

Recommendations For  
Preservation and Management  
Of The

# Kern House

A Historical Resource Component of the  
Felix Valle State Historic Site  
Ste. Genevieve, Missouri

B. H. Rucker • January 2012  
Jefferson City,

## Introduction

In the 1980s, those interested in the history of Ste. Genevieve were delighted with a growing awareness that the Kern House, a farmhouse of typical late Victorian appearance a few miles south of town was concealing a surprise in its interior – vertical-log construction in the manner of French houses of the 18<sup>th</sup> century. Because of the large size of the vertical-log structure, and its general location, speculation was fueled that this might have been the home of Pierre-Charles Delassus de Luzières, commandant of New Bourbon.

After research in 18<sup>th</sup> century documents and maps; dendrochronology studies of the logs in the walls; and archaeological excavation of the site, three conclusions had become apparent: First, this house could not be the Delassus home location described in the period documents; Second, the archaeology demonstrated no occupation of this site prior to the 1830s; and yet, Third, the dendrochronology confirmed a felling date of 1793 for the logs – the known year of construction of the Delassus home.

On-site study confirmed that the first floor of the Kern House was indeed built from construction materials fabricated originally in 1793; was built or rebuilt in the 1830s; and was finally enlarged and remodeled in the 1890s. These facts suggested two hypotheses: Either the log portion of the Kern House was one very large 18<sup>th</sup> century house, possibly the Delassus House, which had been relocated in the 1830s, or it was a new 1830s house constructed with salvage materials from various 18<sup>th</sup> century New Bourbon houses. To this date, this fundamental question remains unresolved.

In the meanwhile, in 1993, an anonymous donor had purchased the Kern House and a few surrounding acres and gifted the site to the Missouri state park system for preservation. DNR Director David Shorr accepted the gift, cautioning that there were no funds for development of the property in the foreseeable future, stating however “...we are committed, immediately upon transfer of ownership to the department, to study and implement all steps necessary to secure the property against vandalism, and to stabilize it against any further structural or architectural deterioration.” In the intervening 19 years, no significant work has been performed on the house and the deterioration has continued year by year, as the roof failed, the porches collapsed, and the rear wall rotted into the ground.

Today, the house appears an abandoned ruin, in prominent public view, along Highway 61, with its “State Property” signs in the yard – an ongoing black-eye for Missouri’s historic preservation agency. The reasons for this situation are primarily twofold. First, there has been on-going concern about committing to what was feared would be an extremely costly restoration. Secondly, from nearly the date of the donation, the house has been enveloped in an aura of concern that it is somehow the “wrong” house, that is, not the Delassus House.

At this point, what is required is not more argument about what the house is not, but rather a better understanding and appreciation of what it is: a genuine, if variant, survival of a rare vernacular French house type from the 18<sup>th</sup> century.

## PART ONE: HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

### Historical Considerations

The question of the Kern House's possible origin as the Delassus home is at present simply unanswerable. However, it is located on a portion of the original Delassus land holdings. The 1793 fell dates of its logs and its proximity to the village of New Bourbon are all factors contributing to its historic significance. In fact, the house's 1793 interior is likely the last physical remnant of New Bourbon, discounting possible buried archeological features. This connection with Delassus de Luziere's ambition to found a Gallic town in Missouri, with ties to the Royalist Cause in Europe, is in itself an interesting adjunct to the history of Ste. Genevieve and worthy of consideration.



*The interior of the house gives clear evidence of its vertical-log construction in the French tradition.*

The Kern House possesses further historical significance through association with Ste. Genevieve persons and families of historical importance which have owned the property; some of whom may have been involved in its reconstruction in the 1830s and its continued existence into the modern era.

#### *Peter Pratte*

In the very lengthy and complex settlement of the Pierre-Charles Delassus de Luzieres estate, ultimately, in 1834, Peter Pratte, the widower of Camile Delassus' daughter Marie Louise, was assigned by lot this portion of Delassus land where the Kern House now stands. Thus, Peter Pratte could have been the builder of the 1830s house, raising an interesting possibility that the original Delassus house might have been salvaged and rebuilt. A family effort might have made more likely that the old home place was reconstructed more or less as original. Peter Pratte's own family was prominent in early Ste. Genevieve, with ties to mercantile and mining activities and nearly every other aspect of village history.

#### *Martin Sweek*

Martin Sweek was a friend and business associate of Peter Pratte, and Sweek acquired the property from Pratte in 1836, for \$200.

Sweek and his family earned their place in the Ste. Genevieve story the hard way. Aside from other activities, today the family is best known for its misfortune. When Martin and his wife,

Caroline, died of cholera within a few days of each other in the spring of 1849, they left behind 12 orphaned children. Today, their tombstone, which recites this tragedy, is one of the most sought out monuments in Ste. Genevieve's Memorial Cemetery.

#### *Ichabod Sargeant*

Dr. Ichabod Sargeant acquired the property, from Sweek, in 1837 for \$1,200.

Dr. Sargeant was an important figure in Ste. Genevieve, not only as a town physician, but as a business man, with extensive holdings in real estate and slaves. He was a major figure in the local economy through the mid-1800s. An educated man, his young son's tombstone in the local cemetery is inscribed totally in Latin.

#### *John Kern*

The Kern family acquired the property in 1855 and proudly operated their family farm there for over 100 years. Although they did not build the house – it was already there – their occupancy represents another chapter in Ste. Genevieve history; the arrival of German immigrants who made their own contribution to the town, stamping it with an air of sturdy industriousness and orderly husbandry. The Kerns remodeled and enlarged the house in the 1890s.

Perhaps with additional study and research in the future, it may become possible to know more about the “who, what, and when” of this house, but its connections with one or more of the families above allow us to know that whatever its origins, the house has had a long association with the mainstream of Ste. Genevieve history. Should future research ever provide proof certain that the present structure incorporates the home of Pierre-Charles Delassus de Luzières, relocated and rebuilt, its historical importance will be even further enhanced.



*The Kern Family in front of their house in the 1890s, prior to the remodeling that added a second story and other alterations.*

## Architectural History Considerations

The architectural significance of the Kern House lies in the fact that it embodies both physical fabric and design characteristics relating to the French manner in which the earliest buildings in Missouri were built beginning in the Colonial Era. These French buildings are unique in one especially distinctive way – the use of logs set vertically, either directly into the ground or on a sill. No other ethnic building tradition in early Missouri utilized log construction in this way, thus buildings so built are easily recognized as being either directly “French” in their origin, or derived from the French tradition.

The Kern House prior to its 1890s remodeling was a vertical log house; a very large one, three rooms wide and two rooms deep, built over a partial basement. It had a large stone fireplace at each end, and a gabled roof, which also covered a gallery across the front.

In the 1890s Kern remodeling, the roof was removed, a second story added, and the fireplaces were replaced by stoves with brick chimneys; its appearance as an early Missouri house type was lost as it took on the look of an “I House” more typical of the later 19<sup>th</sup> century.



