



## EXISTING CONDITIONS ASSESSMENT

### DeLisle Barn

Brin Stevens and Stephen DeLisle  
195 High St  
Newburyport, MA

Performed and Prepared By:

Arron Sturgis and Jessica MilNeil  
Preservation Timber Framing, Inc.  
P.O. Box 28,  
Berwick, ME

Inspected - November 6, 2018  
Report Completed: January 30, 2019

## **Repair Recommendations**

### **Disassembly: \$48,053.00**

Remove all cladding, sheathing, roofing, document fasteners and trim. Disassemble beadboard. Tag, measure and update model of frame. Disassemble frame. Demolish concrete and undercarriage.

- Remove clapboards, sheathing and roofing.
- Document trim details and shadow lines. Document fasteners, especially any wrought nails.
- Carefully remove beadboard and de-nail for later use.
- Update frame model and tag frame.
- Un-pin, disassemble frame.
- Transport all frame parts and sheathing to shop for repair.
- Demolish concrete floor and foundation and discard.
- Design loft floor frame and supports to accommodate code requirements for office and living space.

### **Frame Repair: \$52,473.00**

- Cut new perimeter sills.
- Reproduce four corner posts.
- Repair four eave posts.
- Reproduce braces that are missing or damaged.
- Repair eave girts, as necessary.
- Repair loft joists between bents.
- Install tension connections at interior loft girt connections at posts.
- Replace flying purlins, as necessary.
- Repair two rafter feet with scarf repairs.
- Repair wall studs around perimeter.
- Create door posts.
- Create window studs and headers.
- Cut new replacement purlins; sixteen purlins, each two bays long.
- Cut new ground floor posts to support carrying timber.

### **Reassembly: \$111,566.00**

- Excavate and pour perimeter footer and frost wall.
- Pour a new concrete floor pad.
- Install new perimeter sills.
- Reassemble frame with crane.
- Sheath frame and roof.
- Install doors, windows, cornice, rakes, window casings and corner boards.
- Install asphalt roof.
- Install vertical grain radially sawn pine clapboards primed all sides.
- Install interior beadboard.
- Create white oak ramp from driveway to barn.

### **Total Project Cost: \$212,092.00**

Exclusions:

- Wiring and lighting
- Plumbing
- Exterior Painting by Owners/others.
- Paving/driveway.
- Landscaping after finish grading and seed.
- Interior alterations/upgrades (to be determined).

Moving Forward:

While it may be unorthodox to dismantle this frame in order to save it, it is not without historic precedent. We feel confident this approach is the most thorough and cost effective way to save your historic structure.

Once this work is completed, we will work closely with you to determine the best end use for the barn for your family. It will be a wonderful living/work space for you and its preservation will contribute to the efforts you have already made on your home and property. That said, it is a significant investment. We are happy to sit down with you and determine the best way forward with your budget in mind. There are ways to utilize your sweat equity combined with our expertise to reduce costs. Please consider this report as a beginning to a more in depth discussion about how to save and best use your barn. We look forward to working with you and thank you for the opportunity to study this wonderful building.

Respectfully Submitted,



Arron J. Sturgis

Jessica MilNeil

Preservation Timber Framing Inc.

[www.preservationtimberframing.com](http://www.preservationtimberframing.com)