



Architectural Preservation Studio, PC
Architecture, Historic Preservation, & Building Envelope Consulting



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MATHER HOMESTEAD DARIEN, CT

CONDITIONS ASSESSMENT REPORT



CLIENT:

MATHER HOMESTEAD
19 STEPHEN MATHER ROAD
DARIEN, CT 06820

ARCHITECT:

ARCHITECTURAL PRESERVATION STUDIO, PC

PROJECT NO:

P22-028

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Mather Homestead
Conditions Assessment Report
DRAFT – July 6, 2022

1. INTRODUCTION

Architectural Preservation Studio (APS) was retained by the Mather Homestead Foundation Inc (MHF) to perform a comprehensive Conditions Assessment of the Mather Homestead located at 19 Stephen Mather Road in Darien, CT. The primary focus of this study is to provide the MHF with a comprehensive assessment of the existing conditions of the historic buildings and property at the Mather Homestead and based upon this assessment present both recommendations and cost estimates for necessary stabilization and repair of the structures sited on the property as well as any recommended improvements to the property itself. APS will also make recommendations regarding programming for the Foundation which is dedicated to preserving and promoting the Mather Homestead, a National Historic Landmark.

This report has been prepared for the Mather Homestead Foundation Inc., as an account of the findings. The information obtained during the survey investigation is detailed in this Conditions Assessment Report. This DRAFT report includes history, research, existing conditions, deficiency and deterioration findings, repair recommendations, historic and existing site plan drawings, prioritized budget estimate for implementing the recommendations, and a PRELIMINARY future use report.

With the information gained during this examination/assessment phase, the Mather Homestead Foundation Inc will have a roadmap for the future to maintain and improve this important structure.

Professional Team

This project was contracted to Architectural Preservation Studio, a New York City-based architectural and preservation firm with a satellite office in New Canaan, CT. Architectural Preservation Studio directed and managed all aspects of the project. Architectural Preservation Studio staff conducted research, gathered survey information, identified deficiencies, determined the recommendations for continued use and maintenance of this facility, and coordinated the production of this report. Architectural Preservation Studio has expertise in materials conservation, building maintenance, repairs and restoration, conditions assessment, space programming, and the design and administration of repairs for both historic and contemporary structures.

2. EXECUTIVE SUMMARY

The Mather Homestead was established in 1778 by Deacon Joseph Mather on property inherited from his mother's Bell family ancestors, early Settlers to the Stamford area. The House is a two-and-one-half-story wood frame structure currently clad in horizontal clapboard siding with a three-hearth center chimney, common to the region. There are three other structures on the property: the Caretaker's Cottage, the Playhouse, and the Elizabeth W. Chilton Education Center/aka The Barn. The property is owned, maintained and managed by the Mather Homestead Foundation Inc., a non-profit which is *"dedicated to the preservation of the Mather Homestead - committed to raising awareness of the Homestead's unique history, dating back to the Revolutionary War, and Stephen Tyng Mather's legacy as an important conservationist and the founder of our modern National Parks System"*.

Overall, the Mather Homestead, its property and structures were determined to be generally in very good condition and well maintained. The Mather Homestead House and Caretaker's Cottage were both found to be in very good condition while the Playhouse was in fair-to-poor condition and the Barn in excellent condition. Deficiencies observed mainly relate to moisture infiltration, wear, previous leaks or damage, and materials reaching the end of their normal life cycle. In the case of the Playhouse the source of deterioration is deferred maintenance and concerns regarding hazardous materials.

The preliminary estimated construction cost for the repairs and restoration with a 20% design contingency is approximately \$222,600 (priority I, II and III). A detailed cost estimate can be found in Section 16 Budget Construction-Cost Estimate. The Cost Estimate includes repairs and restoration of the existing physical structures. It does not have any cost related to renovations, design improvements, or new construction. This preliminary estimated construction cost also does not incorporate any soft costs such as architectural and engineering fees, Owner's representative fees, the cost for any required hazardous-materials abatement, permits, etc. The research, observations and recommendations to follow should provide a directive upon which the Mather Homestead Foundation Inc., can continue in operating and maintaining this historically and architecturally important Darien landmark.

3. RESEARCH

Architectural Preservation Studio reviewed available documentation, including review of items in the Mather Homestead Foundation Inc Archives and conducted independent research on the history of the Mather Homestead and the Mather family; and studied similar structures in the region. APS reviewed photos, maps, drawings and other documents related to the Homestead.

4. PURPOSE AND SCOPE OF WORK

This report is to serve as a comprehensive Conditions Assessment of the physical condition of the Mather Homestead. This report will focus on underlying and recurrent causes of deterioration or damage to the wood structure and exterior cladding, wood windows and trim; the masonry foundation; roofing systems; interior surfaces, elements, and finishes; and mechanical, electrical and plumbing systems for all structures on the property. Related site and site elements are included as well.

Sources of deterioration in this Conditions Assessment include, but are not limited to: natural building settlement, failed materials in the buildings themselves, deterioration due to moisture infiltration and insects, and possible inappropriate previous repairs and material selection. Photographs of representative existing conditions are provided in this report.

This report does not include an investigation or analysis of decorative finishes, such as existing wallpapers and interior painted finishes, wood identification, plaster analysis, mortar analysis, and investigation of the House's interior and exterior for lead-based paint (LBP) and asbestos-containing materials (ACM), etc.

5. EXAMINATION METHOD

Architectural Preservation Studio conducted a detailed visual investigation of the exterior envelope, including all exterior building surfaces and elements and roofing; interior spaces and finishes; and the site and site elements during the months of March through June 2022. The observations were performed in a "hands-on" manner from the surrounding grounds and interior spaces. During the survey, Architectural Preservation Studio photographed, and documented existing conditions and deterioration of all surfaces and materials of the Mather Homestead.

6. ORGANIZATION OF THIS REPORT

For clarification, the following categories established for purposes of this report are:

Mather Homestead House – the original 1778 house and 1927 addition including any intermediate and subsequent alterations and may be referred to as the Mather Homestead House, the Homestead House, or the House. The term, "house" is not capitalized when included in a quote in which the original author did not capitalize the word, nor in the case of terms such as "setting up house".

Caretaker's Cottage – the 1965 building north of the Homestead House originally constructed as a Guest House, now serving as a Caretaker's Cottage and may be referred to at the Caretaker's Cottage, the Cottage and sometimes the

Guest House. It was constructed on the foundation of the circa 1905 Gardener's Cottage, so reference to that structure is included.

Playhouse – the small, undated, one-room structure whose purpose was stated to be a children's playhouse.

Education Barn – the 2020 Elizabeth W. Chilton Education Center/aka "The Barn" and may be referred to by any of these terms or as the Welcome Center or Visitors Center.

Homestead Property and Landscape – all property currently owned by the Mather Homestead Foundation, Inc., all landscaped areas, driveways, paved parking, all hardscaping, trees, and significant landscaping elements.

7. SOURCES IN THIS REPORT

Unless otherwise noted, all historic imagery is from the Mather Homestead Foundation Archives. Photo identification in quotes indicates information was written on the back of the photo or is quoted via other documentation included with the photo. All current conditions photos were taken by APS staff. The Appendix contains a list of research sources whether obtained from the Mather Archives or outside sources. Items from Mather Archives are designated MHF.

8. HISTORY AND DESCRIPTION OF THE MATHER HOMESTEAD

History

1635 – 1744 - Background Genealogy - The Mather Family

The Mather family in America originated with the Reverend Richard Moses Mather, his wife, Catherine, and four sons (Samuel, Timothy, Nathaniel and Joseph) who together emigrated to America from Lowton, Lancaster, England on the ship, *The James* in 1635. The family established a homestead in Dorchester, near Boston, in what was then The Massachusetts Bay Colony. After Catherine's death, Richard married Sarah Hankridge, widow of Reverend John Cotton of Boston and they had three children, one of whom, a son, they named Increase Mather.

Of these children, two sons are of specific significance to the story of the Mather Homestead and American History. Increase and his son, Cotton are significant in the development of religion in early American History and were major players in the saga of the Salem Witch Trials and are not addressed in detail here. Timothy and his descendants are of direct relevance to the history of the Mather Homestead.

Timothy and the next two generations were farmers. Timothy and his wife, Elizabeth had a son named Richard. Richard removed to Lyme, Connecticut where he continued his father's farming tradition. He and his wife, Catherine Wise, had four children including a son who they named Timothy, after his grandfather. This Timothy served in the Pequot Indian wars with the rank of Captain. Timothy and his wife, Sarah Noyes, had a son in 1719, who they named Moses.

1744 - Mathers Move to Darien

Moses, true to his biblical name, attended Yale at New Haven, graduated in 1739, and became a Congregational Minister, teaching at Yale, and serving as a traveling, guest minister. What we now know as Darien began as part of the Town of Stamford which was established in 1640. In 1737, Middlesex Parish was established in eastern Stamford, east of the Noroton River. A Congregational Church building was erected in 1739/40, but there was no settled pastor. Reverend Mather had preached in Middlesex Parish shortly after his graduation and made several more "guest appearances" over the following years. On June 6th, 1744, Mather became the first installed Pastor of the First Congregational Church and served for 62 years until his death in 1806. Mather was a "firebrand" during the Revolutionary War and was captured and taken prisoner several times over the course of the war including one famous incident which took place during Sunday church service.

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1778 – Deacon Joseph Mather Builds Mather Homestead

“Deacon” Joseph Mather was born to Reverend Moses and his first of three wives Hannah Bell. Hannah was a descendant of Francis Bell, an early settler in Stamford (1753). Deacon Mather married Sarah Scott in 1777 and in 1778 they built the Mather Homestead on 100 plus acres of land inherited from Deacon Mather’s mother. Deacon Mather served in the fight for independence during the Revolutionary War and the Mather Homestead home was raided by the British. Joseph and Sarah eventually had eleven children, the most significant of which, in the history of the Mather Homestead were, #4 - Rana Mather, #6 - Joseph Mather (father of Joseph Wakeman Mather), #9 - Elizabeth “Betsey Mather Bell Lockwood (mother of Ann Elizabeth Lockwood), and #11 - Phebe Mather.

1843 – Rana and Phoebe Mather Inherit Mather Homestead

After Deacon Joseph’s death in 1840, his wife continued to live in the House until her death in 1843. Their daughters, Rana and Phebe, who never married, inherited the House and lived there until their deaths in 1880 and 1886 respectively. For many years their widowed sister, Betsey Mather Lockwood and her daughter Ann Elizabeth also lived in the Homestead.



Left: Rana Mather (1784 – 1880); Center: Phebe Mather (1798 – 1886); Right: Betsey Mather Lockwood

Source for Betsey Mather Lockwood - Ancestry.com



Mather Homestead Circa 1879 - When Rana and Phebe Mather lived in Mather Homestead
 Their sister Elizabeth Mather Lockwood and her daughter Ann Elizabeth Lockwood lived there for some period as well.
 This photo most likely includes the three Mather sisters.

Note: The South porch is centered on entrance and has a hipped roof supported by square columns with wider plinth bases; benches edge the east and west sides of the porch; horizontal, clapboard siding on all elevations; all main windows are two-over-two; no shutters; large brick chimney; white-painted picket fence is in place; one-story addition across north elevation.

Ann Elizabeth Lockwood, who had inherited the Homestead upon the death of her aunts, Rana and Phebe, sold the House and property to Joseph Wakeman Mather (1820 - 1905), her first cousin in 1887.

1887 – Joseph Wakeman Mather Purchases Mather Homestead

Joseph Wakeman Mather married first, Maria Augusta Mahan, and second Bertha Jemima Walker in 1864, by whom he had two sons, one of whom was Stephen Tyng Mather (1867 - 1930). Joseph Mather moved west to San Francisco where he organized the Pacific Coast Borax Company and later moved back east to New York as the eastern representative of the company. The Mather Homestead served as a summer home for Joseph and his family, living most of the time in Brooklyn.



Left: Joseph Wakeman Mather (1820 – 1905) and Bertha Jemima Walker Mather (1844 – 1899); Right: left - Stephen Tyng Mather (1867 – 1930) and right - Joseph Wakeman Mather (1869 – 1888)



Mather Homestead Circa 1900
Joseph Wakeman Mather on front porch

Note: South porch is centered on entrance and has hipped roof supported by square columns with wider plinth bases; benches edge the east and west sides of the porch; horizontal, clapboard siding on all elevations; all main windows are two-over-two; no shutters; dark-painted picket fence in place; hitching post; one-story addition across north elevation; Large barn added by Joseph Mather, built by brother William in 1891 is visible in background (barn burned in 1905)

A series of amazing exterior and interior images in the Archives give a rare glimpse into not only the physical details of the house, but a glimpse into how Joseph Wakeman and his family lived. These are grouped below and are all prior to 1905, the year of Joseph Wakeman's death.



Left: Note - View from northwest showing back of house before the shed roof addition was removed in the 1920s; Siding is horizontal clapboard; house is painted a light color with dark trim; well has gable-roof cover; west window on shed-roofed addition has shutters; no shutters on main body of house. Right: Note original fence in background is painted a dark color.



Left - view from west showing west side of house, Note: one window centered in attic; fenced horse paddock and wellhead within paddock. Right – Stephen and Joseph Mather seated in front of South porch, Note: horizontal clapboard siding, house painted a light color with dark trim; simple square posts on centered entrance post; original fence in background painted a dark color.



Note: Photo appears to have been taken in current Parlor; no paneling around fireplace; simple wood surround at fireplace is curved at vertical trim; fireplace contains steel crane; wall with door separating Parlor from Living Room is visible in background; wallpaper on walls; round mirror on corner post; photo of House with Rana and Phebe Mather on porch is hanging above fireplace.

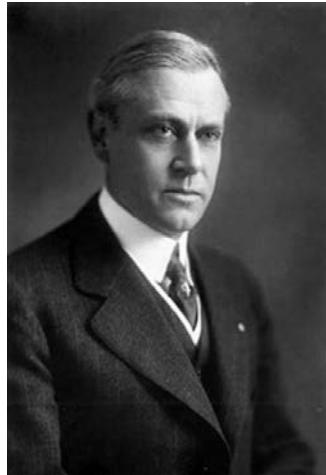


Left: Photo appears to also have been taken in current Parlor (same wallpaper); no paneling around fireplace; wall with two doors separating Parlor from Living Room is visible in background and has two doors; wallpaper on walls; round mirror on corner post. Center: Photo appears to have been taken in Parlor (same wallpaper); tall case clock (apparently same as still in House – perhaps in same location) in background; appears to be a birdcage and several plants in background in front of window; spring-loaded shade at window. Right: Not known in which room photo was taken; no wallpaper on walls.

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1905 – Stephen Tyng Mather Inherits Mather Homestead

When Joseph Wakeman Mather died in 1905 (his wife, Bertha died in 1899), he left the homestead to his only surviving child, Stephen and his niece, Bertha Carter Mather (later Harris), daughter of his brother, Henry, and his constant companion in later years.



Stephen Tyng Mather (1867 – 1930)



Jane Thacker Floy Mather (1868 – 1944)

The following are excerpts from the biography of Stephen Tyng Mather by Kathleen Craughwell-Varda from her exhibit: "A Natural Democracy: Stephen Mather and the National Parks" for the Mather Homestead Foundation:

- Stephen Tyng Mather was born July 4, 1867, in San Francisco, California.
- Stephen Mather graduated from the University of California at Berkeley in 1887. He had a lifelong love for his home state and the natural wonders of California.
- His family moved to New York, where Mather worked as a reporter for the New York Sun until 1893.
- In 1893 Mather married Jane Thacker Floy of Elizabeth, New Jersey. They had one daughter, Bertha Floy Mather.
- Mather started working for the Pacific Coast Borax Company at its headquarters in New York, where his father was also employed.
- In 1894 Mather moved to Chicago, where he earned a reputation as an advertising and promotions wiz, creating the famous 20-mule-team-borax branding logo for the company, which made the product a household name.
- In 1898, Mather helped a friend, Thomas Thorkildsen, in starting another borax company.
- Mather resigned from Pacific Coast and joined Thorkildsen full-time in 1904. They named their firm the Thorkildsen-Mather Borax Company. An aggressive businessman, he became wealthy within a decade and by the time he was in his mid-forties, he had retired from the company (1914) to pursue other interests.
- Traveled to Europe in 1904 and was inspired to work to preserve more parkland in the US, to encourage new transportation methods to reach them, and to protect scenic resources and natural areas for the public good. He became a dedicated conservationist.
- The traditional story of how Mather came to Washington to run the National Parks claims that in 1914, Mather observed the deteriorating conditions in several National Parks, and wrote a letter of protest to Washington. Soon he received a reply from Secretary of the Interior Franklin K. Lane, "Dear Steve, If you don't like the way the parks are being run, come on down to Washington and run them yourself."
- Mather as assistant secretary of the Interior lobbied for the establishment of a bureau to operate the national parks.
- On August 25, 1916, President Woodrow Wilson signed the bill authorizing the National Park Service. At the time, the government owned 14 parks and 19 national monuments, many administered by Army officers or political appointees.

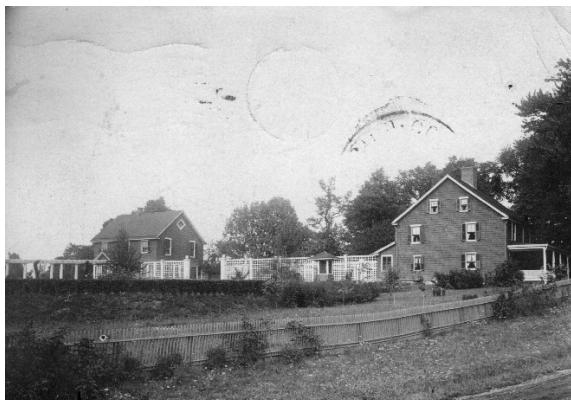
- Mather was effective in building support for the parks with a variety of politicians and wealthy corporate leaders. He also led efforts to publicize the National Parks and develop wider appreciation for their scenic beauty among Americans.
- In 1917, Mather was appointed the first director of the National Park Service, a position he filled until he resigned due to illness in January 1929.

1906/7 – Alterations to House and Garden

Stephen became sole owner of the Homestead in 1906/7 and moved into the House with his wife Jane and daughter, Bertha (1906 – 1993), and the home again served as a summer residence. Stephen implemented a number of changes to the property including building a new barn and a Gardener's Cottage and creating a sunken garden just west of the House.

From The Historic American Buildings Survey (HABS) documentation:

Prior to 1906 long unfinished room at rear of chimney on second floor was divided into two corner chambers with a short passage and bathroom between them. In 1906 exterior clapboards were replaced by green-stained shingles, and an open one-story porch was built across front (south) wall of house.



Mather Homestead Circa 1907 - 1912

Note: Porch has been extended across the South Elevation; shingle siding on all elevations; House painted or stained a dark color with light trim; all main windows are two-over-two; shutters at all main windows; two windows on West Elevation, attic level; large brick chimney; dark-painted picket fence in place; light-painted latticed fence in place connecting House to Gardener's Cottage; Gardener's Cottage behind House; one-story addition across north elevation; well has latticed enclosure with pyramidal roof.