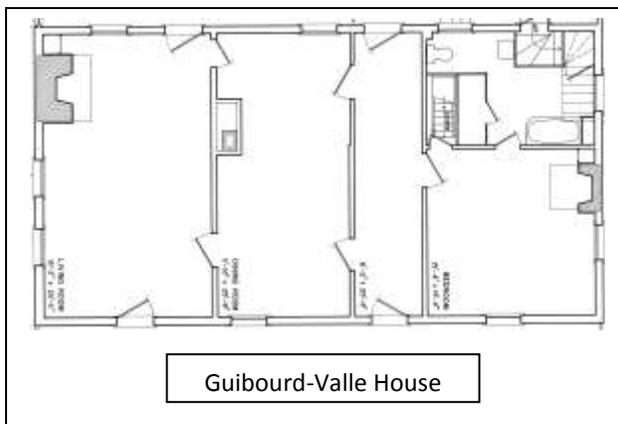
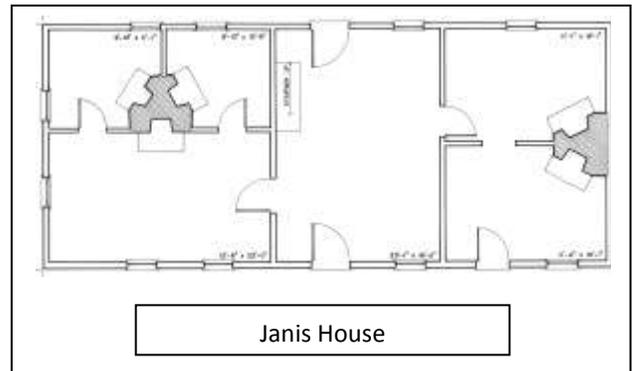
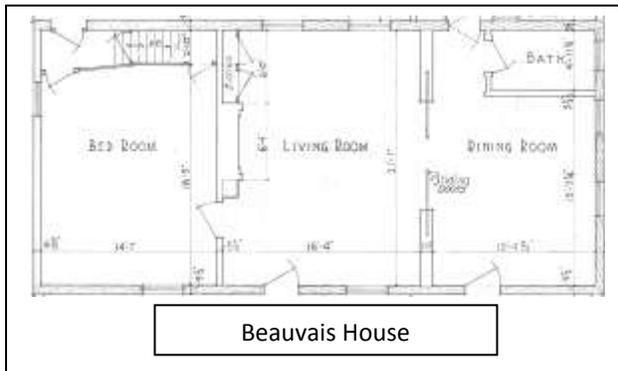
*The Kern House in 1986*

Dendrochronology indicates a felling date of 1793 for the vertical-log portion of the Kern House, yet archaeological data strongly suggest there was no structure on the site prior to ca. 1830. The obvious conclusion is that the structure inside the Kern House was either built of salvaged logs from other 18<sup>th</sup> century French houses in New Bourbon, or it was one house, salvaged and re-erected in a new location. In either case, it remains an important example of a house built in the French manner. Defining a terminal date for “the French building tradition” is not so easy, as French ways and French craftsmen continued to dominate Ste. Genevieve well into the American period. This is demonstrated by post-1804 French buildings such as the Guibourd-Valle and Bequette-Ribault houses. The beautifully French Lalumondiere House wasn’t built until ca. 1830, a full quarter-century after Ste. Genevieve became “American.”

The issue of whether it is a house built of miscellaneous salvaged materials or whether it is one house moved and rebuilt or, even further, if a moved house, whether it could be the original Delassus House is not resolvable at present. There are however, clues which might suggest additional lines of inquiry.

For example, it is not only the vertical-log walls that suggest its French origin. In early Missouri, houses built by Anglo-Americans or Germans tended to be small, often one room, sometimes two rooms across the front, and if larger, two rooms with a hall between, perhaps an ell behind. Houses built with three full-sized chambers across the front are rather unusual, but are quite characteristic of some larger French houses. To be sure, there were more modest French houses – the house on the Figi property was barely a large hut; the Lalumondiere House although well built, is a one-room cabin with a loft. The larger homes of prominent French families generally have three nearly full-sized chambers across the front, for example: Janis, Guibourd, Beauvais, Bolduc. These larger houses are also remarkably consistent in size: a few feet more than 50 across the front, about half that in depth.

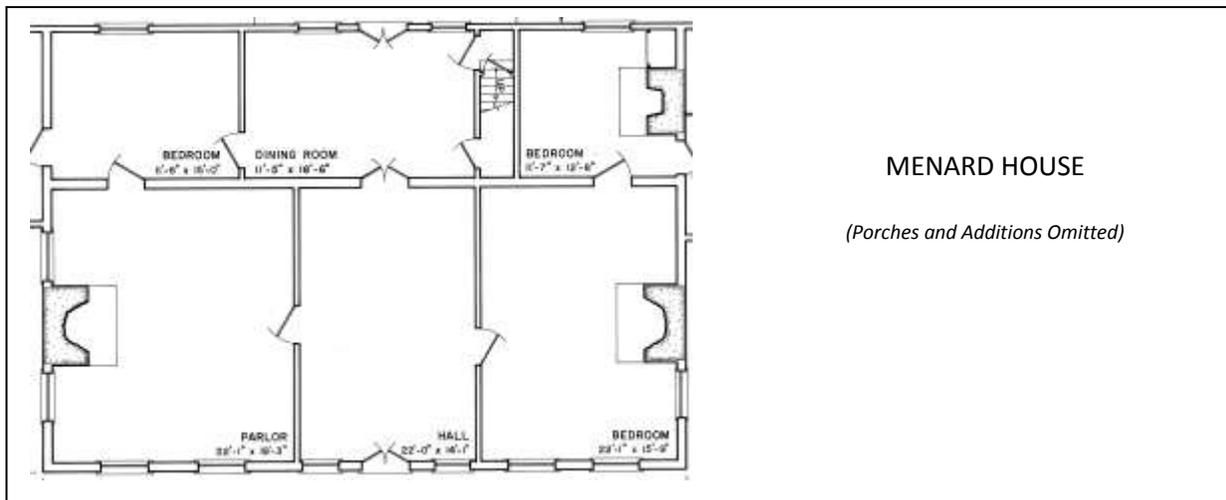
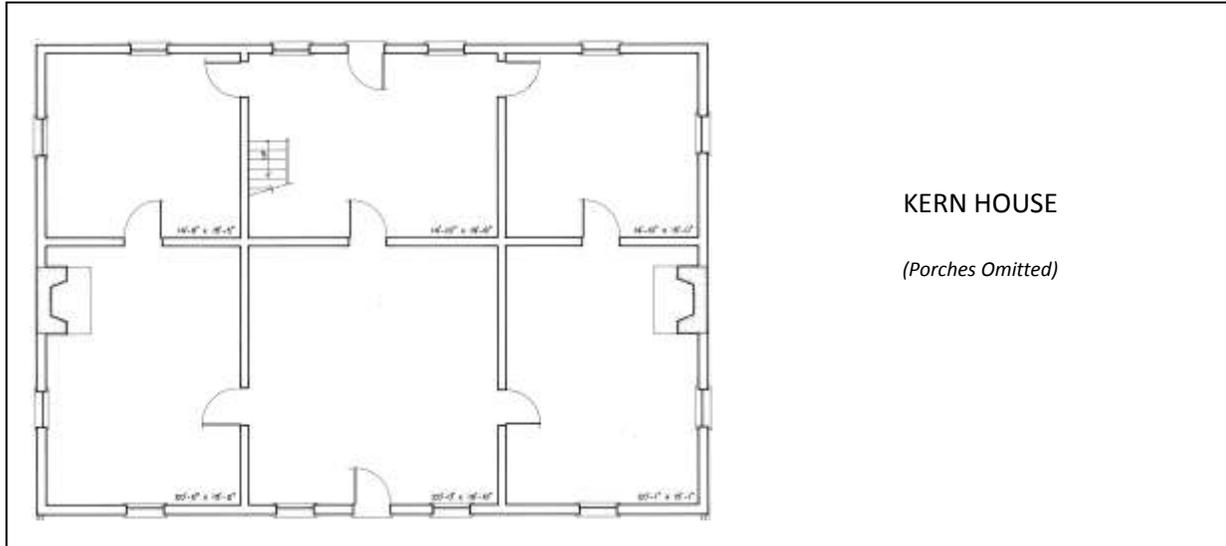
The Kern House has three large rooms across the front and this may be an argument for its having been originally one house, reconstructed. It seems unlikely that an American (or German) using the old French houses of New Bourbon for a lumber supply, would deliberately choose a French floor plan in creating his own new house – Kern is three rooms across the front, totaling 53 feet in width. Of course, if salvaging only one house, of French design, rebuilding it similarly to the way it was originally built would be the most efficient and least expensive option in terms of materials and labor.



