaning and repair of the limestone façades and chimneys; replacement of the glazed Spanish-tile roof with new custom terra-cotta tiles matching the original five colors, as well as the dimensions and shapes; and a new built-in copper gutter system. Subsequent to the completion of the façade restoration project, APS staff created documents for the restoration of the monumental gates at the Ochre Point Avenue, Shepard Avenue and Cliffwalk entrances to the Breakers, as well as documents for and enclosure at the Porte Cochere and the restoration of the Gatehouse and historic Boiler Room.

### **CHÂTEAU-SUR-MER, Newport, RI**

**Role: Project Architect.** Restoration of the exterior of this Italianate-style historic mansion. From its completion in 1852 until the appearance of the Vanderbilt homes in the 1890s, Château-sur-Mer was regarded as the grandest residence in Newport. Now operating as a museum, the extensive restoration included masonry, slate and flat-seam copper roofing, skylights, veranda woodwork, metal cornice and decorative pressed-metal ornamentation for this National Historic Landmark.

### **SOLOMON WELLES HOUSE, Wethersfield, CT**

**Role: Project Architect.** The Town of Wethersfield retained APS to perform a comprehensive exterior conditions assessment of the Solomon Welles House in Wethersfield, CT. The building dates to 1774. APS developed and bid construction documents and provided construction administration for this recently completed wood shingle and built-up roofing project at this historic structure.

**COLEY HOUSE, *Weston, CT***

**Role: Project Architect.** For the Weston Historical Society, APS prepared a conditions assessment and feasibility study for the exterior envelope and interior of the 1841 Coley House. As no drawings of the house existed, the house was measured and floor plans and exterior elevations were produced in AutoCAD, from which construction documents were developed. APS also provided construction administration services for the interior and exterior restoration of the Coley House.

**NORWICH CITY HALL, *Norwich, CT***

**Role: Project Architect.** Detailed Conditions Assessment and Comprehensive Preservation Master Plan for the restoration of the 1873 French Empire-style Norwich City Hall which is listed on the National and State Register of Historic Places. The scope includes the preservation of the building's historic features, space analysis and programming, ADA accessibility, and upgrade of its mechanical, electrical and plumbing systems. The Norwich City Hall. Recent work involved the restoration of the wood floors. We are currently preparing to go out to bid for the restoration of the slate Mansard roofs.

**FIRST CONGREGATIONAL CHURCH, *Fairfield, CT***

**Role: Project Architect.** Preservation master plan including a conditions assessment. The church complex consists of five structures of which the oldest and most significant is the 1891 Sanctuary designed by J. Cleveland Cady in the Romanesque style. It is included in the Old Post Road Local Historic District and the Fairfield National Historic District. In addition, APS developed a programming /utilization study in support of a capital campaign that evaluated best usage of spaces, accessibility requirements throughout the campus and identification of potential expansion/development opportunities in order to insure future growth and the ability to sustain its mission.

**GILBERT & BENNETT WIRE MILL CORE, *Georgetown, CT***

**Role: Project Architect.** Architectural feasibility and concept-design study to adapt six existing historic industrial buildings/structures at the former Gilbert & Bennett Wire Mill in Redding, CT to a new program of uses. These buildings are the historic core of a 55-acre property listed on the National Register of Historic Places, and are contributing elements in the Georgetown Historic District. The purpose of the study was to advance the 2012 community-visioning initiative, to a feasible concept design in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties that will attract local investment. The project was performed for the Connecticut Trust for Historic Preservation.

**CONNECTICUT TRUST, *Hamden, CT***

**Role: Project Manager.** Survey of historic barns throughout Connecticut as part of Statewide strategy. Project required research of historic barn-structure nomenclature and various agricultural operations. Numerous government and public domain websites were accessed for information, which was then entered into the Connecticut Trust's Historic Barns of Connecticut website database.

---

### 3. PROJECT UNDERSTANDING/METHODOLOGY/SCOPE

#### Project Understanding

The Mather Homestead Foundation (“MHF”) is seeking proposals for architectural services to develop a Conditions Assessment Report for its historic buildings and property. The Mather Homestead was built in 1778 by Deacon Joseph Mather and was enjoyed by seven generations of Mathers until the home was generously donated by the McPherson Family, Mather descendants, to MHF in 2017. The Mather Homestead became a National Historic Landmark in 1964 and was listed on the National Register of Historic Places in 1966. The Mather Homestead has been open as a museum since 2017.

The project is funded by a grant from the Community Investment Account of the State of Connecticut, as administered by the Department of Economic and Community Development, State Historic Preservation Office (SHPO). All work will be done in accordance with SHPO standards and meet the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*.

#### Preservation Methodology/Philosophy

Architectural Preservation Studio has developed a rigorous methodology for preservation/conservation/adaptive reuse; however, we modify our approach to each project based on each client’s needs and expectations. We listen carefully to our clients and are mindful of their budgets. Although we are preservation architects, we are conservators as well. We are able to evaluate materials analyses and understand the materials science behind conserving original materials. At the core of our philosophy is the mandate to retain as much original material as possible; however, we recognize that this is not always possible, at which point, we provide the client with realistic alternatives.

The successful design approach for an adaptive reuse demands the resolution of many complex issues related to program, budget and physical constraints of the existing structure. Melding the old and new in an appropriate and sensitive way is the challenge. Successful adaptive reuse mandates that these spaces must not only satisfy the functional needs of the users, but must also contribute to the dignity of the functions housed. The design layouts, materials, lighting and all other project details must be carefully selected and arranged to symbolically express these values; moreover, they must complement each other so that the overall composition instills the proper respect for the institution to be housed, while simultaneously creating a comfortable environment that will uplift anyone visiting or working in that institution.

The staff of Architectural Preservation Studio has become adept coordinating the weaving of new construction and infrastructure into historic buildings so as to minimize, if not completely mitigate, their impact. This requires that engineering infrastructure upgrades are inserted with surgical precision in the interstitial spaces, in order to disturb as little as possible the original finishes and maintain the maximum authenticity of fabric. When design interventions interact with the original building fabric, we endeavor to ensure that these design moves respect the original, and that both original and new architecture heighten the awareness of each other. We perceive adaptive reuse as the ultimate act in sustainability, and new additions to historic structures as a way of enhancing the original and fulfilling programmatic requirements, while providing beautifully designed interventions of our era.

