

HISTORIC NORTHAMPTON

Application for Community Preservation Committee Funding, September 9, 2015 *Structural Repairs and Environmental Control*

WHO WE ARE: mission, programs and properties

Historic Northampton serves the city of Northampton, preserving historical artifacts and manuscripts left in our care by previous generations of Northamptonites as a public trust. Today's citizens continue to preserve their local history through projects such as:

- Midnight to Midnight (photo-documentation)
- Parsons House Community Archaeological Dig
- Meadow City Historians (local history buffs sharing their work)
- Northampton Timelines (historical photographs and documents of local buildings and landscapes keyed to an online map).

Examples from our historical collections are on view in two of our three galleries, and the history-related work of local artists changes monthly in the third. We typically host five programs every month, including exhibition openings, lectures, workshops and other events. See our website for a listing:

www.historicnorthampton.org/programs.html

www.historicnorthampton.org/past-programs.html

Almost all our events are free to the general public and many draw overflow audiences. Even the ice cream at our recent ice-cream social was free thanks to an in-kind donation from Herrell's Ice Cream.

We care for four historic buildings located side by side on Bridge Street at the gateway to the downtown:

- Damon House (46 Bridge Street, built 1813)
- Parsons House (58 Bridge Street, built 1719, with additions made about 1785 and 1810)
- Shepherd House (66 Bridge Street, built 1797)
- Shepherd Barn (behind 66 Bridge Street, date uncertain)



Damon House (1813 with 1985 gallery/storage wing)



Parsons House (1719 with additions)



Shepherd House (c.1797)



Shepherd Barn with Bridge St. School gardens in foreground

WHO WE ARE: how we are funded

Historic Northampton is a non-profit public charity which gratefully benefits from its exemption from local real estate taxes. As of this writing, for the current fiscal year (ending 9/30/15) to date, our direct operating funds (about \$115,000) have come from the following:

- 59% Memberships and contributions (including in-kind as well as cash)
- 33% Rental income (Mass Humanities in Shepherd House, an apartment in Parsons House)
- 08% Admissions, program revenue, museum store sales and investment revenue

Special projects are typically funded by grants and are accounted for separately because they almost never help defray general operating expenses. In FY15 these have included:

- \$176,475 from the Northampton Community Preservation Committee for urgent and critical repairs to Parsons, Shepherd and Damon Houses
- \$ 12,000 from the Community Foundation of Western Massachusetts for Northampton Timelines
- \$ 10,000 consisting of \$5,000 from Mass Humanities for the Parsons House Community Archaeological Dig matched by cash donations via Valley Gives plus in-kind gifts
- \$ 5,000 from the Beveridge Family Foundation for dehumidifiers to keep our newly cleaned basements in good condition
- \$ 5,000 from an anonymous donor to fund a series of lectures by Laurie Sanders
- \$ 3,500 from the Parsons Family Association toward the asbestos remediation and new boiler in Parsons House (following an earlier \$4,400 toward this project in FY14)
- \$ 1,600 from the Parsons Family Association toward the replacement of knob-and-tube wiring in the Parsons House basement
- \$ 1,500 from the Art Angel program administered by the Community Foundation of Western Massachusetts

Noteworthy support toward our operating expenses has come from the William G. Pomeroy Foundation, and we are working hard to match by December 31 an anonymous donor's all-or-nothing membership challenge grant of \$25,000.

As many readers are aware from the February 2015 articles in the Daily Hampshire Gazette, Historic Northampton for many years drew on its reserves at quite an alarming rate to fill the gap between its operating expenses and its operating revenue. But thanks to the dedication of the current board and the generosity of many new donors, that pattern is now over. We are pleased to report that we are on track to balance the operating budget with operating revenues by Sep 30 (FYE15). With the exception of two years in the mid-1990s, this is the first time this has happened since 1988.

Historic Northampton is an important local institution that was in very serious—even life-threatening—trouble a year ago. It has accomplished this major turnaround in very large part thanks to the vote of confidence conveyed by the 2014 grant from the Community Preservation Committee. The fact that we could point to the CPC grant made it possible to win support from other funders as well. We could not have done this without you and we want our gratitude to go on the record.

CONTEXT: Why we must approach the CPC again this year

While the turnaround at Historic Northampton is extremely encouraging, one year of progress cannot make it complete, and with four neglected buildings to save, it is not surprising that we still need help. However some committee members may ask why we don't seek funding elsewhere but are returning to the Community Preservation Committee in 2015.

