



**City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Meeting Agenda**

Virtual

Registration Link: <https://attendee.gotowebinar.com/register/4194813199856329739>

Thursday, September 30, 2021

7:30 PM

I. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. 204 Church Street

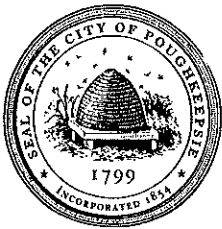
Applicant information:

Name: Arthur T. Rollin dba Rollin Preservation

Address: 114 Hooker Avenue, Poughkeepsie, NY

Property Owner: 204 Church, LLC

Project classification: Repair or Replacement – Emergency repair of failing brick masonry, shoring up of unstable lintels, repointing, and site protection.



Gary E. Beck, Jr.
Building Inspector

**THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

Staff Use Only
Application #
ID #

**THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION**

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 204 Church Street, Poughkeepsie NY 12601

Applicant Name: Arthur T. Rollin dba Rollin Preservation

Applicant's Address: 114 Hooker Avenue

City: Poughkeepsie

State/Zip: New York, 12601

Email: atrollin@gmail.com

Phone Number(s): applicant: 704-763-4482, owner: 845-471-1047

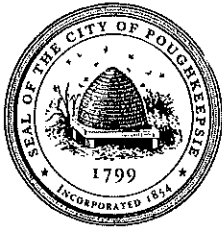
Property Owner (if not the applicant): 204 Church, LLC
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- ☐ New construction (construction of a new building, addition, garage, shed, swimming pool, etc)
- ☐ Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc)
- ☐ Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- ☒ Repair or replacement
- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☐ Other: _____

WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately.) Attach additional sheets as required.):

Emergency repair of failing brick masonry. Shoring up of unstable lintels. Repointing. Site protection.



Gary E. Beck, Jr.
Building Inspector

**THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

Please see the attached 4 page set with descriptions and locations of the work to be completed, installation methods and material specifications for this emergency repair and stabilization campaign.

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit the following attachments in triplicate):

Recent Color Photos: Include photos of each side of the building (and site when landscaping changes are proposed) with close-ups of the specific area(s) to be changed.

Color chips, charts or color samples: If your plans include paint or stain, describe the color(s) and include a sample along with information on color placement. A good way to show the color scheme is to color one or more of the elevations.

Material Samples/Manufacturer's Brochures: Material samples (when possible), manufacturer's brochures, product literature or catalog pages.

Plot Plan: A plot plan must be included for new construction, additions, demolition, fencing and major landscaping projects. The plan must be drawn to scale, indicating property lines, existing structures and/or landscaping, their relationship to adjacent structures and any proposed changes.

Elevation drawings: Include all relevant views at the scale necessary to show building detail. The elevations should be accurately labeled with cardinal directions. The existing building should be included with as much detail as necessary to show how the old and the new relate to each other.

OWNER/APPLICANT SIGNATURE:

I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission

Signature of Owner
Date: _____

Arthur J. Rollins

OR Signature of Agent/Applicant
Date: 09/24/21

DETERIORATED BOX GUTTER AT THE CORNICE LEVEL.
LARGE SURFACE AREA OF ROOF RAINWATER SPILLS OFF BETWEEN
DORMER AND TURRET LEADING TO EXTREMELY DETERIORATED
AND DANGEROUS MASONRY CONDITIONS BELOW DIRECTLY
ABOVE THE PEDESTRIAN RIGHT OF WAY

GENERAL CONDITION OF BRICK FACADE - MISSING AND LOOSE
MORTAR DUE TO WATER INFILTRATION. REPLACE ALL MISSING
MORTAR AND RETURN BRICK FACADE TO STABLE AND WATER
RESISTANT CONDITION, TYPICAL

SHALLOW BRICK ARCH LINTEL FAILING DUE TO MISSING
MORTAR - SEE DETAIL PHOTO TO THE RIGHT

CONTRACTOR TO SUPPORT LOOSE BRICKS WITH
TEMPORARY WOODEN FORMWORK WHILE
REPOINTING CAMPAIGN IS UNDERWAY.
LINTEL SHALL BE RETURNED TO A STRUCTURALLY
SOUND AND SAFE CONDITION

MORTAR DETERIORATION CONTINUES BELOW.
REPLACE MISSING BRICKS AT STONE SILL WITH
MATCHING SALVAGED UNITS COLLECTED ON SITE