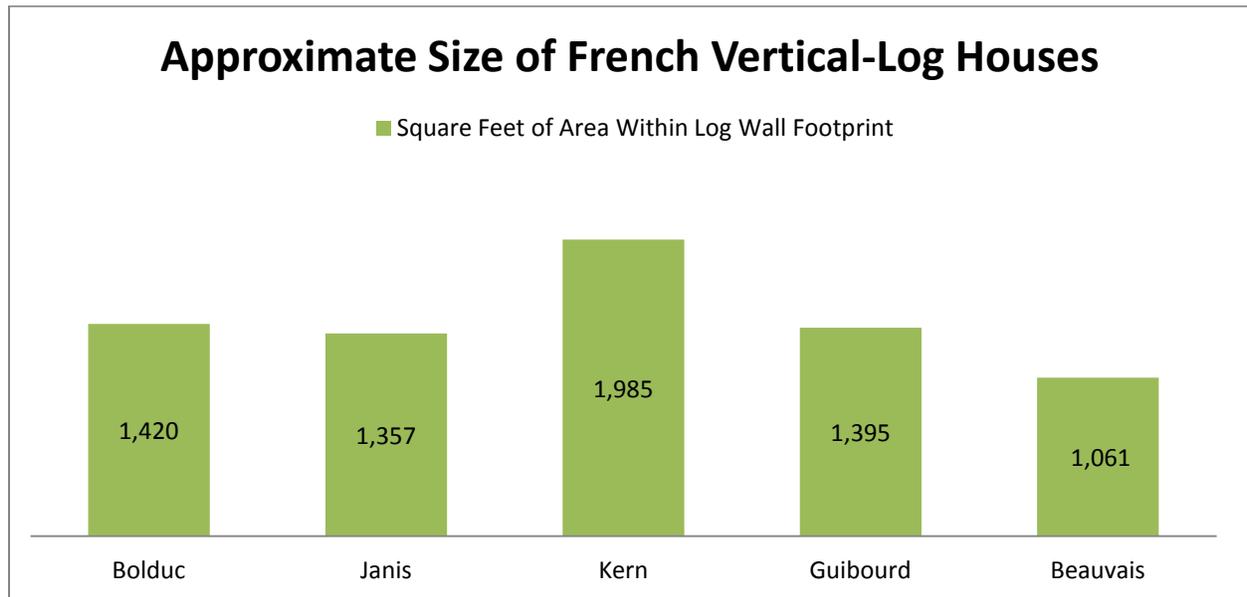
*These floor plans are not to scale, and porches and other additions are omitted —to better illustrate that their floor plans are essentially three enclosures, side by side. Interior partitions purpose the rooms for differing functions, but the underlying conception of the buildings is fundamentally tripartite.*

Another interesting aspect of the floor plan of the Kern House is that the house is doubled, being two rooms deep. The three rooms across the front are duplicated by three more rooms across the back. The intersections of the interior vertical-log wall (that divides the house longitudinally) with the exterior north and south end walls, indicate that this wall was part of the initial construction (whether in 1793 or the 1830s) – it is not an added, after-construction partition. This “three wide/two deep” configuration gives the Kern House an interesting resemblance to the home of Pierre Menard, across the river in Illinois.

Pierre Menard, the first lieutenant governor of Illinois, built his fine house around the turn of the 19<sup>th</sup> century, in the French tradition, with vertical-log construction – although Illinois had been first British, then American for a half-century by that time. Like the Kern House, the Menard place, 51 feet wide, also has three rooms across the front and three across the back. In both houses, the three front rooms are deep, with the three back chambers being shallower; both houses are built on hillsides with partial basements set into the hill. The Kern House is slightly larger than the Menard House and both are larger than any other vertical-log house in the old Illinois Country. They are the only two vertical-log houses known to exist that exhibit this basic six room configuration within the main block of the house.



The question of size is another consideration. The Kern House is only slightly larger than the Menard House, but it is nearly half again larger than any other known vertical-log house. In fact, other than the Holy Family Church in Cahokia, Illinois, the Kern House is the largest structure known to exist built in vertical-log fashion. If indeed it is the relocated remnant of one 18<sup>th</sup> century house, the house must have been a very grand one, the home of someone of considerable substance.



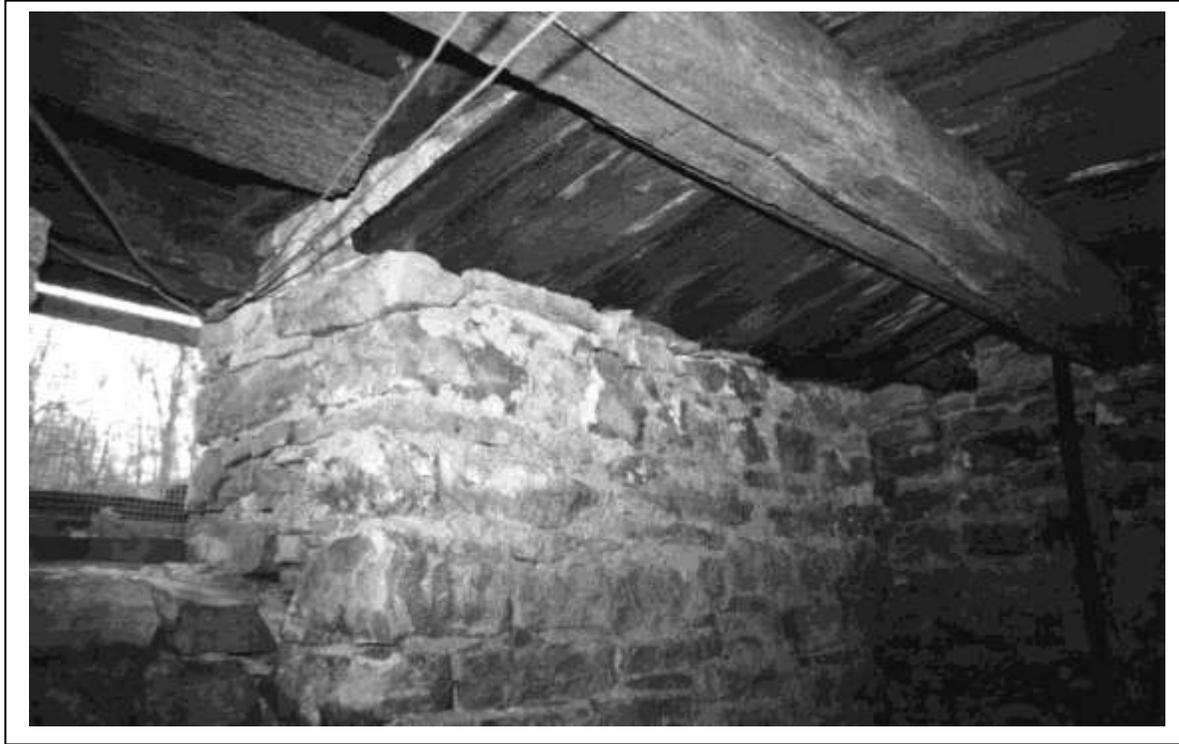
To be sure, there remain unresolved questions that bear on determining whether it is one house or parts of several. For example, in places in the log portion of the Kern House, it is apparent that the *bousillage* was applied against the existing siding. This siding appeared to be newer (1890s), but the *bousillage* had been presumed to be old (1830s). Resolving such anomalies which make the sequence of events murky or harder to know is a challenge to correctly understanding of the history of the house.