Historic Northampton has to raise money in three areas at the same time: basic operating (staff salaries, utilities, etc.), programs, and deferred maintenance. Unlike a city department, we are not working from a tax-funded operating budget. However limited it probably feels to the people working within it, the city budget can be relied on to pay essential staff. The biggest reason Historic Northampton was able to balance its operating budget in FY15 after a 25-year pattern of deficits is that our director worked full-time without pay. This arrangement was necessary in order to turn the ship around, but it is clearly not a long-term solution.

We hope that once we show how much can be done with this place the citizens of this city will recognize Historic Northampton as the public asset it is and support it at a sustainable level. We are already making progress toward this goal: The number of members has tripled in the last year. Likewise, donations are three times the amount raised in FY14, and even after we exclude the CPC grant, grants awarded in FY15 were over five times what we had the previous year. Even though we cut costs to the bone, we were able to expand our programs dramatically under the leadership of vice president Stan Sherer, AND we managed to pay for \$22,000 in deferred maintenance *beyond* that funded by the CPC.

We're proud of what we have accomplished in FY15, but we are still in transition, and next year we will have to do everything we did this year and more:

1. Our next fundraising priority must be to fund a capable director who lives in the area because we cannot rely on an unpaid out-of-town director to carry the institution forever.
2. After that, we need to establish a reserve set aside specifically for predictable future maintenance in order to become self-sufficient in caring for our properties.
3. We also need to find funders interested in developing programs like Northampton Timelines that will help us reach a level of membership and donations sufficient to fund basic operating expenses year after year.

In other words, in FY16, we are going to be forced to focus our non-grant fundraising efforts on the operating side rather than on restoration projects. Even matching grants are problematic. We already have a \$25,000 challenge grant to match this fall.

And yet, our buildings and collections cannot wait. So are there any other funders we can turn to?

CONTEXT: Limitations of other funding

Most national grant-funders do not help with building preservation – or don't anymore:

- National Park Service Save America's Treasures Grants – has not been funded since 2010
- National Park Service Preserve America Grants – has not been funded since 2010
- National Trust Preservation Grants – now only for planning, education and outreach
- National Trust Johanna Favrot Fund for Historic Preservation – building work not funded
- NEH Preservation Assistance Grants for smaller institutions - for collections, not buildings
- Institute of Museum and Library Services Grants –interested in learners, not buildings
- 1776 Foundation – went out of business in 2009

There are four granting programs that are of potential usefulness, two state and two regional:

- The first is the Massachusetts Cultural Council's Cultural Facilities Fund, which requires a 1:1 match. We applied to them in 2013-14 but were rejected, almost certainly because of our then dire financial condition. MCC requires three years of financial reports, and until we can show them three years of balanced budgets, they are not likely to be receptive. By balancing the budget in this first year, we have already done what we can toward becoming a viable candidate. We are also less competitive with the MCC because we are focused on providing services to local residents rather than on becoming a tourist destination. It would be nice to do both, but we're not there yet.
- A second option is the Massachusetts Historical Commission, which also requires a 1:1 match. The issue here is that once you get a grant, you have to spend the fall putting it out to bid, putting us past the working season. Then in the next year, all the work has to be done before the state's fiscal year ends on June 30, which makes it useless for complex and lengthy tasks like fixing the barn. The barn is not a job that can be started in the fall, left hanging over the winter, and picked up in the spring. And given the vagaries of weather and the schedules of

subcontractors, no one imagines that the archaeology and repairs could be finished between May 1 when the ground dries out and June 30 (see project timeline for more detail on this).

- The Beveridge Family Foundation will consider building-related projects, but we are not eligible to apply again until August 2017. That is because in 2015 we received a \$5000 grant that paid for dehumidifiers for all four basements. BFF limits its grants to 25% of the institution's total contributions and will not pay more than 20% of the cost for any project.
- In 2015 the Community Foundation of Western Massachusetts awarded us \$12,000 to make a start on Northampton Timelines, which is designed to help us build local visibility and membership. We will certainly approach them again next year, but CFWM is changing its guidelines, and we cannot yet determine what project is likely to best match their funding goals. We may need to choose something that will boost our fundraising capability.

So we really don't have many options. Yet our buildings have been seriously neglected for years and we cannot delay repairing them. Buildings do not heal on their own. They only get worse.