EXTREME STEPPED CRACKING IN THIS LOCATION
INDICATES IMMINENT FAILURE OF THE BRICK ARCH
LINTEL AT THE FIRST FLOOR.
SHORE UP LINTEL WITH TEMPORARY FORMWORK AND
REPOINT BRICKS WHERE AS NEEDED

TYPICAL MISSING MORTAR IN FIELD OF WALL DUE TO
DETERIORATION AND RAINWATER INFILTRATION ABOVE.
REPLACE MISSING MORTAR, TYPICAL

INSPECT CONDITION OF GRAY (INAPPROPRIATE, CONTEMPORARY)
MORTAR FOR STABILITY. IF FOUND TO BE LOOSE AND UNSTABLE,
REMOVE AND REPLACE WITH NEW MORTAR, TYPICAL

EVIDENCE OF BRICKS SHIFTING/SETTLING DUE TO PAST
IMPROPER MORTAR REPAIR AND UTILITY PENETRATIONS.
REPLACE MISSING/BROKEN BRICKS WITH SALVAGED UNITS
FROM PILES ON SITE AND REPOINT, TYPICAL

GENERAL NOTE:

THIS SUBMISSION IS BEING MADE FOR EMERGENCY REPAIR WORK ONLY. CONDITIONS DESCRIBED ARE IN AN ADVANCED STAGE OF DETERIORATION AND MAY CAUSE SIGNIFICANT LOSS OF HISTORIC FABRIC, WHOLESALE STRUCTURAL FAILURE AND DANGER TO PEDESTRIANS IF NOT ADDRESSED QUICKLY.

A FULL REHABILITATION SUBMISSION IS PLANNED TO BE MADE IN THE COMING MONTHS BUT APPROVAL FOR THIS WORK MUST BE GAINED IN ORDER TO STABILIZE THE BUILDING AND INSURE ITS SAFETY AND SECURITY.

PLEASE SEE ADDITIONAL REPAIR SPECIFICATIONS ON PAGE A-04

INDEMNITY AND HOLD HARMLESS AGREEMENT:
THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, DESIGNER, PROJECT MANAGER, AND THEIR AGENTS AND EMPLOYEES, FROM AND AGAINST ALL CLAIM, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING OUT OF PERFORMANCE OF THE WORK, WHICH ARE (1) FOR BODILY INJURY, ILLNESS, OR DEATH, OR FOR PROPERTY DAMAGE, INCLUDING LOSS OF USE, AND (2) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR'S NEGLIGENT ACT OR OMISSION, OR THAT OF A SUBCONTRACTOR, OR THAT OF ANYONE EMPLOYED BY THEM OR FOR WHOM THE CONTRACTOR OR SUBCONTRACTOR MAY BE LIABLE. THIS AGREEMENT TO INDEMNIFY AND HOLD HARMLESS IS NOT APPLICABLE TO LIABILITY OF THE DESIGNER AND PROJECT MANAGER, OR THAT OF THE DESIGNER'S OR PROJECT MANAGER AGENTS OR EMPLOYEES, ARISING OUT OF THE PREPARATION OR APPROVAL OF REPORTS, OPINIONS, SURVEYS, MAPS, DRAWINGS, DESIGN, OR SPECIFICATIONS.

OWNERSHIP AND USE OF DOCUMENTS:
ROLLIN RESIDENTIAL DESIGN MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, WITH RESPECT TO THE USE OF THE DATA PROVIDED HEREWITH, REGARDLESS OF ITS FORMAT OR THE MEANS OF ITS TRANSMISSION. ANY AND ALL PERSONS USING THESE DRAWINGS ASSUME FULL RESPONSIBILITY AS TO THE ACCURACY, CURRENCY, OR RELIABILITY OF THIS DATA FOR ANY PURPOSE. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD BY A LICENSED PROFESSIONAL.



1 NORTH FACADE
N.T.S.

EXTREMELY DANGEROUS CONDITION OF
BRICK LINTEL ABOVE WINDOW.
BRICKS HAVE BEGUN TILTING OUTWARDS
TOWARDS THE SIDEWALK AND STREET.

