

Community Preservation Act Committee- Proposal Request Form for FY 2018

Project Title: NORTH AMHERST Community Farm - Farmhouse & Hist. Barn Study

CPA funding category: Check all that apply

- Community Housing
- Open Space
- Historic Preservation
- Recreation

Amount of CPA Funds Requested: \$ \$10,000

Submitting Entity: NACF (North Amherst Community Farm)

Contact Person: BRUCE COLDHAM, FAIA (NACF Board President)

Phone: 413 - 348 - 6706

Email: bcoldham155@comcast.net

Please complete this form in its entirety and include the following in your proposal.

Overview of Proposal: Please describe your project and your feasibility analysis.

Describe how your request meets the CPA criteria:

SEE ATTACHED "SUPPLEMENT" MEMO.

1. Description of funding needed, including:
 - a. Documentation of cost estimates, budget
 - b. Other sources of funding, e.g., grants, self-funding, fund-raising
 - c. Timeline on how CPA funds would be spent, including over multiple years
2. Urgency of the Project, if any.
3. Estimated timeline from receipt of funds to Project completion.
4. Acquisition or preservation of threatened resources.
5. Population(s) to be served by the Project.
6. How will the CPA investment in your property, facility or project be maintained over time?
7. Which relevant Town committees and/or commissions are you working with?
8. Other information regarding the Project deemed necessary for CPAC

North Amherst Community Farm Inc.

To: Amherst CPA Committee
From: Bruce Coldham FAIA, President of NACF
Date: 9th December 2016
Subject: Supplement to CPAC Proposal Request Form for FY 2018

Describe your project and your feasibility analysis:

The project is the repair and rehabilitation of the historic Ingram farmhouse at 1089 North Pleasant Street in North Amherst currently part of the 33 acre North Amherst Community Farm premises leased by Simple Gifts Farm (SGF). The house is a two-story wood and timber framed structure that has served as a farmhouse for the attached farm for the whole of its life. The farmhouse — established by the Ingram family in the late 18th century; later purchased by one arm of the Dickenson family; passed to the Dziekanowski family in the early 20th century; and purchased by NACF in 2005 — is in great need of repair and rehabilitation to accommodate housing and business needs related to the intensive, mixed vegetable farming operation. The 2005 purchase by NACF was a “sea-change” for the farm; it marked the transition from over 200 years of dairy farming to a permanent future dedicated to intensive vegetable growing with a very different set of needs.

Whereas the repair and rehabilitation of the historic farm infrastructure (the farmhouse, barns, and related structures) is the eventual project object, the current Application to the CPAC is for funds to complete an initial historical analysis and space needs study. This will reveal options for stabilization, repair, and rehabilitation of the farmhouse and the main barn.

The study will cover the following:

By Historic Preservation Consultant (Gregory Farmer; Agricola Corporation)

- a. Historical research on the property (house, barns, acreage)
- b. Photographic documentation of existing conditions (full property)
- c. Limited removal of modern asbestos-cement siding and finishes for inspection (house only)
- d. Limited investigation of paint finishes (house exterior only)
- e. MHC documentation (Form B) and National Register evaluation
- f. Consultation on the scope of rehab and anticipated use
- g. Consultation on potential funding sources
- h. Preparation of relevant sections of the report and recommendations.

By Architect (Bruce Coldham FAIA)

- i. Measured as-built documentation of subject buildings — the farmhouse and adjacent historic barn.
- j. Existing conditions analysis of buildings including structure, drainage, fire separations, services, interior finishes; (with support from a structural engineer).
- k. Assessment of residential space needs of current lessee farming operation, and as projected for subsequent lessee farming enterprises.
- l. Examination of the re-development opportunity available under the provisions of the Amherst Zoning By-Law (barn only).
- m. Conceptual ideas for three or four future use scenarios for the house and main barn.
- n. Develop one of the above as the preferred solution that will be the basis for projecting a

North Amherst Community Farm Inc.

rehabilitation/remodeling scope of work.

- o. Prepare cost estimates for the sub-contracted portions of re-hab work (farmhouse only).

The completed study will establish a comprehensive scope of work and in particular it will allow definition of the portion of that scope that would appropriately be supported by funds for stabilization, repair, and historic rehabilitation. That will then become the subject of a second Application to the CPAC in FY 2018.

1. Description of funding needed including:

a. documentation of cost estimates and budget:

The proposed study will cost \$ 10,000

This amount will be used to cover the consultant cost of the historic preservation consultant – \$7,800 (see attached proposal from Gregory Farmer of the Agricola Corporation), and \$2,200 for the consultant cost of a structural engineer.

b. other sources of funding e.g. grants, self-funding, fundraising:

The full cost of the study is projected at \$25,000.

The \$15,000 cost of the architectural consultant's portion of the study will be contributed by NACF and will be undertaken by Bruce Coldham FAIA

c. timeline on how CPA funds would be spent including over multiple years:

We expect that the work will be completed in the four months between July and November of 2017 such that the result of the study can inform the FY 2018 CPA Application for funding Phase 2 (the actual repair and rehabilitation work)

2. Urgency of the project if any:

North Amherst Community Farm and Simple Gifts Farm have an urgent need to provide safer and better on-site housing for the young farming apprentices. NACF cannot continue to attract and retain apprentices without substantial improvements to living conditions in the existing farmhouse. The house currently accommodates five apprentices and, as such, is in violation of the limitation on one house accommodating more than "four unrelated persons". This proscription has however recently been modified for farm employees in other similar instances in Town.