Although we adhere to the *Secretary of Interior’s Standards*, at the same time, we are not tradition-bound. We understand that sites accumulate layered significance over time, a concept known as progressive authenticity. We evaluate authenticity, integrity and significance, and balance these with the management context of a site, providing responses that are both realistic and cost-effective. We involve our clients in our thought process from the very start; we believe that the best projects are the products of a collaborative process wherein stakeholder participation is essential.

On all of our projects, we follow the *Secretary of the Interior’s Standards for the Treatment of Historic Buildings*. The team’s conservation philosophy is as follows:

- The overriding intention is to maintain the original design aesthetic and materials while adding increased structural integrity, longevity, and beauty to the building.
- Always look to not just repair the symptoms of deterioration, but to mitigate the forces and conditions that are causing it.
- Minimal intervention whenever possible.
- All materials and techniques must be reversible whenever possible.
- All materials and methods must be documented.

---

## Project Scope

Architectural Preservation Studio proposes to provide the following services in order to develop a Conditions Assessment for the Mather Homestead. APS will employ a holistic approach. Though tasks have been divided, information obtained by performing each task will inform all other tasks and scheduling of tasks could overlap. To that end, APS will apply lateral thinking under which more creative and innovative solutions can be provided.

The goal of the Conditions Assessment Report is to help the MHF to better understand the history of the structures and entire site, the current conditions of the building and site systems and to restore and preserve the Mather Homestead buildings and grounds to ensure the long-term viability of this historic home and property. MHF currently has little formal documentation of the important historic home and site, and no current existing plan for future maintenance and growth. Since taking ownership of the homestead in 2017, MHF has performed minimal maintenance on an as-needed basis such as upgrading water mechanicals and alarm system, oven replacement, garden restoration and maintenance, and repair and maintenance of the property's iconic white fence. Items to be addressed in the Conditions Assessment include storage, a space for welcoming visitors, a patio, archives, and accessibility, drainage, plantings, hardscape, and site structures to meet programmatic needs and goals that include engaging the community and telling the story of the historic Homestead. The long-term objective is to ensure safety for visitors and to ensure that the Mather Homestead remains for another hundred plus years. The tasks outlined in the RFP will include the following scope of work:

### Kick-Off Meeting

Architectural Preservation Studio will attend a kick-off meeting with all interested parties. We will begin to secure all existing readily available written and graphic information from the MHF, the Darien Historical Society and other resources. We will start to discuss the needs, concerns and goals of the project with the MHF representatives. We will look to clarify whatever specific conservation philosophy for the Project is appropriate. It is understood that this initial direction may be amended as information is gleaned for the investigation portion of the work.

### Archival Research/Data Collection

Architectural Preservation Studio will locate, assess, compile and review historic documentation and information regarding the history of the homestead and its significance. This will include a review of existing historical research, oral histories, reports, studies, existing conditions survey(s) where/if available, historic documentation, photographs, historic archives of local and state newspapers, miscellaneous books and online sources and documentation/reports of previous alterations, repairs, and improvements undertaken by previous owners. Understanding the historical context and evolution of the homestead is an important first step as it will inform the findings of our assessment and future recommendations. The MHF will share their historic measured drawings of the historic main house and current surveyed site plan drawings with APS.

### Field Investigations

During this phase of the work, we will perform site reconnaissance as necessary to obtain the required information to properly understand the existing conditions related to the buildings and site. This work will include, but not be limited to an overall assessment of existing building conditions and materials, including the exterior envelope, interior finishes, MEP systems and the site.

The team will perform a building-code review that will include existing conditions and required compliance pertaining to: life safety, ADA, means of egress, fire-protection systems, etc. We will also review the applicable restrictions and/or requirements associated with any potential repairs or restoration work recommended for the homestead as a result of their designation on the State Register of Historic Places.

### Conditions Assessment Report

The Conditions Assessment Report will include a written narrative and will be illustrated with color photographs and applicable drawings and diagrams. The report will review, discuss, analyze, compile and present our observations and findings based on the existing building and site conditions and any possible future failures of the interior and exterior building envelope including a summary description and evaluation of the building systems: electrical, plumbing, HVAC, fire protection, building code, ADA issues, etc.

Architectural Preservation Studio will prepare a detailed historical description of the building and grounds, their cultural significance and relation to the community. This will also include a chronology of the development of the historic home and

---

entire site over time considering important architectural and site features, building changes, construction, repairs and restoration, which will help in determining the character-defining elements, and provide justification of the selected treatments.

We will prepare a prioritized list of recommendations (short, medium and long-term) for the Homestead and entire site with cost estimates for the appropriate treatment of deteriorated historic elements consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, considering the potential impact of recommended treatments, and avoid significantly altering the property's historic character and context.

We will also prepare a record of any previous existing conditions including a site plan, "as built" drawings, detailed photographs or drawings of significant features, context photo-documentation, and existing conditions photo-documentation.

Architectural Preservation Studio will submit a draft report to the Mather Homestead Foundation for review and comments. We will incorporate any comments or observations and issue a final report. APS will attend at least three meeting during the report phase. Once the Final Report is complete, APS will attend a meeting with MHF to present the report.

The Conditions Assessment will contain the following sections:

- A. Introductory Material
  - 1. Cover page
  - 2. Table of Contents
  - 3. Introduction
  - 4. Description of project
  - 5. Methodology
  - 4. Executive summary
- B. Developmental History
  - 1. Historical background, significance and context
  - 2. Chronology of architectural development and use
  - 3. Physical description
  - 4. Evaluation of significance
  - 5. Identification of character-defining features
- C. Condition Assessment
  - 1. Building envelope
  - 2. Interior spaces and features
  - 3. Mechanical, electrical, plumbing and fire protection systems
  - 4. Code analysis (including ADA)
  - 5. Site features
  - 6. Existing site plan drawings
- D. Treatment and Work Recommendations
  - 1. Historic preservation objectives
  - 2. Requirements for work
  - 3. Prioritized work recommendations and alternatives
  - 4. Prioritized cost estimates
  - 5. Proposed future uses for the homestead and site over the next 10 years
  - 6. Sketches of proposed future uses of all building spaces
  - 7. Proposed master site plan illustrating growth and use of the site over the next 10 years
- G. Appendix
  - 1. Works Cited
  - 2. Relevant historic photos
  - 3. Relevant historic drawings
  - 4. Existing condition photos

## Owner's Responsibility

In order to accomplish our work, it is understood that the complete cooperation and coordination between APS, Mather Homestead Foundation, and any consultants, will be provided. It is also understood that the client will assist us in securing access to all areas of the homestead, so as to perform the inspection in an efficient manner. In addition, the client will provide us with all previous existing reports, drawings (paper or electronic) for the project.