There are some puzzling problems of alignment between horizontal and vertical elements. For example, although window openings are generally still windows, door openings generally still doors, some horizontal elements such as window heads and sills, door heads and thresholds don't always mesh properly with mortises, tenons, or rabbets in adjacent vertical jambs. Some mortises remain empty, with no corresponding tenon. This could be an indication of individual logs being utilized randomly.

There are some signs that the vertical logs, some or all, have been shortened by cutting off the bottoms. It appears that the vertical logs are resting flat on the sills, whereas in a 1793 French house, the logs likely would have been mortised into the sills. This could be another indication that the 1830s house was assembled from logs randomly salvaged from several structures. (Also, if the logs have been shortened, this may be the cause of some of the misalignments noted in the window and door openings.)

But, trimming the logs might also have been merely a simplifying step in relocating and rebuilding one specific house. By cutting off the tenons on the bottom, it would no longer have been necessary to mark, track, and reinsert each log into exactly the sill mortise originally prepared for that particular log. Of course, this same utility value would have accrued to a new house being built of random salvaged

materials. Cutting off the original tenons on the salvaged logs would have eliminated a large amount of labor in preparing mortises in the sills for the new house. And, by the 1830s, iron nails were a readily obtained material at a reasonable price, thus avoiding a large amount of labor intensive wooden joinery. As an example, the 1830 Lalumondiere House was built originally in exactly this way – the vertical wall logs are spike nailed directly onto the sills – no mortises or tenons.



*In the basement of the house, the 1830s stone foundations for the fireplaces survive – even though the fireplaces were removed in the 1890s remodeling. The wooden scantlings (extending from the top of the fireplace foundation out to the hewn floor joist) once supported the stone hearth of the fireplace in the first floor room above.*

The question of whether the Kern House began as a single 18<sup>th</sup> century house, relocated and rebuilt, perhaps with some alterations, or whether it is a composite house made of randomly salvaged materials may be impossible to resolve. On the other hand, perhaps someday further research in the documentary archives and business records of the various owners of the property may provide an answer. Likewise, further research and study of the house itself may reveal its origins – but only if the house survives.

## Summary and Recommendations

For many, perhaps most, Missourians, the history of their state seems to have begun in 1804 with the Louisiana Purchase or even with statehood in 1821, they being largely oblivious to a century of prior history of Missouri as a part of New France. In fact, that century of French heritage has largely vanished as both language and artifact; save only in place names on maps and – in and around Ste. Genevieve – a few French houses, a precious few.

No one knows for certain how many of these French-style houses survive, but one thing that is certain is, the number is small, and it is finite. In only the last year or two, the vertical-log house on the Figi property was purposefully demolished; the Bernier House was seriously damaged in a fire and remains boarded up, facing an uncertain future. Within recent weeks, another vertical-log house has come to light in the nearby countryside – and is currently slated for demolition.

The issue of preserving the Kern House has been dogged for the last 19 years by a persistent and specious argument about whether or not it was once the home of Pierre-Charles Delassus de Luzières. Similar arguments were advanced that it was somehow not a “French house,” but rather an American, or even German house, built from French logs. These arguments should never have been allowed to deter the preservation of the house in the first place. The vertical-log house within the Kern House is as French as any other French house built in the early 19<sup>th</sup> century. Whether built in 1793, by Delassus or by persons unknown and moved to this location later, or built on the present location in the 1830s, is not a real issue: The French character of the vertical-log construction speaks for itself.

As stated in the 2002 Ste. Genevieve District National Register Nomination: “... vertical log houses of the Mississippi River Valley are a sufficiently rare property type that any surviving example must be considered significant ... Because of the rarity of this property type, the presence of vertical log walls alone is sufficient for a property of this subtype to be eligible for the National Register of Historic Places.”

Marie Sol de Tour d’Auvergne said in her foreword to Carl Ekberg’s excellent biography of Pierre-Charles Delassus de Luzières, “... [Ste. Genevieve’s French heritage] remains a heritage in peril. Some vertical-log structures, like the Bequette-Ribault House, are in very fragile condition, while others have been much modified by successive waves of owners who lived in them, whether they were English, German, or American. Nevertheless, it is an invaluable and unique heritage, for these houses and villages are a rare testimony of the French presence in America during the colonial period.”

**The Division of State Parks should take immediate steps to preserve the Kern House, thus safeguarding the remnants of the largest vertical-log, vernacular French house in existence – and by doing so, redeem the long overdue commitment made by DNR to the anonymous donor nineteen years ago.**



*The Kern House, Summer 2011  
As viewed from Highway 61*

## PART II: PROPOSED MANAGEMENT PLAN

A strategy for management of the Kern House and site obviously must be based upon an evaluation of the resource itself. The basement and first floor of the existing house represent the new 1830s construction and utilization of the 1793 materials. In the 1890s Kern remodeling, the 1830s construction was dismantled from the ceiling plate up, and a new second story added to the house. Therefore, the foremost goal of the project is to preserve the basement and first floor of the house.

Any idea of exactly how the upper part of the building was constructed originally can only be purely speculative. Nothing is known about the roof structure and possible loft of the 1830s house, and even less about the upper portion of whatever structure from which the 1793 materials were derived. Any re-creation of the building as a free-standing house of the 1830s would be totally conjectural – a house of 1793 even more so. In any attempt to return it to its appearance prior to the 1890s remodeling, with new roof and ceilings, plastered interior and siding covered exterior, the most interesting feature of the house – its vertical-log construction – would no longer be readily visible for study and interpretation.

The interior of the first floor is likewise an unknown quantity – for what functions each of the six rooms were used; how they were finished in materials, textures, and colors; and how they were furnished – all is a blank. Any furnished interior (with purchased antiques) for interpreting daily living in either the 1830s or 1790s would be a pure fantasy. It would also be an expensive duplication of interpretive services already excellently provided to the public in Ste. Genevieve, at the Bolduc House (1790s) and the Felix Valle State Historic Site (1830s).