A greater urgency exists to the extent that this project is tied to the restoration and re-purposing of the adjacent historic barn. A recent (2013) structural engineering assessment revealed that the structure is in very poor condition and is in danger of partial collapse. NACF will update and use this study to evaluate potential uses of the barn in order to justify the expense of stabilization and repair.

3. Estimated timeline from receipt of funds to project completion:

Assuming funding availability is confirmed by mid-summer of 2017, we expect that the work will be completed in the four months between July and November of 2017 such that the result of the study can inform the FY 2018 CPA Application for funding Phase 2 (the actual renovation work)

4. Acquisition or preservation of threatened resources:

The buildings in need of preservation are owned free and clear by the NACF and leased to SGF. The lessee is fully supportive of the project and intends to be actively involved in the repair and rehabilitation work.

North Amherst Community Farm Inc.

5. Populations to be served by the project:

The Ingram farmhouse is located just south of the North Amherst Historic District (National Register of Historic Places). The repair and rehabilitation of the farmhouse and related structures will benefit the broader community by enhancing the historic character of the village and preserving a significant aspect of North Amherst's agricultural heritage.

The whole Amherst community is served by the successful completion of this project in that it secures the NACF objective to create a high functioning farm catering to local, basic food needs in perpetuity. Securing the farmhouse, and perhaps the historic barn as well, as farm family and farmer worker housing will enable the farming business to operate with the confidence that it can find and retain farm workers, and that a lease transfer will never founder because the new farmer cannot find affordable housing close to the farm.

6. How will the CPA investment in your property, facility or project to be maintained over time:

The lessee farmer is obligated by the terms of the lease to maintain all "improvements" — and the farmhouse is considered an "improvement" under the terms of the lease. NACF is charged with ensuring that the lessee farmer discharging his/her obligations in this regard.

7. Which relevant town committees and/or commissions are you working with:

We have met with the Amherst Historical Commission to discuss the proposed project and have incorporated that guidance in this proposal.

8. Other information regarding the project deemed necessary for CPAC:

We met with the Amherst Historical Commission on Tuesday, November 22, 2016, to present the history of the Ingram farmhouse dating back over 200 years and its significance as one of the original farm houses in North Amherst. The Ingram property has been a farm for all of the intervening years and now, with our successful ten-year fundraising campaign that has purchased the farmland, farmhouse and out buildings free and clear, it will remain a farm in perpetuity.

The discussion broadened to include both the farmhouse and the large dairy barn located just southeast of the house. Previous evaluations by NACF have demonstrated and documented the deteriorated condition of the barn and developed initial cost estimates for repair, but NACF has yet to identify a viable use for the large structure.

At the request of the Amherst Historical Commission, NACF has expanded the scope of the proposed study in order to evaluate the house and the historic barn as integral components of a traditional farmstead.

Agricola Corporation

*Historic Preservation
Conservation
Management*

P.O. Box 861
Chicopee, MA 01014-0861
Tel. 413-592-3875
E-mail: farmer1764@gmail.com

December 3, 2016

Bruce Coldham, FAIA
North Amherst Community Farm
1089 North Pleasant St.
Amherst, MA 01002

RE: Ingram Farm / Simple Gifts Farm, 1089 North Pleasant St., Amherst

Dear Mr. Coldham:

At your request, I am pleased to provide a proposal for historical documentation and planning related to the repair and rehabilitation of the Ingram farmhouse and barn by the North Amherst Community Farm. The farmhouse, now used to accommodate apprentices at Simple Gifts Farm, is a two-story, five bay, center entry building with a heavy timber frame. Exterior architectural details suggest a date c. 1830, but initial inspection of the framing indicates that the original structure may be older. The large dairy barn southeast of the house is presumed to date from the second half of the 19th century with several later additions and adaptations.

The buildings are located just south of the North Amherst historic district and have not yet been recorded in the Amherst historic resource inventory. The scope of work in this proposal will compile base level historical and photographic documentation to complement and inform the concurrent spatial needs study.

My specific responsibilities in this process will include

- Historical research on the property (house, barns, farm acreage)
- Photographic documentation of existing conditions (full property)
- Limited removal of siding and finishes for inspection (house only)
- Limited investigation of paint finishes (exterior of house only)
- MHC documentation (Form B) and evaluation of National Register eligibility
- Consultation on the scope of rehab and anticipated use
- Consultation on potential funding sources
- Preparation of relevant sections of the report and recommendations

These tasks will be accomplished in conjunction with and concurrent with the architectural planning process under your direction.

The consulting services outlined above will be offered over a period of four months, subject to approval of funding for the project. The scope of work will be completed for a flat fee of \$7,800 payable upon submittal of the summary report.

I appreciate the opportunity to collaborate with you and NACF on this important project. If you have any questions or require additional information, please let me know.

Sincerely,



Gregory Farmer
Historic Preservation Specialist