## Deliverables

APS will provide the following deliverables:

- Electronic copies of Draft Conditions Assessment Report for Review in pdf format
- Electronic and 2 hard copies of Final Conditions Assessment Report incorporating comments from the draft review in pdf format.
- 1 hard copy of the Final Conditions Assessment Report to the State Historic Preservation Office.

## 4. RELEVANT PROJECT EXPERIENCE

### SIMSBURY HISTORICAL SOCIETY

Simsbury, CT



**Completion:** October 2021

**Size:** 4 Buildings

**Cost:** \$560,000

**Client:** Simsbury Historical Society  
Bob Moody, President  
860.658.2500

**Scope:** Historic Resource Conditions Assessment

APS was retained by the Simsbury Historical Society to provide architectural services to develop a Conditions Assessment Report for the four main structures at the Simsbury Historical Society campus (Phelps Tavern - 1771, Hendrick Cottage - 1795, Phelps Barn - 1890, and the Meeting House - 1970 recreation). The project was funded by a grant from the Community Investment Account of the State of Connecticut, as administered by the Department of Economic and Community Development, State Historic Preservation Office (SHPO). All work was done in accordance with SHPO standards and met the Secretary of the Interior's Standards for the Treatment of Historic Properties.



WESTERN HISTORICAL SOCIETY - DAVID DIMON COLEY HOUSE & BARN  
Weston, CT



**Completion:** 2019

**Cost:** \$225,000

**Size:** Approx. 2,400 SF

**Client:** Weston Historical Society  
Richard Wolf, Former Board Member  
203.454.3819

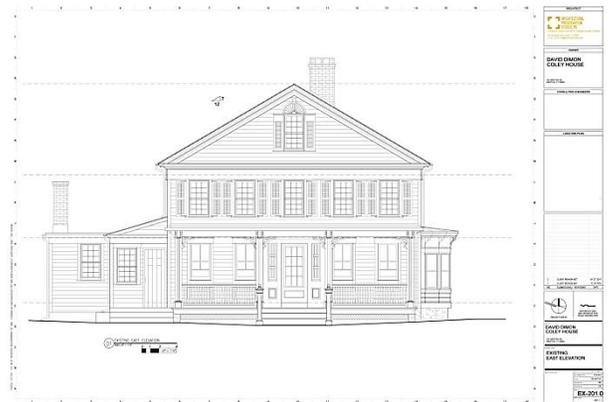
**Scope:** Conditions Assessment  
Feasibility Study  
Survey and Preparation of CAD Drawings  
Exterior and Interior Restoration

married into the Coley family through the years were also early settlers and founders of this part of Connecticut.

Architectural Preservation Studio provided professional services associated with the preparation of a conditions assessment and feasibility study for the exterior envelope and interior of the Coley House. Extensive historic and genealogical research and documentation of the Coley family and the Weston community was included in the report. As no drawings of the house existed, APS measured the house and produced floor plans and exterior elevations in AutoCAD, from which construction documents were developed including improvements to provide Universal Access to the house and the property. APS also provided construction administration services for the interior and exterior restoration of the Coley House.

The history of the 1841 David Dimon Coley House at the Weston Historical Society is closely entwined with the history of Weston, specifically, and the early settlements of Fairfield County, CT in general. It appears that all of the families who

APS subsequently performed conditions assessments for both the Coley Barn and the Carriage Barn at the Coley Homestead including measured drawings of both and assisted in repairs made to Coley Barn and site improvements.



**JOHN ROGERS STUDIO**  
New Canaan, CT



**Completion:** In Progress

**Size:** 500 SF

**Cost:** \$200,000

**Client:** New Canaan Museum and Historical Society  
Nancy Geary, Executive Director  
203.966.1776

**Scope:** Restoration Plan  
Construction Documents for  
Exterior and Interior Restoration

Places in 1965 and was one of the first buildings designated by the Department of Interior as a National Historic Landmark in 1966.

John Rogers was born in 1829 in Massachusetts and died in 1904 in New Canaan. Called "The People's Sculptor," he was one of America's most famous artists and the first sculptor to mass produce his work. He sold as many as 80,000 sculptures nationwide and brought the art of sculpture to the American middle class. The NCM&HS has a large collection of Rogers Groups, as his sculptures are called. They depict ordinary people – people playing checkers, a doctor weighing a baby, men engaged in a political discussion – as well as scenes from the Civil War and Shakespearean plays.

The Rogers Studio is a Gothic-Victorian gable-roofed one room structure built in 1878. The studio has a large skylight on the north side of its wood shingled roof. The studio was saved by the Historical Society in 1960 weeks before it was scheduled to be torn down and was moved to the Historical Society's campus from its original location 300 feet to the north, now the campus of St. Mark's Episcopal Church. The studio currently houses a large collect of Rogers' work. It was listed on the National Register of Historic

APS was retained to begin the project by researching the history of the building to determine its original architectural details and finishes followed by a written plan for its interior and exterior restoration in order to conserve this important structure in perpetuity. The Department of the Interior's historic preservation standards are being used as the conservation standard for this project. APS completed Construction Documents including drawings and specifications for the determined scope of work. We are preparing to go out to bid this Spring.

## HUNTER HOUSE

Newport, RI



- Completion:** Ongoing
- Cost:** \$785,000 (estimated)
- Size:** 5,200 SF
- Client:** The Preservation Society of Newport County  
Curt Genga, Former Properties Director  
401.662.2475
- Scope:** Conditions Assessment  
Historic Structure Report  
Exterior Restoration Documents

The professional staff of Architectural Preservation Studio, under WASA, worked with the Preservation Society of Newport County (PSNC) to prepare a detailed conditions-assessment report/historic-structure report including extensive genealogical research to produce a complete historic and architectural “story” of Hunter House, including information not previously associated with the house. The project included construction documents for repairs to the exterior envelope and interior structure of this important early Newport house. Hunter House is one of the finest examples of Georgian Colonial architecture from Newport’s “golden age” in the mid-18th century.

