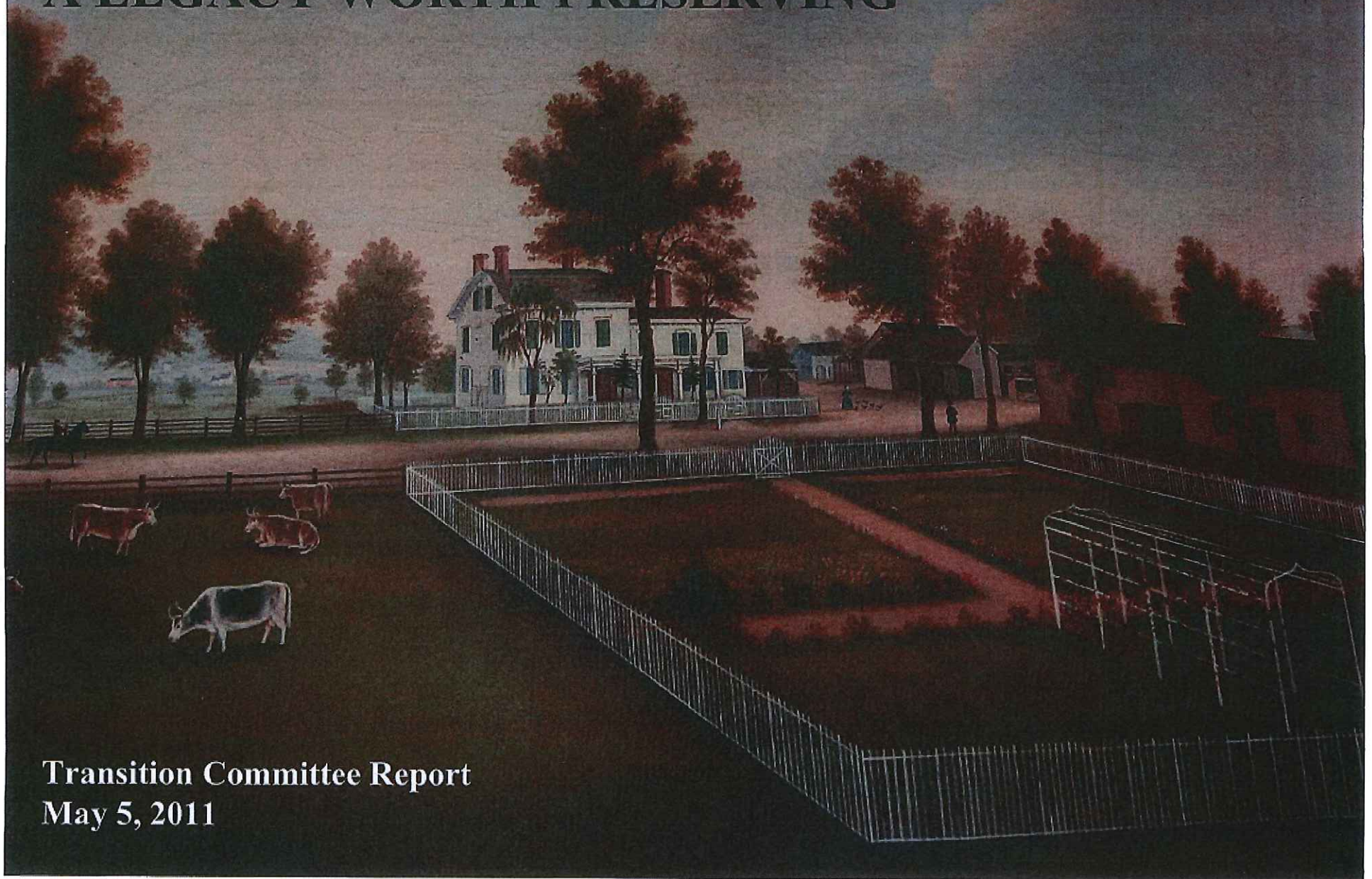


# PITNEY FARM

## A LEGACY WORTH PRESERVING



Transition Committee Report  
May 5, 2011



## EXECUTIVE SUMMARY

The acquisition of Pitney Farm by Mendham Township in July of 2009 represents an extraordinary opportunity to create an invaluable municipal asset within an environment that celebrates the historical legacy of our community back to its very roots. Pitney Farm represents not only a local treasure but a state and possibly national one as well. Its generational, agricultural & horticultural significance is worthy of our continued stewardship and it is with a great sense of enthusiasm and excitement that we submit the following report:

On October 12, 2010, Mendham Township Committee authorized the formation of the Pitney Farm Transition Committee to understand and evaluate the present condition of the property as part of a "proactive" best effort to prepare for the eventual assumption of operational and maintenance responsibilities by the Town. As defined by Steve Mountain, Township Administrator, the goal of the committee was to "prepare a report for the Township Committee outlining the maintenance requirements/costs associated with the Pitney Farm property and plan for managing/funding the transition of oversight responsibilities from the Pitney family to the Township. The report should assume the property remaining under its current use for the short term and not focus on any use or structural changes to the property. Future uses and structural analysis will be the focus of future study."

For the past six months committee members Brian Boden, Peter Dumovic, Tony Guriceo (Chair), Jane MacNeil, Katie Porter, and Erik Sletteland have been meeting on a regular basis to collect information and evaluate the various component pieces of the property. Subcommittees were formed and the pro bono expertise of several consultants and service providers was solicited. Consequently, we believe the resulting report is both a realistic and comprehensive overview of annual operating expense, near term maintenance responsibilities, and potential sources of non-municipal funding that could make the property self sustaining until such time as a long term Master Plan is developed and implemented.

In summary, our report has been divided into the following sections:

### **I. Historical Context**

Pitney Farm is a multi-faceted, historical gem. Prior to getting into the "dollars and sense" of this report, it's appropriate to briefly familiarize the reader with the property's deep and varied history so as to better understand its value and the significant opportunity it represents.

## **II. Annual Operating Expense**

One of first objectives of our committee was to get our arms around the annual expenses associated with the property's operation as well as current revenue streams which offset those costs. Provided within is a Schedule of Rental Income and Expense which was prepared based on historical data provided by the Pitney Family. Two significant expenses, fuel oil & waste removal, have already been studied and significantly reduced by transferring service contracts to municipal providers, taking advantage of more favorable municipal rates.

## **III. Maintenance**

Clearly this component responsibility represents the Township's most significant challenge and holds the greatest risk for financial exposure. In collaboration with Castle Ridge Construction, a general contractor specializing in residential and historic restoration, every structure on the property was evaluated as to its current condition and recommendations were made as to near term maintenance. "Order of Magnitude" estimates were provided as place holders and specific projects were further divided into those that could be expedited by the current on-site care taker, community volunteers under the supervision of tradesmen, and those requiring professional service providers.

## **IV. Potential Sources for Non-Municipal Funding**

In addition to the rental revenue of residences on the property, our committee looked at several possibilities for generating or collecting funds to both offset annual expenses as well as help defray the cost of future capital improvements. While many suggestions were made and may be worth considering at some point, we have limited ourselves to those which could be implemented with relative ease and would not require substantial improvements or retrofitting in order to pursue.

## **V. The Gardens**

In evaluating the acquisition of Pitney Farm, the near term benefits to the community and their potential for generating additional revenue, it was impossible not to consider the role of the gardens. In existence since the 1700's and improved and expanded upon since, the gardens of Pitney Farm are included within the Archives of American Gardens at the Smithsonian Institute and have been the subject of numerous articles and horticultural awards over the years. It is our belief that the gardens can play a vital role in assuring the success and sustainability of the property. Included in this section are recommendations for their restoration and maintenance as well as the potential cost.

## **VI. Acknowledgements**

We would like to acknowledge several organizations and individuals who gave generously of both their time & expertise during the preparation of this report.



## **VII. Source Documents**

Copies of the submissions and work product provided to our committee in the course of our analysis has been provided under separate cover.