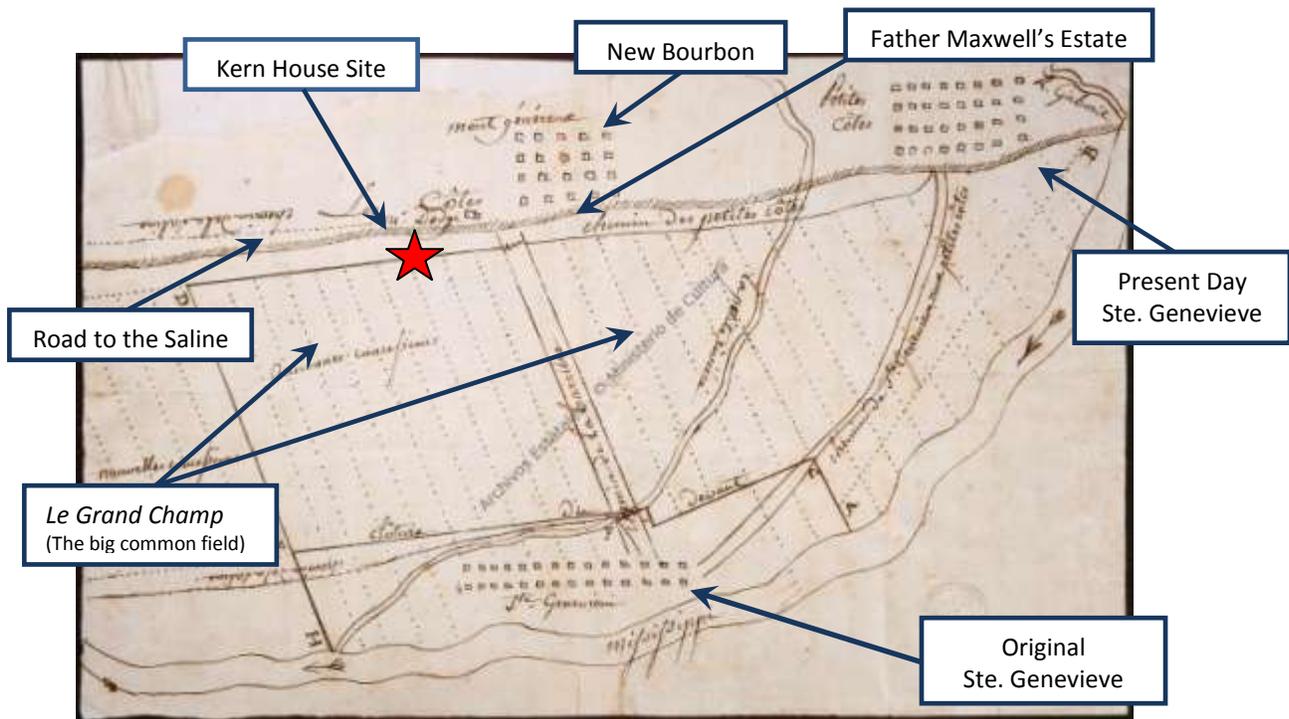
To proceed in such a manner with the Kern House would not result in what is frequently, but wrongly, described as a “restoration.” The result would actually be a “reconstruction,” and a net loss of historical significance and utility of access to original historical materials. Heeding the Secretary of the Interior’s *Guidelines for Historic Preservation*, the Kern House would seem to be a nearly textbook case for a “preservation” project: significant, but limited historical fabric, insufficient to return to a previous condition without undue dilution of original character, and yet too fragile to survive in an uncontrolled environment. To preserve, protect, and interpret the surviving elements relating to its construction as a French vernacular house should be the primary goal for the Kern House.

An effective management plan would be to consider the vertical-log portion of the house, in its three-room-wide, two-room-deep configuration, with its basement, as an above ground archaeological resource. The exterior 1890s shell of the house need be maintained only as a weatherproof cover to protect the earlier structural features inside. No specialized or unusually expensive treatments will be required for this exterior shell. It should be repaired as required and then maintained as the ordinary and aesthetically pleasing farm house it has always appeared to be.

The operational management plan would include further opening up the interior of the building to fully expose the vertical-log walls and other features of interest dating to its 1830s reconstruction on this site. No staffing would be necessary on a regular basis, as the house would not be open to the general public. Access would be by appointment only for special school groups, architectural history researchers, and others with particular interest in the house, the history of New Bourbon, or the Delassus or other previous owner families. The house could be opened to general public visitation on one or more days per year in conjunction with other special event activities in Ste. Genevieve. It is proposed to allow daily public access to the front porch during daylight hours, where some experience

with the 18<sup>th</sup> century aspects of the building can be provided through portals in the siding and through the front windows. When the house is open, the back door being at grade will allow wheel chair access to the interior, providing perhaps the most detailed interaction with vertical-log construction in Ste. Genevieve for visitors with mobility issues.

The rural location of the house, with its surrounding acreage offers opportunities for a wider interpretation of French Colonial heritage not available at the Felix Valle Site in town. For example, the great expanse of the big common field, *le grand champ*, that extends for several miles in front of the Kern House gives a better appreciation of the size and importance of this aspect of Upper Louisiana as the breadbasket of New Orleans during much of the 18<sup>th</sup> and early 19<sup>th</sup> centuries. The site of Old Ste. Genevieve, destroyed by the Mississippi River in the 1700s, lies directly across the field from the Kern House and is easily identifiable by an existing tree line. The site of the 18<sup>th</sup> century village of New Bourbon, Pierre-Charles Delassus de Luzières' dream, and the estate of the famous Father Maxwell both lie only a few hundred yards north of the Kern House. The "Saline," where Frenchmen crossed the river from Illinois to make salt, is a few miles to the south and the 18<sup>th</sup> century road to the Saline passed through the property.



Map of Ste. Genevieve(s) and New Bourbon, drawn ca. 1793

All of these features, important to the history of Ste. Genevieve and Missouri's French heritage, are visible from the Kern House. Development of the site by providing for parking with walking paths featuring self-interpretation through signing and outdoor wayside exhibits featuring maps, photographs, and textual materials will make these interesting auxiliary stories available to the public at a safe and convenient state park facility, with no need of state park staff on a daily basis. Visitors directed to this

public state park facility will find an interpretive experience concerning these historical features attendant to the history of Ste. Genevieve without need to trespass on private property searching for them.

To manage costs in developing the Kern House and site for public utilization, the development is proposed to proceed through three phases, outlined below.

### **Phase One Development: Basic Stabilization**

Phase One is entirely devoted to the Kern House – repairing the exterior shell to a weatherproof condition and stabilizing interior features for preservation, as needed. This first phase of development will be a “catch up” process, reversing the neglect of the last twenty years and placing the building into a protective mode that will preserve it indefinitely into the future. (Specifications and estimated costs are detailed in Part Three of this report.)

### **Phase Two Development: Visitation Enhancement**

In Phase Two, the house will be completed for visitor utilization and put into an aesthetically pleasing condition as viewed from the highway. The goal would be to have the exterior appear as an ordinary farmhouse of the 1890s period, not necessarily appearing lived-in, but no longer looking abandoned.