Bottom, Left: "1912" (people in photo are not identified); Bottom, Right: "1907 – JFM holding B.F.M. (child) 1 yr old"



Mather Homestead Circa 1907 - 1912
Bertha Mather (McPhearson) with friends in pony cart
Note: Gardener's Cottage and Latticed fence behind House

1915 - Alterations to House and Garden

From HABS:

In 1915 various alterations were made. Front porch was removed, and heavy pedimented portico was substituted at front entrance. One-story screened porch was built at northwest corner, extending west. Bed room west of kitchen was opened into new porch, and paired windows were set in west wall of kitchen. Access to new porch was from southwest room. Another window was added to north wall of kitchen, recessed north porch was widened a few feet toward west, and small northwest pantry was converted to lavatory. West window of former pantry was moved to north wall. No alterations were made in 1915 on second floor.



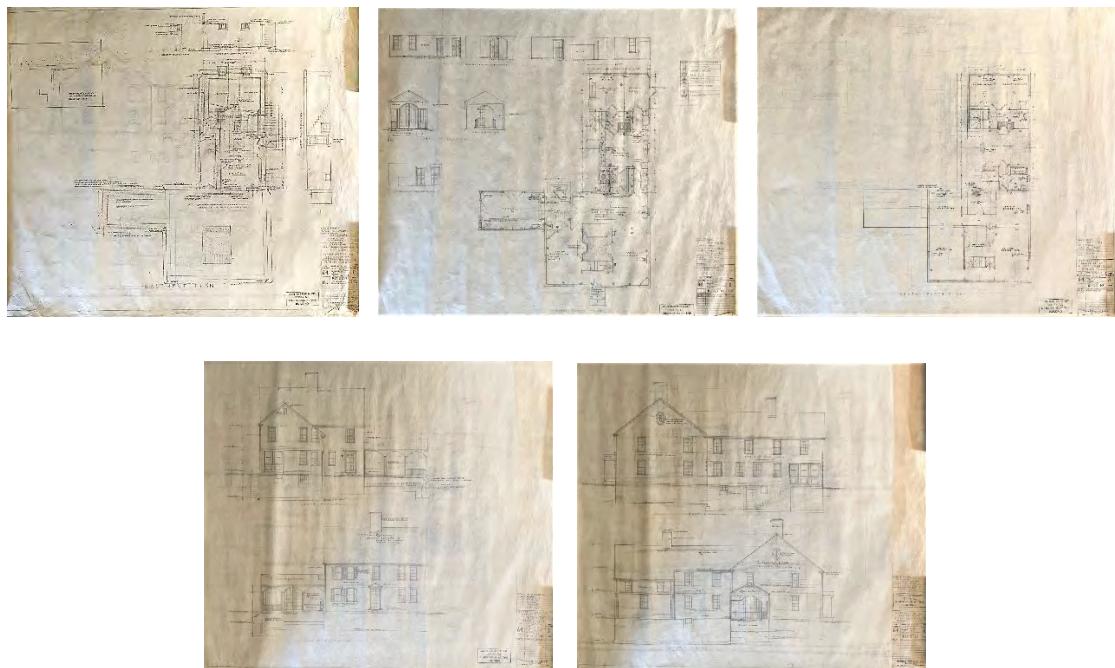
Mather Homestead Circa 1915 - 1927
Lower Left: Harry Harris and Bertha Mather Harris (1st Cousin of Stephen Tyng Mather) – 1918

Note: South porch has been returned to centered porch with gabled, pedimented roof supported by heavy, round columns with engaged pilasters; shingle siding on all elevations; all main windows are two-over-two; paired rectangular windows in attic of West Elevation are nine-over-one; dark-painted picket fence; white-painted latticed fence; Gardener's Cottage behind House; one-story addition across north elevation; porch erected on northwest corner; well has latticed enclosure with pyramidal roof; Sunken Garden in place.

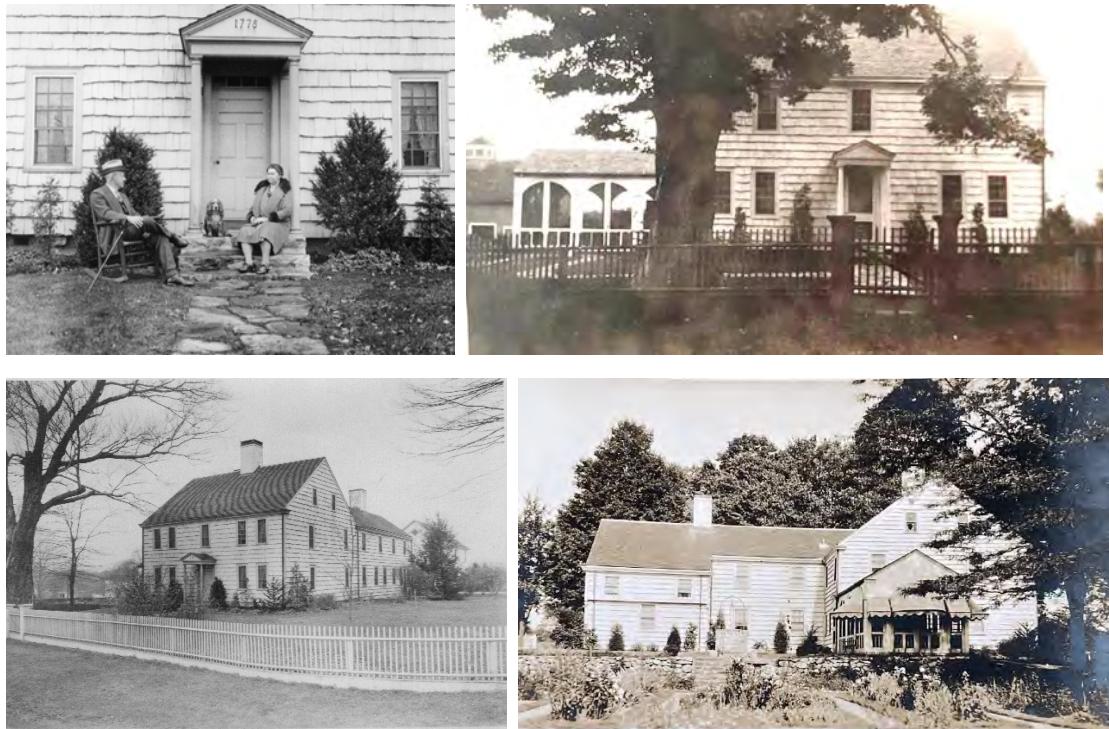
1927 - Alterations

From HABS:

In 1927 major changes were made from designs by Thomas Harlan Ellett, architect. Original rear (north) one-story lean-to containing pantry, recessed porch, and lavatory was removed. Buttery east of kitchen was eliminated, and kitchen was converted to living room with ceiling beams exposed. Present front entrance portico of correct design for period of house replaced heavier 1915 portico. New west porch aligned with northwest corner of main block was built. Area originally occupied by bedroom west of kitchen was opened into new living room, and glazed double doors to west porch were installed. New rear entrance into former northwest bedroom was made in north wall at west corner. Two-story ell extending north approximately 39'-6" and approximately 17'-8" wide where it abuts northeast corner of main block was built to contain new kitchen, lavatory, two pantries, two back staircases, back porch, and maids' sitting room on first floor, full basement below, and three additional chambers and two bathrooms on second floor. North ell increased total area of house by approximately seventy-five percent. Exterior surface of main block was altered by replacement of 1906 shingles by white-painted cedar shingles to accord with new ell, and new nine-over-six-light sash was substituted for nineteenth-century two-over-two-light sash. Fieldstone well-head with wrought-iron pulley frame replaced roofed and latticed wooden well house built in 1906 over original well of 1778. Well originally had typical eighteenth-century well-sweep.



Architectural Drawings (Plans and Elevations) by Thomas Harlan Ellett, architect – 1927



Mather Homestead After 1927

Top Left: Stephen Tyng Mather and Jane Thacker Floy Mather in front of Mather Homestead

Note: "White-painted cedar shingle" siding on all elevations; all main windows are six-over-six; one-story addition across north elevation has been removed; picket fence in place initially painted dark color and later light color; two-story ell has been constructed extending from east end of north elevation; north portion of ell has "Colonial style" overhang with pendants; one-story porch erected on north end of west elevation (has canvas awnings); post-1905 barn visible in background; original Gardener's Cottage behind House; well has round stone base with arched iron pulley frame; Sunken Garden in place.

1930 – Bertha Mather McPherson Inherits Mather Homestead

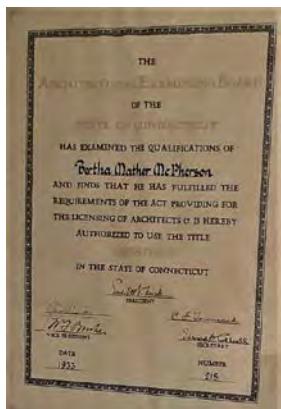
Upon Stephen's death in 1930, his daughter, Bertha inherited the Homestead. Bertha was born in Chicago, Illinois in 1906 and graduated from Vassar College in 1928. She received a master's degree from the Cambridge School of Landscape and Domestic Architecture at Smith College in 1933. Bertha married Edward Reynolds McPherson, Jr. in 1932. Bertha and Edward with their three children, Anne, Stephen and Jane, made the Homestead their full-time home. Bertha was a graduate of Smith College and was one of the early female architects in Connecticut. Edward Reynolds McPherson was born in Pennsylvania in 1906, graduated from Harvard in 1929, and Cornell School of Law in 1933. He was a Senior Partner of Cummings & Lockwood in Stamford.



Bertha Floy Mather McPherson (1906 – 1993)



Edward Reynolds McPherson, Jr. (1906 – 2002)



Research into Bertha's practice of architecture produced minimal result. Perhaps her role as wife of prominent attorney was sufficient, or perhaps it was deemed inappropriate to have responsibilities beyond wife, mother and homemaker as times were quite different from today. Interestingly, her the certificate for being a licensed architect, states "...he has fulfilled the requirements....for licensing...". Several drawings for additions or alterations at Mather (such as adding a second floor bedroom suite over the West Porch) are in the archives, but none were noted to have her name as designer. Bertha McPherson designed the home across Brookside Road for a relative. The home stands today, largely unaltered. Bertha had a keen eye for period antiques and carefully acquired and curated pieces for her home. Her design signature as well as much of her needlework can be seen and experienced throughout the Mather Home.

1930s – 1961



175th Anniversary of Homestead – September 12, 1953



Left: Attendees in "Courtyard" (note: circa 1905 Gardener's Cottage in background)
Right: L to R: Edward McPherson, Bertha McPherson, Mrs. A. Gillette, William Seeley, Rev. George Tuttle

From HABS:

In 1936 an additional chamber and bathroom were built over west porch.



Mather Homestead Before 1961

Note: Shingle siding on all elevations of Original House and Ell; second story has been added to West Porch and is clad in horizontal flush joint siding; well has round stone base with arched iron pulley frame.

1961 - Alterations

From HABS:

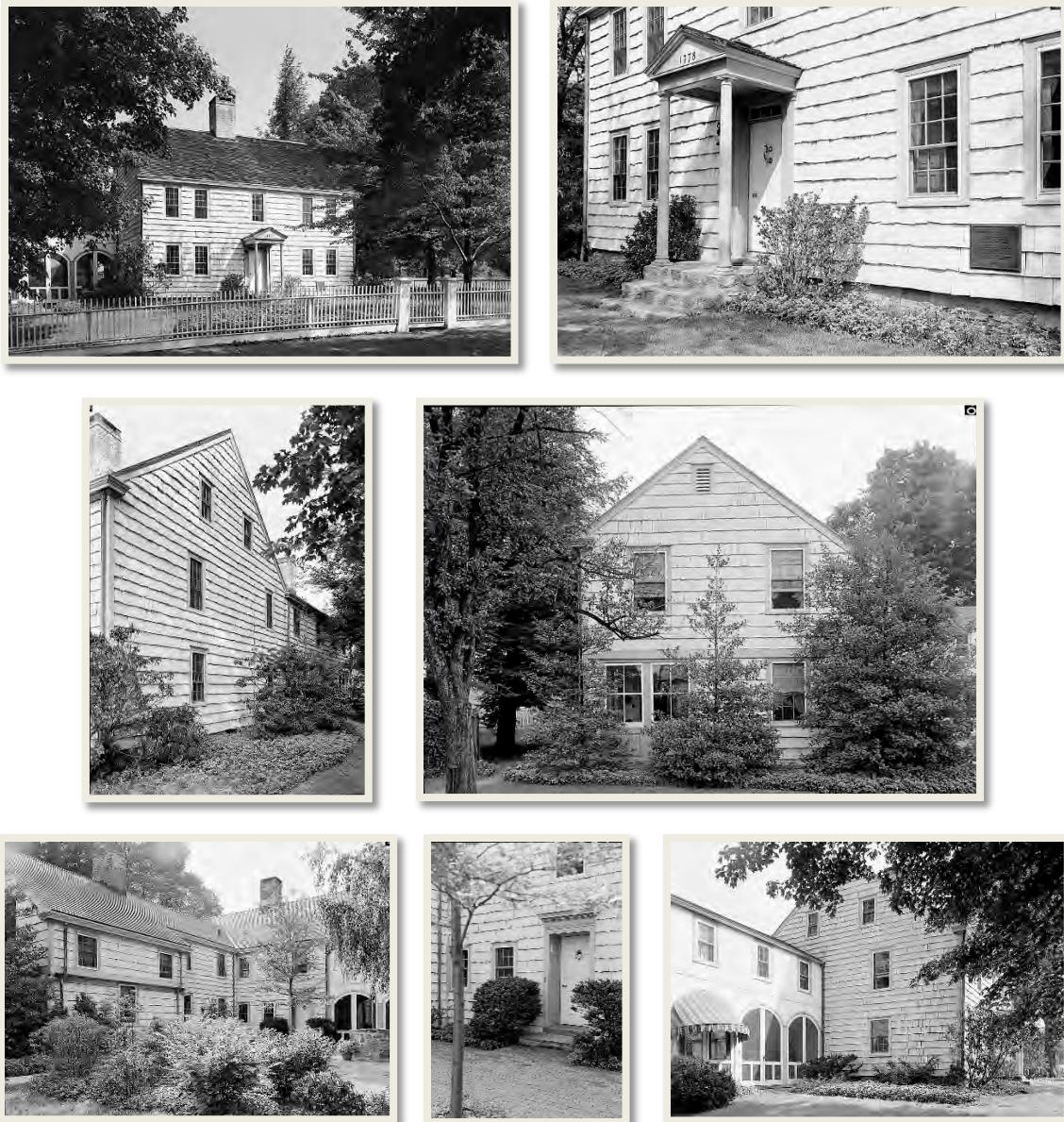
A brick patio was laid in 1961 in angle formed by main block, west porch, and north ell.

1964 & 1967 – Historic Designations and Documentation

In 1964, the Mather Homestead was designated a National Historic Landmark by the National Park Service. In 1967 the “Stephen Tyng Mather House” was documented through text and photographs by the Historic American Buildings Survey (HABS).



Mather Homestead – Images from National Register/National Historic Landmark Nomination – 1963/4



Images from the Historic American Buildings Survey - 1967

Note: Shingle siding on all elevations except at west porch addition which has flush joint siding; windows vary with nine-over-six on south and east elevation of main House; six-over-six windows at attic, west elevation at first floor, north elevation, second floor of porch, and all elevations on Ell except two windows on north elevation at porch which are two-over-two; second story has been added to porch on north end of west elevation (siding is flush - one canvas awning visible); white-painted picket fence in place; well has round stone base with arched iron pulley frame.



Mather Homestead July 17, 1964

Designation as National Historic Landmark by Conrad L. Wirth, Sixth Director of National Park Service (1951 – 1964)

Note: Shingle siding on all elevations overlaps window trim.

1954 - 1980 – Images from Slide Carousels



Circa 1969

Re-cladding – Note: Layers of Original Clapboard Siding and First Layer of Shingle Siding Remain Underneath



Circa 1969
Stone Chimney Construction

As noted in a NPS Biennial Visit in 1970, what appears to be two layers of wood shingle siding, which had been installed in 1906 and 1927, was replaced by horizontal clapboard siding. Original clapboard and first layer of shingle siding appear to have been remained underneath. Horizontal flush joint siding on West Porch was also replaced with horizontal clapboard siding. Note that the original wood siding appears to be intact beneath the wood shingles. The chimney which appears to be brick in the earliest, circa 1879 photo, was rebuilt with stone.



June 17, 1978
Mather Homestead during its Bicentennial Celebration

Bertha died in 1993 and Edward continued to live in the House until his death in 2002.

2017 – A New Chapter – Mather Homestead Foundation

In 2017, the Mather Homestead was donated to the Mather Homestead Foundation which is dedicated to the preservation of the Mather Homestead as a treasured historical site for education and enjoyment.



Mather Homestead 2017

Source: Mather Homestead Foundation Archives

Note: Horizontal clapboard siding on all elevations; windows vary with nine-over-six on south elevation and six-over-six at second floor of porch; white-painted picket fence in place.

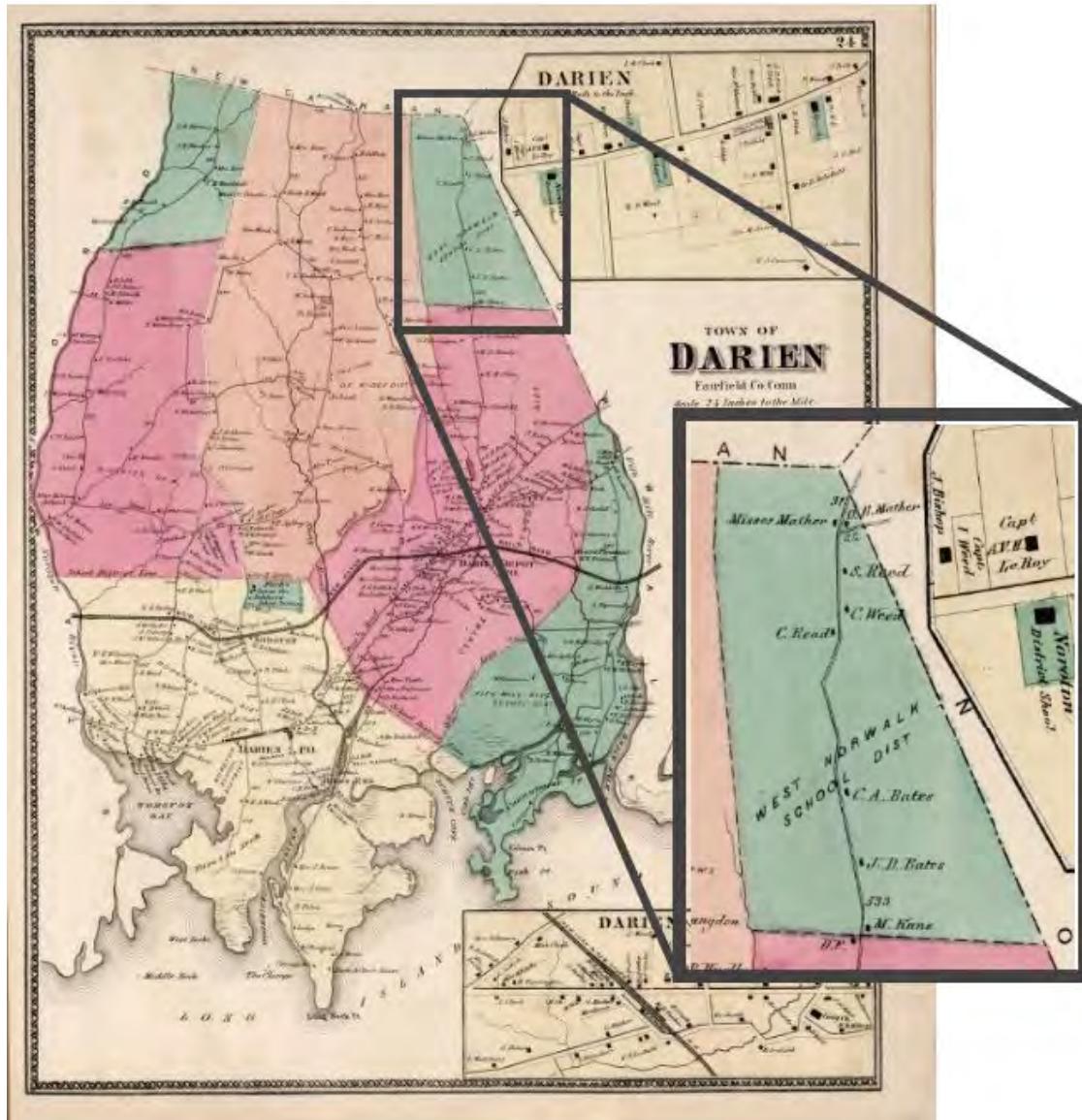
9. HISTORY OF HOMESTEAD PROPERTY IN MAPS

The 1778 Homestead

Deacon Joseph Mather and his wife Sarah Scott Mather inherited the 100 acre plus Homestead property from his mother, Hanna Bell Mather, whose ancestor, Francis Bell was an early settler in Stamford.