## **Recommendations & Conclusions**

In addition to the information provided within this report, we suggest the Township consider the follow recommendations:

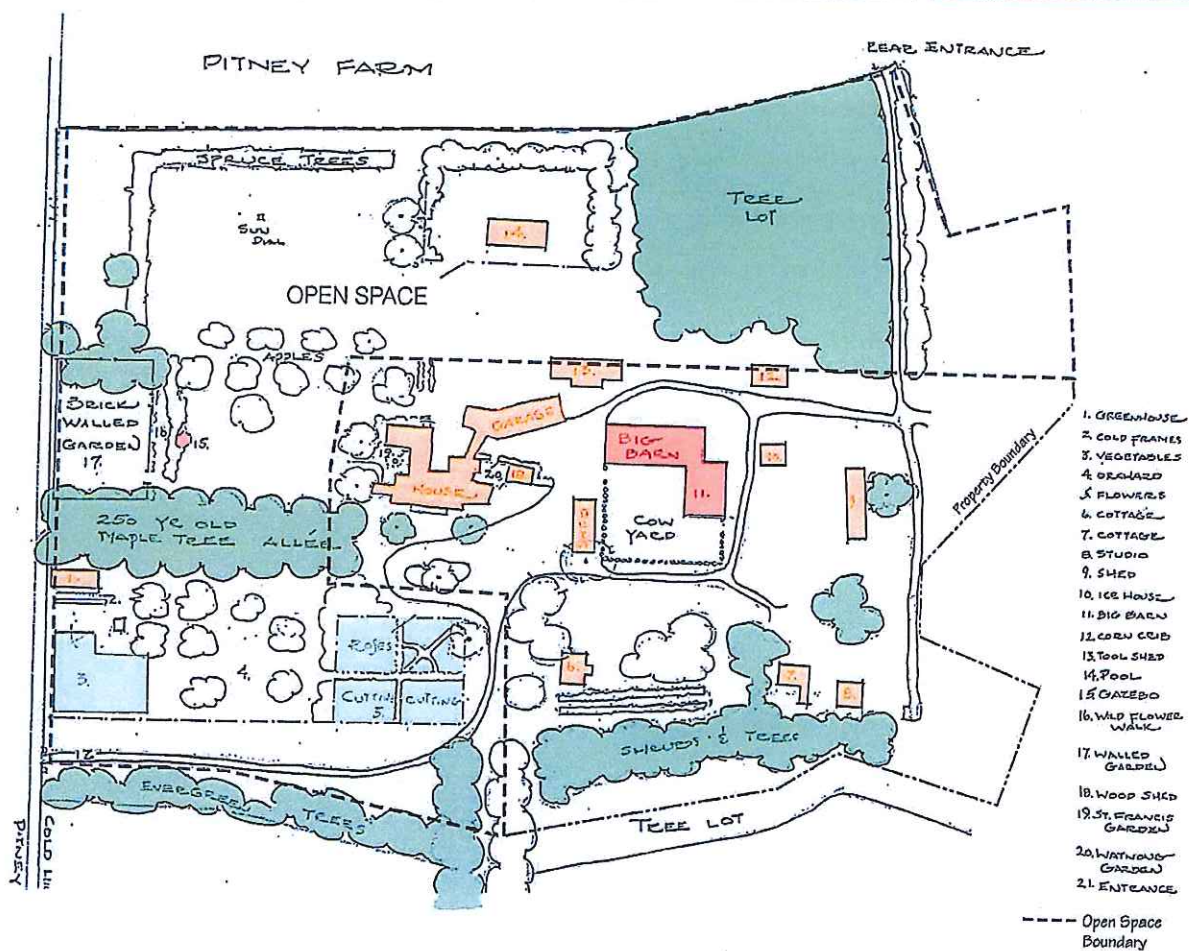
- Upon the Township taking full responsibility for the management and maintenance of the property and until such time as a Master Plan is implemented, the Township form a centralized authority to oversee & expedite the ongoing responsibilities of the property as set forth herein.
- We believe it is in the best interest of the property to establish an endowment as soon as possible to provide a vehicle through which funds can be collected from various sources which will both defray ongoing expense as well as offset the cost of any future improvements.
- There are significant funding opportunities available to properties that are registered as "historic". While the Township has not determined whether it is in the community's best interest to do so, we believe that it will be worthwhile to initiate the application process. It would not obligate the township to ultimately go that route but would shorten the substantial lead time in the event that they elect to do so.
- While we understand that the development of a Master Plan for Pitney Farm may be some ways off, we recommend that the Township makes some fundamental decisions regarding the property's long term use so as to better guide the efforts of those charged with developing and implementing an interim strategy.

In conclusion, we believe that the near term site costs are manageable and that through careful planning, the property can be self sustaining

On behalf of our entire committee, I wish to thank the Mendham Township Committee for the confidence placed in us. It was an interesting and enlightening experience and one that further solidified within our minds the wisdom and foresight of this strategic acquisition. We hope that the public will be able to savor this gem for a long time to come.

Anthony J. Giuriceo  
Chairman  
Pitney Farm Transition Committee







# The Pitney Farm

The eleventh generation of Pitneys are now living on Pitney Farm which predates the Revolutionary War. Settled about 1730 in Mendham, the farm offers a magnificent rare glimpse of history. John O. Pitney, grandfather of the most recent owner J. Duncan Pitney, wrote a history of the farm about 1926 which dates Jonathan Pitney's purchase of the property to 1760. However, recent historical findings place the actual purchase closer to 1720. The original tract contained 196 acres of land which were later owned by Jonathan's brother James.

During the Revolution, James along with his family occupied the main dwelling. Washington's headquarters were in nearby Morristown, and wounded soldiers were treated at Hilltop Church which is very close to the Pitney Farm. James' son, Mahlon Pitney of Mendham served in the Revolutionary War as a private in the Morris County New Jersey Militia.

The fate of the Pitney relatives during the Civil War is etched in a fine script on a windowpane of the house. It reads, "Corporal The J.S. Walkins Company K-7th Regiment NJV Wounded at the Battle of Williamsburg May 5, 1862. Died May 31, 1862 at Fortress Monroe, VA." The farm must have done well under James' care. For in 1979, an additional 150 acres of land were acquired by James and his son Mahlon. A still and a forge were added at that time.

In 1820, Dr. Jonathan Pitney turned his back on Mendham and rode horseback south to Absecon Island. With foresight, he declared that only a railroad was needed to make the island bloom. People were skeptical of the doctor's talk of a prosperous "bathing village." the undaunted Dr. Pitney did bring the railroad to Absecon Island to a small settlement named Atlantic City. In the meantime, prosperity came to the Mendham farm when John O.H. Pitney married Roberta Ballantine of the wealthy Newark beer brewing family, John bought out his brothers and sisters' shares of the farm and added 400 acres in the valley and 300 acres on the hill (call the woodlot). John and his family resided in Morristown and a farmer lived in the original house, At that time, the house was three stories high and had six rooms. A painting of the farm as it looked in 1854 hangs proudly over the mantel in the house today.

The Pitney home is a magnificent blend of the old and the new. In 1935 a music room was added. At that time, the Pitneys lived in New York City and used the farm as their summer house. Near the modern additions stands an old woodshed and stone house which may have been used to keep milk cool.

The Pitney Farm had always been involved in dairying until J. Duncan Pitney ceased the dairy operations in 1960. At that time, there were 50 head of cattle most of which were Golden Guernsey. Crops were rotated in a four year cycle of corn, oats, wheat and then a year of pasture to regenerate.

A complete history of the Pitney Farm is currently being compiled.







# ANCESTRY



**Dr. Jonathan Pitney**  
Founder of Atlantic City



**Joseph Watkins Jr.**  
Son of Phebe Pitney  
Enlisted 7th NJ Regiment 1861  
Died Battle of Williamsburg 1862



**Mahlon Pitney**  
Built Medham's 1st  
Aqueduct



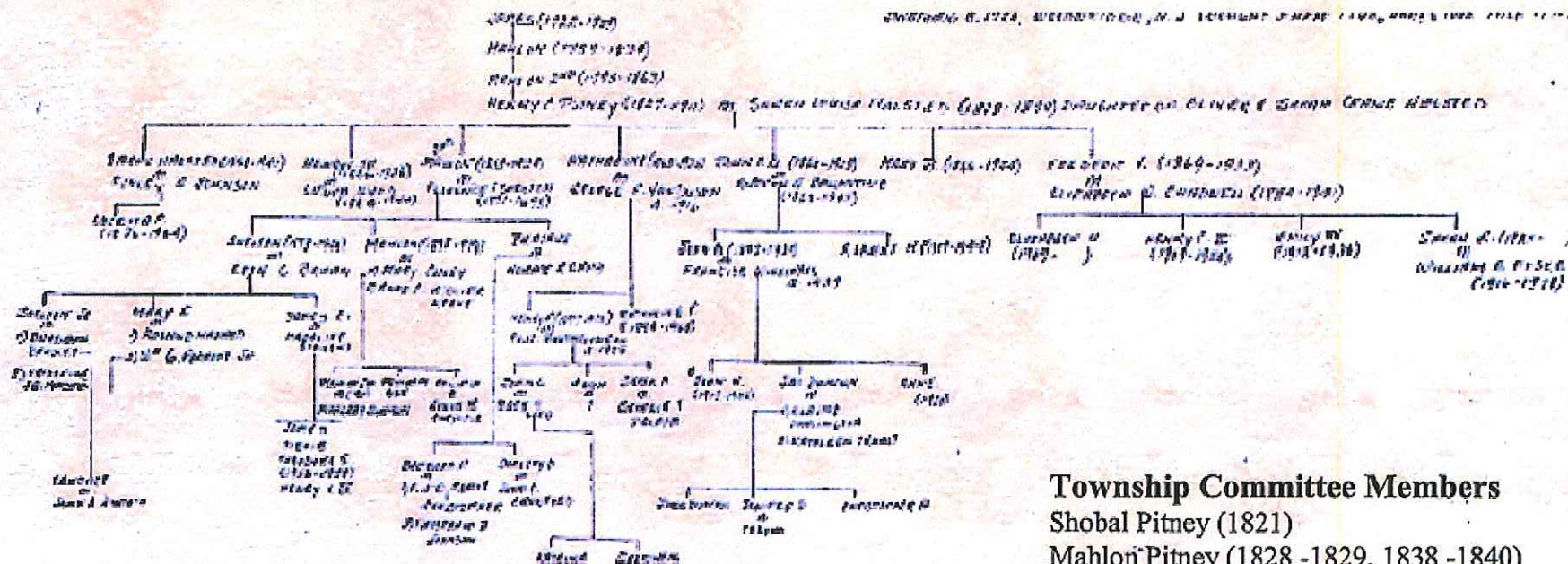
**Henry Cooper Pitney**  
NJ Supreme Court Justice