CONTRACTOR TO INSTALL TEMPORARY TARP
PROTECTION BEGINNING JUST BELOW THE
ROOF DRIP EDGE TO SHED RAINWATER
AWAY FROM WORK AREA BELOW

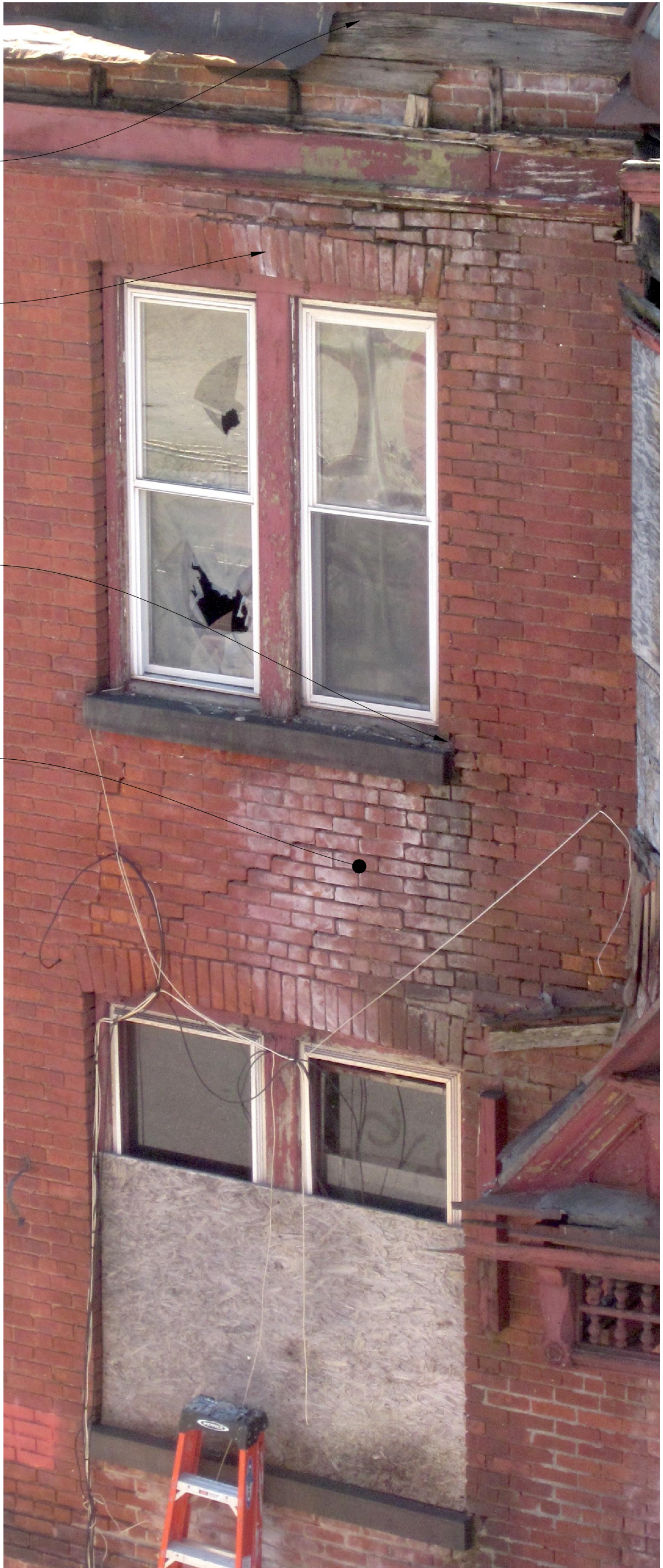
BRICK COURSES ARE NO LONGER LEVEL
AND PARALLEL TO ONE ANOTHER.
MORTAR HAS DETERIORATED INTO SAND
AND AGGREGATE AND NO LONGER
PROVIDES SUPPORT TO RETAIN BRICKS

LINTEL APPEARS TO BE TIPPING SLIGHTLY
DUE TO MISSING MORTAR AND
MASONRY IN THIS CORNER

DISCOLORATION DUE TO CONTINUED
UNMITIGATED RAINWATER RUNOFF
FROM ROOF ABOVE



2 NORTH FACADE - 2ND FLOOR DOUBLE WINDOWS
N.T.S.



3 NORTH FACADE - DETAIL OF DETERIORATION
N.T.S.

ROLLIN RESIDENTIAL DESIGN & HISTORIC PRESERVATION

Arthur T. Rollin - Proprietor, Lead Designer
114 Hooker Avenue
Poughkeepsie, NY 12601
TEL 704.763.4482
arthur.rollin@gmail.com

All legal rights, including, but not limited to, copyrights and design patent rights, in the design, arrangements and plans shown on this drawings is property of Rollin Residential Design, and were developed for use solely in connection with this project. This drawing may not be used in whole or in part, except in connect with this project, without prior written consent of the designer.