- The front porch should be rebuilt to its 1890s appearance, but with railing or stair tread modifications if necessary for safe visitor access. When the house is opened for a tour, visitors will access it via the front door. At times when the house is closed, the public will be able to access this porch to view the vertical-log construction through the four front windows. Weatherproof interpretive panels should be provided on this porch, or inside and viewable through the windows.
- The porches on the south side will be rebuilt, reusing salvaged elements from the old porches if possible; new materials if not.
- The small building immediately at the rear of the main house will be evaluated for significance and either removed or rehabilitated in an appropriate manner.
- An improved entrance from Highway 61 will be constructed with drive leading to a visitor parking area with pit toilet facilities, along with gates and state park signing as needed.
- A path should will be constructed leading from the parking area to the front porch of the house. Construction of a hard path from the parking area to the back door of the Kern House will be evaluated and built, slope permitting, which would provide ADA access to the house.
- A master plan for the grounds will be developed and first phase planting of trees and shrubs begun to further the appearance of a typical farmstead dooryard.

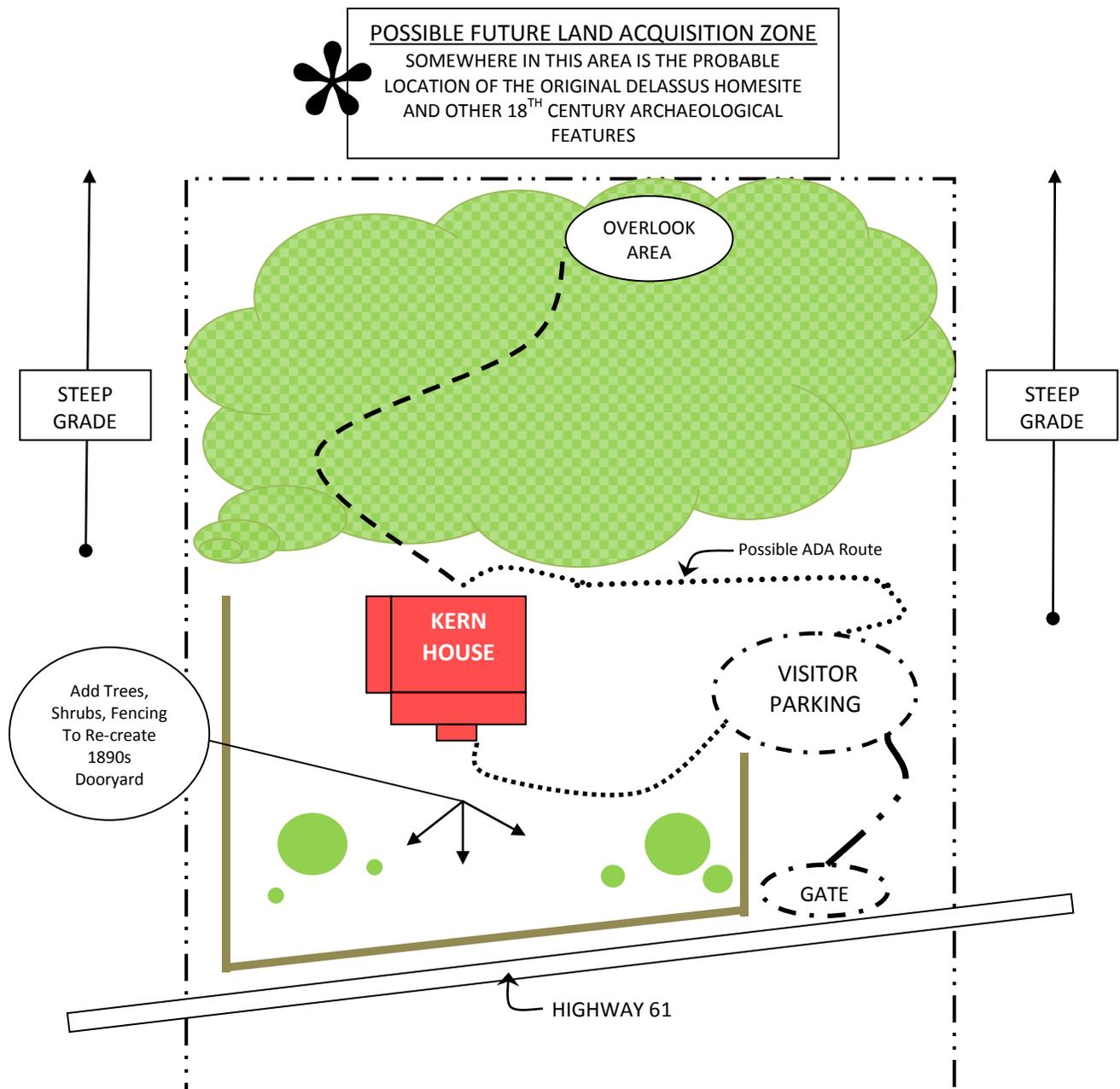
### **Phase Three Development: Site Improvements**

In Phase Three, further development of the grounds should be undertaken to enhance visitor use and enjoyment of the site.

- Continuation of plantings as called for in the master plan, to enhance the appearance of the farmstead, utilizing plant materials requiring little or no maintenance.

- A path up the hill will be constructed, leading to an overlook area providing a better view over the common field and beyond to the original town site of Old Ste. Genevieve.
- Interpretive materials will be developed and fabricated as weatherproof wayside exhibits for placement on the grounds. Topics covered will include: New Bourbon, Old Ste. Genevieve, the Saline, Delassus de Luzieres, and Father Maxwell. These waysides will include photographs and maps and be oriented on the landscape such that arrows will point out features in a meaningful way for visitors who will be largely providing their own interpretive experience without staff assistance.
- Pursue a small further land acquisition at the top of the bluff, for an even better view and possible ownership of the original Delassus House site.

## KERN SITE CONCEPTUAL DEVELOPMENT PLAN (Representational – Not To Scale)



## PART THREE: REPAIR SPECIFICATIONS AND COST ESTIMATES

### PHASE ONE

LOCATION	WORK DESCRIPTION AND MATERIALS	COST ESTIMATE	
EXTERIOR			
	<p><b><u>Demolition</u></b></p> <p>Remove all remaining wooden portions of the porches on the south side, salvaging and storing any reusable elements for future rebuilding.</p> <p>Provide or secure cistern openings in the masonry decks of these porches and repair any masonry defects to present a trip-hazard free surface.</p> <p>Clear the grounds immediately surrounding the house, removing all wooden debris after evaluation for historical significance, if any.</p>	800	
		400	
		400	
			<b>\$ 1,600</b>
	<p><b><u>Roofing</u></b></p> <p>The use of a modern enamel coated, steel roofing system is recommended for long term durability and ease of maintenance. The use of the ATAS roofing system is recommended. Unlike most modern metal roofing, the ATAS product very closely mimics the appearance of 19<sup>th</sup> century, standing seam metal roofing, with the typical thin profile in the standing seam. This roofing is ideally suited to the preservation of the Kern House, providing a generally appropriate exterior appearance at a reasonable cost. It will closely resemble the 1890s metal roof currently on the house and will last more or less indefinitely if repainted when needed. The new metal roofing may be attached to the existing roof deck. Rafters are generally sound; minor sheathing replacement required.</p> <p><b><u>Upper Roof</u></b></p> <p>ATAS Field-Lok, 1.5" Standing Seam, 24 ga. steel, panels 16.5" wide, without plank ribs, KYNAR 500 finish, Mission Red. Approximately 1,604 sq. ft.</p> <p><b><u>Lower Roof</u></b></p> <p>ATAS Field-Lok, 2" Standing Seam, 24 ga. steel, panels 15.25" wide, Without plank ribs, KYNAR 500 finish, Mission Red. Approximately 922 sq. ft.</p>		
	Materials	\$ 13,114	
	Labor:	\$ 11,999	
			<b>\$ 25,113</b>