**Mahlon Pitney**  
65th Associate Justice  
US Supreme Court



**J.O.H. Pitney**  
Founding partner of the firm  
known today as Day Pitney



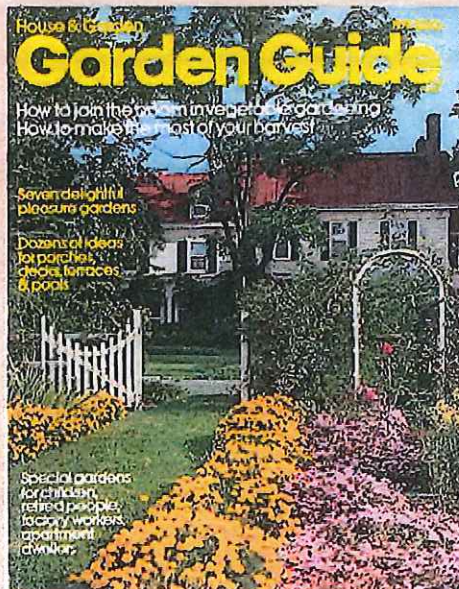
## Township Committee Members

- Shobal Pitney (1821)
- Mahlon Pitney (1828 - 1829, 1838 - 1840)
- John Ballentine (1851)
- John R. Pitney (1874 - 1877)
- Kathleen T. Pitney (1981)

For 288 years, it has been home to 11 generations of the Pitney Family



# AGRICULTURAL / HORTICULTURAL LEGACY



- home
- real estate
- business
- financial
- classified

**Pitney Farm:  
Touch Of Past  
Enriches Present**



**Bicentennial  
Farm Awards**  
June 21, 1988



**Smithsonian Institution**

The Regents and the Secretary  
are pleased to present this

*Certificate of Appreciation*

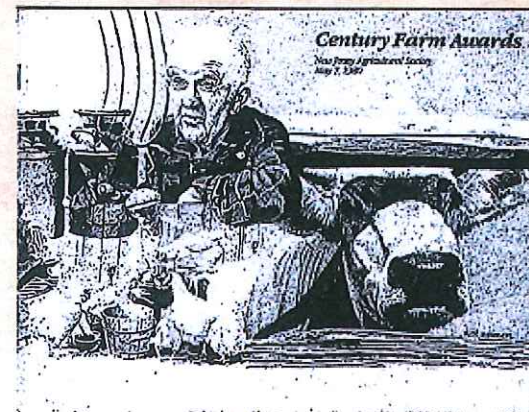
To

*J. Duncan & Kathleen Pitney*

for generously allowing your garden to be included in the Archives of American Gardens,  
Horticulture Service Division, Smithsonian Institution. The garden's documentation,  
now part of the Garden Club of America Collection, furthers the educational mission of the  
Smithsonian to promote "the increase and diffusion of knowledge."

*[Signature]*  
Secretary, Smithsonian Institution

October 12, 2002  
Date



**Certificate of  
Recognition**

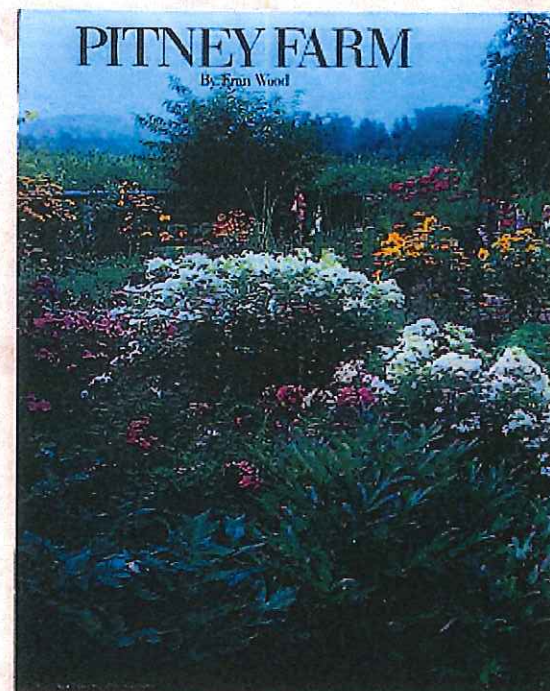
Presented to

Pitney Farm

In this the 200th anniversary year of the U.S.  
Constitution, the U.S. Department of Agriculture  
is pleased to acknowledge the vital contribution of  
farm families to the growth and strength of this great  
Nation. Your farm has been recognized as having  
been in the same family since the birth of the  
U.S. Constitution.

June 21, 1988  
Date

*[Signature]*  
Secretary of Agriculture





# Continuing the Legacy

After luncheon and a sip of applejack produced on the farm over fifty years ago, the host welcomed guests to the restored mansion house, recalled some of the historical incidents above set forth, and expressed the hope that in these venerable surroundings and antique fittings the guests might imagine the Mahlon Pitney of one hundred years ago returned to enjoy the warmth of the hot air furnace, listening over the radio to the score of the Army-Navy game, or strolling to the barn to watch the cows milked by electronic driven machinery, dashing in his motor over paved roads to the movies at Morristown or telephoning to the doctor for something to relieve his cough. He also hoped that all the guests in the years to come would feel at home in the ancestral mansion and enjoy the reminders of their forebears and their life here in years gone by.

J.O.H. Pitney  
Thanksgiving Day 1925



Found under a great sycamore on Pitney Farm in the 1800's. Rumored to have been buried there by two feuding Indian tribes known as the Hill-Tops and Brook-Sides during a ceremony where they "buried the hatchet" after a brave Doctor Byram carried out his resolution to "Mend' em"



Note: Refer to the related Word file that contains important information to correctly interpret and use this spreadsheet.							
ITEM DESCRIPTION	Main House & Common	Cottage 1	Cottage 2	Studio	Ice House	Subtotals	TOTAL

### INCOME

Rental Income							
<b>TOTAL ANNUAL INCOME, 2010:</b>	\$30,000	\$6,000	\$12,000	\$7,800	\$55,800		<b>\$55,800</b>

### EXPENSES

<u>Utilities &amp; Services</u>							
Electric	\$7,866	T	T	T	T	\$7,866	
Septic	\$219					\$219	
Grounds	\$5,750					\$5,750	
Fuel Oil (per 2010 MJ Neill billing)	\$16,643	T	T	T	T	\$16,643	
Pest Control	\$515					\$515	
Propane Gas	\$1,113	T	T	T	T	\$1,113	
Security System	\$643					\$643	
Water (see note 1)	\$341					\$341	
Waste Removal (reflects adjustment for ongoing, updated rate under township starting March 2011; see note 4)	\$2,240					\$2,240	
Repairs & Maintenance (see note 2)	\$13,608					\$13,608	
<b>Subtotal, Utilities &amp; Services:</b>							<b>\$48,938</b>
<u>Payroll (resident on-site)</u>							
Gross Wages (see note 3)	\$20,800					\$20,800	
Federal Unemployment	\$56					\$56	
Medicare	\$278					\$278	
Social Security	\$1,190					\$1,190	
NJ UI/DI Expense	\$1,074					\$1,074	
<b>Subtotal, Payroll Expense:</b>	\$23,399						<b>\$23,399</b>
<b>TOTAL EXPENSE, 2010:</b>							<b>\$72,337</b>

<b>NET: INCOME OR (SHORTFALL), 2010:</b>							<b>(\$16,537)</b>
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#### NOTES:

- Costs shown are from Pitney family for year 2010 and reflect current operating model. Costs shown are from Pitney family for year 2010 and reflect current operating model.
- (1) Greenhouse water supplied through Borough (NJ-American Water)
- (2) Represents minimum repairs and maintenance for main house and rentals. Not assumed to be a realistic number to maintain properties in good repair.
- (3) Fermin's (current resident custodian's) base salary. He is also paid a non-taxable expense reimbursement of \$160/mo for use of his truck/equipment (included in Grounds category). Also included in compensation is apartment over garage, utilities, and storage space in barn for his equipment.
- (4) To be reduced to \$2,240 as of 3/1/11 under new contract for a savings of \$5,167 annually; Spreadsheet reflects this new ongoing figure, not actual 2010, which was higher.
- T = Tenant Paid



## MAINTENANCE

Assets, primarily buildings and related features, were evaluated, primarily via the donated services of Castle Ridge Construction and allied resources. Preliminary, order-of-magnitude cost estimates were generated for repairing and preserving the site assets with the objective of ensuring that they do not deteriorate but remain viable and safe for existing purposes and until future plans are developed.