HOMESTEAD MAPS

1843 – Rana and Phoebe Mather Inherit Mather Homestead



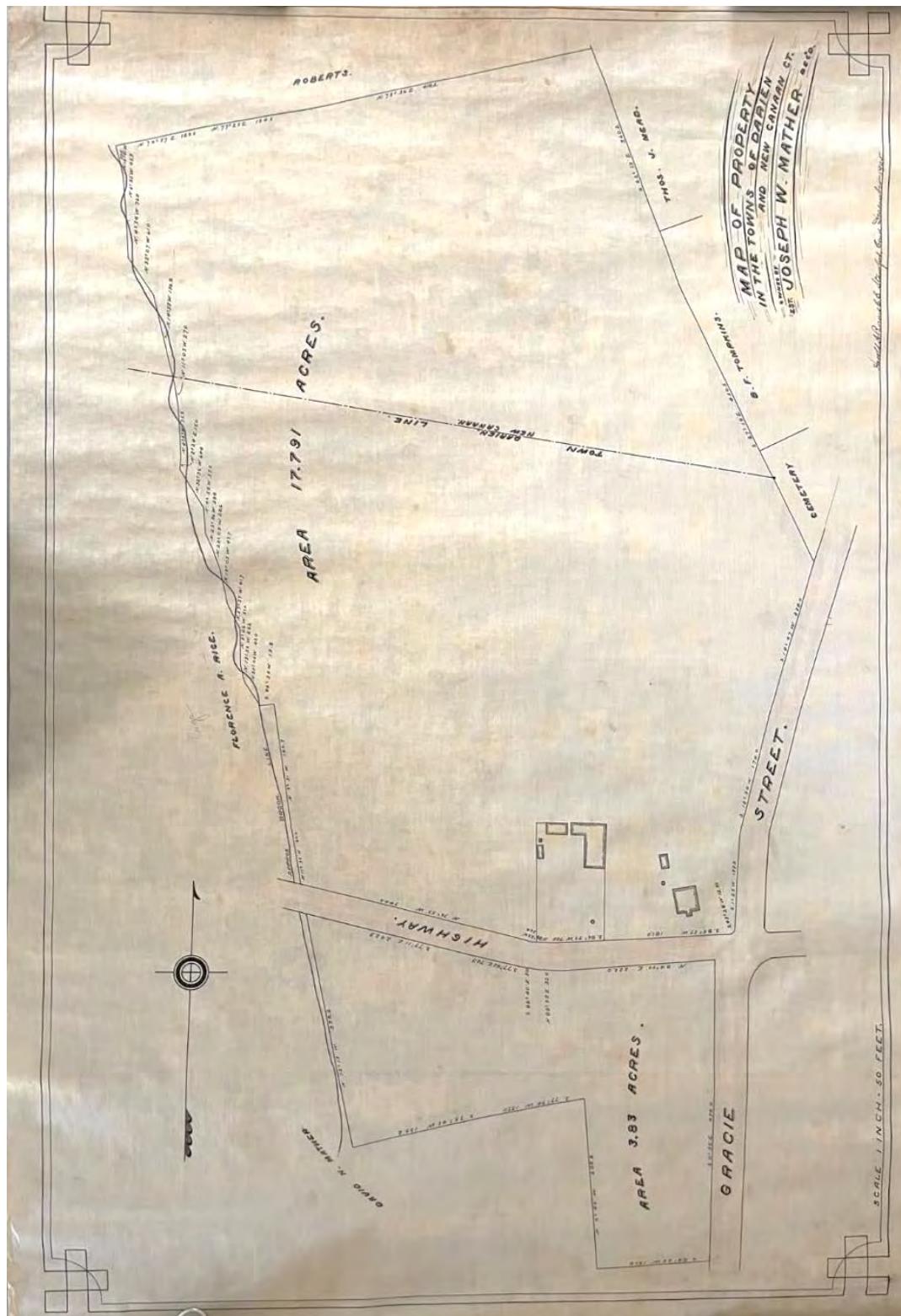
1864 Beers Town of Darien Map & Detail at Mather Homestead Area

Note: Section in green associated with Mather Homestead does not designate boundaries of Mather property, but rather the West Norwalk School District.

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1887 – Joseph Wakeman Mather Purchases Mather Homestead



Map of Property in the Towns of Darien and New Canaan, CT
Owned by Est. Joseph W. Mather Dec'd
December 1905

1905 – Stephen Tyng Mather Inherits Mather Homestead



Topographic Sketch of Property at Darien Conn. Owned by Stephen T. Mather

No Date – After 1909 Sunken Garden & Before 1929 Burning of Barn, showing only southern portion north of Stephen Mather Road

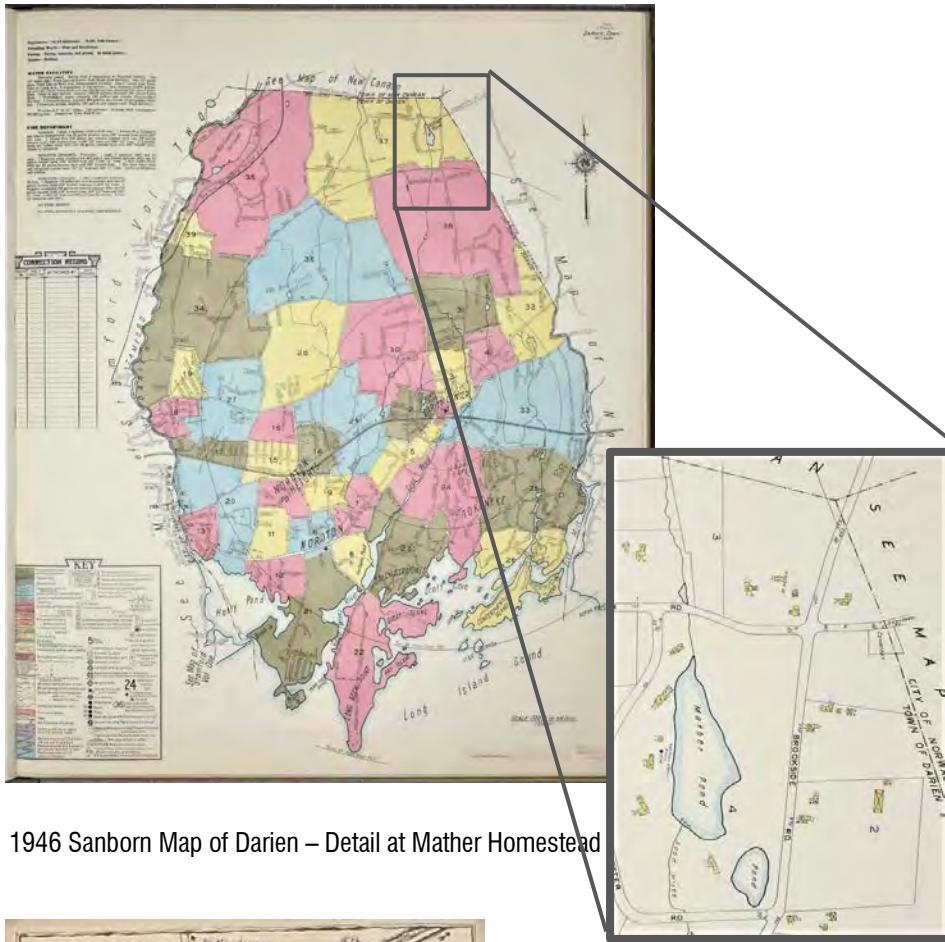
1930 – Bertha Mather McPherson Inherits Mather Homestead



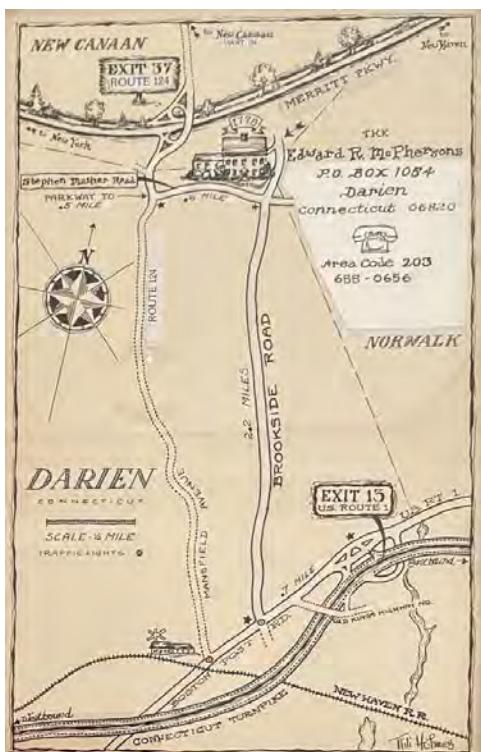
1934 Connecticut Aerial Survey – “Mashup” compared with Present Aerial View
Source: UConn Library Systems

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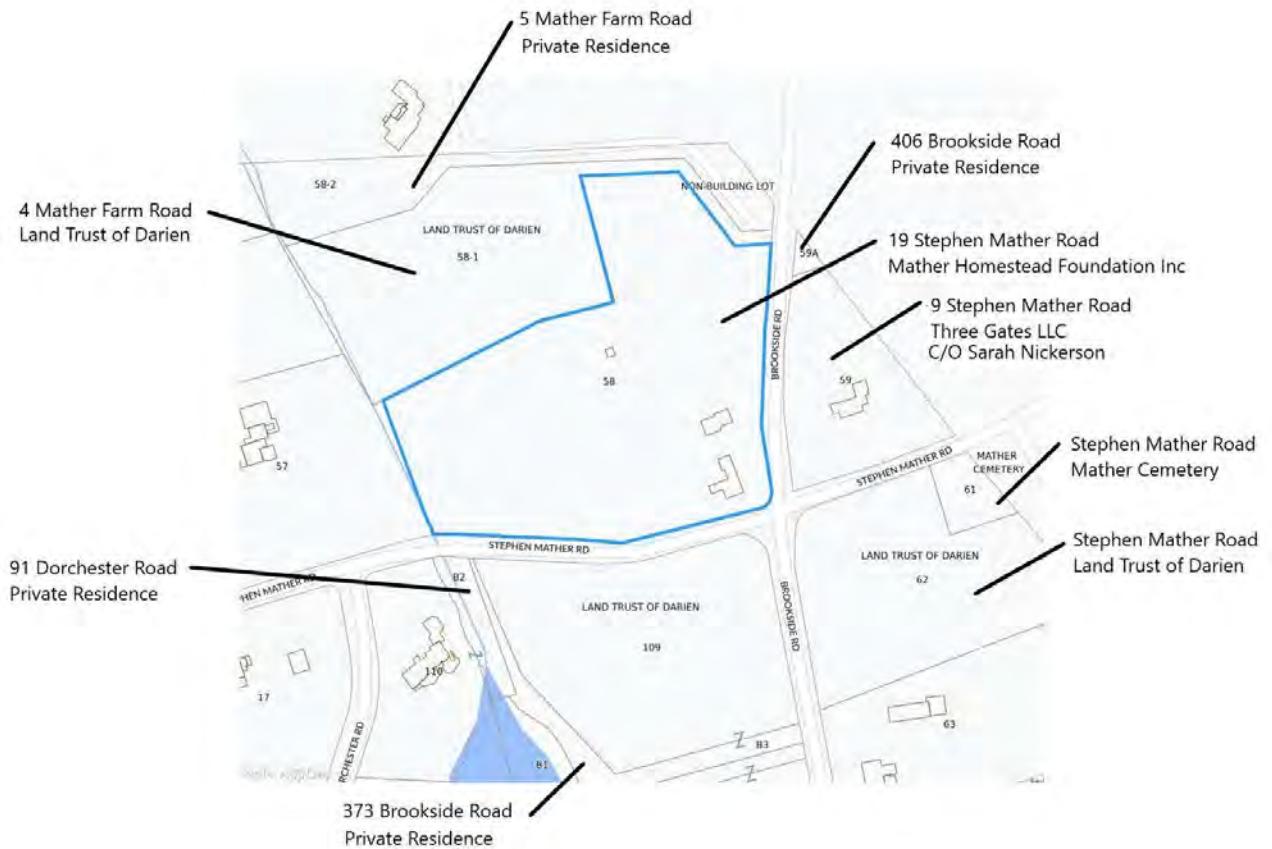


1946 Sanborn Map of Darien – Detail at Mather Homestead



MAP OF DARIEN INDICATING LOCATION OF MATHER HOMESTEAD
Post 1952 when I-95 Bypass was opened in Darien. I-95 Completed in Connecticut in 1958
Map on display in Mather Homestead House

2017 – A New Chapter – Mather Homestead Foundation

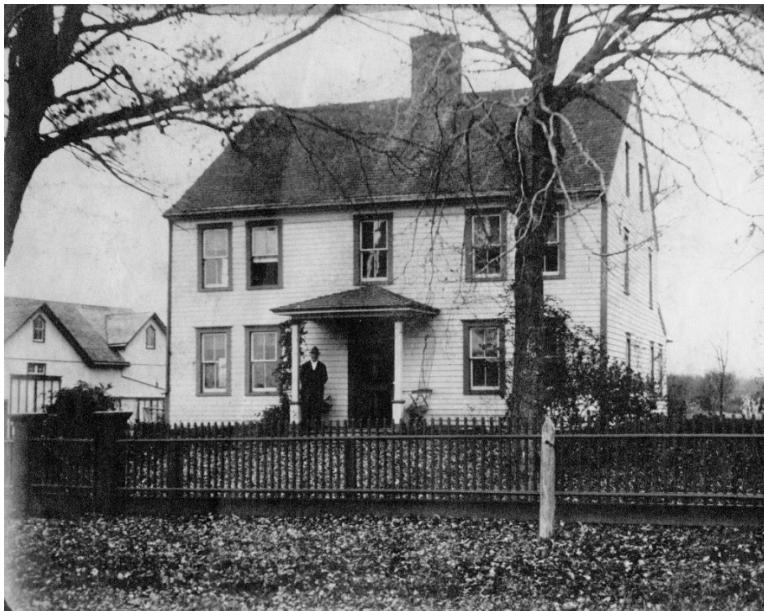


2022 – Mather Homestead Foundation and Adjoining Properties from Town of Darien Tax Assessor

10. ANCILLARY BUILDINGS

Barns and Barn/Garage

The first documented Barn was built by Joseph Wakeman Mather's brother William for Joseph in 1891. As seen in the photo below, it was north and west of the House. This barn burned in 1905.



1891 First Documented Barn – Circa 1900

Top, Left: Barn In Background Northwest of House, Joseph Wakeman Mather on House Porch. Top, Right: Superintendent J. Darwin Bourger next to Barn. Bottom, Left, Joseph Wakeman Mather in front of barn; Bottom, Right: Barn in background.

The second documented Barn was built after first documented barn burned in 1905. It was located north and west of House.



Second Documented Barn - Built after Barn Burned in 1905 – View over Sunken Garden

Note: Barn originally painted or stained a dark color with white trim, later painted a light color with dark trim. Ventilation Cupola on Gabled Ridge. This barn is stated to have burned in 1929

Top Row, Left: Stephen Tyng Mather and J. Darwin Bourger, Superintendent

Bottom Row, Right: Jane Thacker Floy Mather, Unknown, Harriet Gilbert McPherson; Bertha Floy Mather

This Barn & Garage was demolished in 2020 and replaced by the current Education Barn.



Third Documented Barn & Three-Car Garage- Built in 1965 [NPS] – Views over the Years

Note: Originally painted white or a light color, later painted red with white trim.

GREENHOUSE

A Greenhouse with Potting Shed was added to the property by Stephen Mather in 1915. The Greenhouse was demolished by Bertha Mather in 1965, but the Potting Shed remained and was still standing in 1967 as it was included in the description included in the Historic American Buildings Survey.



1960s Views of Greenhouse



Left: Playhouse – Right: Potting Shed – Photo Circa 1974

GARDNER'S COTTAGE AND GUEST HOUSE

Stephen Mather had a Gardner's Cottage constructed a distance behind the main House with a high trellis connecting the two buildings. In 1965, Bertha replaced the two-story Gardner's Cottage with a story-and-one-half Guest House, constructed on the same foundation as the Gardner's Cottage.



Gardener's Cottage Circa 1906

The Original Gardner's Cottage was built by Stephen Mather and was located directly behind the House with a connecting high fence/trellis.



Top Left: Gardner's Cottage behind House Circa 1915; Top Right: Gardner's Cottage behind House After 1927; Bottom: Gardener's Cottage with Trellis Extending West Circa 1944

[All: MHF Archives]



Guest House (now Caretaker's Cottage) Circa 1965
Guest House with 2-car Garage was built in 1965 on the foundation of the previous Gardener's Cottage

11. LANDSCAPING AND GARDENS

Walter Burleigh (1876 - 1937) and Marion Mahony Griffin (1871 – 1961)

Walter Burleigh Griffin grew up in the Chicago area and was trained as an architect and landscape architect at the University of Illinois from 1895 to 1899. Griffin worked for Frank Lloyd Wright from 1901 to 1906 and contributed landscape designs on some of Wright's projects.