Case in point: When Kris Thomson uncovered the rear plate at Parsons House in the course of CPA-funded work this summer, he found that the pegs pinning the rafters to the rear plate had completely ripped the bottoms of the rafters out. The rear plate, for those of you who aren't timber framers, is the beam at the top of the back wall where it connects to the roof. Kris also discovered that the girts that tie the front and back of the house together had slipped four inches out of position and that some of the ceiling joists were being held up only by lath and plaster. The extent of the displacement startled everybody and we were all glad this work had not been delayed. Another year or two and the situation would have been quite dangerous and far more costly to repair.



Above: View of attic joist (darker) slipped entirely off the rear plate (lighter) that it should be sitting on.

Left: View of rear plate (now cabled to stable beams in main house) showing how movement of plate has caused (1) the peg to rip through the rafter (foreground), and (2) the girt to slip out of its slot in the plate (upper right, near hand).

The 2014 CPC-funded work on Parsons House was the proverbial stitch in time that saved nine. But it isn't the only mending we need to do. Our collections are in jeopardy because of the aging roof and damp basements in Damon House. In the barn, the serious structural damage caused by a leaky roof, neglected gutters and a tree planted too close to the building will only get worse.

So where do we put our fundraising effort? Into the operating budget so we can prove we're able to run the organization in the black and qualify for Mass Cultural Council money in another year or two but meanwhile let our buildings and collections deteriorate? Or, lacking grant support for the buildings, do we spend the last of our reserves fixing about 1/3 of what needs doing while foregoing any claim to solvency?

We have already shown that we can grow local support for Historic Northampton. We just need another year to finish that process. Meanwhile, CPA funding is an appropriate way for the people of Northampton to support an important public institution at a moment when intervention can be effective in saving not only the buildings and the collections but the institution itself.

CONTEXT: what was accomplished with the 2014 CPC grant

A year ago when the CPC representatives made their site visit, it was clear that extensive work needed to be done everywhere they looked. Since doing it all at once was impossible, our priorities were:

1. Stabilizing building structures
2. Keeping out water (typically the cause of structural and collection damage)
3. Reducing heating costs (essential as part of getting to a balanced budget)

We began working on all these issues even before the 2014 CPC grant came through, and the 2014 CPC proposal in its final form reflected them:

- ***Shepherd House***
 - ✓ Masonry repair/grading to keep water from entering basement and rotting support posts
 - ✓ Remove asbestos, fiberglass and mold from basement (this space is now clean and usable)
 - ✓ Repair fallen support posts and install additional posts to support center of house
 - Install 30 storm windows to protect 18th century sashes and reduce heating costs
- ***Damon House***
 - ✓ Repair, re-glaze and repaint all sashes (were in desperately weakened condition)
 - Install 32 storm windows to protect early 19th century sashes and reduce heating costs
- ***Parsons House***
 - ✓ Removed asbestos, fiberglass, mold and debris from basement (funded by HN)
 - ✓ Installed new gas boiler (funded by HN & Parsons Family, saved \$8K in heating costs in FY15)
 - ✓ Stabilize rear wall at roofline, replace sills, post, add basement and full foundation
 - ✓ Repair and repaint sashes
 - Waterproof basements
 - Install 35 storm windows to reduce heating costs

- **Shepherd Barn (funded by HN, not 2014 CPC)**
 - ✓ Removed destructive tree
 - ✓ Replaced missing slates in roof

The checkmarks show work that is already complete. The last few windows and the storm windows will be done before the heating season and the basement waterproofing should be finished in the next few weeks, bringing us to the stage that two of our four buildings are structurally secure and watertight.

DESCRIPTION OF THE PROPOSED 2015 PROJECT

Summary

This year, we will continue to address those same priorities – structural stability and keeping out water – but focusing most heavily on Damon House and the Barn. The list below summarizes the work. A more detailed explanation follows.

1. Damon House – 46 Bridge Street, Parcel 32A-175

- a. Add supports to the center of Damon House, which is sagging, much like Shepherd
- b. Replace the roof (which has begun to leak in several areas)
- c. Restore ornamental balustrade over front door (makes sense to do with roof)
- d. Re-set front step of Damon so water no longer runs into the front basement
- e. Rebuild brick veranda so water no longer runs into the back basement
- f. Get rid of veranda lip which is a barrier to wheelchairs and add handicap door opener
- g. Repair leaking bulkhead
- h. Install waterproof interior walls in both front and back basements
- i. Rent storage areas for collections while work is being done in the basements
- j. Purchase several storage units to facilitate temporary storage of collections
- k. Remove two unneeded and rotting windows from the back end of 1985 addition