Following this text portion of the Maintenance section are Excel spreadsheets with costs. It is important that the costs, and how they can be reduced, eliminated, or deferred, be understood. The higher cost range contemplates paying market costs for expertise, labor, and materials and repairing all assets, while lower range reflects the potential costs if volunteers and donations are utilized. In all cases, costs for overall project management, permits, etc. may be additional and no work or costs for demolishing or changing the use of an asset are included, just preservation as is.

A formal Preservation Plan is needed to confirm and prioritize what should be preserved. Such a plan informs decisions for maintenance and repairs and would take approximately one year to generate. We highly recommend that the process be started immediately.

It is important to note the following about interpreting and using the costs in the attached spreadsheets for this section:

- **Estimates:** All estimates are rough, order-of-magnitude, based on visual observations.
- **Approach Choices:** While much of the listed work can certainly be done by volunteers providing labor, expertise, and materials, as has been already obtained for the gazebo roof, this may not be successfully accomplished for every work item, and also it may be desirable to complete some work using paid contractors.
- **Timing:** Costs are grouped by time-frame and can be done that way, but decisions for the site, availability of funding, and other factors may lead to overlap, doing some work earlier or later than depicted in the spreadsheet.
- **Strategic Choices:** Actual spending for any given asset may vary dramatically depending upon the chosen future use for the asset.
  - Preservation for existing use, and to avoid deterioration that would preclude any future uses.
  - Upgrading to specific conditions for active public occupancy, or for specific historic requirements, etc. This could also include choosing to invest in building upgrades that would enable obtaining higher rental income in the marketplace, or to enable new uses that would provide revenue (e.g., renting the studio for use by artists), towards reducing net costs or achieving self-funding status over time.
  - Defer action until future choices for the site have been established;
  - Demolition and use of the area for other purposes



**COST SUMMARY, PITNEY FARM, CASTLE RIDGE JANUARY 19, 2011 REPORT**

<b>NOTE: Refer to the related Word file that contains important information to correctly interpret and use this spreadsheet!</b>		<b>"CASE 1" - ALL PAID CONTRACTORS" - ROUGH COSTS</b> (Pay full, estimated costs to implement)				<b>"CASE 2" - USE OF FREE VOLUNTEERS &amp; DONATIONS                      MAXIMIZED, SOME PAID CONTRACTORS" - ROUGH COSTS</b> (Maximum use of volunteers and donations)				<b>NOTES</b> V = Volunteers P = Paid Professionals D = Defer
ASSET or AREA	ITEM DESCRIPTION	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	
GREENHOUSE	1) Block on side cold frame has some holes and cracks. These should be repaired. Priority 2. \$600		(\$600)		(\$600)				\$0	V with some professional supv.
GREENHOUSE	2) Wood covers for cold frame are stacked on each other. They are falling apart and exposed to the elements. Recommend rebuild and proper storage. Priority 2. \$5,000		(\$5,000)		(\$5,000)				\$0	V
GREENHOUSE	3) Siding on the wood framed section is wood clapboard and needs caulking and painting. Priority 1. \$1,500	(\$1,500)			(\$1,500)				\$0	D
GREENHOUSE	4) Window of framed section on garden side needs to be replaced or rebuilt. Sash and sill is rotten. Window on opposite side is missing. Priority 1 \$1,000	(\$1,000)			(\$1,000)		(\$1,000)		(\$1,000)	Need more info about implications if deferred.
GREENHOUSE	5) Chimney is leaning and missing many joints. Needs to be re-pointed or rebuilt. Priority 1. \$1,500	(\$1,500)			(\$1,500)			(\$1,500)	(\$1,500)	Need more info about implications if deferred.
GREENHOUSE	6) Two panels of the greenhouse glass need to be replaced. They are broken. Priority 2. \$700		(\$700)		(\$700)				\$0	V



**COST SUMMARY, PITNEY FARM, CASTLE RIDGE JANUARY 19, 2011 REPORT**

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ASSET or AREA	ITEM DESCRIPTION	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	
GREENHOUSE	7) Gutter is bent and leader pipe is disconnected. These should be repaired for proper drainage of water away from building. Priority 1. \$500	(\$500)			(\$500)				\$0	V
GREENHOUSE	8) Front window sashes are rotten and need to be rebuilt or replaced. Priority 1. \$800	(\$800)			(\$800)		(\$800)		(\$800)	Need more info about implications if deferred.
GREENHOUSE	9) Shrubs and trees are very close and in contact with building and should be cut back. Priority 1. \$1,200	(\$1,200)			(\$1,200)				\$0	Fermin
GREENHOUSE	10) The roof appears to need maintenance, but was mostly snow covered for this inspection. Update: Remove and replace within 2-3 years		(\$1,200)		(\$1,200)		(\$1,200)		(\$1,200)	Asphalt shingles; Maybe volunteers with some professional guidance? Roof is important.
GREENHOUSE	1) In wood framed section, about 6 square feet of drywall has collapsed from ceiling. Needs to be patched. The rest of the ceiling is sagging and may fall down. Recommend removing drywall on ceiling and replacing with new. Priority 2. \$1,500		(\$1,500)		(\$1,500)		(\$1,500)		(\$1,500)	D
GREENHOUSE	2) Basement windows are destroyed and are boarded up. Recommend replacement. Priority 2. \$700		(\$700)		(\$700)				\$0	D; V



**COST SUMMARY, PITNEY FARM, CASTLE RIDGE JANUARY 19, 2011 REPORT**

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ASSET or AREA	ITEM DESCRIPTION	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	
GREENHOUSE	3) Some planting boxes are falling apart. Priority 3. \$400			(\$400)	(\$400)					
GREENHOUSE	4) The boiler for the heat in the green house is located in the basement of the wood framed section. It is due for replacement. Priority 3 if heat is not being used. Priority 2 if heat is being used. \$7,000			(\$7,000)	(\$7,000)				\$0	V; D
GREENHOUSE	Other								\$0	D
GREENHOUSE	<b>SUBTOTAL, GREENHOUSE:</b>	(\$6,500)	(\$9,700)	(\$7,400)	(\$23,600)	\$0	(\$4,500)	(\$1,500)	(\$6,000)	
POTTING SHED	1) The roof and walls are collapsing and it is recommended that this structure be demolished. It is beyond repair. Priority 2. \$1,600		(\$1,600)		(\$1,600)				\$0	D; Fermin can dismantle
POTTING SHED	<b>SUBTOTAL, POTTING SHED:</b>	\$0	(\$1,600)	\$0	(\$1,600)	\$0	\$0	\$0	\$0	
VEGETABLE GARDEN	1) Debris such as some framing material and wire fencing should be removed. Priority 3. \$200			(\$200)	(\$200)				\$0	Fermin
VEGETABLE GARDEN	2) Four planting boxes are falling apart. Priority 3. \$300			(\$300)	(\$300)				\$0	D
VEGETABLE GARDEN	3) Fencing around garden could be tightened up. Priority 2. \$150		(\$150)		(\$150)				\$0	D or Fermin
VEGETABLE GARDEN	<b>GRAND TOTAL, VEGETABLE GARDEN:</b>	\$0	(\$150)	(\$500)	(\$650)	\$0	\$0	\$0	\$0	



**COST SUMMARY, PITNEY FARM, CASTLE RIDGE JANUARY 19, 2011 REPORT**

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ASSET or AREA	ITEM DESCRIPTION	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	
BRICK WALLED GARDEN	1) One gate needs new hardware. Priority 3. \$150			(\$150)	(\$150)				\$0	V
BRICK WALLED GARDEN	One gate needs a new latch. Priority 3. \$100			(\$100)	(\$100)				\$0	
BRICK WALLED GARDEN	SUBTOTAL, BRICK WALLED GARDEN:	\$0	\$0	(\$250)	(\$250)	\$0	\$0	\$0	\$0	D; Fermin
GAZEBO	1) Needs new roof. It is currently tarp covered to prevent further water intrusion. Priority 1. \$2,000 Remove and replace shingles immediately. \$1,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Roof replaced, including rotted roof structure, by Frank Mulcahy, gratis!
GAZEBO	2) About 25% of the tongue and groove sheathing boards need to be replaced due to water intrusion from the roof. They are rotted. Priority 1. (that would be done when roof is done) \$700				\$0				\$0	Roof replaced, including rotted roof structure, by Frank Mulcahy, gratis!
GAZEBO	3) Entire structure needs to be painted. Priority 1. \$1,200	(\$1,200)			(\$1,200)				\$0	V; June Cioppettini garden club?
GAZEBO	4) Bases of two columns need to be replaced. Priority 1. \$500	(\$500)			(\$500)				\$0	Discuss with Frank Mulcahy and/or V
GAZEBO	SUBTOTAL, GAZEBO:	(\$1,700)	\$0	\$0	(\$1,700)	\$0	\$0	\$0	\$0	
FLOWER GARDEN	1) Trellis purlins are rotted where rafters sit on them. Purlins should be repaired or replaced. Priority 2. \$1,700		(\$1,700)		(\$1,700)				\$0	V
FLOWER GARDEN	2) Trellis needs to be repaired where tree has grown into it. Priority 2. \$1,000		(\$1,000)		(\$1,000)				\$0	V