Marion Mahony studied architecture at the Massachusetts Institute of Technology from 1890 to 1894, was the second woman in the United States to graduate with a degree in architecture and the first female in Illinois to obtain an architectural license. Mahony became Frank Lloyd Wright's first employee in 1895 as a draftsman designing furniture and stained-glass windows. She is credited with being the originator of the style of drawing presentation for which Wright is known and worked for him until 1909, the period in which the Sunken Garden at the Mather Homestead was completed.

Mahony and Griffin worked at Wright's office during the same period, Griffin leaving in 1906 and Mahony in 1909. The two formed their own architectural practice, The Griffin Studios, and married in 1911. Together they designed, among others, the Rock Crest – Rock Glen, Prairie School development in Mason City, Iowa, and later won the 1911 competition for the plan of the Australian capital at Canberra. Their work took them to Australia in 1914 and later to India around 1936 where Walter died in 1937. Marion eventually returned to America and died in Chicago in 1961.

It is stated that Stephen Mather and Griffin were both members of the Prairie Club of Chicago, and both had an affinity and respect for nature. It is possible that this is how around 1908/09, a few years after inheriting the Homestead, Mather hired Griffin to design the Sunken Garden for the Mather Homestead. It is not known if Mahony had a hand in the design as well, but her legacy as an early female architect, makes her an interesting part of the story of the Mather Homestead. Did she have any influence on Bertha Mather becoming an architect? The connection to Griffin and Mahony and the question of their influence, especially Mahony's, support further research.

Documents in the Mather Archives include letters to the Mather family from individuals researching Griffin and are of great interest. One series from the 1970s was from James Weirick, later professor of Urban Development and Design at the University of New South Wales, Australia, and an authority on Walter Burley Griffin and Marion Mahoney Griffin. The other was a series of letters from the 1990s written by Paul E. Sprague, professor of Architectural History at the University of Wisconsin, Milwaukee, and Christopher Vernon, professor of Landscape Architecture at the University of Illinois at Urbana-Champaign, and later the University of Canberra, Australia. Vernon published "The Landscape of Walter Burley Griffin" and "Walter Burley Griffin: Canberra and the Persistence of Landscape". It would be highly useful to locate, if they still exist, letters written by the Mather family to these researchers on this topic.

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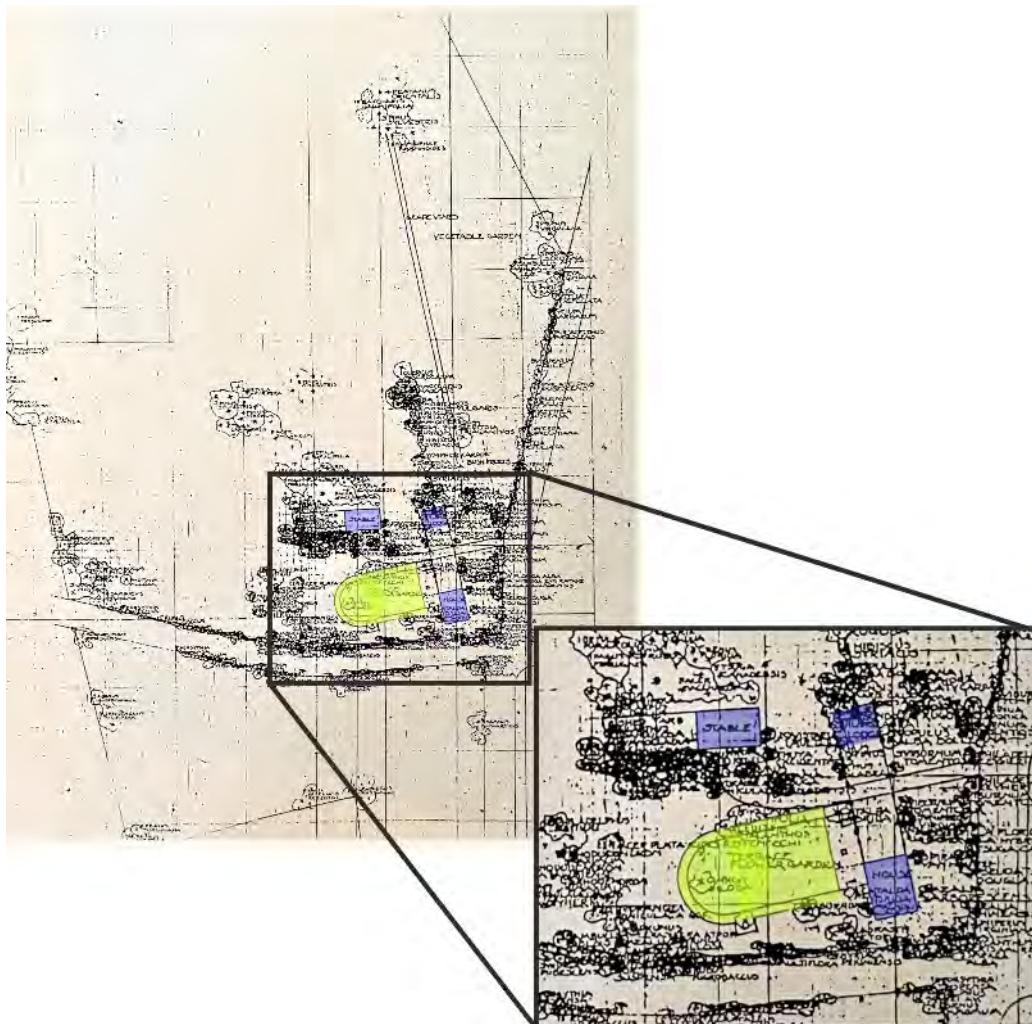
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Mahony compiled a memoir of sorts which included many of her illustrations, photos from her life and images of some selections of Griffin/Mahony designs. A copy of her unpublished memoir, "The Magic of America" is held by the New York Historical Society, and a compilation of her work is included in "Marion Mahony Griffin: Drawing the Form of Nature" by Wood and Robertson. The Art Institute of Chicago website has available "Mary Mahony Griffin – The Magic of America" with numerous digitized images. Several architectural designs attributed to Griffin have been documented by the Historic American Buildings Survey and are available via the Library of Congress.



*Left: Topographic Sketch of Property at
Darien Conn. Owned by Stephen T.
Mather - No Date, but after 1909 Sunken
Garden & Before 1929 Burning of
second documented Barn*

Below: Drawing of Plantings at Homestead – Buildings highlighted in blue, Sunken Garden highlighted in Green - No Date – After 1909 Sunken Garden & Before 1929 Burning of Barn.





Views of Sunken Garden

Photos from earliest period indicate a very formal layout for the Sunken Garden.

Left: "Jane F. Mather #2, Bertha F. Mather (child) 1912" (Boy and other woman not identified); Right: "Jane Thacker Floy Mather, Unknown, Harriet Gilbert McPherson; Bertha Floy Mather".



Views of Sunken Garden

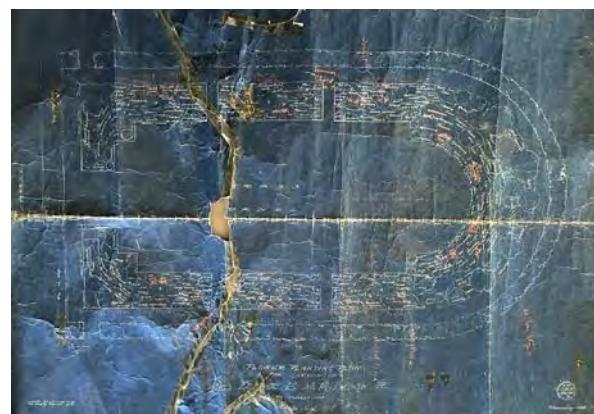
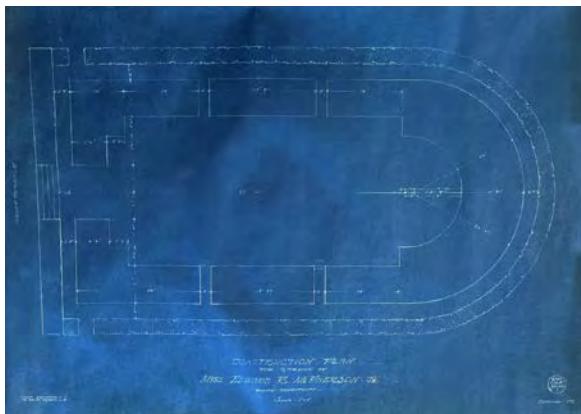
Additional photos from later periods continue to show a very formal layout for the Sunken Garden. These photos are from varying periods of time spanning the ownership of Stephen Mather and Bertha McPherson. Bottom photo dates from after 1965, as the barn constructed in that year is in the background.

First four photos were taken by Herbert W. Gleason (1855 - 1937). Born in Malden Massachusetts, educated to become a pastor, he later became a photographer. His friendship with Stephen T. Mather led to his appointment as Interior Department Inspector during which tenure he documented photographically over 200,000 miles for the National Park Service. Gleason photographed the Gardens at the Mather Homestead as well.

Lillian Egleston - 1937



Lillian Egleston redesigned the Sunken Garden in 1937/38 with a less formal planting layout. Miss Egleston was born in Elizabeth, New Jersey in 1887, attended Barnard College in New York City in 1912 where she majored in music, and later the Lowthorpe School of Landscape Architecture in Groton, Massachusetts in the 1920s. She was the granddaughter of Nathaniel Hillyer Egleston, a pioneer for forest preservation who in 1883 was appointed chief of the recently established United States Bureau of Forestry. Miss Egleston lived in New Jersey for most of her life, traveling to Europe in 1921, and died in Monterey, California in 1973.



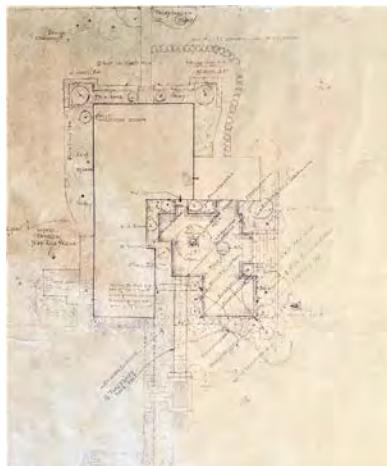
1937 – Drawings for New Garden by Lillian Egleston, L.A., 1116 Anna St., Elizabeth, N.J.

Left: *Construction Plan for Garden of Mrs. Edward R. McPherson, Jr., Darien, Connecticut*; Right: *Flower Planting Plan for Garden of Mrs. Edward R. McPherson, Jr., Darien, Connecticut*

View of Garden with House in Background

Charles Middeleer - 1961

In 1961/62, as noted in the HABS information, the natural courtyard space inset in the crook of the “L” of the House was re-landscaped by Landscape Architect, Charles Middeleer. Middeleer is known for designing the landscaping of Frank Lloyd Wright’s, *Tirranna*, John Black Lee’s Rogers and Monroe Houses, all in nearby New Canaan as well as the plaza at the Seagram’s building and small removable “greenhouse” on the plaza at the Solomon R. Guggenheim Museum in New York. Middeleer had a home in nearby Wilton. Middeleer’s legacy continues with grandson, Geoffrey Middeleer, also a landscape architect in nearby Woodbury, Connecticut. (and perhaps a granddaughter, Sarah Middeleer)



*Landscape Improvement Plan for Mr. & Mrs. Edward R. McPherson,
Darien Conn*

Charles Middeleer, Landscape Architect – Circa 1961

From HABS:

A brick patio was laid in 1961 in angle formed by main block, west porch, and north ell.



1960s Views of Courtyard Terrace and Sunken Garden with House in Background



1970s Views of Courtyard Terrace and Sunken Garden with House in Background

12. PHYSICAL DESCRIPTION

Physical Description of House

It should be noted that the Mather Homestead House as it exists today is a compilation of generations of the Mather family who called this their home. Stephen and Jane Mather had the greatest impact on the house as a physical form as they made the most significant alterations, primarily in the form of additions, to the house in 1927. It is important that these changes took place during a period when Colonial Revival was hugely popular from the late 1880s to the 1930s. The interest in Colonial Revival was fueled largely by the nation's 1876 Centennial, as designers and historians began to look back and appreciate the nation's built heritage. The Columbian Exposition of 1893 further stressed America's connections to and inheritance of European classical architecture, while noting the American "spin" on these as dictated by environmental circumstances, material availability, and lifestyle. World War I rekindled not only our familiarity with European examples, but at the same time led Americans toward introspection and a greater appreciation of the hearth and the home. Alterations and additions made to the Mather Homestead House in 1927, reflect the then current perspective of how a Colonial home which has evolved over time should appear and how it should be designed for "modern" living.

Bertha Mather built upon the environmental and built legacy left by her parents' endeavors. Images of the exterior of the House tell us about the exterior appearance of the House during her parent's time, but currently there are no images of the interior to provide comparisons to the home that Bertha created and handed down. The significance of the home as left by Bertha is of great importance to our understanding of not only Bertha's interpretations, but most likely of the many generations that preceded her. Bertha had not only the memories of this home during her childhood, but she surely carried memories of artifacts and stories passed down from generation to generation. A family home is a physical presentation of the stories of the lives which inhabited that home. The Mather Homestead is a unique example of a family story across the generations from 1778 to 2017, not recreated, but "as is", culminating with the last generation of Mathers to live within, frozen in time.

Exterior

From HABS [bracketed statements added by APS]:

The structure is an excellent example of an eighteenth-century New England vernacular two-storied gabled wooden farm house of the central chimney type. It has been sympathetically and discretely modernized and enlarged by the addition of a rear ell and a porch with chamber above. Original interior features have been preserved.

Description of Exterior [in 1967]:

Overall dimensions: Approximately 50' (including west porch) X 70' – 5" (including ell). Original portion measures approximately 34' across front x 30' – 11" on side. Two stories, five-bay front.

Foundations: Fieldstone, random set in mortar.

Wall Construction: Shingles (originally clapboards) [currently clapboards] over wooden sheathing. Painted white with light tan trim. [now pale yellow body with brown trim and white windows]

Framing: Heavy, mortised and tenoned post and girt system secured by treenails supports structure. Exterior walls are thin curtain walls, not bearing members. Ell has modern balloon framing.

Porches: Distyle pedimented portico with stone floor two risers above grade (1927) shelters front entrance in center of south wall. Screened porch inset at north-east angle of ell opens from pantry [originally "Birthing Room"]. Triple-arched screened porch opens toward north and south, extends west from northwest corner of original block, has arcade motif trim applied to horizontal flush sheathing, and enclosed second floor containing chamber and bathroom.

Chimneys: Large random ashlar fieldstone chimney measures approximately 9' x 6' at base and diminishes to approximately 3' – 8" x 3' – 8" below roof ridge, where masonry is altered to brick. Upper section of brick portion appears to be rebuilt, as size of brick alters. [chimney was rebuilt in regular coursed ashlar stone around 1969]. Below top, two courses project slightly. Top is capped by large flagstone slab with rectangular smoke vents below it on four sides. Chimney is constructed somewhat forward of ridge line to level of attic floor, where it is offset in curving profile to straddle center line of roof ridge. Modern brick chimney approximately 3' x 3' rises through ridge of ell roof.

Doorways and doors: Front (south) doorway is flanked by pilasters (1927) responding to portico columns. Original (1778) five-paneled door (upper-most panel horizontal – a typical southern Connecticut pattern) is set

under low rectangular four-light transom. North doorway (1827), two stone risers above grade, has molded architrave with pulvinate frieze and dentilled cornice. Six-paneled door is set within deep, paneled reveals. Service entrance at northeast corner of ell is through screened porch. West screened porch has three arched openings on north and south walls.

Windows and shutters: Windows on first and second floors of south and east walls of original block have nine-over-six-light double-hung sash (1927). All other sash is double-hung six-over-six-light. Window architraves of south wall have beaded inner edges and simply molded outer edges, flat unmolded sills and thin unmolded flat caps. No shutters.

Roof:

Shape, covering: Gabled roof, ridge parallel with front. Lower ell roof gabled, ridge at right angle with original block. Lower west wing roof gabled, ridge parallel with front. Wood shingles throughout. [now asphalt shingles]

Interior

From HABS:

Floor plans:

First Floor: Shallow central entry gives access to stairs, dining room (formerly parlor) in south-east corner, and parlor in southwest corner (termed hall in eighteenth century and later used as dining room). Living room (formerly kitchen with buttery on east and small bedroom on west) spans north side of original block, except for north entrance (in area formerly occupied by west bedroom), which gives access to living room, parlor, and west porch. Ell contains kitchen, two pantries, maids' sitting room, back porch, and two back staircases.

Second Floor: Main block has front hall as stairs, chambers in four corners, and passage and bathroom at rear of central chimney. Northwest chamber leads to modern chamber and bathroom over west porch. Ell has three chambers and two bathrooms.

Cellar and Attic: full cellar under main block and ell. Open unfinished attic above main block.

Stairways: Front stairway of eleven risers (four winders at bottom and two at top) ascends between paneled rear wall of south entry and central chimney. Cellar stairs, entered from east wall of parlor, are underneath. Attic stairs rise over front stairs. Back stairs, entered from passage in ell, rise between living room and lavatory in ell [removed to install current elevator]. Second back staircase, entered from passage between kitchen and maid's sitting room, has second set of cellar stairs underneath.

Flooring: Modern wide-boarded oak flooring in living room (originally kitchen) dates from 1927. Southeast and southwest rooms and front entry have wide-boarded oak flooring taken from c. 1720 house in South Coventry, Connecticut and installed in 1957. Southwest chamber on second floor has original wide-boarded tulip wood (whitewood) floor. Upper hall and southwest chamber have original wide-boarded oak flooring.

Wall and ceiling finish: Ceilings are plastered. Living room ceiling, originally plastered below girts and joists, is now plastered between them, exposing structure. Chimney wall of dining room has original full paneling. Other three walls are plastered, have no chair rails. North wall of front entry has original full paneling. Sections of south wall flanking front door are plastered and papered. Parlor has fully paneled chimney wall. Paneling is

designed to conform with period of house and was installed in 1927. Other three walls are plastered, have chair rails. Living room chimney wall has vertical wide-boarded sheathing with beaded edges. East wall has built in bookcases with paneled cupboard doors below (1949). Other two walls are plastered. [Second Floor] Southwest and southeast chambers have original fully paneled chimney walls. Other walls are plastered, have chair rails.

Doorways and doors: Original doors on first floor are six-paneled, two center panels almost square. Some second-floor doors are four-paneled (one original), and others are batten doors (three original).

Decorative features and trim: Original cupboard in southeast corner of dining room has arch-headed glazed upper door with heavy muntins, molded architrave, and dentil cornice. Cupboard in northwest corner of parlor has paneled doors, molded cornice.

Notable hardware: Original interior doors have wrought iron strap hinges and thumb latches. Front door has original strap hinges and new brass box lock. Living room fireplace has wrought iron crane and trammels.

Lighting: Electric lamps, but no electric sconces or electric chandeliers are used in principal rooms of original block. Some antique brass candle sconces are used.

Heating: Modern oil-fired central heating with baseboard radiators in two downstairs front rooms and conventional radiators in other rooms. Dining room fireplace has brick hearth, exposed stone jambs. Parlor fireplace has square tile hearth, exposed stone jambs. Large living room fireplace has flagstone outer hearth, brick inner hearth, exposed stonework, and beehive oven at rear left. All three fireplaces are widely splayed. There were no fireplaces in original chambers. One chamber in new ell has fireplace.