The north half of the Hunter House was constructed between 1748 and 1754 by Jonathon Nichols Jr., a prosperous merchant and colonial deputy. After his death in 1756, the property was sold to Colonel Joseph Wanton Jr., deputy governor of the colony and a merchant. He enlarged the house by adding a south wing and a second chimney, transforming the building into a formal Georgian mansion. During the American Revolution, Colonel Wanton, who was a Loyalist, fled from Newport. His house was then used as the headquarters of the commander of the French fleet, when the French forces came to America’s aid and were based in Newport in 1780. After the war, Colonel Wanton’s house was acquired by William Hunter, a US senator and President Andrew Jackson’s Charge d’affaires to Brazil. The Hunters sold the house in the mid-1860s, and it passed through a series of owners until the mid-1940s. A small group of concerned citizens, led by Mrs. George Henry Warren, initiated a preservation effort, purchasing the house in 1945 and formed the Preservation Society of Newport County.

As Hunter House is not only a Newport landmark, but also a National Historic Landmark, APS took a values-based approach to our recommendations reflecting an initial assessment of its cultural significance, coupled with information derived from the existing building conditions. Our preservation philosophy is based on the guidelines defined by the Secretary of Interior’s Standards, as well as the international doctrine of the Venice Charter, Burra Charter and the Nara Document on Authenticity.

## SCHUMACHER HOUSE

North Hempstead, NY



**Completion:** Ongoing

**Cost:** N/A

**Size:** 1,800 SF

**Client:** Town of North Hempstead DPW  
Rob Fazio  
516.739.6710

**Scope:** Conditions Assessment  
Exterior Restoration  
Wood Window Refurbishment/Replication  
Restoration of Landscaping Features

century sections and an early 20th-century addition. The building is located in Clinton G. Martin Park, having been moved from its original location as the only means of saving the structure. The two-story 1,800-SF wood house is listed on the National and State Register of Historic Places but is also a designated local landmark.

The Schumacher House was altered significantly following its relocation. It was unoccupied for many years suffering severely due to extensive exposure to the elements. The Town of North Hempstead executed recent improvements in an effort to render the house watertight however, the house is still in need of significant exterior and interior restoration work. The Town retained APS for the current phase of the project, which included recommendations for various approaches for managing this historic resource. Included in this phase are: Restoration of the exterior envelope including siding, windows, trim, doors, gutters, leaders, etc. and restoration of exterior features, such as stoops, porticos, associated hardscaping.

The Schumacher House (also known as the Cornell-Van-Nostrand House) consists of an early 19th-century section with two mid-19th-

**Architectural Preservation Studio, DPC**

## HUNTERFLY ROAD HOUSE OF WEEKSVILLE

Brooklyn, NY



**Completion:** 2005

**Cost:** \$1.8M

**Size:** 4 Buildings

**Client:** NYC Department of Design and Construction  
Michael Nastasi, Assistant Commissioner  
718.391.1174

**Scope:** Preservation Master Plan  
Historic Structure Report  
Adaptive Reuse  
Exterior & Interior Restoration

**Awards:** 2006 Preservation League of New York State –  
Award of Excellence in Preservation

The Hunterfly Road Houses are the only surviving remnants of Weeksville, one of the first free African-American communities in Brooklyn. Constructed circa the 1870s, the National-, State-, and New York City-designated landmark consists of a group of four wood-frame vernacular houses, one of which is a reconstruction. Three of the houses face mid-block, evidence of a no-longer extant native-American path, subsequently a Dutch route known as Hunterfly Road, which cut diagonally across Brooklyn and connected to Jamaica Bay.

The professional staff of Architectural Preservation Studio, under WASA, prepared the preservation master plan, and designed and administered the restoration of the historic houses. The restoration involved extensive archival research and archaeological investigation that resulted in a Historic Structure Report incorporated into the master plan. The work included repairing original and replacement wood clapboards, windows, shutters, and cedar shingles. The built-up roofing was replaced on the one flat roof. Reconstructions of wood outbuildings in original locations – porches, a summer house, shed, privy and dog house – were installed. In addition, re-grading of the

**Architectural Preservation Studio, DPC**

site was required to mitigate moisture infiltration problems. The replica house, lost to arson in the 1970s and reconstructed a decade later, was outfitted with a ramp for ADA compliance, as well as stations for the disabled to follow docent-led tours within each house via interactive live-video feeds. Complete redesign of the mechanical and electrical systems involved creating a centrally located plant in the reconstructed building's basement. All interventions into historic fabric were sensitively planned to minimize impact.

The buildings' restorations represent several periods (1870s, 1900s, 1930s, and 1960s to present). The historic group is interpreted as an African-American history museum, a significant addition to New York's cultural landscape.



## BUSH-LYON HOMESTEAD

Port Chester, NY



<b>Completion:</b>	2020
<b>Cost:</b>	N/A
<b>Size:</b>	Approx. 15,000 SF (all buildings)
<b>Client:</b>	Village of Port Chester
<b>Contact:</b>	Department of Planning & Economic Development Eric Zamft, Director 914.937.6780
<b>Scope:</b>	Historic Structure Report

The Bush-Lyon Homestead encompasses a residential structure, four outbuildings, and a stone water well. Located in John Lyon Park, the Homestead is among the longest surviving structures in Westchester County and pre-dates the Village of Port Chester's incorporation. The Homestead was inhabited by the descendants of early settlers of New Netherland and was continuously occupied by these families until the site was acquired by the Village of Port Chester in 1925. This site is architecturally and historically significant as it includes a vernacular salt-box structure of colonial New York, contains examples of historic agricultural outbuildings, and was built and occupied by families that were early settlers of this region. As such, the Homestead was added to the National Register of Historic Places in 1982.

Architectural Preservation Studio, DPC was contracted by the Village of Port Chester to produce a Historic Structures Report of the Homestead to serve as the guideline for a future restoration and rehabilitation. The project included extensive historic research, existing conditions documentation, dendrochronology, MEP evaluation, and a Phase 1A archaeological survey resulting in a Historic Structure Report.

