

Main Street Project Gets Off The Ground

The work at 878 Main Street in Buffalo is well underway to create ZeptoMetrix's new corporate offices. The project entails completely renovating a building that was erected in the year 1875, known as the Hoyt Mansion. The building has been abandoned for about 20 years and the inside was stripped to the studs years ago; complete rebuilding of the interior is required. Currently, the building has no utilities; therefore, all new plumbing, electrical and HVAC will be installed.



The contractors are tackling the job concurrently from the top down and the bottom up. While one crew replaces the roof, others are installing a drainage system in the basement and preparing to pour a new concrete floor. The roof is especially interesting; under two layers of asphalt singles, we found remnants of the original slate roof. This is an important finding, as we can now restore the roof to what it originally looked like in 1875.

The Hoyt Mansion is next door to ZeptoMetrix's current headquarters in Buffalo, NY. They are located in Allentown, a designated historic district; therefore, the entire project is being conducted as an historic restoration. ZeptoMetrix has submitted comprehensive plans to both the New York State Historic Preservation Office and the US Department of the Interior. These plans have received approval, so we plan to have the building listed on the National Registry of Historic Buildings when the project is completed.

The Mansion was constructed in an architectural style known as "Second Empire", a style that was popularized in Paris during the mid-1800's. The hallmark of a Second Empire building is the Mansard roof, which permits complete use of the third story as living space. The third floor of 878 Main Street has 11-foot ceilings, as do the first and second floors. The exterior of the building is triple-layered structural brick that requires only cosmetic

masonry repairs. It is the interior of the building, however, that will truly be a work of art. Although the building was almost entirely gutted, we salvaged remnants of the original trim work, crown moldings and doorways. These remnants will enable us to create perfect replications throughout the entire building. Bloch Industries of Rochester is handling the interior work. All of the interior woodwork will be crafted from solid cherry, and the exterior facing woodwork, solid mahogany.

Bloch is well known as an interior specialist; the company has restored a number of mansions in exclusive areas, such as the Hamptons, just outside of New York City. They are not only skilled woodworking artisans; they also have the ability to create custom blades for their shaping tools. Bloch uses computerized machining equipment to make these custom blades, allowing them to recreate essentially any woodworking pattern.

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Words from the President



James Hengst, PhD

In this issue of the ZeptoGram we give an overview of the progress we are making on our new corporate offices.

It's important to remember that this is not just a building renovation; this project is a major historic restoration. Most people don't realize the effort and expense involved in such an undertaking. We began this project approximately four years ago. After numerous meetings with architects, contractors, subcontractors, and historians, followed by approvals from the City's urban renewal agency, preservation board, planning board, licensing board, common council and the mayor, we were ready to swing the first hammer.

The end product is going to be nothing short of phenomenal. Just inside the front doors will be a reception area and a large conference room, both of which will be outfitted with recessed cherry paneled walls and coffered ceilings. Each area also has an original 1875 marble fireplace. The ceilings throughout all three floors are 11 feet in height and the doorways on the first floor have massive 8-foot arched doors. The cherry baseboard molding is 12 inches wide, and there will be crown molding in the entire building.

The building will provide us with over 5,000 square feet of desperately needed office space. We had a meeting last week to determine the layout of the new offices, and we realized that the building will be full the day we get our certificate of occupancy.

We look forward to publishing pictures of the finished product in the future.

J. C. Hengst
Dr. James C. Hengst

History of the Hoyt Mansion

The front-page article of the ZeptoGram describes our progress on the historic renovation of 878 Main Street. As construction began, ZeptoMetrix became involved in researching the history of the building. Although we still have more detective work to do, we have discovered some interesting history.

Dr. Orson Hoyt built the mansion at 878 Main Street. In the 1850's, Dr. Hoyt purchased a large tract of land where he built two houses; these homes stood on the street immediately behind where 878 Main Street would later be built. Dr. Hoyt lived in one of these homes and leased the other. He conducted his medical practice from his home, an ideal location for a medical practice, as it was located within walking distance of the SUNY at Buffalo Medical School and Buffalo General Hospital.

During the 1850's and 1860's, Dr. Hoyt invested in real estate, becoming somewhat of a tycoon; he also opened a large dry goods business in downtown Buffalo. He quickly became a prominent Buffalo businessman, who served as a city alderman for two terms. By the mid 1850's, his real estate and dry goods businesses occupied so much of his time that he discontinued his medical practice. By 1875, he had acquired enough wealth to build the Hoyt Mansion at 878 Main Street as a new home for him and his family.

Dr. Orson Hoyt's entire family played a prominent role in western New York history. His father, Dr. Jonathan Hoyt, ran a successful medical practice in East Aurora and served two terms there as town supervisor. Both of Orson's brothers also became medical doctors and one, Dr. Horace Hoyt, went into practice with his father in East Aurora. Horace had a son, William Ballard Hoyt, who started a large law firm and became one of Buffalo's wealthiest citizens. Later, William Ballard Hoyt II became a New York State assemblyman, serving many years in the state assembly. William was a staunch environmentalist; later, Hoyt Lake in Delaware Park was so named in his honor. His son, William Ballard Hoyt III, known to most as Sam Hoyt, was also elected to the New York State assembly. Today, he serves as our assemblyman in Albany.

The Hoyt Mansion remained in the family until 1920. It was then used as a private residence for a number of years before being converted into an apartment house. In the early 1980's the building was once again converted, and used as a halfway house until it was abandoned in the mid 1980's. 878 Main Street sat vacant for over 20 years until ZeptoMetrix acquired the building late last year.



Progress at 878 Main Street



The Hoyt Mansion at 878 Main Street before construction.



LockTight Waterproofing installs drainage and seals the basement.



Bloch Industries installs the new dormers.



Our beautifully restored dormer windows.



Brawdy Construction pours the driveway and parking lot.



The new parking lot behind 878 Main Street.



Bulletin Board

David Reinlander	7/15	Karuna Sharma	8/8	Andrew McQueen	9/28
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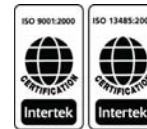
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Did You Know?

The human gut is home to 1-2 kg of bacteria!

The number of different microbial genes in the human intestine is estimated to be more than 100X the number of genes in the human genome

There are 1,000X as many bacteria in your gut than there are stars in the Milky Way!

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