Interior Furnishings

Current furnishings and finishes in the Mather Homestead House date from the period of Bertha and Edward McPherson's ownership. Bertha as one trained in the field of design had an affinity for design, decoration and authenticity. Furnishing in the home are appropriate not only for a home which dates back to our nation's beginnings, but also relate to the many generations of the Mather family who occupied the home. The collection is representative of Bertha's, as well as her father's generation's interpretation of how a Colonial home should look and feel, how it should be lived in and how it should represent itself to the world.

Mechanical, Electrical and Plumbing Systems

Heating for the house is primarily provided by an oil-fired low-pressure gravity fed 2-pipe steam heat HB Smith Series 15-20-25 cast iron sectional boiler. The boiler was installed in June 1975 and appears to be in good condition. A few rooms are heated by electric baseboard heating units others by freestanding radiators. There is no central air conditioning system. Air conditioning is provided when necessary by window units. There is a gravity return pump and steam traps located in the basement. Domestic hot water is supplied by a 70 gallon hot water heater.

220 volt single phase electrical service enters the house underground on the north side from a utility pole located on Brookside Road.

Sanitary water service is provided for the many bathrooms and kitchen by well water via cast iron piping which is in good condition. We did not observe an electrical ground for the domestic water service piping.

Physical Description of Caretaker's Cottage

Exterior

The Caretaker's Cottage is a comparatively new structure, having been built during Bertha Mather McPherson's ownership around 1965. It is composed of two joined masses (living space and garage) oriented at right angles to one another. All exterior walls are clad in horizontal wood clapboard and all windows (with the exception of the bathroom window) are double-hung with lower level windows being nine-over-six and upper level windows being 2ix-over-six. A short stone-clad chimney is centered on the ridge at the north wall of the living space mass.

The one-and-one-half-story, wood-framed living space with its gable roof oriented north to south has its main entrance centered on the west, eave end. Single windows flank the single-leaf entrance which is accessed via a two-step flagstone on fieldstone stoop. Single windows are symmetrically arranged at the lower level of both the North and South Elevations with a small bathroom window located at the east edge of the North Elevation. On the upper level a single window is centered in the peak of the South Elevation while two windows are symmetrically spaced on the North Elevation.

A one-story, wood-framed, two-car garage has a gable roof which is oriented east to west and is set back just south of center of the main mass so that it is forward of the North Elevation. An inset covered vestibule provides a connection between and into the two masses. On the East Elevation, two windows are symmetrically arranged on the lower level while a single window is centered in the peak of the gable roof.

Interior

The interior of the main mass living space is primarily composed of a single, room with enclosed kitchen and toilet spaces situated in the east portion of the mass. A stair leading to the attic is located along the south wall while a large stone fireplace is centered in the west wall of the main space. The attic of both the main mass and the garage is unfinished with the attic of the main mass being used for storage. The Garage is one large, open space.

Mechanical, Electrical and Plumbing Systems

Heating for the house is primarily provided by an oil fired hot water boiler. There is no central air conditioning system. Air conditioning is provided when necessary by window units. Domestic hot water is supplied by a 40 gallon hot water heater. 220 volt single phase electrical service enters the house underground on the north side from a utility pole located on Brookside Road. Sanitary water service is provided for the bathrooms and kitchen by well water.

Physical Description of Playhouse

Exterior

The Playhouse at the Mather Homestead is a small, one-story, gable-roofed, wood-framed structure which is clad in wood shingles and rests upon a masonry foundation. A shed-roofed porch extending along the entire south elevation has a raised wood-clad porch floor (two steps up from grade) and has three, 4-by-4 wood columns. The South Elevation is composed of a 12-light wood door and a six-over-six double-hung window, symmetrically arranged. East and West Elevations are each composed of a single six-over-six, double-hung window while the North Elevation has no fenestration. The roof is currently clad in asphalt shingles although wood shingles are visible underneath at the leading edge of the porch overhang.

Interior

The interior of the Playhouse is sheathed in knotty pine tongue and groove vertical plank paneling with a beveled edge. The

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ceiling appears to be particle board with surface-mounted wood battens overlapping the joints and the floor is painted wood. Note: There has been speculation that the Playhouse is the remainder of the Potting Shed which was attached to the non-extant Greenhouse, but review of images of the Potting Shed do not support this concept.

Physical Description of Education Barn

Exterior

The Education Barn at the Mather Homestead was constructed in 2020 and is a one-and-a-half-story, wood-frame, gable-roofed structure which is clad in vertical wood siding. The building replaced the “Wooden two-story barn with three-car garage attached [which] was built in 1912 [*from HABS*]” situated in the same location on the property. The building was designed to resemble a barn being clad on the exterior in vertical wood siding; implementing fenestration which is in keeping with regional agricultural typology; having applied sliding barn doors on the south, east and north entrances, and having a typical overhang on the gable ends at the framing top plate. The roof is clad in asphalt shingles.

Interior

The interior of the Education Barn is a double-height, primarily open space clad in gypsum board with applied timber beams along the north and south walls and ceiling giving the effect of a timber framed structure. At the east end are enclosed toilet and mechanical rooms, with a loft area above. Small, enclosed storage closets at the west end of the north and south walls flank the west wall whose lower portion features horizontal barn-wood cladding.

Sunken Garden and House Perimeter Landscaping

The Sunken Garden sited northwest of the House was designed initially by Walter Burleigh Griffin for Stephen Mather in 1908/09. In plan, the garden relates to the floor plan of a cathedral or the elevation of a Federal-era arch-topped window as it is a rectangle with an apse or arch which softens and elongates the west border farthest from the House. A flight of stone steps is centered and inset into the stone east border retaining walls connecting it to the natural terraced courtyard formed by the “L-shaped” House. High yew hedges frame the garden on the south, west and north in front of a border of perennials framing the open grass lawn. Two drawings delineating the Homestead at this time show the outline of the Sunken Garden and identify plantings such as trees elsewhere on the property, but a listing of the originally specified border plantings in the Garden are not noted. Period photos indicated the original design included a formal layout with gravel pathways for the center of the garden.

Plantings from the original plan were stated to have later been changed to simpler selections, such as daylilies, delphinium, chrysanthemum, and ageratum and phlox by Lillian Egleston in 1937. These are noted on a landscape drawing which bears her name.

The Homestead’s original stone well is situated at the top of the Sunken Garden and offset in the “Courtyard” formed by the “L-shaped” House. This area was primarily composed of a grassy lawn with stepping stone pathway (noted as a “terrace” on Ms. Egleston’s drawing) until 1961 when Charles Middeleer designed a brick courtyard with primarily evergreen shrubs and groundcover for Bertha Mather McPherson.

Elsewhere, plantings around the House and other structures comprise primarily groundcover and small shrubs. A few substantial specimen trees border and dot the landscape while several flowering trees and shrubs are scattered about adding delight to the property in the Spring. Of interest is the somewhat “scraggly” stand of trees which seem to frame a rectangular area just north of the Education Barn. Aerial views from the 1930s indicate perhaps an agricultural purpose in this area, whether a structure or a fenced area is not known, but the pattern suggest a specific purpose.

A level area west of the sunken garden is designated a tennis court in the “Topographic Sketch” presumably done by Griffin in 1909. This drawing also includes the Trellis connecting the House to the Cottage, the Pergola extending from the Cottage to the Barn (no longer extant), and the Greenhouse (no longer extant).

Physical Description of Site and Landscaping

The Siting of the Mather Homestead, although much decreased in acreage since 1778 when the House was constructed, still conveys a glimpse into the landscape of that era. Thanks to maintenance of the properties at the four corners at the intersection of Stephen Mather and Brookside Road, the picture of open fields bordered by stone walls and edged with abundant evergreens and deciduous trees is in tact. Whether an accurate picture, it is the picture in our minds eye which harkens back to the beginnings of our country. Surrounded on three sides by property owned and maintained by the Darien Land Trust; on one side by currently like-minded neighbor, and with a still substantial open field in the northern portion of the property, the Homestead seems happily situated and at home in its surroundings.

Historic Maps and Aerial Views indicate typical divisions of the property for agricultural purposes while outbuildings are sited purposefully as related to their functions. As the Homestead became less of an agricultural endeavor, the purpose and location of the outbuildings shifted, and designed gardens were incorporated.

From HABS:

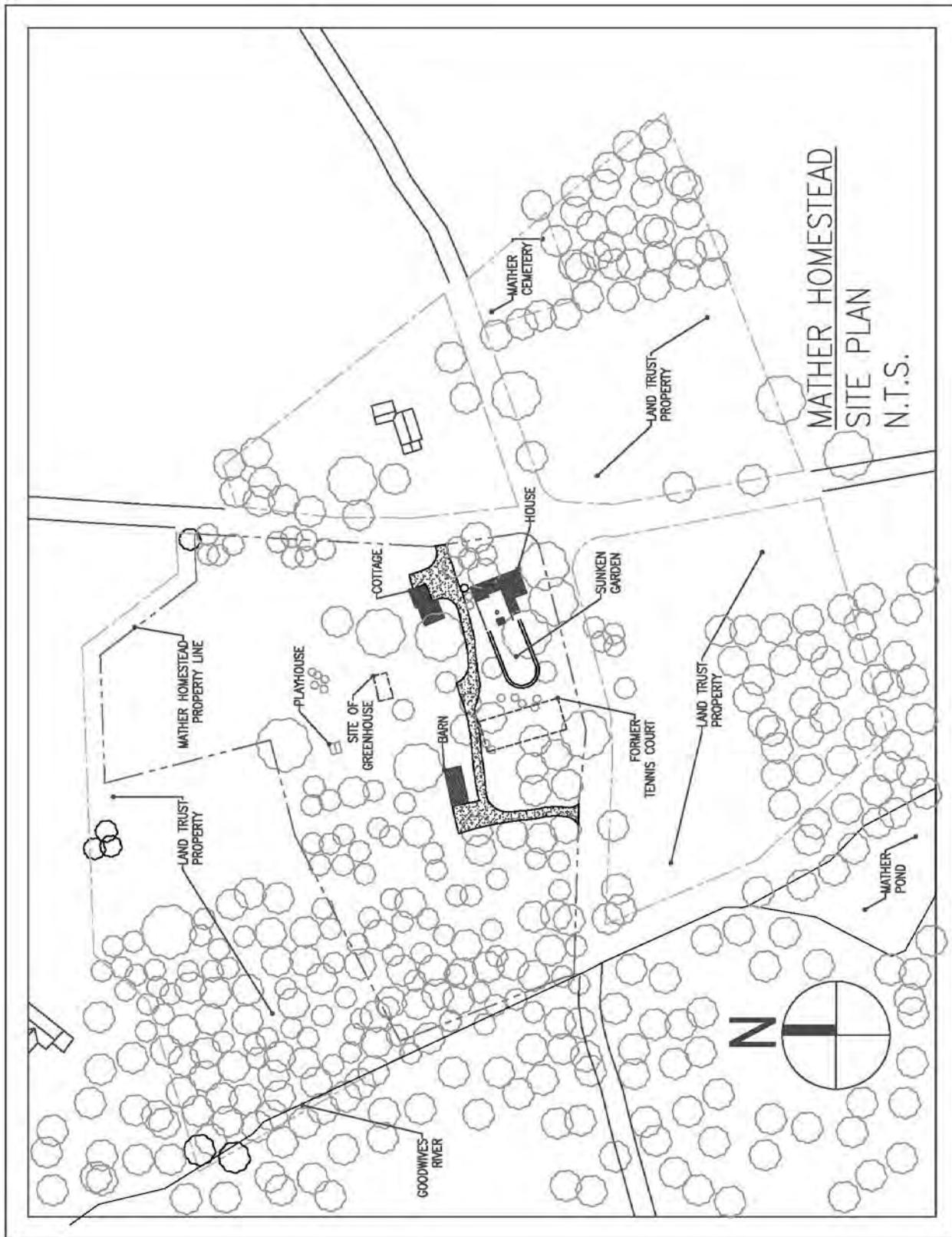
General setting and orientation: House lies northwest of intersection of Stephen Mather and Brookside Roads and faces south toward Stephen Mather Road, in an open area of widely separated country residences and farmland.

Enclosures: Wooden fence of open palings above skirting board has square gate posts approximately 3' high, is painted white and runs 200' or so along each road. Fence lines are continued by stone walls.

Outbuildings: Wooden two-story barn with three-car garage attached was built in 1929 and lies northwest of house [replaced by Education Barn]. One-story wooden guest house with two-car garage attached was built in 1965 and lies north of house. There is also a wooden potting shed remaining from a greenhouse erected northwest of house by Stephen Tyng Mather in 1915 and razed in 1965.

Walks: Walk from front gate to south entrance and west porch is flagstone. Walk from house to guest house is slate. Gravel drive runs from Brookside Road between house and guest house to barn and exits on Stephen Mather Road [entire driveway and parking areas are currently paved].

Landscaping: Property includes approximately fifty acres [currently 6.017 acres owned by Mather Homestead Foundation]. Ground between house and fence is informally planted in lawn, large trees, low shrubs, and, next to house, ground cover [no groundcover next to house currently]. Periphery of brick patio in northwest angle of house is planted with shrubs. Beyond west wing is formal sunken garden.



13. EXISTING CONDITIONS

In general, the property and structures at the Mather Homestead are in good condition with isolated locations of damage or deterioration. Exterior elements, such as siding, trim, windows and doors, roof to foundation vary from excellent at the Education Barn, to very good at the House and the Cottage, to fair-to-poor for the Playhouse. Interiors are generally in good condition with isolated locations of damage due to moisture infiltration or high levels of humidity. Existing mechanical, electrical and plumbing systems are also in good condition and are not nearing the end of their useful life cycle. The property itself is generally well maintained and benefits from being surrounded on three sides by Darien Land Trust property.

MATHER HOMESTEAD HOUSE

Exterior Cladding and Trim

Exterior horizontal wood clapboards are in very good condition. There are isolated locations of peeling paint primarily at some trim areas and a location at the juncture of the original House and the west porch addition roof. An isolated area of damaged wood was observed on the South Elevation at the built-in cornice trim. There was one location of missing clapboard siding at the northeast corner near the Service Entrance.

Windows and Doors

All Windows and Doors are in good overall condition with some areas of worn paint and wood rot, primarily at windowsills and storm windows.

Foundation and Site Conditions

The masonry foundation of the original House block is a mixture of rough granite, brick and cementitious parging. It is overall in good condition but has isolated locations of spalling coating. The foundation of the Ell is poured in place concrete and in general is in good condition.

All perimeter paths were in good condition with the exception of some broken slate pavers which were observed at the path from the driveway to the Service Entrance Porch. On the East Elevation of the Ell is a basement access stair which is in good condition overall. Leaves and other debris were accumulated in the area adjacent to the drain at the basement landing.

Vegetation is kept to a minimum around the House and buildup of mulch does not appear to be an issue. The base of the wood siding is an appropriate height above grade to prevent rot.

Roof and Roof Drainage

The asphalt shingle roof was recently installed and appears to be in good condition. Water runoff is not adequately directed away from the building.

Chimneys

The stone chimney on the original Homestead is in good condition. The brick chimney at the Ell exhibited cracking, spalling and staining.

Interior Finishes

Painted Plaster and Wood Paneling and Trim are the primary interior finishes at the Mather Homestead and are overall in good condition with specific areas of wear, damage and peeling paint. Wood floors are sound, fairly level and

maintain their finish. There are a few locations of damage from previous leaks and limited areas of damaged and lifting wallpaper. Windows and doors are overall in good condition with one window in the Living Room found to have a broken cord. One window has cracked glass. Resilient sheet flooring in the Kitchen and Pantries was cracked and lifting. It should be noted that the floor plans from 1927 indicate a “N. C. Pine Fl.” in the Kitchen, Pantry and Porch.

Interior Furnishings

The furnishings in the Mather Homestead House are in very good condition. Currently there is no year-round environmental control, including humidity control which does cause stress to artwork and furnishings, but there have been no reports or observations of such distress.

Attic

Framing in the attic appears to be in very good condition. No areas of deteriorated or damaged or insufficient framing was observed. In general, the structure of the House was observed to be sound.

Basement

In the original, main block of the Mather Homestead, the perimeter walls and chimney base are composed of fieldstone. The First Floor framing is a mixture of original heavy timber framing supplemented with either supplemental or replacement structural elements. In general, there appears to be minimal signs of past or current insect damage and rot.

In the 1927 Ell Addition, the walls are poured-in place concrete. There are no vertical wood supports in the addition, rather the floor above is supported by wood beams spanning the full width.

Isolated locations of damage indicate previous moisture issues which appear to have been alleviated, but there are still some areas of moisture infiltration and retention.

The floor in both basement areas is concrete and overall in very good condition, however the area around the floor drain in the Ell Addition is cracked and damaged dislodging the drain cover.

Code Compliance and Universal ADA-Access

Considering the use of the property as a museum and the House as a museum used for tours, code compliance and universal ADA-access are a priority. Both levels of the Homestead House are included in the tour and the enclosed, winding and poorly illuminated nature of the front stair creates a challenge for many. There is only one means of egress from the upper level in the two sections of the House, the original, main block. The upper level of the rear portion of the Ell addition also currently has only one means of egress but currently contains limited access uses. Currently the House has no accommodations for universal access as all entrances have at least one step up from grade.

CARETAKER'S COTTAGE

Exterior Cladding and Trim

Exterior horizontal wood clapboards and trim are in very good condition. There are minimal isolated locations of peeling paint and a small section of asphalt roofing is missing. An isolated area of damaged wood was observed on window trim on the North Elevation and the threshold on the west entrance door. An isolated area above a doorway in the vestibule between the Living Space and the Garage was stained due to nesting.

Windows and Doors

All Windows and Doors are in good overall condition with some areas of worn paint and wood rot, primarily at windowsills and storm windows.

Foundation and Site Conditions

The masonry foundation is in good condition overall. The path at the west entrance is in good condition as is the concrete skirt at the garage doors. The Cottage is almost entirely surrounded by low hedges which retains moisture at the perimeter of the building's foundation. At the Basement access hatch, the concrete cap for the west, flanking retaining wall was damaged and displaced. The base of the wood siding is an appropriate height above grade to prevent rot.

Roof and Roof Drainage

The asphalt shingle roof appears to be in good condition. Water runoff appears to be adequately directed away from the building but has been disconnected from the storm drainage system at the southeast corner of the main block.

Chimneys

The stone chimney is overall in good condition but does exhibit open and spalling joints and some staining.

Interior

All interior walls are clad in painted gypsum board and are in very good condition. Wood trim is also in good condition. Floors range from wood to ceramic tile and are also in very good condition.

Attic

Framing in the attic appears to be in very good condition. No areas of deteriorated or damaged or insufficient framing was observed. In general the structure was observed to be sound.

Basement

Perimeter basement/foundation walls are composed of fieldstone and the chimney base is composed of concrete masonry units. A single steel beam supported by steel columns is located at the halfway point in the building and supports the wood framing for the floor above. All wood appears to be in good condition. The floor is concrete and is in good condition.