	<p><b><u>Guttering and Downspouts</u></b>  The entire roof system should be equipped with galvanized steel guttering, in half-round style, with the downspouts leading to corners of the building having appropriately sloping ground such that the rain water discharge flows well away from the building. Any corner not providing adequate slope should be equipped with a subterranean drain pipe running to daylight at a sufficient distance.</p> <p>Any piping leading to the two cisterns on the side porch should be removed. The cisterns should be pumped dry, and then fitted with secure coverings, reutilizing any original stone covers if possible.</p>	2,000	<b>\$ 2,000</b>																								
	<p><b><u>Siding</u></b>  The exterior “skin” of the building will be repaired as necessary, retaining existing siding wherever possible. Loose nails should be driven down and new nails added as necessary. Empty nail holes and minor splits are to be filled with putty and all seams caulked.</p> <p>Broken, shattered, punky, or missing siding should be replaced with like material, primed and ready for finish painting.</p> <p>Any elements of broken door or window trim, or other decorative wooden trim, should be repaired or replaced, primed and ready for finish painting. Shutter hardware or other similar metal objects should be removed and saved for possible future use.</p> <p><u>Replacement Lap Siding:</u> Western Red Cedar, 1”x8”, ca. 5” exposure</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">Front Wall: Replace 10% - 233 lineal feet @ \$1.20 per foot</td> <td style="text-align: right;">279</td> </tr> <tr> <td>Rear Wall: Replace 60% - 1,170 lineal feet @ \$1.20 per foot</td> <td style="text-align: right;">1,405</td> </tr> <tr> <td>North End: Replace 20% - 285 lineal feet @ \$1.20 per foot</td> <td style="text-align: right;">342</td> </tr> <tr> <td>South End: Replace 100% - 1,425 lineal feet @ \$1/20 per foot</td> <td style="text-align: right;">1,709</td> </tr> <tr> <td style="text-align: right;">Materials</td> <td style="text-align: right;">3,735</td> </tr> <tr> <td style="text-align: right;">Labor</td> <td style="text-align: right;">4,000</td> </tr> </table>	Front Wall: Replace 10% - 233 lineal feet @ \$1.20 per foot	279	Rear Wall: Replace 60% - 1,170 lineal feet @ \$1.20 per foot	1,405	North End: Replace 20% - 285 lineal feet @ \$1.20 per foot	342	South End: Replace 100% - 1,425 lineal feet @ \$1/20 per foot	1,709	Materials	3,735	Labor	4,000	<table style="width: 100%; border: none;"> <tr> <td style="width: 80%;"></td> <td style="text-align: right;">279</td> </tr> <tr> <td></td> <td style="text-align: right;">1,405</td> </tr> <tr> <td></td> <td style="text-align: right;">342</td> </tr> <tr> <td></td> <td style="text-align: right;">1,709</td> </tr> <tr> <td style="text-align: right;">Materials</td> <td style="text-align: right;">3,735</td> </tr> <tr> <td style="text-align: right;">Labor</td> <td style="text-align: right;">4,000</td> </tr> </table>		279		1,405		342		1,709	Materials	3,735	Labor	4,000	<b>\$ 7,735</b>
Front Wall: Replace 10% - 233 lineal feet @ \$1.20 per foot	279																										
Rear Wall: Replace 60% - 1,170 lineal feet @ \$1.20 per foot	1,405																										
North End: Replace 20% - 285 lineal feet @ \$1.20 per foot	342																										
South End: Replace 100% - 1,425 lineal feet @ \$1/20 per foot	1,709																										
Materials	3,735																										
Labor	4,000																										
	279																										
	1,405																										
	342																										
	1,709																										
Materials	3,735																										
Labor	4,000																										
	<p><b><u>Windows, Doors and Other Openings</u></b>  The windows on both floors, in the front and both sides of the house, should be re-glazed for natural illumination, and the lower sash be made operational for ventilation during times when the house is to be used for interpretive purposes. The sash need not be returned to “double hung” capability, even if they were originally. The lower sash must have a secure locking device. As the house is to be neither heated nor cooled, air tightness and weather stripping need not be a concern, but the windows must be weather tight against moisture penetration.</p>																										

	<p>Because the house is remotely located and the rear not visible from the highway, the four windows in the first floor rear wall of the house should be fitted with sturdy, solid wood shutters, operable only from the interior.</p> <p>All exterior doors should be repaired as needed (replaced if necessary) and installed securely and functionally in their jambs, with new, secure deadbolt locks in addition to any extant period hardware. Attention should be paid especially to the rear door, that it is a strong and secure replacement for the existing door.</p> <p>24 windows @ \$200 each 6 doors @ \$250 each</p>	<p>4,800 1,500</p>	<p><b>\$ 6,300</b></p>
	<p><b><u>Masonry</u></b></p> <p>The masonry elements of the Kern House are generally in excellent condition. Only the foundation of the rear wall, between the door and the south corner of the building presents significant repair issues. This wall should be excavated to a depth of three feet and tuck pointed and repaired as necessary. (Total replacement of the wall is an option, depending upon conditions discovered after excavation.) At the base of the repair zone, perforated PVC drain pipe should be installed and brought to daylight well downhill of the southwest corner of the house; the trench to be refilled with gravel and topped with earth. The ground adjacent to the rear of this wall will be left with a minimum ¼" per foot of slope west, away from the building and toward both corners.</p> <p>(In performing this masonry repair, the masons must work in conjunction with the carpenters constructing the temporary support of the wooden wall above and rebuilding the sill and wooden cribbing which will eventually rest on the masonry foundation.)</p> <p>The stone foundation of the porch at the south end of the house should also be tuck pointed and repaired as necessary.</p> <p>Some minor repair and pointing may be necessary in the basement. In this masonry work, a relatively soft, high lime mortar should be used.</p>	<p>3,500  1,000  500</p>	<p><b>\$ 5,000</b></p>
	<p><b><u>Painting</u></b></p> <p>Since the house will not be serving a residential function and no one will be spending excessive periods of time there, lead paint abatement should not be necessary. Following EPA guidelines for stabilization and encapsulation should be adequate, with wet scraping and appropriate chip and debris disposal. The siding and trim should be wet scraped as needed; all bare wood spot primed with a long oil primer, followed by two coats of high quality, exterior</p>		