**COST SUMMARY, PITNEY FARM, CASTLE RIDGE JANUARY 19, 2011 REPORT**

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FLOWER GARDEN	3) Flower boxes could use some repair. Priority 3. \$400			(\$400)	(\$400)				\$0	D
FLOWER GARDEN	4) Gate needs latch and also needs the bush next to it cut back so that it can close. Priority 3. \$350			(\$350)	(\$350)				\$0	Fermin
FLOWER GARDEN SUBTOTAL, FLOWER GARDEN:		\$0	(\$2,700)	(\$750)	(\$3,450)	\$0	\$0	\$0	\$0	
POOL	1) Fiberglass coating needs to be redone. It is cracking and bellying. Priority 2. \$20,000		(\$20,000)		(\$20,000)				\$0	D
POOL	2) The fence around the pool has deteriorated and fallen down. Recommend installing a fence. Priority 2. \$4,000		(\$4,000)		(\$4,000)				\$0	D
POOL	3) Steps to pool are unsafe and should be redone. Priority 2. \$600		(\$600)		(\$600)				\$0	D
POOL	4) Gate does not open fully. Needs to be cut shorter. Priority 2. \$300		(\$300)		(\$300)				\$0	D
POOL	5) The pool filter condition is unknown.		(\$1,000)		(\$1,000)				\$0	Placeholder "guesstimate", not in report. System is fairly new. No action.
POOL	Option to decommission and fill in pool, potentially make it a reflecting pool.				\$0				\$0	TBD
POOL	SUBTOTAL, POOL:	\$0	(\$25,900)	\$0	(\$25,900)	\$0	\$0	\$0	\$0	



**COST SUMMARY, PITNEY FARM, CASTLE RIDGE JANUARY 19, 2011 REPORT**

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ASSET or AREA	ITEM DESCRIPTION	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	
TRACTOR AND POOL SHED	1) The right side walls are sagging, roof has collapsed. Recommend either rebuilding the roof or demolishing the whole right side structure. Priority 2. \$3,500		(\$3,500)		(\$3,500)				\$0	V; Demolish open part of building on right side.
TRACTOR AND POOL SHED	2) All siding and exterior trim needs to be painted. Priority 2. \$3,500		(\$3,500)		(\$3,500)				\$0	V
TRACTOR AND POOL SHED	3) Center section is on a stone rubble foundation. Left front corner of the foundation is missing. Recommend replacing foundation in that area and also make sure other supports have foundation under them. Priority 1. \$4,000	(\$4,000)			(\$4,000)		(\$2,000)		(\$2,000)	V or local mason or D
TRACTOR AND POOL SHED	4) Siding is deteriorated on right side of center section and needs to be repaired. Priority 2. \$700		(\$700)		(\$700)				\$0	V (boards...)
TRACTOR AND POOL SHED	5) Some siding on right section deteriorated or missing and needs to be replaced. Priority 2. \$500		(\$500)		(\$500)				\$0	V
TRACTOR AND POOL SHED	6) Some sill beams appear to be rotted. Priority 2. \$2,500		(\$2,500)		(\$2,500)				\$0	V



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TRACTOR AND POOL SHED	7) Cut back vines, bushes, and trees away from structure. Priority 1. \$1,000	(\$1,000)			(\$1,000)				\$0	Fermin
TRACTOR AND POOL SHED	8) The roofs appear to need maintenance, but were mostly snow covered for this inspection. Ride side of roof collapsed and beyond repair. Coat center section with Hydrostop within a year, \$9,400.	(\$9,400)			(\$9,400)	(\$9,400)			(\$9,400)	What about collapsed right side? Demolish? Cost?
TRACTOR AND POOL SHED	SUBTOTAL, TRACTOR AND POOL SHED:	(\$14,400)	(\$10,700)	\$0	(\$25,100)	(\$9,400)	(\$2,000)	\$0	(\$11,400)	
WOOD SHED	1) Roof has a slight sag due to the fact that the center support post in the front does not have proper support. It currently is sitting on two rocks that have shifted, thus dropping the post. Recommend installing a proper pier footing support. Priority 1. \$2,000	(\$2,000)			(\$2,000)				\$0	V
WOOD SHED	2) The roof appears to need maintenance, but were mostly snow covered for this inspection. Coat with Hydrostop within a year, \$3,200	(\$3,200)			(\$3,200)	(\$3,200)			(\$3,200)	
WOOD SHED	SUBTOTAL, WOOD SHED:	(\$5,200)	\$0	\$0	(\$5,200)	(\$3,200)	\$0	\$0	(\$3,200)	
WATNOG GARDEN	1) The gates need repair to open and close properly. Priority 3. \$300			(\$300)	(\$300)				\$0	D
WATNOG GARDEN	SUBTOTAL, WATNOG GARDEN:	\$0	\$0	(\$300)	(\$300)	\$0	\$0	\$0	\$0	



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ASSET or AREA	ITEM DESCRIPTION									



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ASSET or AREA	ITEM DESCRIPTION	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	
MAIN HOUSE	1) The roof on the studio addition needs to be replaced. It currently is asphalt. Priority 2. \$4,000 No leaks, ~3-years life remaining. Replace shingles on entrance side immediately. \$2,400	(\$2,400)			(\$2,400)	(\$1,200)			(\$1,200)	V, perhaps with professional supervision
MAIN HOUSE	2) The metal inborn gutters are leaking in many places. Damage from this can be seen from this such as above the garage doors. Recommend repairing or replacing the gutter system. Priority 1. Thorough estimate needed. This could cost \$50,000	(\$50,000)			(\$50,000)	(\$50,000)			(\$50,000)	P; Get quote
MAIN HOUSE	3) It is recommended to add more and larger leader drains to the gutter system. Priority 2. \$6,000		(\$6,000)		(\$6,000)		(\$6,000)		(\$6,000)	P; Get quote
MAIN HOUSE	4) Some leader drains are disconnected from the gutters resulting in water against the house. Recommend re- attaching. Priority 1. \$600	(\$600)			(\$600)	(\$600)			(\$600)	P; Get quote
MAIN HOUSE	5) Some of the underground leader drains are clogged and backing up. Recommend snaking or installing new. Priority 1. Snaking required first. \$2,500-3,500	(\$3,500)			(\$3,500)	(\$3,500)			(\$3,500)	P; Get quote
MAIN HOUSE	6) The gutters need to be cleaned. They are overflowing and allowing ice build up. Priority 1. \$1,000	(\$1,000)			(\$1,000)	(\$1,000)			(\$1,000)	P; Get quote



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MAIN HOUSE	7) The chimneys need re-pointing in some areas. Joints missing. Priority 2. \$2,500 ea.		(\$10,000)		(\$10,000)		(\$10,000)		(\$10,000)	Assumed four (4) chimneys, need to count or confirm.
MAIN HOUSE	8) The exposed wood trim such as on the windows and the decorative accents needs to be scraped and painted. Priority 2. \$15,000		(\$15,000)		(\$15,000)				\$0	V; Aluminum siding, only wood trim to be painted;
MAIN HOUSE	9) Trees, tree limbs, vines, and shrubs are growing too close to the house. In some cases, actually causing damage. Priority 1. \$5,000	(\$5,000)			(\$5,000)	(\$1,000)			(\$1,000)	Fermin and/or professional tree service
MAIN HOUSE	10) The basement window wells should be cleaned out. Priority 1. \$300	(\$300)			(\$300)				\$0	Fermin
MAIN HOUSE	11) The roofs appear to need maintenance but were mostly snow covered for this inspection. Main House roof, update: Metal with a shingled section. Also see gutters (leaks). Some roof leaks and roof deterioration. Repair leaks and coat with Hydrostop ASAP to limit damage to house. \$160,000 - \$180,000.	(\$180,000)			(\$180,000)	(\$160,000)			(\$160,000)	Updated per Castle Ridge.
MAIN HOUSE	1) In the basement, there are various areas of the stone foundation that need to be re-pointed. Priority 2. \$8,000		(\$8,000)		(\$8,000)				\$0	V
MAIN HOUSE	2) The basement needs to be cleaned of the various debris and dirt. Priority 3. \$2,500			(\$2,500)	(\$2,500)				\$0	Fermin