Code Compliance and Universal ADA-Access

No Code issues were observed related to the Cottage. The current use of the Cottage as a private residence does not require universal ADA-access.

PLAYHOUSE

Exterior Cladding and Trim

Wood shingle siding, trim and porch elements are in fair-to-poor condition with some deterioration and missing elements. Peeling Paint was observed throughout.

Windows and Doors

All Windows and Doors are in fair-to-poor condition with the windows on the East and West Elevations exhibiting

deteriorated wood elements. All doors, windows and associated trim exhibit severely peeling and worn paint.

Foundation and Site Conditions

The masonry foundation is in fair-to-poor condition with some missing units and erosion from burrowing animals was observed at the base of the porch. There is no perimeter vegetation to encourage moisture retention. The base of the wood siding is not an appropriate height above grade to prevent rot.

Roof and Roof Drainage

The asphalt shingle roof is in poor condition and sections of trim and flashing are missing. Wood shingles were visible beneath the asphalt shingles at the south leading porch edge. There are no gutters, downspouts or other mechanisms for water runoff.

Interior

The Playhouse interior is in good condition overall with isolated locations of stains and minor deterioration due to previous leaks..

Code Compliance and Universal ADA-Access

Currently the Playhouse is not ADA-compliant. No programming is proposed for this structure at this time.

EDUCATION BARN

Exterior Cladding and Trim

Vertical exterior siding and trim are in excellent condition.

Windows and Doors

All Windows and Doors are in excellent condition.

Foundation and Site Conditions

The masonry foundation is in excellent condition. Vegetation is kept to a minimum around the House and buildup of mulch does not appear to be an issue. The base of the wood siding is an appropriate height above grade to prevent rot. All perimeter paths were in good condition.

Roof and Roof Drainage

The asphalt shingle roof appears to be in good condition. Water runoff appears to be adequately directed away from the building.

Interior

Interior finishes in the Education Barn are in excellent condition.

Code Compliance and Universal ADA-Access

The Education Barn appears to be ADA-compliant on the main level. No programming takes place in the loft area.

Sunken Garden and House Perimeter Landscaping

The Sunken Garden and House perimeter Landscaping is well maintained by Foundation volunteers, appears to be in good health, and continues to appropriately represent the garden during Bertha's time.

HOMESTEAD PROPERTY AND LANDSCAPE

The Garden Club of Darien planted and maintains the foundation plantings at the Education Barn. The remaining acreage including plantings is overall well maintained. There are specific locations which currently appear to have an "identity crisis", such as the area behind the Education Barn which is a somewhat rough and haphazard mix of woodchip pathway extension of the entrance drive; a framework of a variety of trees which appear to remain from a previous purpose; and a "hump" (does this have something to do with the septic system?) of lawn dividing the tree enclosure from the lawn fronting the playhouse. Parceling off of the northern-most portion of the property in the early 2000s truncated the previous pastoral view, but recent acquisition of a parcel at the north boundary of the property by the Darien Land Trust presents an opportunity to soften the transition.

The nature of the Mather Homestead does not lend itself to being fully handicapped accessible. Many areas on the site are accessible, but steps, grade changes and other natural obstacles preclude 100% accessibility.

Site signage is subdued and not illuminated at night. Site lighting is limited to two lamp posts and a few pathway lights at the Education Barn. There is no illumination of the structures including the House.

14. RECOMMENDATIONS

MATHER HOMESTEAD HOUSE

Exterior Cladding and Trim

Repair all damaged and deteriorated wood elements to match existing. Scrape, prime and paint locations of worn or peeling paint to match existing. Replace missing clapboard siding to match existing and paint to match existing. The entire exterior including trim should be scraped, primed and painted in the next two to five years.

Windows and Doors

Repair or replace all damaged and deteriorated windowsills and storm windows and scrape, prime and paint to match existing.

Foundation and Site Conditions

Repair all spalling coating at foundation to match existing. Replace broken slate pavers with new to match existing at the path from the driveway to the Service Entrance Porch. Maintain drain at base of basement access stair clear of all leaves and other debris. Maintain vegetation kept to a minimum around the House and do not allow buildup of mulch.

Roof and Roof Drainage

Install splash blocks as necessary to direct water runoff from structure.

Chimneys

Repair all cracks and spalled bricks on the brick chimney at the Ell Addition. Repoint all joints and clean stains from brick and flashing.

Interior Finishes

Carefully restore all damaged and worn interior finishes to match existing or based upon research. A qualified historic finishes expert should perform all repairs or replacements to interior finishes. Repair all broken window cord and all broken glass. Resilient sheet flooring in the Kitchen and Pantries should be replaced with appropriate flooring based upon research. It is recommended that a historic interior finishes study should be conducted to provide a basis for all future repairs and updates to significant materials.

Interior Furnishings

It is recommended that existing furnishings, artwork and accessories in the house be maintained to the greatest extent possible. Consideration should be given to installing year-round climate control to facilitate preservation and maintenance. The Foundation is in the process of inventorying items in the house, which is essential. It is recommended that consideration be given to research toward a greater understanding of the impact of the various eras of domestic interiors over the life of the House, specifically the impact of the Colonial Revival movement, Bertha's design perspective and impact on the interiors including those items which she personally crafted.

Attic

No repairs are recommended in the attic area at this time.

Basement

Repair all areas damaged by previous moisture infiltration. Monitor all areas of ongoing moisture infiltration to determine source and repair and alleviate all sources of moisture. Repair the damaged concrete at the floor drain in the Ell Addition and replace the floor drain cover with an appropriate cover.

Code Compliance and Universal ADA-Access

It is recommended that if the second floor continues to be included in a standard tour for the property, that the intermediate stair be reinstalled to provide a second means of egress from the second floor in the tour area. It is also recommended that discrete, supplemental lighting be installed at areas of low illumination such as the stair from the first to the second level and the Entrance Vestibule. Appropriate, discrete but sturdy handrails should be provided at all stairs.

Considering the landmark status of the Mather Homestead, certain latitude is allowed for providing universal ADA-access. However, there are certain steps that can be taken to provide a fuller experience for visitors of all levels of mobility – and avoid injury to the physically challenged, but not necessarily designated as handicapped. Consideration should be given to have at least one entrance to the Homestead House ADA-compliant to provide universal access to the First Floor of the House. Video presentations of the upper floors are allowed for those not able to access the second level or any inaccessible area on the tour. Thought should be given to not having unique information such as the display on the Second Floor, in the northwest room in an non-universally accessible location.

COTTAGE

Exterior Cladding and Trim

Repair all damaged and deteriorated wood elements to match existing. Scrape, prime and paint locations of worn or peeling paint to match existing.

Windows and Doors

Repair or replace all damaged and deteriorated windowsills and storm windows and scrape, prime and paint to match existing.

Foundation and Site Conditions

No repairs are recommended for the foundation at this time. Consideration should be given to minimizing the perimeter plantings to reduce moisture retention. Repair the concrete retaining wall at the Basement access hatch.

Roof and Roof Drainage

Replace all damaged or missing asphalt shingles as necessary. Maintain water runoff to be adequately directed away from the building. Determine if the existing storm drainage system can be cleaned and revived to provide appropriate storm water management.

Chimneys

Repoint stone chimney to match existing and clean all staining from stone and flashing.

Interior

Repair any and all damaged interior finishes to match existing.

Attic

No repairs are recommended for the attic at this time.

Basement

No repairs are recommended for the basement at this time. Monitor any areas of ongoing moisture infiltration to determine source and alleviate all sources of moisture.

Code Compliance and Universal ADA-Access

No intervention regarding Code or ADA requirements are recommended at this time.

PLAYHOUSE

Exterior Cladding and Trim

Prior to any work being performed on the Playhouse, testing should be done for hazardous materials such as lead in the paint and asbestos in the shingles and window glazing.

Replace damaged, deteriorated and missing wood shingles with new to match. Replace all damaged and deteriorated wood trim to match existing. Repair or replace all damaged, deteriorated or missing porch elements to match existing or original based upon research. Carefully remove all paint layers and paint with appropriate coatings.

Windows and Door

All Windows and door should be carefully removed for restoration, paint removal and re-painting.

Foundation and Site Conditions

It is recommended that the building be lifted off its current foundation and a masonry foundation similar in appearance, but of a sufficient height be constructed in a manner that prevents burrowing by animals. All structural elements should be inspected and repaired or replaced as necessary. Upon restoration of building as described above and below, building should be set back in place upon the new foundation. Provide appropriate perimeter drainage material to prevent splash back from roof water runoff.

Roof and Roof Drainage

Install new roof sheathing and flashing with appropriate material based upon research.

Interior

The interior of the Playhouse is currently off limits for access until the exterior remediation and repairs can be performed. Minimal repairs are needed for the interior finishes at the Playhouse. Areas damaged and stained from leaks should be restored or replaced. This work should be performed in conjunction with the exterior restoration.

Code Compliance and Universal ADA-Access

Any proposed programming should take into consideration accessibility for the structure.

EDUCATION BARN

Exterior Cladding and Trim

There are no recommendations for repair to the Education Barn at this time.

Sunken Garden and House Perimeter Landscaping

The Sunken Garden and House perimeter Landscaping should continue to be maintained by Foundation volunteers. It is recommended that a Historic Landscape Report be conducted to properly document these landscaping elements and the important designers, including most likely Bertha herself. Such a report would not only provide a highly useful planning guide, but also enhance not only the significance of the Mather Homestead and its connections to a universal world of design, but also be a great aid to programming and community engagement.

HOMESTEAD PROPERTY AND LANDSCAPE

The agricultural heritage and timeline of agriculture related to the Homestead should be included in any Historic Landscape Report that is conducted for the reasons noted above. Maintaining a connection and strengthening the ties to the Garden Club of Darien is highly encouraged as Mather can provide a location for presentation and practice for horticulturally focused topics. Questions which might be answered are, what type of agricultural or livestock endeavors such as a vegetable garden, fruit trees or chickens, if any, did Bertha continue as handed down from her ancestors? Locating specimen trees delineated on historic drawings could guide replantings if desired. Information gleaned from such research and documentation will help guide the Foundation's future purpose and programming.

Although the Homestead may never be fully accessible, there are some small interventions, such as regrading which may improve access to site features.

If desired, signage could be improved and supplemented, such as directional signage and added signage at the driveway entrance on Stephen Mather Road. Landscape lighting, spotlights for security, and sign illumination should be considered to improve safety, identification and wayfinding for the Homestead.

15. CONCLUSION

The Mather Homestead property and structures are overall in good condition with isolated deficiencies. This property which includes the Mather Homestead House, Caretaker's Cottage, Playhouse and Education Barn is significant to the history of Darien, the region, and the nation, and an important visual landmark in the area. The Homestead and its surroundings are of a design and composed of materials representative of the era and region in which it was constructed. The many alterations and additions made throughout the history of the property, tell the story of the Mather family and the House itself.

Constructed in 1778, the Mather Homestead has stood the test of time and continued to steadfastly represent not only our country's beginnings, but the many generations of the Mather family into the Twenty-first Century. The surrounding communities and environment have changed drastically since Deacon Mather and his wife Hannah Bell set up house in what was the remote upcountry of the Stamford settlement. Generations of the Mather family farmed the Homestead, made alterations, added additions, built barns, cottages, and garages, created colorful gardens and carefully curated interior furnishings which enhanced the property and the lives of those that dwelled therein. Each generation has put their mark on not only the property and the region, but in the case of Stephen Tyng Mather, the nation. This property is the story of that family and their impact on our lives whether touring the House, attending an event, visiting a National Park, or simply driving past on one's daily journey, the Mather Homestead was and is a gift to all.

This report serves to tell the stories contained within this Landmark and present recommendations which will assist the Mather Homestead Foundation Inc to continue to protect this historically and architecturally significant house; to share the story of the Mather family; and allow this property to continue to enhance the lives of the community, the region and the nation.

16. BUDGET CONSTRUCTION-COST ESTIMATE

The following cost estimates are based on the various components of the project. The estimates were prepared as accurately as possible, but are order of magnitude and do not necessarily represent the real costs that will be incurred when the actual work on this project is performed. Costs have been presented first by location/type and then by priority as follows: (1) = 1-2 Years; (2) = 2-5 Years; (3) = 5-10 Years

Note: The estimates do not include A/E fees, HAZMAT testing/ monitoring/abatement if necessary, or costs associated with phasing or inflation.

COST ESTIMATE BY LOCATION/TYPE/PRIORITY

MATHER HOUSE 1776

1. Repair/Replace Deteriorated Wood Trim and at Built-In Gutter (1)	\$5,000
2. Paint Wood Trim, Window Frames and Doors (2)	\$10,000
3. Repaint Deteriorated Areas of Siding (2)	\$5,000
4. Replace Deteriorated Storm Windows (2)	\$5,000
5. Repoint Open Joints and Patch Failing Parge Coat in Foundation Walls (2).....	\$5,000
6. Repoint Open Chimney Stone and Brick Mortar Joints (2)	\$5,000
7. Recaulk Window and Door Perimeters (2)	\$16,000
8. Install Splash Blocks at Base of Downspouts (1)	\$1,000
9. Install ADA Compliant Path, Doors and Access Throughout the First Floor (1).....	\$20,000
10. Repaint Deteriorated Interior Window Trim (2)	\$5,000
11. Replace Deteriorated Kitchen Flooring (3)	\$5,000
12. Repair Deteriorated Plaster Wall and Ceiling Finishes and Repaint (2)	\$5,000
13. Repair Window Pulleys and Hardware Where Necessary (2)	\$4,000
14. Repair moisture damaged wall and floor surfaces in the basement (2).....	\$5,000
15. Repaint Entire House (3)	\$45,000
16. Reinstall intermediate stair to second floor as a second means of egress (2)	\$10,000
17. Provide supplemental lighting and a sturdy continuous handrail at the existing stair (1).....	\$3,000
Subtotal.....	\$159,000

GUEST HOUSE

1. Replace Deteriorated Wood Saddle at Entrance Door (2)	\$1,000
2. Replace Missing Roof Shingles (1)	\$2,000
3. Repair and Paint Deteriorated Wood Window Frames (2)	\$2,000
Subtotal.....	\$5,000

THE PLAYHOUSE CABIN

1. Replace Roof (2)	\$5,000
2. Install New Fascia and Wood Trim at Roof (2)	\$2,000
3. Repair/Replace Deteriorated Wood Trim (2).....	\$3,000
4. Scrape, Prime and Paint Exterior (2)	\$5,000
5. Replace Deteriorated Window (2)	\$1,000
6. Paint Wood Trim, Window Frames and Doors (2)	\$1,500
7. Paint Porch (2)	\$2,000
8. Repoint Open Joints and Seal Openings In Stone Foundation Walls (2).....	\$2,000
Subtotal.....	\$21,500

Total **\$185,500**

20% Contingency 37,100

GRAND TOTAL **\$222,600**

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 1



Mather Homestead – Mather Home - Exterior Overalls
South Elevation



Mather Homestead – Mather Home - Exterior Overalls
East Elevation

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 2



Mather Homestead – Mather Home - Exterior Overalls
North Elevation



Mather Homestead – Mather Home - Exterior Overalls
South Elevation

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 3



Mather Homestead – Mather Home - Exterior Overalls
View from Southeast

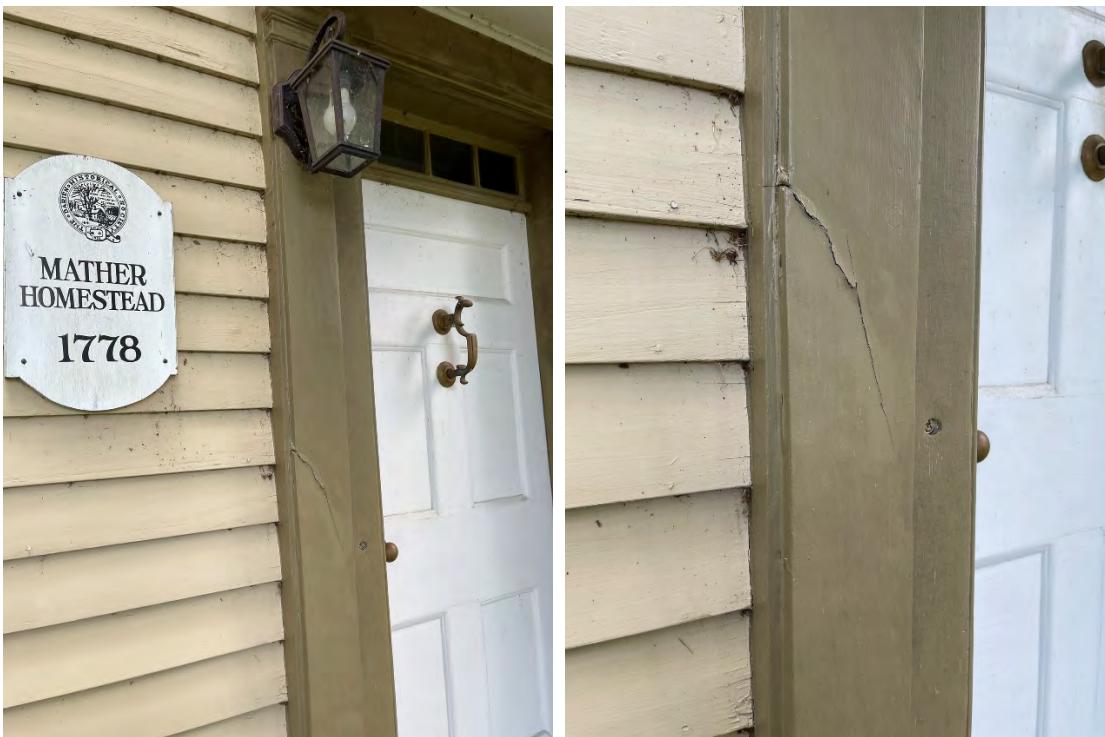


Mather Homestead – Mather Home - Exterior Overalls
View from Southwest

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 4



Mather Homestead – Mather Home - Exterior Overalls
View from Northwest



Mather Homestead – Mather Home - Exterior Details
North Elevation – Entrance Doorway
Cracked, Damaged Trim

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 5



Mather Homestead – Mather Home - Exterior Details

North Elevation – Entrance Doorway

Peeling Paint



Mather Homestead – Mather Home - Exterior Details

South Elevation – Wood Cornice/Built-in Gutter Trim

Peeling Paint, Rotting Wood

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 6



Mather Homestead – Mather Home - Exterior Details
East Elevation
Peeling Paint at Trim



Mather Homestead – Mather Home - Exterior Details
East Elevation
Peeling Paint, Rotting Wood at Window, Windowsill, and Storm Window

Mather Homestead

Conditions Assessment Report – Photo Pages

Image 7



Mather Homestead – Mather Home - Exterior Details

East Elevation – Rear, Porch Wall at Northeast Corner – Missing Siding



Mather Homestead – Mather Home - Exterior Details

West Elevation of Ell

Peeling Paint on Trim; Staining on Painted Wood Clapboard Wall from Window Screen Above