**Architectural Preservation Studio, DPC**

## WETHERSFIELD PROJECTS

Wethersfield, CT



Solomon Welles House



Standish House



Stillman Building

**Completion:** 2016-2019

**Costs:** \$1,000,000 (estimated total)

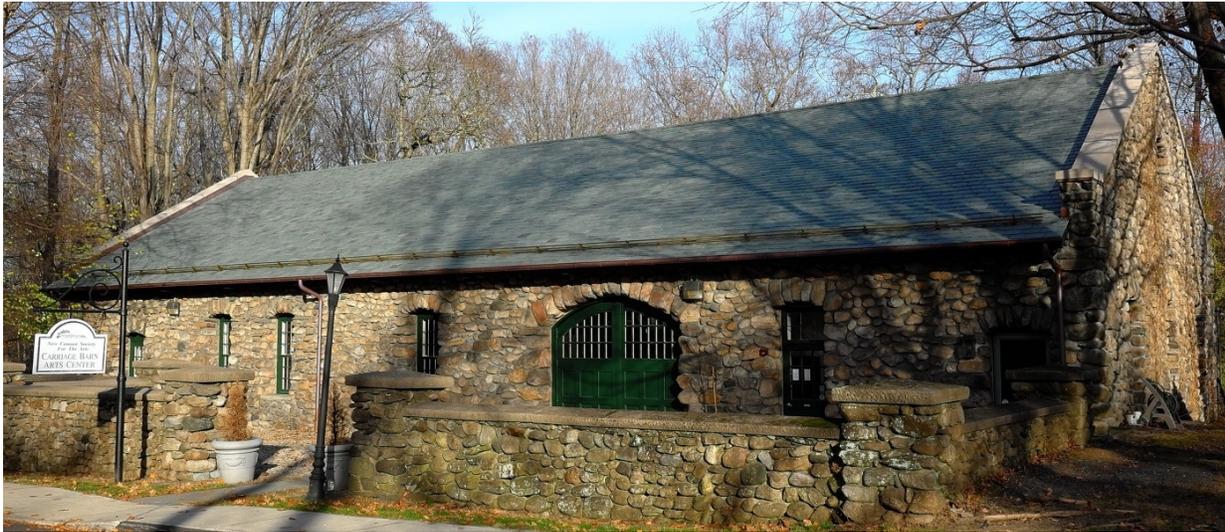
**Size:** Approx. 4,000 SF

**Client:** Town of Wethersfield  
Sally Katz, Director of Physical Services  
203.430.0400

**Scope:** Exterior Conditions Assessments  
Wood-Shingle and Low-Slope Re-Roofing, Slate  
Roofing & Façade Restoration

The Town of Wethersfield retained Architectural Preservation Studio to perform conditions assessments of the 1774 Solomon Welles House and the 1787 Deming-Standish House in Wethersfield, CT. The focus of the studies was to provide the Town with a comprehensive assessment of the existing conditions, recommendations and cost estimates for the restoration of the houses' exteriors. Following the conditions assessments, APS produced construction documents for the exterior painting and restoration of the Deming-Standish house and the re-roofing of the Solomon Welles House. APS also prepared construction documents for the replacement of the slate and built-up roofing at the 1880s historic Stillman Building, originally the Wethersfield Public School.

TOWN OF NEW CANAAN PROJECTS, New Canaan, CT



Carriage Barn at Waveny Park



Lapham Center at Waveny Park



Gores Pavilion at Irwin Park



Vine Cottage



Firehouse

**Completion:** 2015- Present  
**Size:** Varies  
**Cost:** \$4,000,000 (Estimate)  
**Client:** Town of New Canaan Department of Public Works  
William Oestmann, Superintendent of Buildings  
203.594.3710  
**Scope:** Conditions Assessments  
Programing, ADA Studies  
Slate-Roof Replacement  
Façade Repairs



New Canaan Nature Center



Powerhouse Theatre



Potting Shed



Irwin Barn

Architectural Preservation Studio has worked with New Canaan's Department of Public Works to provide design services for a number of projects on their historic Town-owned buildings over the past six years. These included:

The replacement of the existing slate roofs at the 1915 Bungalow, the summer house for Jack Lapham, at the Waveny estate, now Waveny Park, which now houses the Lapham Community Center and at the Carriage Barn which currently houses the Carriage Barn Arts Center. Providing ADA compliant toilet rooms and a new lobby addition for the Powerhouse Theatre and restoring the abandoned Potting Shed into an experimental theatre for the Powerhouse Theatre also in Waveny Park.

APS provided design services for the restoration of the 1859, Victorian-style Vine Cottage façades and windows, a new ADA-compliant ramp at the entrance, restoring the front porch to its original design, and upgrades to interior finishes. Vine Cottage occupies an important and strategic location in New Canaan. It is situated adjacent to the Town Hall, directly across from the Fire Station and on the corner of the Historic District.

APS provided design services for the development of construction documents for an OSHA-compliant fall-protection system for the existing hose-drying tower at the 1938 New Canaan Fire House.

APS prepared a comprehensive assessment of the current federal Title III Americans with Disabilities Act (ADA) for accessibility-compliance issues for the Education and Annex Buildings designed for pre-school children at the New Canaan Nature Center. Both buildings were built in the early 1900s and were renovated in the 1960s and 1990s for pre-school functions. The focus of this study was to provide the Town of New Canaan with a comprehensive illustrated assessment of the existing conditions, recommendations and cost estimates for necessary modifications to make both buildings ADA-compliant by performing "reasonable modifications" as defined by ADA regulations.

APS provided design services for the replacement of the slate roofing and gutter systems and façade repairs to the Midcentury Modern Gores Pavilion located in Irwin Park, designed by architect Landis Gores in 1959 as a pool house for John Irwin and Jane Watson, the daughter of IBM's founder. Landis Gores was one of the Harvard Five, a group of architects (John M. Johansen, Marcel Breuer, Landis Gores, Philip Johnson and Eliot Noyes) who settled in New Canaan, CT in the 1940s and designed numerous modern structures. Gores worked with Philip Johnson on the design of his Glass House and designed other buildings in the area including his own home. The building is now owned by the Town of New Canaan and operated by the New Canaan Historical Society as an exhibit space for modern architecture and design. The Gores Pavilion is listed on the State and National Register of Historic Places. We are currently preparing construction documents for the replacement of the roof at the Irwin Barn in Irwin Park.