© 2021 Rollin Residential Design,
all rights reserved

STRUCTURAL ENGINEER

Tocci Engineering, PLLC
6370 Mill Street
Rhinebeck, NY 12572
TEL 347.313.8745

GENERAL CONTRACTOR

Baxter Building Corporation
278 Mill Street, Suite 100
Poughkeepsie, NY 126091
TEL 845.471.1047

Issue	Revision/Date
contractor review	9.23.21

ARNOUT CANNON HOUSE

204 Church Street
Poughkeepsie, NY 12601

Emergency Stabilization & Pointing

Drawing No.

A-01

Page No.	
Original Issue Date	09/23/21
Drawn by	ATR
Scale	as noted

CONTRACTOR TO CAREFULLY REMOVE ALL LOOSE BRICKS AND SET ASIDE FOR REUSE UPON INITIATION OF EMERGENCY REPOINTING AND REPAIR CAMPAIGN. PREPARE TO SUPPORT COMPROMISED WOODEN TOP PLATE AND RAFTERS WHILE REPAIRING BRICK BELOW

CAREFULLY REMOVE ALL PLANTS BEFORE REPLACING MORTAR, TYPICAL

CONTRACTOR TO INSTALL TEMPORARY TARP PROTECTION BEGINNING JUST BELOW THE ROOF DRIP EDGE TO SHED RAINWATER AWAY FROM WORK AREA BELOW

CENTER SECTION OF BOX GUTTER FAILED AND FELL AWAY MANY YEARS AGO ALLOWING FOR RAINWATER TO SPILL DOWN THE CENTER OF THE REAR FACADE UNABATED

GENERAL CONDITION OF BRICK FACADE - MISSING AND LOOSE MORTAR DUE TO WATER INFILTRATION. REPLACE ALL MISSING MORTAR AND RETURN BRICK FACADE TO STABLE AND WATER RESISTANT CONDITION, TYPICAL

REMOVE BOTH IRON FIRE ESCAPES AND INSPECT CONDITION OF MORTAR AND MASONRY BEHIND. MASONRY ANCHORS WHICH ONCE SUPPORTED THESE STRUCTURES APPEAR TO BE COMPROMISED AND MAY BE IN DANGER OF IMMINENT FAILURE

INSPECT CONDITION OF GRAY (INAPPROPRIATE, CONTEMPORARY) MORTAR FOR STABILITY. IF FOUND TO BE LOOSE AND UNSTABLE, REMOVE AND REPLACE WITH NEW MORTAR, TYPICAL

INSPECT THE CONDITION OF THE BRICK ARCH LINTEL. SHORE UP LINTEL WITH TEMPORARY FORMWORK AND REPOINT BRICKS AS NEEDED



1 SOUTH FACADE
N.T.S.

REMOVE BUILT UP SOIL TO INSPECT CONDITION OF WINDOW SILL AND BRICKS BELOW. EVIDENCE OF EXCESSIVE WATER INFILTRATION WAS FOUND INSIDE. REPLACE MISSING AND DETERIORATED MORTAR TO RETURN WALL TO WEATHER-TIGHT CONDITION



2 SOUTH FACADE - LOOSE & MISSING BRICKS
N.T.S.

THIS SECTION IS FULLY WITHOUT STABLE MORTAR JOINTS AND BRICKS ARE FALLING TO THE GROUND. REPLACE MISSING/BROKEN BRICKS WITH SALVAGED UNITS FROM PILES ON SITE AND REPOINT, TYPICAL



3 INTERIOR VIEW - SOUTH FACADE TOP PLATE
N.T.S.

RAFTER ENDS AND WOODEN TOP PLATE ARE ROTTEN AND WILL REQUIRE TEMPORARY SHORING WHILE MASONRY IS REPLACED AND REPOINTED BELOW

GENERAL NOTE:

PLEASE SEE ADDITIONAL REPAIR SPECIFICATIONS ON PAGE A-04

ROLLIN RESIDENTIAL DESIGN & HISTORIC PRESERVATION

Arthur T. Rollin - Proprietor, Lead Designer
114 Hooker Avenue
Poughkeepsie, NY 12601
TEL 704.763.4482
arthur.rollin@gmail.com

All legal rights, including, but not limited to, copyrights and design patent rights, in the design, arrangements and plans shown on this drawings is property of Rollin Residential Design, and were developed for use solely in connection with this project. This drawing may not be used in whole or in part, except in connect with this project, without prior written consent of the designer.