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 8



Mather Homestead – Mather Home - Exterior Details

Northwest Corner at Ell

Peeling Paint at Trim



Mather Homestead – Mather Home - Exterior Details

West Elevation

Peeling Paint on Siding, and Peeling Paint and Rotting Wood at Storm Window

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 9



Mather Homestead – Mather Home - Exterior Details
West Elevation
Peeling Paint on Siding, and Peeling Paint and Rotting Wood at Storm Window



Mather Homestead – Mather Home - Exterior Details
West Elevation – Northwest Corner
Hornets' Nest at Overhang

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 10



Mather Homestead – Mather Home - Exterior Details
Left: West Elevation - Peeling Paint at Window Sash, Some Deterioration of Wood Storm Window
Right: East Elevation – Worn and Peeling Paint



Mather Homestead – Mather Home - Exterior Details
Chimney on Original Core
Overall in Good Condition; Minimal Open Joints

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 11



Mather Homestead – Mather Home - Exterior Details
Chimney at Ell
Open Joints; Spalling Brickface; Crack Through Brickwork; Stained/Discolored Brick



Mather Homestead – Mather Home - Exterior Details
North Elevation – Entrance Doorway
Erosion under Stone Step

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 12



Mather Homestead – Mather Home - Exterior Details

South Elevation – Masonry Foundation

Spalling Masonry Coating



Mather Homestead – Mather Home - Exterior Details

East Elevation – Rear, Porch Entrance

Broken Paving Stones at Pathway [This has been repaired since survey began]

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 13



Mather Homestead – Mather Home - Exterior Details
Southwest Corner
No Splash Block at Leader



Mather Homestead – Mather Home - Exterior Details
East Elevation at Juncture of Original Block to Ell Connector
No Splash Block is Blocked by Mulch, Minimal Clearance of Grade to Siding

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 14



Mather Homestead – Mather Home – Ell Connector - Exterior Overall
West Elevation – Exterior Basement Stair



Mather Homestead – Mather Home – Ell Connector - Exterior Details
West Elevation – Exterior Basement Stair
Debris At Drain

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 15



Mather Homestead – Caretaker's Cottage - Exterior Overalls
View from Southwest



Caretaker's Cottage – Caretaker's Cottage - Exterior Overalls
View from Northeast

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 16



Caretaker's Cottage – Caretaker's Cottage - Exterior Overalls
View from Northwest



Mather Homestead – Caretaker's Cottage - Exterior Overalls
View from Southeast

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 17



Mather Homestead – Caretaker's Cottage – Exterior Details
Missing Shingles; Peeling Paint



Mather Homestead - Caretaker's Cottage – Exterior Details
North Elevation – Peeling Paint

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 18



Mather Homestead - Caretaker's Cottage - Exterior Details
Chimney – Open Mortar Joints; Some Staining



Mather Homestead – Caretaker's Cottage - Exterior Details
West Elevation – Entrance - Damaged Threshold

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 19



Mather Homestead – Caretaker's Cottage - Exterior Details

North Elevation – Deterioration of Wood Trim at Window



Mather Homestead - Caretaker's Cottage – Exterior Details

North Elevation – Broken and Displaced Masonry at Basement Hatch

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 20



Mather Homestead - Caretaker's Cottage – Exterior Details
Exterior Entrance Vestibule – Debris and Staining from Nesting



Mather Homestead - Caretaker's Cottage – Exterior Details
Southeast Corner of Living Space – Storm Drain Circumvented

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 21



Mather Homestead – Playhouse - Exterior Overall
South Elevation



Mather Homestead – Playhouse - Exterior Overall
North Elevation

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 22



Mather Homestead – Playhouse - Exterior Overalls

East Elevation



Mather Homestead – Playhouse - Exterior Overalls

West Elevation

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 23



Mather Homestead – Playhouse - Exterior Details
South Elevation
Missing Flashing Exposing Original Wood Shingles; Peeling Paint; Deteriorated Wood



Mather Homestead – Playhouse - Exterior Details
South Elevation
Peeling Paint at Door, Trim; Porch Floor

Mather Homestead

Conditions Assessment Report – Photo Pages

Image 24



Mather Homestead – Playhouse - Exterior Details

East Elevation

Peeling Paint on Siding and Trim; Deteriorated Wood on Window Sash and Trim



Mather Homestead – Education Building - Exterior Details

West Elevation

Peeling Paint on Siding and Trim; Deterioration of Wood on Windowsill

Mather Homestead

Conditions Assessment Report – Photo Pages

Image 25



Mather Homestead – Playhouse - Exterior Details

East Elevation

Peeling Paint on Siding and Trim; Deteriorated Wood on Window Sash and Trim; Missing Shingle at Base of Wall



Mather Homestead – Education Building - Exterior Overalls

West Elevation

Peeling Paint on Siding and Trim; Deterioration of Wood on Windowsill; Base of Wood too Close to Grade; Missing Masonry Unit at Foundation

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 26



Mather Homestead – Education Barn - Exterior Overalls

View from Southeast



Mather Homestead – Education Barn - Exterior Overalls

View from Southeast

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 27



Mather Homestead – Education Barn - Exterior Overalls
View from Northwest



Mather Homestead – Education Barn - Exterior Overalls
View from Northwest

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 28



Mather Homestead – Mather House– Original Block - Interior Overalls
First Floor – Entrance Vestibule– Left: Looking West; Right: Looking East



Mather Homestead – Mather House– Original Block - Interior Overalls
First Floor – Entrance Vestibule – Stairs to Second Floor

Mather Homestead

Conditions Assessment Report – Photo Pages

Image 29



Mather Homestead – Mather House– Original Block - Interior Overalls

First Floor – Parlor – Looking North



Mather Homestead – Mather House– Original Block - Interior Overalls

First Floor – Parlor – Looking South

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 30



Mather Homestead – Mather House– Original Block - Interior Details
First Floor – Parlor – Peeling Paint



Mather Homestead – Mather House– Original Block - Interior Overalls
First Floor – Parlor – Damaged Storm Window

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 31



Mather Homestead – Mather House– Original Block - Interior Overalls
First Floor – Dining Room – Looking North



Mather Homestead – Mather House– Original Block - Interior Overalls
First Floor – Dining Room – Looking South

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 32



Mather Homestead – Mather House– Original Block - Interior Details
First Floor – Dining Room– Peeling Paint



Mather Homestead – Mather House– Original Block - Interior Details
First Floor – Dining Room – Stain on Ceiling (from Leak?)

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 33



Mather Homestead – Mather House– Original Block - Interior Overalls
First Floor – Original Kitchen/Family Room – Looking East



Mather Homestead – Mather House– Original Block - Interior Overalls
First Floor – Original Kitchen/Family Room – Looking West

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 34



Mather Homestead – Mather House– Original Block - Interior Overalls
First Floor – Original “Birthing Room”/Now North Entrance – Looking West toward West, Arcade Porch



Mather Homestead – Mather House– Original Block - Interior Overalls
First Floor – Original “Birthing Room”/Now North Entrance– Looking North toward Rear Entrance

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 35



Mather Homestead – Mather House– Original Block - Interior Overalls
First Floor – Original “Buttery”/Now East End of Family Room – Looking East



Mather Homestead – Mather House – Original Block - Interior Overalls
First Floor – Original “Buttery”/Now East End of Family Room – Broken Window Cord

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 36



Mather Homestead – Mather House – Original Block - Interior Details
First Floor – Original “Buttery”/Now East End of Family Room – Chipped Wood Flooring



Mather Homestead – Mather House – Ell Connector - Interior Overalls
First Floor – Kitchen – Looking Northeast

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 37



Mather Homestead – Mather House - Ell Connector - Interior Overalls
First Floor – Kitchen – Looking Northwest



Mather Homestead – Mather House - Ell Connector - Interior Details
First Floor – Kitchen
Peeling Paint on Window

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 38

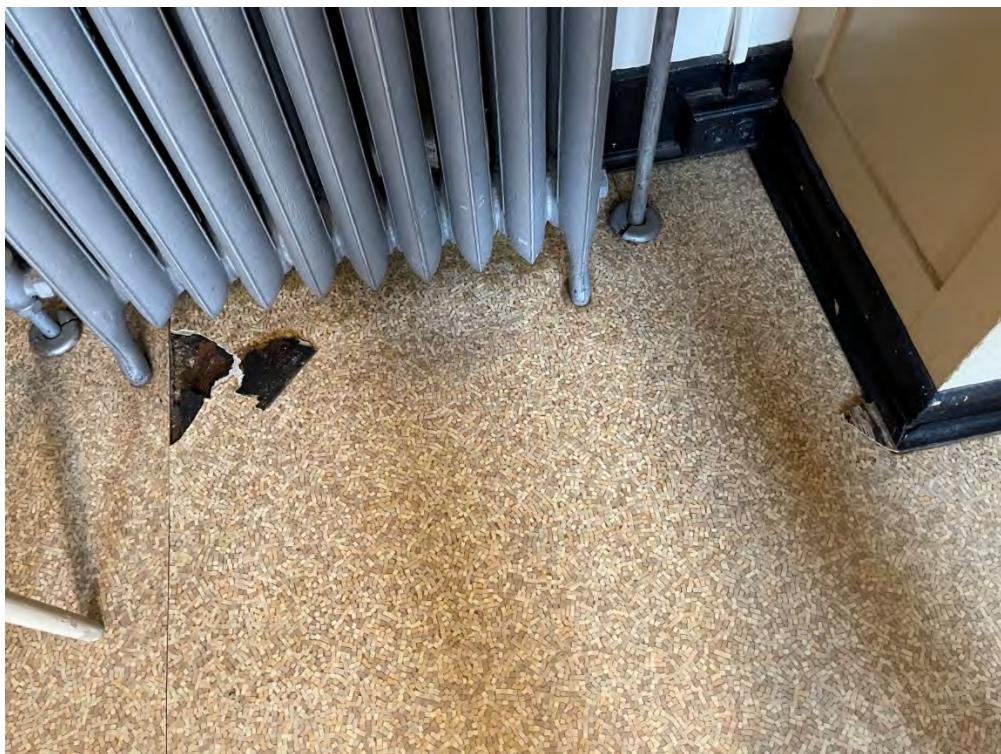


Mather Homestead – Mather House - Ell Connector - Interior Details
First Floor – Kitchen
Delaminating and Peeling Paint on Ceiling



Mather Homestead – Mather House - Ell Connector - Interior Details
First Floor – Kitchen
Delaminating and Peeling Paint on Ceiling

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 39



Mather Homestead – Mather House - Ell Connector - Interior Details
First Floor – Kitchen
Damaged Resilient Flooring



Mather Homestead – Mather - Ell Connector - Interior Details
First Floor – Kitchen
Lifting Resilient Flooring

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 40



Mather Homestead – Mather House - Ell Connector - Interior Details

First Floor – Kitchen

Window AC Unit Improperly Installed



Mather Homestead – Mather House - Ell - Interior Overalls

First Floor – “Servants Hall”/Now Office

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 41



Mather Homestead – Mather House - Ell - Interior Details

First Floor – “Servants Hall”/Now Office

Peeling Paint on Windowsill



Mather Homestead – Mather House – Ell - Interior Overalls

First Floor – Service Porch

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 42



Mather Homestead – Mather House – Ell Connector - Interior Overalls
First Floor – South Pantry – Looking South Toward Family Room



Mather Homestead – Mather House – Ell Connector - Interior Overalls
First Floor – North Pantry – Looking North

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 43



Mather Homestead – Mather House – Ell Connector - Interior Overalls
First Floor – Vestibule between Family Room and Kitchen – Looking Northwest



Mather Homestead – Mather House – Ell Connector - Interior Overalls
First Floor – Toilet off Vestibule between Family Room and Kitchen – Looking West

Mather Homestead

Conditions Assessment Report – Photo Pages

Image 44



Mather Homestead – Mather House – Original Block - Interior Overalls

Second Floor – South Vestibule/Hall – Left: Looking West; Right: Looking East



Mather Homestead – Mather House – Original Block - Interior Overalls

Second Floor – Southeast Chamber – Looking Northeast

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 45



Mather Homestead – Mather House – Original Block - Interior Overalls
Second Floor – Southwest Chamber – Looking Northwest



Mather Homestead – Mather House – Original Block - Interior Overalls
Second Floor – Southwest Chamber – Looking Southwest

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 46



Mather Homestead – Mather House – Original Block - Interior Details

Second Floor – Southwest Chamber

Damaged Storm Window



Mather Homestead – Mather House – Original Block - Interior Details

Second Floor – Southwest Chamber

Peeling Paint

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 47

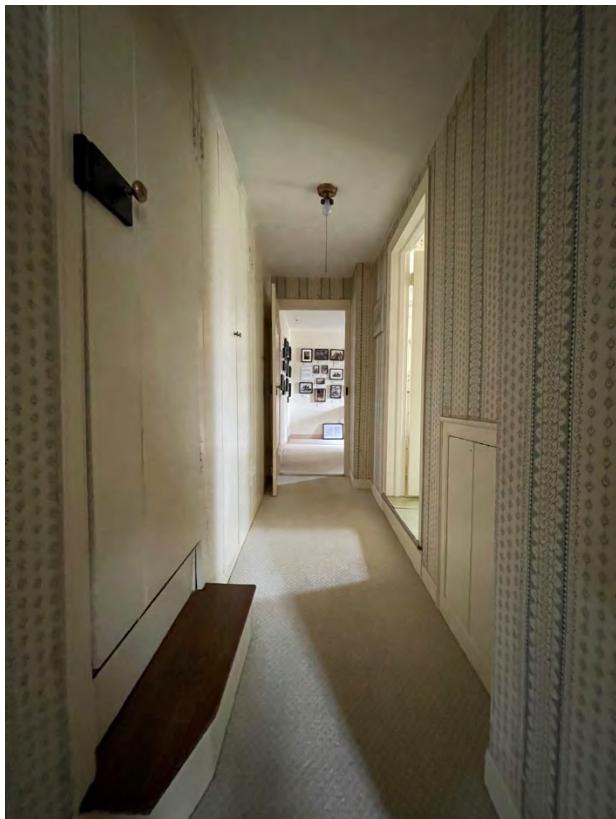


Mather Homestead – Mather House – Original Block - Interior Overalls
Second Floor – Northwest Room – Looking West



Mather Homestead – Mather House – Original Block - Interior Overalls
Second Floor – Northeast Chamber - Looking North

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 48



Mather Homestead – Mather House – Original Block - Interior Overalls
Second Floor – North Hall – Looking West



Mather Homestead – Mather House – Original Block - Interior Details
Second Floor – North Hall
Damage from Previous Leak

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 49



Mather Homestead – Mather House – Original Block - Interior Overalls
Second Floor – Bathroom – Looking North



Mather Homestead – Mather House – Original Block - Interior Details
Second Floor – Bathroom
Step Up, Lifting Resilient Flooring

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 50



Mather Homestead – Mather House – Original Block - Interior Details
Second Floor – Bathroom
Peeling Paint on Window

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 51



Mather Homestead – Mather House – Ell Connector - Interior Overalls
Second Floor – Bedroom – Looking North



Mather Homestead – Mather - Ell Connector - Interior Overalls
Second Floor – North Vestibule/Hall– Looking Northwest

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 52



Mather Homestead – Mather - Ell Connector - Interior Details
Second Floor – North Vestibule/Hall – Damaged Finishes



Mather Homestead – Mather - Ell Connector - Interior Overalls
Second Floor – North Bath – Looking Northwest

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 53



Mather Homestead – Mather House - Ell - Interior Overalls
Second Floor – East Bedroom – Looking Northeast



Mather Homestead – Mather House - Ell - Interior Overalls
Second Floor – West Bedroom – Looking North

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 54



Mather Homestead – Mather House - Ell - Interior Details

Second Floor – West Bedroom
Cracked Glass in Window



Mather Homestead – Mather House - Ell - Interior Overalls and Details
Second Floor – Left: Bathroom – Looking North; Right: Damage at Tub Wall

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 55



Mather Homestead – Mather House - Ell - Interior Overalls
Second Floor – Stair – Looking West and Down



Mather Homestead – Mather House - Ell - Interior Overalls and Details
Second Floor – Stair
Left: Overall; Right: Crack in Plaster

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 56



Mather Homestead – Mather House – West Porch Addition - Interior Overalls
Second Floor – Left: Hall Leading to Archive Room; Right: Bathroom



Mather Homestead – Mather House – West Porch Addition - Interior Details
Second Floor – Left: Hall Leading to Archive Room - Right: Bathroom
Damaged Wall Covering

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 57



Mather Homestead – Mather House – West Porch Addition - Interior Overalls
Second Floor – Archive Room over Arcaded Porch – Looking West



Mather Homestead – Mather House – West Porch Addition - Interior Overalls
Second Floor – Archive Room over Arcaded Porch – Looking East

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 58



Mather Homestead – Mather House – Original Block - Interior Overalls
Attic - Looking West



Mather Homestead – Mather House – Original Block - Interior Overalls
Attic - Looking East

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 59



Mather Homestead – Mather House – Original Block - Interior Overalls
Attic – Typical Structure



Mather Homestead – Mather House – Original Block - Interior Overalls
Attic – Typical Structure

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 60



Mather Homestead – Mather House – Original Block - Interior Details
Attic – Displaced Wood Sheathing



Mather Homestead – Mather House – Original Block - Interior Overalls
Attic - West Room – Looking Southeast

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 61



Mather Homestead – Mather House – Original Block - Interior Details

West Attic Room
Worn Wood on Window

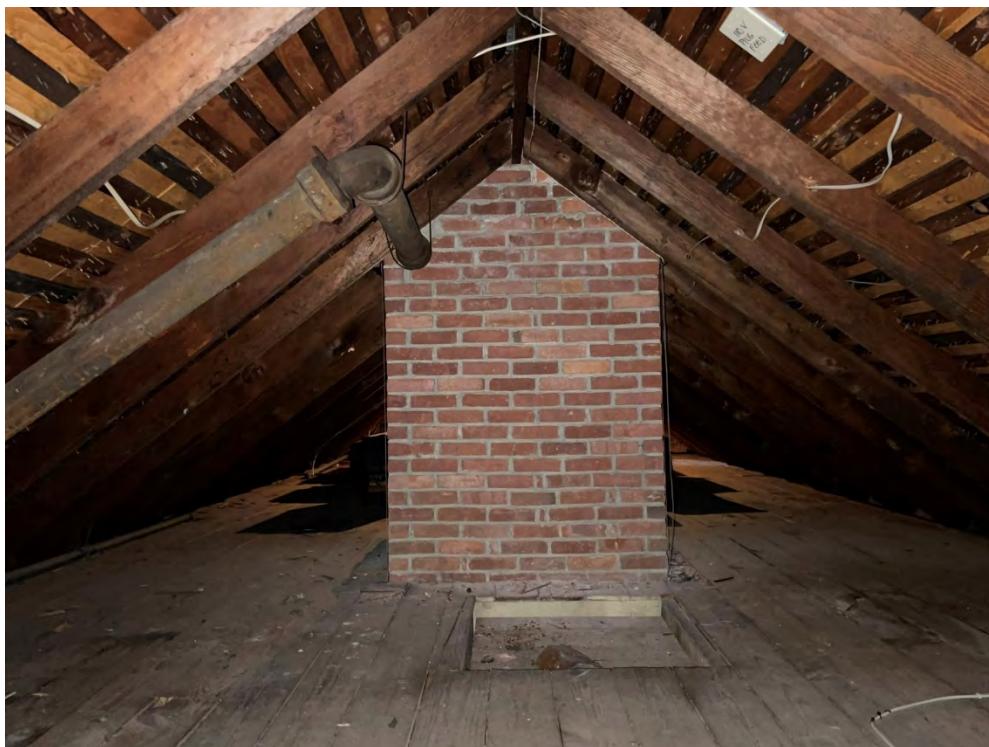


Mather Homestead – Mather House – Ell Connector & Ell - Interior Overall
Attic - Looking West