	grade latex paint.	9,000	\$ 9,000
	<p><b><u>Excavation and Grading</u></b>  The grade at the rear of the house needs adjustment so as to turn water away from the building. Any rainwater escaping the guttering system tends to accumulate against the back wall, in addition to drainage from the hillside immediately behind the house. The flat lawn behind the house needs to be reshaped to allow a ¼" per foot slope away from the house, and toward both corners.</p> <p>It may be necessary to excavate or terrace slightly on the hillside to turn most drainage before it reaches the immediate back yard area of the house. <i>Any grading work in this area should be done in consultation with the staff archaeologist. It would be advisable to have the archaeologist monitor any such grade work.</i></p>	900	
		900	\$ 1,800
<b>INTERIOR</b>			
	<p><b><u>Demolition</u></b></p> <p>All demolition and flood debris should be removed from the basement, after careful evaluation for significance. Any paved areas should be left free of flood silt, and earthen areas left as original as possible with no loose debris.</p> <p>Any remaining plaster and lath should be removed from all first floor log walls, leaving any intact <i>bousillage</i> in place.</p> <p>All miscellaneous debris not having historic significance should be removed from the first floor and the floor left broom-swept clean.</p> <p>Decayed, broken, and unsalvageable flooring from the rear portion of the first floor should be removed.</p> <p>The earthen surface below the floors of the rear portion of the first floor should be cleared of non-significant demolition and flood debris, leaving the bare earth surface in as original condition as possible.</p> <p>All non-significant debris should be removed from the second floor and the area left broom-swept clean.</p> <p>The brick chimneys added in the 1890s should be removed as they have no function and only add weight, attract moisture, and cause unnecessary penetrations through the roof. Bricks should be cleaned and salvaged for possible future use.</p>	800	
		2,000	
		800	
		1,200	\$ 4,800

	<p><b><u>Carpentry</u></b></p> <p>The south half of the rear wall of the house is badly deteriorated; the vertical wall logs being rotted off at the bottom, along with most of the sill timber. This wall should be repaired in conjunction with the construction of a new stone foundation, or possible repair of the more or less non-extant original foundation. Because the house is not being restored, but rather preserved, it is not necessary to incur the expense of replacing the vertical-log construction of this wall with new, hand-made, like materials. A temporary ledger applied at the height where the wall logs are sound will support the roof and upper log wall while the rotten portions of the logs are trimmed and a new 2x8 lumber framed wall is built beneath, to permanently support the remnant log wall on a new treated lumber sill. Elevating the sill in this manner will provide structural stability at a minimum cost. This repair will not be visible on the exterior due to the siding and on the interior will become part of the architectural interpretation of the long history of this house.</p> <p>Flooring remaining in place (if any) in the back three rooms should be taken up and the floor joists and earth beneath left exposed for interpretation of the structure. Any floor joists missing resultant of the 1993 flood need not be replaced. Leave flooring in place to form a 4' wide catwalk, with new constructed railings, from the back door to the door of the center front room, providing access straight through the house, front door to back door, providing additional egress and a further viewing opportunity of the rear portion of the house. If the remaining flooring in place in this room is not of sufficient quality, build the catwalk of new or other salvaged flooring.</p> <p>Railings should be constructed into the doorways between the north and south front and rear rooms to provide viewing of the floorless rear rooms from the front rooms.</p> <p>All floors in the front three rooms should be repaired (or replaced where necessary) and left trip-hazard free as a safe, sound surface for visitation and staff utilization.</p> <p>The existing stairway in the center front room should be left in place and rehabilitated with treads and railings as necessary, to provide safe utility access to the second floor, for staff only.</p> <p>All first floor ceilings should be evaluated and repaired as necessary, reattached to joists if needed; wet scraped and given two coats of paint to encapsulate all previous paint and reduce nuisance dropping of paint chips, plaster dust or other debris on the first floor.</p>	<p>2,000</p> <p>1,200</p> <p>400</p> <p>400</p> <p>1,200</p> <p>1,600</p>	<p><b>\$ 6,800</b></p>
--	--	---	------------------------

	<p><b><u>Electrical</u></b>  All existing wiring should be removed. The house should be re-wired to provide minimal service: single utility lights in each ground floor room and two in the basement, with one utility outlet in each room for occasional use of cleaning or other electrical equipment. The second floor should be equipped with one utility light source near the point of access. The exterior should have provision for several motion activated security lights and there should be at least two ground fault protected exterior outlets, front and rear.</p>	3,500	\$ 3,500
	<b>Sub-Total:</b>		<b>\$ 73,648</b>
	<p><b><u>Contingency</u></b>  In preservation work on historic structures, there are often hidden flaws that become apparent only while the work is in process. An allowance of 15% is included as budget for such unforeseen issues.</p>	11,047	\$ 11,047
	<b>Grand Total:</b>		<b>\$ 84,695</b>
	<p><b><u>A Note on Materials</u></b>  Wherever possible, the estimated costs are based on recent quotes from local (Missouri) suppliers. Where a bid price is most likely to include materials and labor – electrical, masonry, painting, and guttering – the estimate has been extrapolated from other similar projects and includes materials and labor.</p>		
	<p><b><u>A Note on Labor</u></b>  In preparing this estimate, a base labor rate of \$400 per day was used, assuming a parks division crew of foreman (BCW II) and two laborers (BCW I) at an average salary within their range, with this base applied to an estimated work time for each task .</p> <p>Other options for labor are available and should be evaluated for maximum benefit to the division and the project. Other ways in which the labor could be supplied include:</p> <p>1) The entire project, or portions thereof, could be bid out for performance under a standard construction contract. This would likely be the most expensive, plus involve staff time in plan and bid document preparation, and supervision.</p> <p>2) Due to frequent private restoration projects in the Ste. Genevieve area, there are many local tradesmen skilled in the work that will be involved in the project. Site staff knowledgeable of historic building</p>		

	<p>construction could hire and supervise local labor to accomplish the project. This might achieve the best result at an attractive price.</p> <p>3) The state park crew earlier in training for historic site construction projects could be utilized to perform the work under site staff supervision. This could provide a completed project at an attractive labor cost, although travel and living expense would become factors.</p>	
--	---	--

**PHASE TWO**

	Various projects for visitation enhancement	
	(Placeholder)	<b>\$ 50,000</b>

**PHASE THREE**

	Various exterior site improvement projects	
	(Placeholder)	<b>\$ 50,000</b>

### A Note on Sources

Since last April, I have had the pleasure of in-depth discussion concerning the Kern House, both in person and by email, with some of the most knowledgeable authorities in the country concerning Ste. Genevieve's history and architecture, including Jim Baker, Bob Mueller, John Karel, Dr. Bonnie Stepenoff, Dr. Carl Ekberg, Dr. Osmund Overby, and Dr. Susan Flader. Opinions on the origin and nature of the house vary considerably, but these interesting and pleasurable discussions all helped in shaping my own thoughts about the house. Of course, in the final analysis, the conclusions and recommendations in this report are solely those of the writer.

As this report was neither formally prepared nor intended for publication, customary footnoting was not observed. However, in addition to the writer's personal knowledge and investigations concerning the Kern House, the following sources provided much helpful information:

Ekberg, Carl. A French Aristocrat in the American West. Columbia, Missouri: University of Missouri Press, 2010.

Stepenoff, Bonnie. From French Community to Missouri Town. Columbia, Missouri: University of Missouri Press, 2006.

Stepenoff, Bonnie, and Bibb, Debbie. "The Delassus-Kern House." Missouri Department of Natural Resources, Jefferson City, Missouri, 2003.

Selected portions of scaled drawings were taken from various HABS reports in the Library of Congress. Likewise, some HABS photographs are included.

Some photographic images were made by DNR's Scott Meyer. Other original photographs and graphics were the work of the writer.