© 2021 Rollin Residential Design,
all rights reserved

STRUCTURAL ENGINEER

Tocci Engineering, PLLC

6370 Mill Street
Rhinebeck, NY 12572
TEL 347.313.8745

GENERAL CONTRACTOR

Baxter Building Corporation

278 Mill Street, Suite 100
Poughkeepsie, NY 126091
TEL 845.471.1047

Issue	Revision/Date
contractor review	9.23.21

ARNOUT CANNON HOUSE

204 Church Street
Poughkeepsie, NY 12601

Emergency Stabilization & Pointing

Drawing No.

A-02

Page No.

Original Issue Date 09/23/21

Drawn by ATR

Scale as noted

INDEMNITY AND HOLD HARMLESS AGREEMENT:
THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, DESIGNER, PROJECT MANAGER, AND THEIR AGENTS AND EMPLOYEES, FROM AND AGAINST ALL CLAIM, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING OUT OF PERFORMANCE OF THE WORK, WHICH ARE (1) FOR BODILY INJURY, ILLNESS, OR DEATH, OR FOR PROPERTY DAMAGE, INCLUDING LOSS OF USE, AND (2) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR'S NEGLIGENT ACT OR OMISSION, OR THAT OF A SUBCONTRACTOR, OR THAT OF ANYONE EMPLOYED BY THEM OR FOR WHOM THE CONTRACTOR OR SUBCONTRACTOR MAY BE LIABLE. THIS AGREEMENT TO INDEMNIFY AND HOLD HARMLESS IS NOT APPLICABLE TO LIABILITY OF THE DESIGNER AND PROJECT MANAGER, OR THAT OF THE DESIGNER'S OR PROJECT MANAGER AGENTS OR EMPLOYEES, ARISING OUT OF THE PREPARATION OR APPROVAL OF REPORTS, OPINIONS, SURVEYS, MAPS, DRAWINGS, DESIGN, OR SPECIFICATIONS.
OWNERSHIP AND USE OF DOCUMENTS:
ROLLIN RESIDENTIAL DESIGN MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, WITH RESPECT TO THE USE OF THE DATA PROVIDED HEREWITH, REGARDLESS OF ITS FORMAT OR THE MEANS OF ITS TRANSMISSION. ANY AND ALL PERSONS USING THESE DRAWINGS ASSUME FULL RESPONSIBILITY AS TO THE ACCURACY, CURRENCY, OR RELIABILITY OF THIS DATA FOR ANY PURPOSE. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD BY A LICENSED PROFESSIONAL.

LOOSE AND MISSING BRICKS VISIBLE AT CHIMNEY TOP.
REMOVE LOOSE AND REPLACE MISSING BRICKS WITH
UNITS SALVAGED ON SITE

AREA OF SEVERE MORTAR DETERIORATION AND
MISSING BRICK DUE TO WATER INFILTRATION
NEAR CHIMNEY CRICKET.
REPLACE MISSING BRICKS AND REPOINT TO
RETURN TO WEATHER-TIGHT CONDITION

THIS FACADE IS GENERALLY IN GOOD CONDITION AND
HAS BEEN REPOINTED MORE RECENTLY THAN OTHERS.
ORIGINAL MORTAR COLOR AND TEXTURE IS VISIBLE FROM
THE ATTIC WINDOWS FOR REPLACEMENT REFERENCE

INSPECT CONDITION OF GRAY (INAPPROPRIATE,
CONTEMPORARY) MORTAR FOR STABILITY. IF FOUND TO
BE LOOSE AND UNSTABLE, REMOVE AND REPLACE WITH
NEW MORTAR, TYPICAL

INSPECT CONDITION OF BRICK WALL WHERE UTILITY
PENETRATIONS WERE MADE. REPAIR LARGER HOLES
BY REMOVING THE COMPROMISED BRICK UNIT AND
REPLACING IN-KIND. REPOINT AS REQUIRED