2. Shepherd Barn - Parcel 32A-176

- a. Preliminary archaeological survey of area to be disturbed
- b. Remove doors, floors, stairs, plumbing and strip lower walls to access posts
- c. Repair structural posts and sills; add footings and ice/water barrier
- d. Dig out surface below floor, install gravel, frost foam, vapor barrier and “critter walls”
- e. Repair roof, repair and rehang doors, rebuild ADA bathroom, stairs and interior walls
- f. Storage units for collections while work is being done in barn

3. Parsons House - Parcel 32A-260

- a. Remove remaining knob and tube wiring
- b. Fix sills, posts and porch along north end of east wall of ell
- c. Replace three rotten sashes and small side-porch post bases and deck

DESCRIPTION OF THE PROPOSED WORK in DAMON HOUSE

DAMON HOUSE Structural stabilization

Like Shepherd House, which was stabilized using the 2014 CPC grant, Damon House is a four-over-four-room center hall house with two chimneys, one serving the rooms on the west side, the other serving the rooms on the east. Like Shepherd, it is sagging in the middle between the chimneys. In Shepherd, the cause was clear: water had rotted the bases of the support posts in the basement and they had fallen over. In Damon, the cause can't be photographed because the basement ceiling and posts were covered over about 1980, but the effects upstairs are even more pronounced. On the west side, there are dramatic stress cracks in the first-floor wall plaster between the chimney and the central hall, while on the east side, the floor has dropped 1.5 inches below the bottom of the walls.



Above: the center hall front stairs in Damon House, showing a crack opening up between the treads and the stair skirt as the stair itself sinks.



Above: Damon West Parlor showing stress cracks over fireplace as center (to right) sinks.



Above: East Parlor, less dramatic cracks where interior wall meets exterior wall (R).

Below: East Parlor, floor is sinking and separating from trim between fireplace and door.





Above: Research room directly behind East Parlor, showing drop in floor from other side.

Below: separation of floor and wall in West Parlor to right of fireplace.



The plan for fixing this is similar to what we did in Shepherd House. First we will remove part of the basement ceiling to confirm the nature of the problem. Most likely we will add a series of posts to support the beams under the walls of the center hall and under the interior partition that divides the front rooms from the back. This requires taking down and then replacing sections of the basement ceiling, which was installed in about 1980 to keep the area cleaner for collection storage. Below we show pictures of what Damon basement looks like now.



Below: Here is what the posts look like in Shepherd House (which is now asbestos, fiberglass, and mold-free, not to mention mud-free and dry for the first time in living memory). The original posts are upside-down tree trunks. The modern ones on either side provide additional support for the center-hall bearing beam.



Left: The black layer prevents dampness from migrating from the concrete up into the post.

DAMON HOUSE Roof Replacement

Our roofer, Jim Flannery, warned us some time ago that we would need to replace the Damon House roof soon. This hardly came as a surprise. We had been experiencing leaks for several years in the typical problem areas where the planes of the roof come together, but we had only been able to replace two or three small sections. The most cursory inspection shows stained and sagging ceilings in several rooms.



Left: Ceiling of 2nd-floor costume storage and workroom.
Right: Ceiling of stairwell leading down to back basement where collections are stored.



Right: Ceiling over the quilts in the flat textile storage room.



Below: Ceiling of research room over doorway to Marie's office.



Below: Photo and ephemera storage room with close-up of damage.



Last fall, when we discovered yet more leaks, in this case damaging asbestos in the basement, we had new copper flashing put around the chimneys (and yes, the asbestos was also fixed).



Above: Water leaked from chimney through asbestos casing around furnace pipe. Drip left a green deposit on dust cover over collections



Above: Leak through the asbestos (hidden by pipe at left)



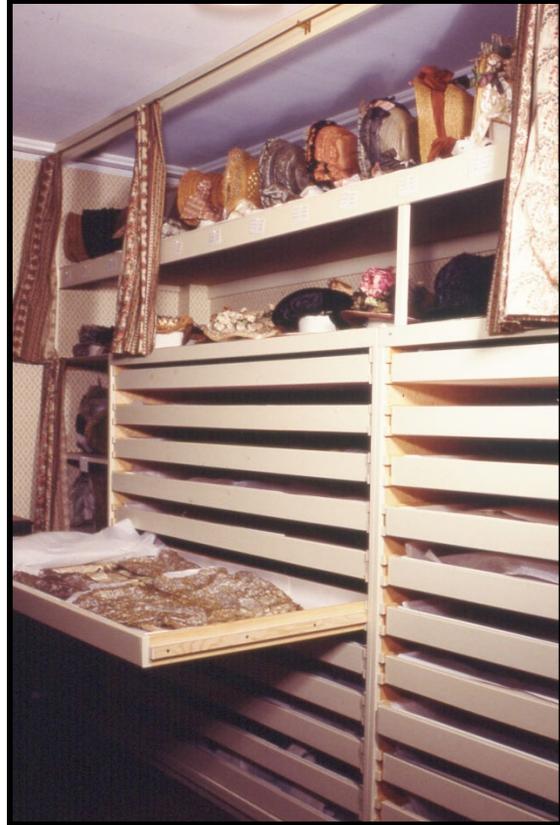
Gorgeous new flashing!