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 62

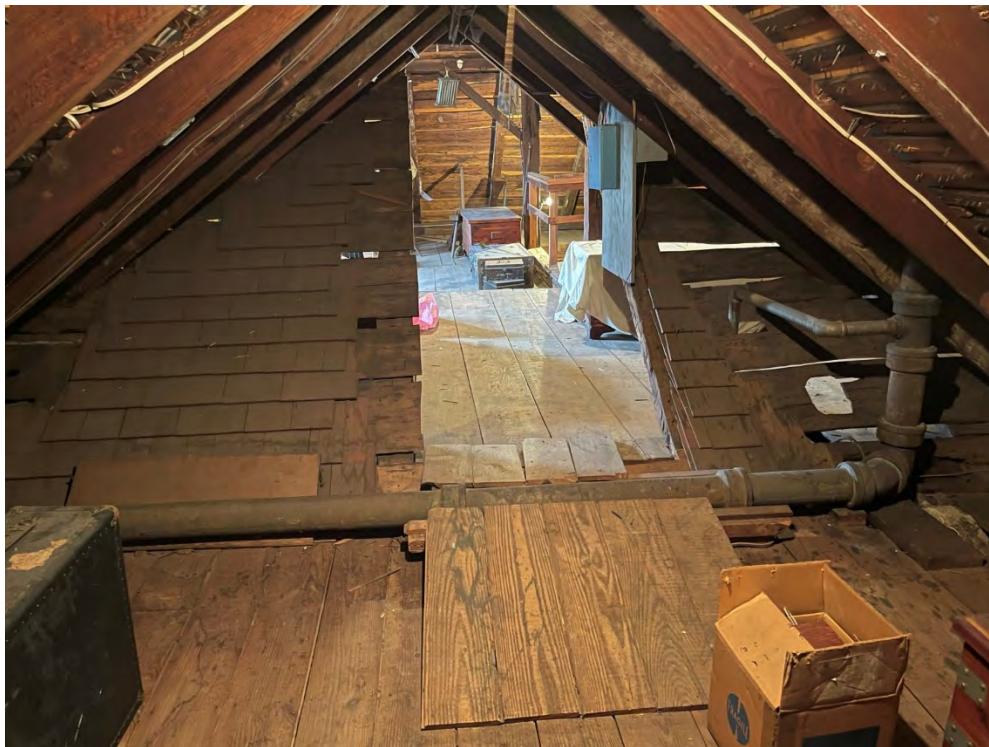


Mather Homestead – Mather House - Ell - Interior Overalls
Attic – North Wall



Mather Homestead – Mather House - Ell - Interior Overalls
Attic – Looking South from North-most area toward Chimney
Note: Hatch in Floor

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 63



Mather Homestead – Mather House – Ell Connector & Ell - Interior Overalls
Attic – Looking South at Roof of Original Block



Mather Homestead – Mather House - Ell - Interior Overalls
Attic – North Wall
Staining From Previous Leaks

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 64



Mather Homestead – Mather House – Original Block - Interior Overalls
Basement – East Side of Chimney – Looking South



Mather Homestead – Mather House – Original Block - Interior Overalls
Basement – East Side of Chimney – Brick-Enclosed Room
Moisture on Floor Slab

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 65

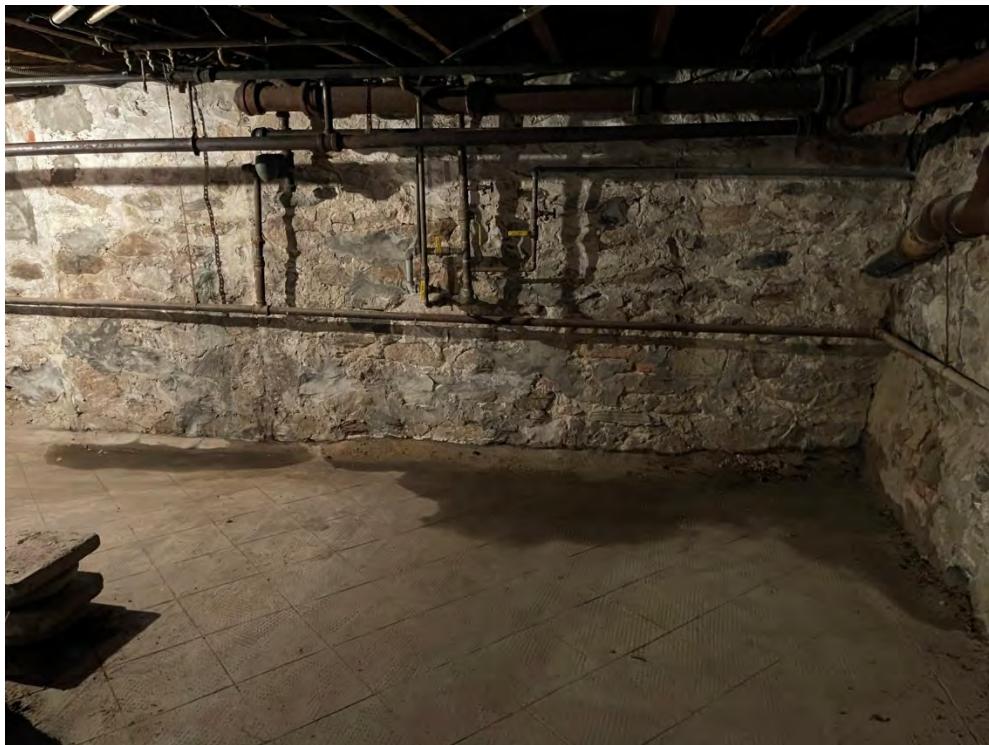


Mather Homestead – Mather House – Original Block - Interior Overalls
Basement – West Side of Chimney - Looking East



Mather Homestead – Mather House – Original Block - Interior Overalls
Basement – South Side of Chimney – Looking East

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 66



Mather Homestead – Mather House – Original Block - Interior Overalls
Basement – North Side of Chimney - Looking West
Moisture on Floor Slab



Mather Homestead – Mather House – Original Block - Interior Overalls
Basement – West Side of Chimney – Looking Southwest

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 67



Mather Homestead – Mather House – Ell Connector - Interior Overalls
Basement - Looking North



Mather Homestead – Mather House – Under Ell - Interior Overalls
Basement– Under El Connector - Looking South

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 68



Mather Homestead – Mather House – Ell Connector - Interior Details

Basement – Staining and Moisture Damage from Previous Leak



Mather Homestead – Mather House – Ell Connector - Interior Details

Basement – Cracked and Damaged Drain Surround

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 69



Mather Homestead – Mather House – Original Block - Interior Overall
Basement – Under North-most End of Ell - Looking Northwest



Mather Homestead – Mather House – Original Block - Interior Overall
Basement – Under North-most End of Ell - Looking North

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 70



Mather Homestead – Caretaker's Cottage - Interior Overalls

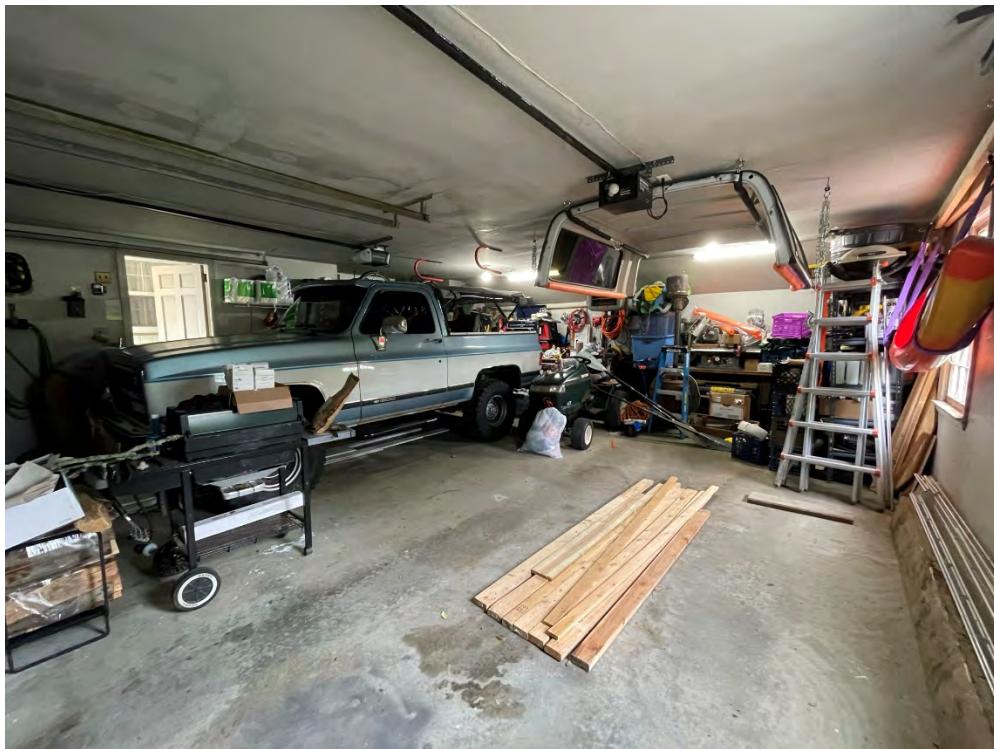
First Floor – Main Room – Overall Looking Southwest



Mather Homestead – Caretaker's Cottage - Interior Overalls

First Floor – Left: Kitchen; Right: Bathroom

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 71

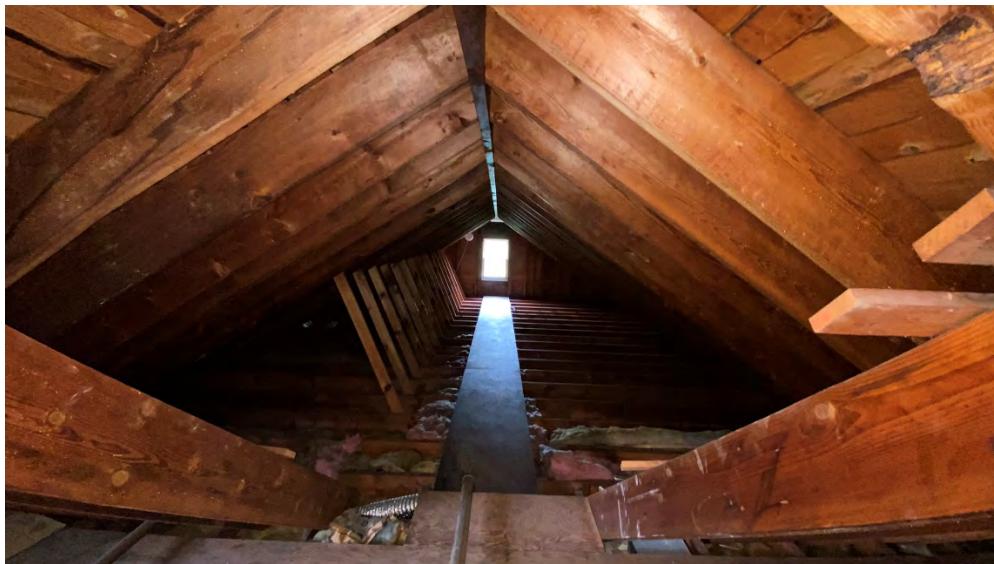


Mather Homestead – Caretaker's Cottage - Interior Overalls
First Floor – Garage



Mather Homestead – Caretaker's Cottage - Interior Overalls
Main Attic – Overall Looking North

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 72



Mather Homestead – Caretaker's Cottage - Interior Overalls
Garage Attic – Overall Looking East



Mather Homestead – Caretaker's Cottage - Interior Overalls
Basement – Overall Looking Northeast

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 73



Mather Homestead – Caretaker's Cottage - Interior Overalls
Basement – Overall Looking West



Mather Homestead – Caretaker's Cottage - Interior Details
First Floor – Steps to Basement – Storage Issues

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 74



Mather Homestead – Mather House – ADA and General Access Review
First Floor – Stairs to Second Floor – Left: Looking Up; Right: Looking Down
Dark and Challenging for Some – Non-ADA-Compliant

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 75



Mather Homestead – Mather House – ADA and General Access Review
First Floor – Ell Connector Vestibule – Existing Elevator

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 76



Mather Homestead – Playhouse – Interior Overalls
Overall View Looking Northeast



Mather Homestead – Playhouse – Interior Details
Left: Northeast Corner - Damage from Leak; Right: Damage from Moisture Infiltration

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 77



Mather Homestead – Site – Overall Views
Driveway at Main Visitor Entrance from Stephan Mather Road



Mather Homestead – Site – Overall Views
Parking Area Adjacent to Education Center at Entrance Drive

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 78



Mather Homestead – Site – Overall Views
View Looking Toward North Property Boundary



Mather Homestead – Site – Overall Views
View Looking Toward South Property Boundary

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 79



Mather Homestead – Site – Overall Views
View Looking Toward North Property Boundary along West Boundary



Mather Homestead – Site – Critical Site Elements
Early Perimeter Picket Fence along Stephen Mather Road

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 80



Mather Homestead – Site – Critical Site Elements

Stacked Stone Wall Along Stephen Mather Road



Mather Homestead – Site – Critical Site Elements

View of Sunken Garden Looking West from Courtyard

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 81



Mather Homestead – Site – Critical Site Elements
View of Sunken Garden Looking East Toward House



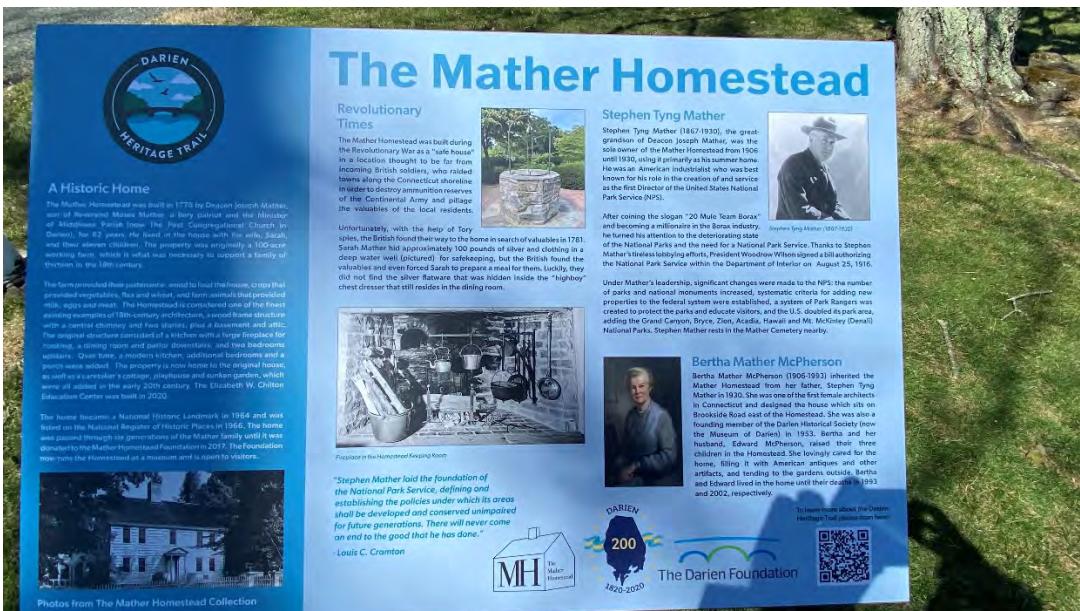
Mather Homestead – Site – Critical Site Elements
Well in Courtyard

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 82



Mather Homestead – Site – Critical Site Elements

National Register of Historic Places Bronze Plaque Mounted on Base of South Elevation



Mather Homestead – Site – Signage

Darien Heritage Trail Signage – Mather Homestead History Panel

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 83



Mather Homestead – Site – Signage
Main Mather Homestead Sign at Corner of Stephen Mather and Brookside



Mather Homestead – Site – Signage
Informational Signage on Fence at Corner of Stephen Mather and Brookside

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 84



Mather Homestead – Site – Signage and Lighting
Mather at Night
Informational Signage on Fence at Corner of Stephen Mather and Brookside



Mather Homestead – Site – Signage and Lighting
Mather at Night
South Elevation

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 85



Mather Homestead – Site – Signage and Lighting
Mather at Night
Informational Signage on Fence at Corner of Stephen Mather and Brookside



Mather Homestead – Site – Signage and Lighting
Site Lighting – Two Lamp Posts

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 86



Mather Homestead – Mather House – Mechanical, Electrical, Plumbing
Oil Fired Gravity Fed Steam Heat Boiler and Hot Water Heater in Basement



Mather Homestead – Mather House – Mechanical, Electrical, Plumbing
One of Two Oil Tanks in Basement

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 87



Mather Homestead – Mather House – Mechanical, Electrical, Plumbing
Main Electric Service Panel and Circuit Breaker Panel in Basement

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 88



Mather Homestead – Mather House – Mechanical, Electrical, Plumbing
Steam Gravity Return Pump

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 89



Mather Homestead – Mather House – Mechanical, Electrical, Plumbing
Obsolete Water Holding Tank in Basement



Mather Homestead – Mather House – Mechanical, Electrical, Plumbing
Ovens and Gas Stove in Kitchen

Mather Homestead
Conditions Assessment Report – Photo Pages
Image 90



Mather Homestead – Mather House – Mechanical, Electrical, Plumbing
Second Floor – Bathroom above West Porch
Consideration Should be Given to Terminating all Second Floor Plumbing Lines

Mather Homestead
Conditions Assessment Report
DRAFT – July 6, 2022

APPENDIX

Disclaimer

This report contains the professional opinions of the Architect based on conditions observed as of the dates of inspection and based on visual inspection only. This report is believed to be accurate within the limitations of the stated methods used for obtaining information and of the stated methods of inspection. Nothing in this report shall be interpreted as any kind of guarantee or warranty. This report is not intended to be a discourse on safety nor shall it be used as a specification for the repair of any part of the premises.

The inspection does not include the examination of building areas for toxicity or asbestos or lead content. Nor is the air, soil, water or mineral content of the subject property included. The Architect shall have no responsibility with regard to the adequacy, strength, condition or safety of any item constructed in any manner of class.

The Architect shall not be held responsible for the consequences of the failure of the Owner, its managing agent or representative to provide any and all pertinent information that may be available to them.

The cost estimates presented in this report represents the opinion of the Architect based on similar projects. The Architect does not guarantee the accuracy of these cost estimates. Bidding of the recommended work through qualified local contractors with a detailed set of repair drawings and specifications will provide more accurately the actual cost of the building repairs.