1 EAST FACADE
N.T.S.

DETERIORATION OF THE BRICK WALL WAS EVIDENT
IN THESE LOCATIONS. REPLACE ANY COMPROMISED
BRICKS AND REPOINT AS NEEDED, TYPICAL

DETERIORATION OF THE BRICK WALL WAS EVIDENT IN THIS
LOCATION. SPLASHING RAINWATER FROM THE ADJACENT
PARKING LOT APPEARS TO HAVE CAUSED EXCESSIVE WEAR
AT GRADE. REPLACE ANY COMPROMISED BRICKS AND
REPOINT AS NEEDED, TYPICAL

WEST FACADE NOTE:

THIS WAS ONCE AN INTERIOR PARTY WALL AND
APPEARS TO BE MADE OF A SLIGHTLY DIFFERENT BRICK
AND MORTAR IN COLOR AND TEXTURE. PAY CLOSE
ATTENTION WHEN SOURCING REPLACEMENT SALVAGED
BRICKS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.



2 WEST FACADE
N.T.S.

GENERAL NOTE:

PLEASE SEE ADDITIONAL REPAIR SPECIFICATIONS ON PAGE A-04

INDEMNITY AND HOLD HARMLESS AGREEMENT:
THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, DESIGNER, PROJECT MANAGER, AND THEIR AGENTS AND EMPLOYEES, FROM AND AGAINST ALL CLAIM, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING OUT OF PERFORMANCE OF THE WORK, WHICH ARE (1) FOR BODILY INJURY, ILLNESS, OR DEATH, OR FOR PROPERTY DAMAGE, INCLUDING LOSS OF USE, AND (2) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR'S NEGLIGENT ACT OR OMISSION, OR THAT OF A SUBCONTRACTOR, OR THAT OF ANYONE EMPLOYED BY THEM OR FOR WHOSE ACTS THE CONTRACTOR OR SUBCONTRACTOR MAY BE LIABLE. THIS AGREEMENT TO INDEMNIFY AND HOLD HARMLESS IS NOT APPLICABLE TO LIABILITY OF THE DESIGNER AND PROJECT MANAGER, OR THAT OF THE DESIGNER'S OR PROJECT MANAGER AGENTS OR EMPLOYEES, ARISING OUT OF THE PREPARATION OR APPROVAL OF REPORTS, OPINIONS, SURVEYS, MAPS, DRAWINGS, DESIGN, OR SPECIFICATIONS.

OWNERSHIP AND USE OF DOCUMENTS:
ROLLIN RESIDENTIAL DESIGN MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, WITH RESPECT TO THE USE OF THE DATA PROVIDED HEREWITH, REGARDLESS OF ITS FORMAT OR THE MEANS OF ITS TRANSMISSION; ANY AND ALL PERSONS USING THESE DRAWINGS ASSUME FULL RESPONSIBILITY AS TO THE ACCURACY, CURRENCY, OR RELIABILITY OF THIS DATA FOR ANY PURPOSE. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD BY A LICENSED PROFESSIONAL.

REPLACE MISSING BRICKS IN THE SAME
OUTWARD STEPPED PATTERN AS THE
REMAINDER OF THE CHIMNEY.
REPLACEMENT MORTAR SHALL MATCH THE
COLOR AND TEXTURE AS CLOSELY AS POSSIBLE.

INSPECT CONDITION OF CHIMNEY CRICKET
AND REPLACE IF NECESSARY TO SHED WATER
AWAY FROM THE CHIMNEY AND TO PROMOTE
DRAINAGE AWAY FROM THE GABLE END WALL

REMOVE AND DISCARD TARP.
INSPECT CONDITION OF BRICKS BEHIND AND
REPAIR AS NEEDED



3 EAST FACADE - LOOSE BRICK & MISSING MORTAR
N.T.S.

INSPECT CONDITION OF GRAY (INAPPROPRIATE,
CONTEMPORARY) MORTAR FOR STABILITY. IF FOUND
TO BE LOOSE AND UNSTABLE, REMOVE AND REPLACE
WITH NEW MORTAR, TYPICAL

REPLACE COMPROMISED OR MISSING BRICKS
TO PREVENT FURTHER DETERIORATION AND
INFILTRATION.