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MAIN HOUSE	3) The bilco door is leaking water and needs to be repaired or replaced. Priority 2. \$2,000		(\$2,000)		(\$2,000)		(\$2,000)		(\$2,000)	Two doors; TBD
MAIN HOUSE	4) There is asbestos present on pipes in the basement. It is recommended to remove it and re-insulate the pipes. Priority 3. Thorough estimate needed.			(\$10,000)	(\$10,000)			(\$10,000)	(\$10,000)	Placeholder "guesstimate", not in report; Defer for now but scope, should be limited amount if any
MAIN HOUSE	5) The basement windows are leaking water. It is recommended to caulk them or replace them. Priority 1. Caulk \$600 Replace \$6,500	(\$6,500)			(\$6,500)				\$0	V if only caulking, P if replacement required
MAIN HOUSE	6) Plumbing and heating: see letter from Andrew E. Hall and Son, Inc. Priority 2. \$7,500		(\$7,500)		(\$7,500)		(\$7,500)		(\$7,500)	More info needed
MAIN HOUSE	7) Electrical service: see letter (email) from JK Electrical Services, LLC. Priority 1. \$5,000	(\$5,000)			(\$5,000)	(\$5,000)			(\$5,000)	Also see a placeholder estimate for lower priority electrical work at end of spreadsheet. More info required.
MAIN HOUSE	Other				\$0				\$0	
MAIN HOUSE	SUBTOTAL, MAIN HOUSE:	(\$254,300)	(\$48,500)	(\$12,500)	(\$315,300)	(\$222,300)	(\$25,500)	(\$10,000)	(\$257,800)	
COTTAGE GARAGE	1) Some of the siding is damaged and is also missing in places. Recommend repair. Priority 2. \$1,500		(\$1,500)		(\$1,500)				\$0	V
COTTAGE GARAGE	2) The window on the left side has missing glass and is boarded up. Recommend replacement. Priority 3. \$700			(\$700)	(\$700)				\$0	V
COTTAGE GARAGE	3) The window on the right side is missing and is boarded up. Recommend replacement. Priority 3. \$700			(\$700)	(\$700)				\$0	D or V



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COTTAGE GARAGE	4) The whole building could use fresh paint. Priority 3. \$2,500			(\$2,500)	(\$2,500)				\$0	V
COTTAGE GARAGE	5) Some areas of the stone foundation need pointing. Priority 2. \$2,000		(\$2,000)		(\$2,000)				\$0	V
COTTAGE GARAGE	6) The roof appears to need maintenance, but was mostly snow covered for this inspection. Main section metal, peeling/wearing/rusting. Right side asphalt roll, recent and okay. Coat roof with Hydrostop within 1-year. \$6,800.	(\$6,800)			(\$6,800)	(\$6,800)			(\$6,800)	
COTTAGE GARAGE	SUBTOTAL: COTTAGE GARAGE:	(\$6,800)	(\$3,500)	(\$3,900)	(\$14,200)	(\$6,800)	\$0	\$0	(\$6,800)	
CHAUFFEUR'S COTTAGE:	1) Leader drains are clogged and need snaking/cleaning. Priority 1. \$200	(\$200)			(\$200)	(\$200)			(\$200)	P; Get quote
CHAUFFEUR'S COTTAGE:	2) Underground leader drains are backed up and need snaking or replacement. Priority 1. Snaking \$1,500	(\$1,500)			(\$1,500)	(\$1,500)			(\$1,500)	P; Get quote
CHAUFFEUR'S COTTAGE:	3) The rear inborn gutter is leaking behind the fascia and siding. Priority 1. \$1,700	(\$1,700)			(\$1,700)	(\$1,700)			(\$1,700)	D or V
CHAUFFEUR'S COTTAGE:	4) Roof was mostly snow covered for this inspection, but appears to need maintenance or replacement. Roof and gutter leaks, shingles curled. Remove and replace with 3-years. \$1,700.			(\$1,700)	(\$1,700)			(\$1,700)	(\$1,700)	



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CHAUFFEUR'S COTTAGE:	5) The trees and plantings near the cottage should be pruned away from the building. Priority 1. \$3,000	(\$1,300)			(\$1,300)				\$0	Fermin
CHAUFFEUR'S COTTAGE:	SUBTOTAL, CHAUFFEUR'S COTTAGE:	(\$4,700)	\$0	(\$1,700)	(\$6,400)	(\$3,400)	\$0	(\$1,700)	(\$5,100)	
MAIN BARN	1) Most window sashes are deteriorated and glass panes are either broken or missing. Recommend replacement. Priority 2. \$6,000		(\$6,000)		(\$6,000)		(\$1,000)		(\$1,000)	Discuss
MAIN BARN	2) Gutters and leader drains are disconnected from each other and are in need of repair. Priority 1. \$3,000	(\$3,000)			(\$3,000)	(\$3,000)			(\$3,000)	P; Get quote
MAIN BARN	3) All siding and exterior trim needs to be painted. Priority 1. \$20,000	(\$20,000)			(\$20,000)	(\$20,000)			(\$20,000)	Discuss
MAIN BARN	4) Silos are deteriorating at the bases and could be a collapsing/falling hazard. Recommend repair. Priority 1. \$8,000	(\$8,000)			(\$8,000)	(\$8,000)			(\$8,000)	P; Discuss removal vs. retaining/repairing
MAIN BARN	5) Many of the doors are not operating properly and should be repaired. Priority 3. \$1,500			(\$1,500)	(\$1,500)				\$0	D
MAIN BARN	6) The cupolas have some deteriorated wood trim. Some wood has fallen off the cupolas. Recommend repair. Priority 2. \$15,000		(\$15,000)		(\$15,000)			(\$15,000)	(\$15,000)	D
MAIN BARN	7) The shed in the cow pen is collapsing and is beyond repair. Recommend rebuilding roof or demolish. Priority 1. \$3,500	(\$3,500)			(\$3,500)			(\$1,000)	(\$1,000)	TBD; Discuss



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MAIN BARN	8) The stone walls of the cow pen have been compromised and pushed by trees and their roots. Recommend tree removal and rebuilding of stone walls. Priority 3. \$40,000			(\$40,000)	(\$40,000)			(\$5,000)	(\$5,000)	Tree service remove trees; Balance of repair TBD
MAIN BARN	9) The roof was mostly snow-covered for this inspection, but appears to need repair or replacement. Slate tile roof. Monitor.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	TBD; What is roof material? Roofing contractor suspects it may have ACM.
MAIN BARN	10) Trees, vines and shrubs are growing on and too close to the barn and should be dramatically cut back. Priority 1. \$4,000	(\$4,000)			(\$4,000)	(\$4,000)			(\$4,000)	Fermin
MAIN BARN	11) All of the trees in the cow pen should be removed. Priority 3. Cost noted in point 8.			(see Item 8, above)	\$0			(see Item 8, above)	\$0	Fermin
MAIN BARN	12) Some minor foundation repair is needed. Priority 2. \$2,500		(\$2,500)		(\$2,500)					
MAIN BARN	Other				\$0				\$0	V
MAIN BARN	<b>SUBTOTAL, MAIN BARN:</b>	<b>(\$38,500)</b>	<b>(\$23,500)</b>	<b>(\$41,500)</b>	<b>(\$103,500)</b>	<b>(\$35,000)</b>	<b>(\$1,000)</b>	<b>(\$21,000)</b>	<b>(\$57,000)</b>	



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CORN CRIB	1) Some slats on the sides are broken and rotten/deteriorated and should be repaired or replaced. Priority 2. \$500		(\$500)		(\$500)				\$0	V
CORN CRIB	2) The entire exterior needs painting. Priority 2. \$1,000		(\$1,000)		(\$1,000)				\$0	V
CORN CRIB	3) Some siding is rotted and in disrepair on gable ends. Recommend repair. Priority 2. \$1,500		(\$1,500)		(\$1,500)				\$0	V
CORN CRIB	4) The openings on the gable ends are boarded up. Recommend replace windows. Priority 3. \$2,000			(\$2,000)	(\$2,000)				\$0	V; If "openings" are for ventilating underside of roof, they should be opened up and screens installed ASAP.
CORN CRIB	5) The majority of the sill beams have rotted out and should be replaced. Priority 1. \$4,500	(\$4,500)			(\$4,500)	(\$4,500)			(\$4,500)	Inspect and discuss
CORN CRIB	6) Three of the sliding doors on the gable ends are missing. Recommend replacement. Priority 3. \$4,500			(\$4,500)	(\$4,500)				\$0	D
CORN CRIB	7) One of the interior walls has cracked and is buckling in. Recommend repair. Priority 2. \$2,000		(\$2,000)		(\$2,000)				\$0	D
CORN CRIB	8) Vines, trees and shrubs are growing on and too close to the building. Recommend cutting back. Priority 1. \$1,000	(\$1,000)			(\$1,000)				\$0	Fermin