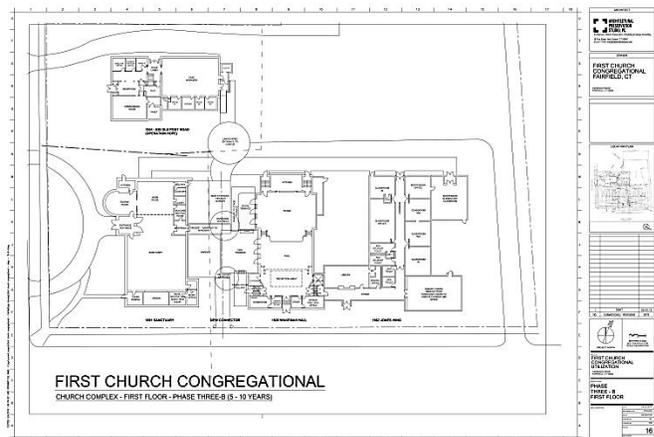
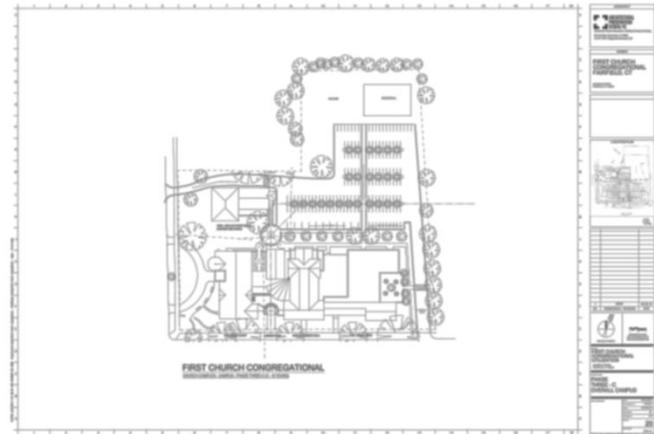
## THE FIRST CHURCH CONGREGATIONAL Fairfield, CT



- Completion:** October 2019
- Cost:** \$3,000,000 (estimated)
- Size:** Approx. 35,000 SF
- Client:** The First Church Congregational  
Reverend David Spollett  
203.259.8396
- Scope:** Condition Assessment  
Preservation Master Plan  
Programming Study

Architectural Preservation Studio (APS) was retained by the First Church Congregational to perform two studies: the first was a comprehensive Preservation Master Plan for the First Church Congregational in Fairfield, CT. The primary focus of the Master Plan is to provide the Church with a comprehensive assessment of the existing conditions and based upon this assessment present both recommendations and cost estimates for the necessary repairs at the Church structures.

The second phase of the project was to perform a Programming/Utilization Study of the First Church Congregational. The primary purpose of this study is to: support a capital campaign, to help insure First Church is making the best possible use of the space it has, provide for ADA accessibility throughout the campus, identify opportunities for possible development and/or expansion and to utilize to its fullest its campus to insure future growth and the ability to sustain its mission as a Servant Church.



The Church Complex is composed of five structures, four of which are physically connected, and the fifth of which is located on an adjacent property. Oldest, most historic, and most architecturally significant is the 1891 Sanctuary, designed by J. Cleveland Cady in the Romanesque style. It is included in the Old Post Road Local Historic District and the Fairfield National Historic District.

**THE BREAKERS,**  
Newport, RI



**Completion:** 2018

**Cost:** \$3M (main house exterior)  
\$800,000 (gates)  
\$500,000 (gate house/boiler room)

**Size:** 13 acres, 140,000 SF

**Client:** Preservation Society of Newport County  
Curt Genga, Former Properties Director  
401.662.2475

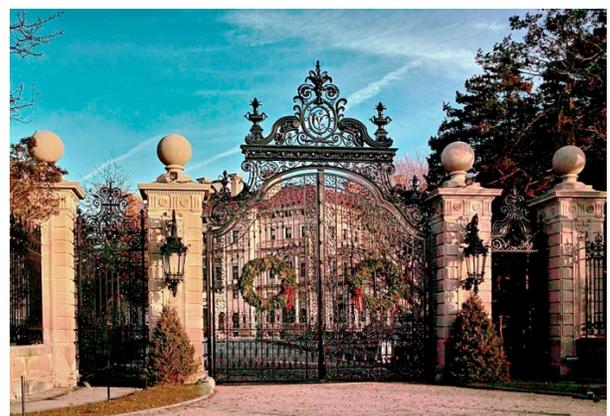
**Scope:** Conditions Assessment  
Exterior Restoration

**Awards:** 2010 State of Rhode Island and Providence Plantations Historic Preservation & Heritage Commission – Rhode Award for Historic Preservation

The Newport, RI summer home of Cornelius Vanderbilt II, the Breakers, was completed in 1895. An architectural icon of the Gilded Age, this house contains more than 135,000-sf and is set on 14 acres of prime landscape at the edge of the Atlantic Ocean. It is the “crown jewel” in the collection of historic house museums presently owned by the Preservation Society of Newport County. The exterior is mainly comprised of limestone, embellished with Classical ornamentation. The main roof is covered with multi-colored glazed Spanish tiles.

Prior to the repairs, an in-depth survey of all exterior elements was performed. As a result; the limestone façades and chimneys were cleaned and repaired; the wood windows were restored; the tile roof was replaced with new custom terra-cotta tiles, which matched the original in color dimension, and shapes; and new built-in copper gutters were connected to a rehabilitated storm-drainage system.

After almost 120 years of exposure to the marine environment of Newport, RI, the monumental gates at the Ochre Point Avenue, Shepard Avenue and Cliff Walk entrances to the Breakers were meticulously restored. The gates are comprised of a pair of large main carriage gates flanked by pedestrian gates, each surmounted with its own monumental crown. Each leaf of the main gate weighs approximately 5,000 pounds. APS staff also created documents for an enclosure at the main house’s Porte Cochere and the restoration and stabilization of the Gatehouse and historic Boiler Room.