4 EAST FACADE - DAMAGE AT UTILITY SERVICE
N.T.S.

ROLLIN RESIDENTIAL DESIGN
& HISTORIC PRESERVATION

Arthur T. Rollin - Proprietor, Lead Designer
114 Hooker Avenue
Poughkeepsie, NY 12601
TEL 704.763.4482
arthur.rollin@gmail.com

All legal rights, including, but not limited to, copyrights and design patent rights, in the design, arrangements and plans shown on this drawings is property of Rollin Residential Design, and were developed for use solely in connection with this project. This drawing may not be used in whole or in part, except in connect with this project, without prior written consent of the designer.

© 2021 Rollin Residential Design,
all rights reserved

STRUCTURAL ENGINEER

Tocci Engineering, PLLC
6370 Mill Street
Rhinebeck, NY 12572
TEL 347.313.8745

GENERAL CONTRACTOR

Baxter Building Corporation
278 Mill Street, Suite 100
Poughkeepsie, NY 126091
TEL 845.471.1047

Issue	Revision/Date
contractor review	9.23.21

ARNOUT CANNON
HOUSE

204 Church Street
Poughkeepsie, NY 12601

Emergency
Stabilization & Pointing

Drawing No.

A-03

Page No.

Original Issue Date 09/23/21

Drawn by ATR

Scale as noted

DARKER AREAS APPEAR TO BE THE RESULT OF ACCUMULATED DIRT AND POLLUTION. ORIGINAL BRICKS ARE GENERALLY SOLID RED IN APPEARANCE. REPLACEMENTS MUST MATCH THIS ORIGINAL APPEARANCE CLOSELY.

ORIGINAL MORTAR SHOWN HERE HAS ERODED SLIGHTLY BUT RETAINS APPROPRIATE TOOLING AND COLOR FOR REFERENCE OF FUTURE WORK

LATER REPOINTING EFFORT POORLY APPLIED AND UTILIZING A BRIGHTER RED TINT. AVOID REPLACING/REPOINTING MORTAR IN THIS MANNER



1 EXISTING & REPLACEMENT MORTAR ON EAST FACADE (THIRD FLOOR)
N.T.S.

BRICK REPAIR/REPLACEMENT SPECIFICATIONS:

1. WHENEVER POSSIBLE BRICKS ARE TO REMAIN IN THEIR EXISTING LOCATIONS.
2. IF A BRICK, OR AREA OF BRICKS, IS FOUND TO BE DETERIORATED BEYOND A REASONABLE STATE FOR REINSTALLATION, SALVAGED BRICKS OF A MATCHING HARDNESS, COLOR AND DIMENSION FROM THE SITE ARE ACCEPTABLE REPLACEMENTS.
3. IN AREAS WHERE BRICKS REQUIRE REPAIR BUT WILL EVENTUALLY BE HIDDEN FROM VIEW UPON REINSTALLATION OF EXTERIOR TRIM (BEHIND THE REAR CORNICE, FOR EXAMPLE) BRICKS OF THE SAME DIMENSION BUT OF NON-MATCHING COLOR MAY BE USED.
4. CONTEMPORARY BRICKS MUST MATCH THE HARDNESS AND DIMENSION OF EXISTING BRICKS AS CLOSELY AS POSSIBLE TO INSURE CONSISTENT JOINT APPEARANCE AND COURSING.

MORTAR REPAIR/REPLACEMENT SPECIFICATIONS:

1. THIS BUILDING WAS CONSTRUCTED IN 1887 AND THEREFORE LIKELY UTILIZED A TRADITIONAL MIX OF LIME, SAND AND AGGREGATE WITH MINIMAL (OR NO) PORTLAND CEMENT ADDED.
2. REPAIRS MAY BE MADE WITH A CONTEMPORARY MORTAR MIXTURE, WHICH DOES UTILIZE PORTLAND CEMENT, BUT MUST BE COMPATIBLE WITH THE EXISTING HISTORIC MORTAR AND MASONRY IN COLOR, TEXTURE, TOOLING, STRENGTH AND PROFILE JOINT DIMENSION.
3. IT IS LIKELY THAT A VARIETY OF MORTAR MIXTURES MAY BE REQUIRED DUE TO THE DIFFERENT EXPOSURES ON EACH SIDE OF THE BUILDING. SOFTER MORTARS ARE PREFERABLE TO AVOID SPALLING ORIGINAL BRICK.