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CORN CRIB	Roof update: Painted metal shingles, some missing, rusting. Replace missing, spot repair, and coat with Hydrostop within a year. \$8,900.	(\$8,900)			(\$8,900)	(\$8,900)			(\$8,900)	
CORN CRIB	SUBTOTAL, CORN CRIB:	(\$14,400)	(\$5,000)	(\$6,500)	(\$25,900)	(\$13,400)	\$0	\$0	(\$13,400)	Note: Ray Nadaskay noted corn crib has unusual design and may be of historic value.
UTILITY SHED	1) The entire shed needs painting. Priority 2. \$2,000		(\$2,000)		(\$2,000)				\$0	V
UTILITY SHED	2) The fascia and rake trim have holes in them from woodpeckers or bees. Recommend filling. Priority 2. \$300		(\$300)		(\$300)				\$0	V
UTILITY SHED	3) The gable end windows are broken. Recommend replacing the glass. Priority 1. \$400	(\$400)			(\$400)				\$0	V
UTILITY SHED	4) The windows need to be re-glazed. Priority 2. \$600		(\$600)		(\$600)				\$0	V
UTILITY SHED	5) The back right section sill plate is rotted, siding is rotted, and walls look unstable. Recommend repair. Priority 1. \$4,000	(\$4,000)			(\$4,000)				\$0	V
UTILITY SHED	6) Vines are growing on the building. Trees and shrubs are too close to the building. Recommend cutting back. Priority 1. \$1,000	(\$1,000)			(\$1,000)				\$0	Fermin



**COST SUMMARY, PITNEY FARM, CASTLE RIDGE JANUARY 19, 2011 REPORT**

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ASSET or AREA	ITEM DESCRIPTION	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	
UTILITY SHED	7) There is a tree in the back that is growing against the building. Recommend removal. Priority 1. \$500	(\$500)			(\$500)	(\$500)			(\$500)	Fermin and/or tree service
UTILITY SHED	Roof update: Asphalt shingles, poor condition, remove and replace immediately. \$6,500	(\$6,500)			(\$6,500)	(\$6,500)			(\$6,500)	
UTILITY SHED	SUBTOTAL, UTILITY SHED:	(\$12,400)	(\$2,900)	\$0	(\$15,300)	(\$7,000)	\$0	\$0	(\$7,000)	
ICE HOUSE	1) The entire exterior needs painting. Priority 1. \$ 1,500	(\$1,500)			(\$1,500)				\$0	V
ICE HOUSE	2) The siding is in poor condition. Recommend replacement. Priority 2. \$4,000		(\$4,000)		(\$4,000)				\$0	V
ICE HOUSE	3) The gutter came apart in the back of the house. Recommend repair. Priority 1. \$300	(\$300)			(\$300)				\$0	V
ICE HOUSE	4) Water was noted dripping behind the gutters. Recommend repair or new roof. Priority 1. \$3,000	(\$3,000)			(\$3,000)				\$0	V
ICE HOUSE	Roof update: Asphalt shingles, curled. Replace north side in ~3-years, then south side 5-7-years. Total cost \$3,600.			(\$1,800)	(\$1,800)			(\$1,800)	(\$1,800)	Cost shown is for replacing north side in ~3-years; South side would be similar cost but in ~5-7-years.
ICE HOUSE	5) The whole house appears to be leaning. Recommend inspecting the foundation in the spring.	(\$1,000)	(\$10,000)		(\$11,000)	(\$1,000)	(\$10,000)		(\$11,000)	Placeholder "guesstimate", not in report D?
ICE HOUSE	6) The siding has to be at least caulked where it is cracked. Priority 1. \$500	(\$500)			(\$500)				\$0	V
ICE HOUSE	SUBTOTAL, ICE HOUSE:	(\$6,300)	(\$14,000)	(\$1,800)	(\$22,100)	(\$1,000)	(\$10,000)	(\$1,800)	(\$12,800)	



# **COST SUMMARY, PITNEY FARM, CASTLE RIDGE JANUARY 19, 2011 REPORT**

<b>NOTE: Refer to the related Word file that contains important information to correctly interpret and use this spreadsheet!</b>		<b>"CASE 1" - ALL PAID CONTRACTORS" - ROUGH COSTS</b> (Pay full, estimated costs to implement)				<b>"CASE 2" - USE OF FREE VOLUNTEERS &amp; DONATIONS                      MAXIMIZED, SOME PAID CONTRACTORS" - ROUGH COSTS</b> (Maximum use of volunteers and donations)				<b>NOTES</b> V = Volunteers P = Paid Professionals D = Deferr
ASSET or AREA	ITEM DESCRIPTION	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	
STUDIO	1) Water was noted dripping from behind the gutters. Recommend repair or new roof. Priority 1. \$4,000	(\$4,000)			(\$4,000)	(\$4,000)			(\$4,000)	P; Get quote
STUDIO	Roof update: Asphalt shingle, some older and some newer, appears best on long side. Remove and replace short side in 1-year, long side in 3-5-years. Total cost \$3,100.	(\$1,450)		(\$1,650)	(\$3,100)	(\$1,450)		(\$1,650)	(\$3,100)	
STUDIO	2) Trees and vines are growing on and too close to the house. Some have started to grow onto the roof. Recommend severe pruning. Priority 1. \$1,000	(\$1,000)			(\$1,000)				\$0	Fermin
STUDIO	3) The stone portion of the foundation needs to be pointed. Priority 2. \$1,500		(\$1,500)		(\$1,500)				\$0	V
STUDIO	4) The siding should be cleaned and treated. Priority 2. \$1,800		(\$1,800)		(\$1,800)				\$0	V
STUDIO	5) Some siding is missing in places. Recommend repair. Priority 1. \$700	(\$700)			(\$700)				\$0	V
STUDIO	6) The exterior trim should be painted. Priority 2. \$1,000		(\$1,000)		(\$1,000)				\$0	V
STUDIO	7) Door on exterior leading into the furnace room does not close and is missing glass. Recommend replacement. Priority 1. \$800	(\$800)			(\$800)				\$0	V
STUDIO	8) The rear entrance door is starting to rot on the bottom. Recommend replacement. Priority 2. \$800		(\$800)		(\$800)				\$0	V



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ASSET or AREA	ITEM DESCRIPTION	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	
STUDIO	9) Exterior lights have exposed wires and are not hung properly. Priority 1. \$500	(\$500)			(\$500)	(\$500)			(\$500)	Electrician and/or V?
STUDIO	SUBTOTAL, STUDIO:	(\$8,450)	(\$5,100)	(\$1,650)	(\$15,200)	(\$5,950)	\$0	(\$1,650)	(\$7,600)	
SPACKLE MANOR	1) The porch roofs that are in the back of the house are rotted and collapsing and should be removed. Priority 1. \$2,500	(\$2,500)			(\$2,500)	(\$1,000)			(\$1,000)	V
SPACKLE MANOR	Roof update: Asphalt shingle, poor condition. Remove and replace immediately. \$6,800	(\$6,800)			(\$6,800)	(\$6,800)			(\$6,800)	
SPACKLE MANOR	2) Various windows are broken. Recommend replacing the broken glass. Priority 2. \$1,500		(\$1,500)		(\$1,500)				\$0	V
SPACKLE MANOR	3) Water is leaking from behind the gutters. Recommend repair. Priority 1. \$3,000	(\$3,000)			(\$3,000)	(\$3,000)			(\$3,000)	P; Get quote
SPACKLE MANOR	4) Two chimneys should be re-pointed. Priority 1. \$1,500 ea.	(\$3,000)			(\$3,000)	(\$3,000)			(\$3,000)	More info needed about implications for deferring
SPACKLE MANOR	5) All of the windows need to be re-glazed. Priority 2. \$4,000		(\$4,000)		(\$4,000)				\$0	V unless replacement needed
SPACKLE MANOR	6) Siding needs to be power washed. Priority 3. \$1,000			(\$1,000)	(\$1,000)				\$0	V
SPACKLE MANOR	7) The stone foundation needs to be pointed. Priority 2. \$3,000		(\$3,000)		(\$3,000)				\$0	V



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ASSET or AREA	ITEM DESCRIPTION	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	PRIORITY 1 (ASAP)	PRIORITY 2 (1-2 YEARS)	PRIORITY 3 (WITHIN 5 YEARS)	TOTAL	
SPACKLE MANOR	8) There are holes in the siding that should be repaired. Priority 1. \$800	(\$800)			(\$800)				\$0	V
SPACKLE MANOR	9) Trees, shrubs and vines are growing too close to the house and should be cut back. Priority 1. \$1,000	(\$1,000)			(\$1,000)				\$0	Fermin
SPACKLE MANOR SUBTOTAL, SPACKLE MANOR:		(\$17,100)	(\$8,500)	(\$1,000)	(\$26,600)	(\$13,800)	\$0	\$0	(\$13,800)	
ELECTRICAL		(\$5K is covered under "Main House" in Castle Ridge report)	\$0	\$0	\$0	(\$5K is covered under "Main House" in Castle Ridge report)	\$0	\$0	\$0	Scope of work from JK Electrical Services, attachment to 1/19/2011 Castle Ridge report.
PLUMBING	More info required; Cross-connection between well and city water?	\$3,000	\$4,500		\$7,500	\$3,000	\$4,500		\$7,500	Discuss
OTHER / MISC.					\$0				\$0	
OTHER / MISC. SUBTOTAL, OTHER / MISC.:		\$3,000	\$4,500	\$0	\$7,500	\$3,000	\$4,500	\$0	\$7,500	
ALL	SUBTOTAL:	(\$387,750)	(\$157,250)	(\$79,750)	(\$624,750)	(\$318,250)	(\$38,500)	(\$37,650)	(\$394,400)	
-	CONTINGENCY	(\$38,775)	(\$15,725)	(\$7,975)	(\$62,475)	(\$31,825)	(\$3,850)	(\$3,765)	(\$39,440)	@ 10%
<b>GRAND TOTAL: GRAND TOTAL:</b>		<b>(\$426,525)</b>	<b>(\$172,975)</b>	<b>(\$87,725)</b>	<b>(\$687,225)</b>	<b>(\$350,075)</b>	<b>(\$42,350)</b>	<b>(\$41,415)</b>	<b>(\$433,840)</b>	



**PITNEY FARM PROPERTY**  
**POTENTIAL SOURCES OF NON MUNICIPAL FUNDING**

In exploring additional sources of non-municipal funding, the committee initially took a very open and expansive brainstorming approach, looking at a myriad of possibilities including several adaptive reuse scenarios such as converting the house to an inn/B&B/restaurant, turning the wing over the garage or chauffeur's cottage into a day care center or offering up the main house for a Mansion in May. These types of uses were dismissed for the time being because we felt they fell under Master Plan consideration and should be dealt with at that time.