**KINGSCOTE**  
Newport, RI



**Completion:** 2019

**Cost:** \$1.9M

**Size:** 15,000 SF

**Client:** Preservation Society of Newport County  
Curt Genga, Former Director of Properties  
401.662.2475

**Scope:** Conditions Assessment  
Exterior Restoration

The professional staff of Architectural Preservation Studio, under WASA, performed a complete exterior conditions assessment of one of Newport's first grand mansions. Designed by Richard Upjohn in the Gothic Revival style, Kingscote was completed in 1841 for George Noble Jones, a southern plantation owner. The Jones family left Newport, RI during the Civil War and in 1864, sold the building to William H. King, who made his fortune in the China trade. Upon his death, King left the house to his son David and his wife, who renamed the house Kingscote.

In 1876, David King hired McKim, Mead and White to modify the house. The firm employed a shingle-style vocabulary that neither violated nor overshadowed the original exterior design, while at the same time incorporated modern touches into the existing established interiors. Kingscote remained in the King family until 1968. The property, a National Historic Landmark that includes its collection of furnishings, artwork and ceramics, was bequeathed to the Preservation Society of Newport County in 1972. APS staff developed contract documents for the exterior restoration and administered phased construction.



CHATEAU-SUR-MER  
Newport, RI



**Completion:** 2010

**Cost:** \$2.4M

**Size:** 65,000 SF

**Client:** Preservation Society of Newport County  
Curt Genga, Former Properties Director  
401. 662.2475

**Scope:** Exterior Restoration

**Awards:** 2011 Victorian Society of America –  
Preservation Award for Exterior Restoration  
2011 State of Rhode Island and Providence  
Plantations Historic Preservation & Heritage  
Commission – Rhody Award for Historic  
Preservation

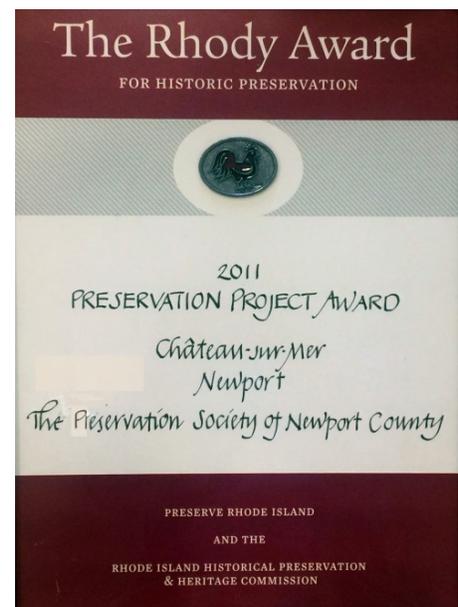
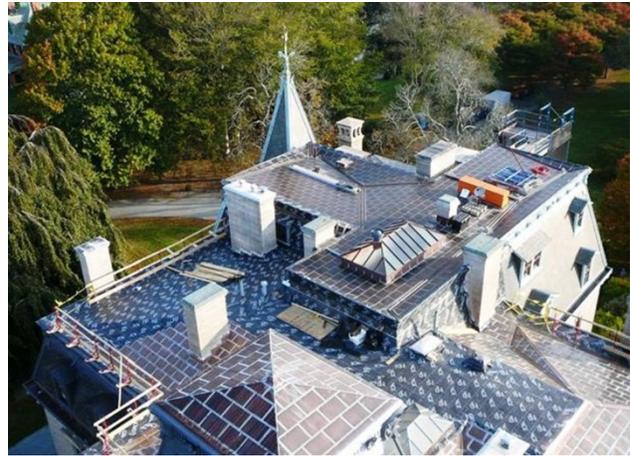
Architectural Preservation Studio, under WASA, was retained by the Preservation Society of Newport County (PSNC) to restore the exterior of Château-sur-Mer, an 1852 historic mansion in Newport, RI. Now operating as a house museum, Château-sur-Mer is considered to be the first of a new era of “cottages” for the uppermost echelon of wealthy Americans during the Gilded Age.

In 1852, Château-sur-Mer was designed and built by Seth Bradford, a Newport contractor, as an Italianate-style villa for China trade merchant William Shepard Wetmore. In 1873-80, his son, George Peabody Wetmore, enlisted Richard Morris Hunt to enlarge the family home. The result transformed an impressive-yet-picturesque seaside estate into the imposing French Second Empire landmark that exists today. From its completion in 1852 until the appearance of the Vanderbilt houses in the 1890s, Château-sur-Mer was considered the grandest residence in Newport.

The house was further modified in 1915 by the architect, John Russell Pope. The Wetmore family occupied the house until 1969 when the mansion was purchased by the PSNC. It was listed on the National Register of Historic Places in 1968 and became a National Historic Landmark in 2006. Château-sur-Mer is significant for its Victorian architecture, furniture, wallpapers and stenciling, as well as its collection of porcelain, portraits, and original furnishings.

Château-sur-Mer suffered extensive interior water damage as a result of ongoing leaks through the roofs and masonry. At various locations, the stonework was spalled and cracked, and overall very soiled. Wooden elements, including windows, were in fair-to-poor condition. Original skylights and Plexiglas replacements were in poor condition and leaked.

The multi-phased six-year \$1.8 million project restored the façades of this palatial Victorian mansion. Initially, Architectural Preservation Studio performed a detailed visual inspection and archival research, resulting in a comprehensive illustrated report. There were no measured drawings of the building, so rectified photography was used to develop construction documents. The extensive restoration included masonry, slate and flat-seam copper roofing, skylights, wood windows and doors, veranda woodwork, and metal cornice and decorative pressed-metal ornamentation. Given the importance of the house and its contents to the material culture of the Victorian era, we were guided by the need for long-term service life, as well as discreet changes to the original design to improve water-shedding capabilities.



**NORWICH CITY HALL**  
Norwich, CT



**Completion:** Ongoing

**Cost:** \$1.8M (estimated)  
\$225,000 (flooring /south vestibule restoration)

**Size:** 35,000 SF

**Client:** City of Norwich Public Works Department  
Patrick McLaughlin, City Engineer  
860.823.3798

**Scope:** Conditions Assessment  
Preservation Master Plan  
Interior Restoration

The professional staff of Architectural Preservation Studio prepared a detailed Conditions Assessment /Comprehensive Preservation Master Plan for the restoration of the 1873 French Empire City Hall. The scope includes the preservation of the building's historic features, space analysis and programming, ADA accessibility, and upgrade of its mechanical, electrical and plumbing systems. The Norwich City Hall is listed on the National and State Register of Historic Places. The assessment was partially funded by a grant from the Connecticut Trust for Historic Preservation.