IN AREAS OF ANTICIPATED SEVERE WEATHERING AND WEAR USE **TYPE N MORTAR**
IN AREAS OF MODERATE WEATHERING (BELOW OVERHANGS) USE **TYPE O MORTAR**

4. PREPARE MORTAR JOINTS CAREFULLY BY BRUSHING AND BLOWING OUT LOOSE MATERIAL. MOISTEN BRICKS PRIOR TO REPOINTING TO INSURE PROPER CURING AND ADHESION.
5. IF MORTAR IS TO BE REMOVED BEFORE REPLACEMENT DO SO TO A DEPTH OF 2 TO 2-1/2 TIMES THE WIDTH OF THE JOINT. MORTAR JOINTS WERE FOUND TO TYPICALLY BE 1/2" AND THEREFORE REMOVAL TO A MINIMUM DEPTH OF 1 TO 1-1/2" IS APPROPRIATE.
6. MORTAR REMOVAL SHALL BE PERFORMED MANUALLY WHENEVER POSSIBLE. POWER CHISELS MAY BE USED. POWER GRINDERS SHOULD BE AVOIDED THOUGH CAN BE USED TO REMOVE VERY HARD CONTEMPORARY MORTARS ON HORIZONTAL JOINTS ONLY. NEVER USE POWER GRINDERS ON VERTICAL JOINTS AS DAMAGE TO THE SURROUNDING MASONRY IS VERY LIKELY.
7. THE MASON SHALL PROVIDE SAMPLES OF THEIR PREFERRED REPAIR METHODS AND MATERIALS ON THE BUILDING IN A DISCRETE LOCATION (REAR WALL, NEAR BASEMENT WINDOWS, FOR EXAMPLE) BEFORE INITIATING THE REPAIR CAMPAIGN.
8. SAMPLES MUST MATCH EXISTING HISTORIC MORTAR APPEARANCE AND HARDNESS AS CLOSELY AS POSSIBLE. SEE REFERENCE PHOTO TO THE LEFT. APPROVAL MUST BE PROVIDED AFTER REVIEW ON SITE BY THE DESIGNER AND OWNER.
9. CAREFULLY PROTECT ALL AREAS OF REPAIR WORK FROM WATER INFILTRATION WITH TARPS OR OTHER TEMPORARY ENCLOSURES WHILE THE FULL REHABILITATION PROJECT IS REVIEWED. THIS IS AN APPLICATION FOR EMERGENCY REPAIR WORK ONLY.
10. MASONRY SURFACE CLEANING IN PREPARATION FOR EMERGENCY REPAIR WORK MAY BE REQUIRED DUE TO ADVANCED DETERIORATION IN SOME LOCATIONS. CLEANING SHALL BE PERFORMED WITHOUT THE USE OF HARSH CHEMICALS OR PNEUMATICALLY APPLIED ABRASIVES. MASONRY SURFACES MAY BE CLEANED, BEFORE AND AFTER REPAIR WORK, USING LOW PRESSURE (BELOW 100 PSI) WATER AND SURFACTANTS APPLIED WITH STIFF BRISTLE BRUSHES.

ROLLIN RESIDENTIAL DESIGN & HISTORIC PRESERVATION

Arthur T. Rollin - Proprietor, Lead Designer
114 Hooker Avenue
Poughkeepsie, NY 12601
TEL 704.763.4482
arthur.rollin@gmail.com

All legal rights, including, but not limited to, copyrights and design patent rights, in the design, arrangements and plans shown on this drawings is property of Rollin Residential Design, and were developed for use solely in connection with this project. This drawing may not be used in whole or in part, except in connect with this project, without prior written consent of the designer.

© 2021 Rollin Residential Design,
all rights reserved

STRUCTURAL ENGINEER

Tocci Engineering, PLLC
6370 Mill Street
Rhinebeck, NY 12572
TEL 347.313.8745

GENERAL CONTRACTOR

Baxter Building Corporation
278 Mill Street, Suite 100
Poughkeepsie, NY 126091
TEL 845.471.1047

Issue	Revision/Date
contractor review	9.23.21

ARNOUT CANNON HOUSE

204 Church Street
Poughkeepsie, NY 12601

Emergency Stabilization & Pointing

Drawing No.

A-04

Page No.
Original Issue Date 09/23/21
Drawn by ATR
Scale as noted