Each of the ideas listed below could be implemented at little to no cost and provide revenue to help offset expenses (in addition to the current rental revenue.) To better understand the property's potential, we invited representatives of OME Caterers to visit the Farm and evaluate various opportunities. Based on their assessment, we believe that "venue fees" of between \$1,000-7,000 can be charged for different events. A detailed evaluation by OME is provided within the Source Material section of this report.

**Potential Usage:**

- Fashion photo shoots
- Cocktail parties (on the grounds and eventually in the house)
- Board meetings and management retreats
- Customer appreciation days for local businesses
- Fee-based community gardens
- Leasing of the greenhouse to local restaurants to product local, fresh ingredients
- Weddings utilizing the gazebo, walled garden and flower garden for photo shoots
- Artist workshops in existing art studio and painting sessions around the property
- Possible site for seasonal farmers market
- Community concerts
- Sell existing pine tree seedlings and select specimen trees as deemed appropriate

In addition, we believe there are significant opportunities to pursue grant money and solicit individual contributions. Committee members have met with the law firm of Day Pitney who has graciously offered to assist us pro bono in evaluating appropriate concepts to submit to the Township for consideration.



## THE GARDENS

The earliest indication of a garden at Pitney Farm is reflected in an oil painting that still hangs above the fireplace today. Dated 1854, it is a rendering of the three-story house with its two-story extension, outbuildings, barns, and a fenced garden directly in front of the residence. The fenced area includes four quadrants and an arbor that runs north-south on a direct axis with the main entrance to the home. One hundred and fifty seven years later, this garden space remains relatively unchanged, and today it serves as a cutting garden.

During the 1930's, a Gazebo and brick Walled Garden were added on the west side of the property. Originally used as a Tea Garden, the Walled Garden features specimen shrubs and a fountain that came from the Pitney's Morristown home. An allee of 250 year old maple trees lines the homestead's original entrance from Cold Hill Road.

The current Pitney gardens that are so well known and admired today bear the imprint of Mrs. Duncan Pitney who has enhanced the foundation of previous generations of Pitneys to further develop this very American-style garden. The gardens are included in the Archives of American Gardens at the Smithsonian Institution in Washington, DC.

Mrs. Pitney has planted more than 5,000 seedlings, many acquired from New Jersey's seedling sales program. With its 250 year-old maple tree allee, three fruit orchards, and numerous specimen tree and shrub plantings, Pitney Farm is an important arboretum property as well as an American-style garden.

The gardens offer the greatest opportunity for visibility of Pitney Farm for residents. We need to bring more people to the property to build enthusiasm and knowledge of the property and the resources that it offers. We should take pride in the incredible history of the Pitney family and the role it has played in local, state and national activities. Pitney Farm can bring vitality to our community and so we need to foster a sense of ownership and pride.

A number of knowledgeable people in the field of horticulture and landscape design have walked the property: Chris Willemsen (Mrs. Alan), a long time resident of Mendham Township and a past trustee of Winterthur and past Chairman of the Garden Club of America and Mrs. Jeanne Will, a former Township resident a trustee of the Garden Conservancy and a trained historian, Marta McDowell, a landscape architect and historian who has done extensive work with the Morris County Park Commission., John Charles Smith, another landscape architect and historian, and two arborists: James Bellis of Tree Tech and Mark Goggin of Goggin and Associates. All offered suggestions for the upkeep and improvement of the gardens, and all were excited about the potential for the gardens and opportunities for our residents.



Resulting from these visits are a number of recommendations:

- Invite the Garden Club of Mendham and the Garden Club of Brookside and the Jr. Women's Club of Mendham, Rotary Club and other service clubs to a walk-through of the property in the spring to solicit their ideas and to see what areas these groups might be willing to oversee. Volunteers will be critical to the operation and success of Pitney Farm. The rose garden, the greenhouse and the vegetable garden are good opportunities for community maintenance projects.
- Establish a Friends organization, an example being the Friends of the Frelinghuysen Arboretum, to function as an essential partner with the township.
- Connect children and youth with nature using Pitney Farm.
- Have a community work day each spring and fall setting up specific tasks with knowledgeable leaders.
- Approach the Garden Conservancy to find out if that organization would be interested in helping.
- Restore the apple orchard and use the apples at the Ralston Cider Mill.
- Set up an intern program with Rutgers or the County College of Morris to help with the pruning and maintenance of the gardens.
- Develop community gardens to be leased to residents or to be used in return for helping to maintain the grounds.

Through conversations about Pitney Farm there are a number of avenues which could be explored to add to our knowledge and direction:

- Contact Reeves-Reed Arboretum owned by the city of Summit and is managed by a separate non-profit entity. This arboretum has a tree endowment in place.
- Contact Greenwood Gardens in Short Hills, a private, non- profit arboretum adjacent to Millburn Township parkland, with an active friends group.



- 
- Contact Morristown Memorial Hospital Women's Association to see if there is interest in using Pitney Farm as a Mansion in May once the house is no longer occupied.

Contact the Craftsman Farms Foundation In Parsippany. The town owns the property and leases it to a non-profit foundation, thus eliminating the cost of maintenance for the town.

- Contact Paul Young about the Plan for the Bluefield Foundation in Oradell, NJ.

Tree work on the Pitney Farm property is anticipated to be approximately **\$9,000** and is based on the estimate provided by Goggin & Associates to take down dead trees, and prune others to remove dead wood. A more expansive scope has been presented by Tree Tech and is included for your review as well. Both are presented in the Pitney Farm Source Documents section of our report which has been submitted under separate cover.



## ACKNOWLEDGEMENTS

The Pitney Farm Transition Committee would like to acknowledge and thank the following individuals and companies who have generously donated their time & expertise during the development of this report:

Matt DeCristofaro  
Castle Ridge Construction

Deidre Moore  
Day Pitney

James Krutzler  
JK Electrical Services, LLC

Andrew Hall  
Andrew E. Hall & Son

Diana Crisi  
OME Caterers

James Bellis  
Tree Tech

Mark Goggin  
Goggin & Associates

Stephen Mountain  
Mendham Township

John Smith  
John C. Smith & Associates

Joe Macasek

The Pitney Farm Estates Home Owner Association

Carrie Fellows  
Maccullouch Hall

Virginia Vogt  
Mendham Historical Committee

Mark Troxell  
Morris County Park Commission

Marta McDowell  
Marta McDowell Landscape Gardening

Chris Willemsen

Raymond Nadasky

Jeanne Will

Karen Jackson

Kathleen Pitney

Philip Pitney





# Source Documents

Content provided under separate cover

**Observations and Conditions Report for Pitney Farm, Mendham, NJ, Castle Ridge Construction, Inc., January 19, 2011**

**Observation of Roof Conditions Report for Pitney Farm, Mendham, NJ, Castle Ridge Construction, Inc., March 7, 2011**

**Electrical Observations, "Pitney Farm" Letter Report, by JK Electrical Services, LLC, January 24, 2011**

**Plumbing Observations "Castle Ridge" Letter Report, by Andrew E. Hall & Son, Inc. January 17, 2011**

**Oms Caterers Marketing Proposal, Phase I for the Pitney Farm Estate, January XX, 2011**

**Tree-Tech Site Work Proposal, March 7, 2011**

**Goggin & Ass. Estimate for Tree Work, February 19, 2011**

**Maser Consulting "Title of Project for Pitney Farm" Delineating Open Space, Job No. MTT-133**

**Memorandum from Stephen Mountain, Township Administrator, Township of Mendham. December 8, 2010, attaching valuable descriptive and interpretative information by CRCG/Cultural Resource Consulting Group, a property appraisal by Integra Realty Resources, and a letter commenting on development potential by Maser Consulting**