Architectural Preservation Studio's recent work involved preparation of construction documents and construction administration services for the restoration of the original wood flooring and south-vestibule historic finishes. We are currently preparing to go out to bid for the restoration of the slate Mansard roofs.

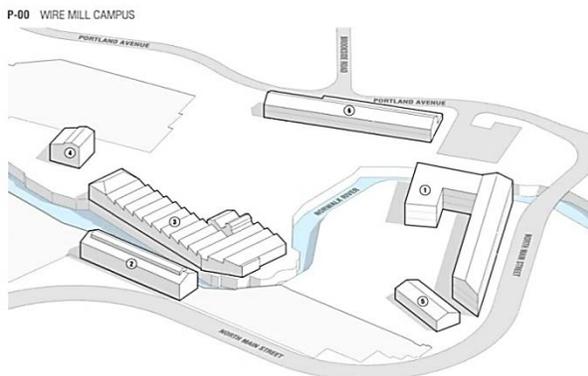
GILBERT & BENNETT WIRE MILL  
Redding, CT



- Completion:** 2015
- Size:** 6 Buildings, 150,000 SF
- Client:** Connecticut Trust for Historic Preservation  
Wes Haynes, Former Exec Director  
203.314.3808
- Scope:** Condition Assessment  
Architectural Feasibility & Concept Design  
Adaptive Reuse

The professional staff of APS, was retained by the Connecticut Trust for Historic Preservation to perform an architectural feasibility and concept-design study to adapt six existing historic industrial buildings/structures at the former Gilbert & Bennett Wire Mill in Redding, CT to a new program of uses. These buildings are the historic core of a 55-acre property listed on the National Register of Historic Places, and are contributing elements in the Georgetown Historic District. The purpose of the study is to advance the 2012 community-visioning initiative, an alternative program led by Re-Wire, to a feasible concept design in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties that will attract local investment.

The study evaluated the potential capacity of the existing historic structures to be adaptively reused for various uses, based on their size, layout, and condition. The study provided order-of-magnitude costs associated with historic rehabilitation of buildings to meet the Secretary of the Interior's Standards for Historic Rehabilitation. It identified critical issues that would need to be addressed as part of rehabilitation, or would be considered in decisions to remove or partially remove existing structures, or provide for reuse that would not attain the Secretary of the Interior's Standards.



GILBERT AND BENNETT WIRE MILL  
GEORGETOWN, CONNECTICUT

## 5. APS REFERENCES

**Ms. Trudy Coxe, CEO and Executive Director  
Preservation Society of Newport County**  
424 Bellevue Avenue, Newport, RI  
401.847.1000 x122  
TCoxe@newportmansions.org>

**Mr. Bob Moody, President  
Simsbury Historical Society**  
800 Hopmeadow Street, Simsbury, CT  
860.658.2500  
moodyllc@comcast. Net

**Mr. Wes Haynes, Former Exec. Director  
CT Trust for Historic Preservation  
Exec. Director Merritt Parkway Conservatory**  
Hamden, CT  
203.314.3808  
wes@merrittparkway.org

**Mr. Richard Wolf, Board of Trustees  
Weston Historical Society**  
Weston, CT  
203 454-3819  
rbbwolf@gmail.com

**Mr. Bill Oestmann, Building Superintendent  
Town of New Canaan  
Public Works Department**  
77 Main Street, New Canaan, CT  
203.584.3710  
william.oestmann@newcanaanct.gov

**Ms. Sally Katz, Director of Physical Services  
Town of Wethersfield**  
100 Marsh Street, Wethersfield, CT 06109  
860.721.2846  
sally.katz@wethersfieldct.gov

## 6. PROJECT TIMELINE/MEETINGS

We propose the following preliminary schedule for your consideration based on your goal of completing the project in a 6 month time period:

Week Number	Tasks
Zero	Contract Award: Notice to proceed
One	Kick-Off Meeting, Data Collection
Two to Eight	Existing Document and Conditions Review/Investigations
Nine to Sixteen	Prepare Draft Conditions Assessment
Seventeen	Draft Review Meeting with MHF
Eighteen to Twenty	Prepare Final Conditions Assessment
Twenty One	Project Presentation/Completion

## 7. COST PROPOSAL

### Professional Fees

Architectural Preservation Studio, DPC will perform the services described above for the following professional fees:

Preparation of Conditions Assessment .....	\$20,000
Reimbursable Expenses .....	included
<b>TOTAL .....</b>	<b>\$20,000</b>

### Additional Services - Hourly Rates for Approved Additional Work

Additional services by our professional staff are available for any work requested by the Owner beyond the scope of work established above and will be billed as follows:

President .....	\$250/hour
Principal .....	\$200/hour
Project Manager .....	\$175/hour
Project Architect .....	\$150/hour
Assistant Project Architect .....	\$125/hour
Consultants .....	x 1.1

### Exclusions

- Hazardous-materials testing.
- Structural Engineering.
- Contractor to provide access and probes, if required.
- Construction documents

---

## 8. INSURANCE

APS carries the following insurance that meets or exceeds the project requirements outlined in Section IV:

<u>Commercial General Liability</u>		<u>Automotive Liability</u>	
Each Occurrence	\$1,000,000	Combined Single Limit	\$1,000,000
Damage to Rented Premises	\$300,000	<u>Umbrella Liability</u>	
Medical Expenses	\$10,000	Each Occurrence	\$5,000,000
Personal and Advertising Injury	\$1,000,000	Aggregate	\$5,000,000
General Aggregate	\$2,000,000	<u>Workers Compensation and Employers Liability</u>	
Product and Completion Aggregate	\$2,000,000	E.L. Each Accident	\$1,000,000
<u>Professional Liability</u>		E.L. Disease – Each Employee	\$1,000,000
Per Claim	\$2,000,000	E.L. Disease – Policy Limit	\$1,000,000
Aggregate	\$2,000,000		