Then this summer when we went up to clean one of the costume storage rooms, we found a leak on the shelves holding our world-class collection of mid-19th-century bonnets.¹ They are rare and irreplaceable and conservation is beyond our means. We have draped the storage shelves in plastic, but we now believe the roof to be an urgent issue.

¹ When the director visited the Metropolitan Museum of Art in the 1990s, she was surprised to discover that the Northampton collection from this period was better than the one at the Met.



Above, close-ups of bonnets stored near the leak.



At right, the bonnet room as it looked in 1978.

Below, two views of the upper shelf showing evidence of water dripping onto the bonnets from the ceiling.

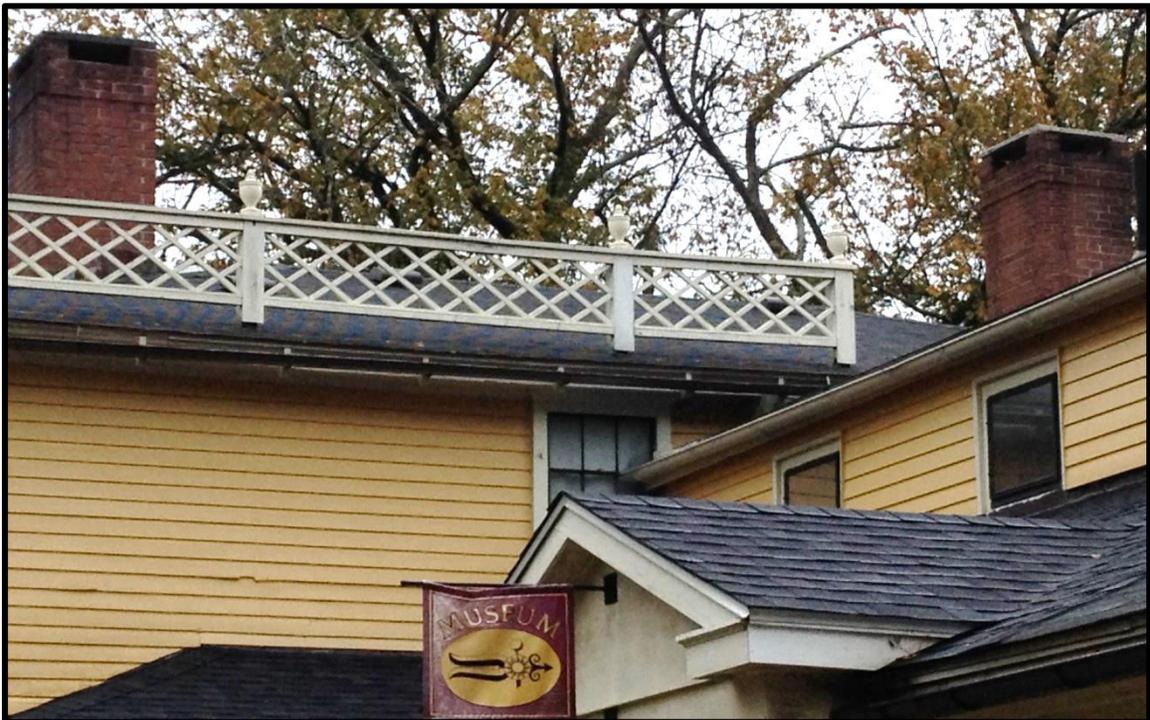




Left: looking up at leak-damaged ceiling crossed by a strip of wood supporting the brass rod for hanging the curtain in front of the storage shelves. Shows plaster beginning to drop. The rod fixture is probably what kept the ceiling from falling. **Below right,** volunteers making a plastic roof over the bonnet storage shelves.



The estimate for the roof includes replacing the entire roof except for those areas recently done (see detail in attached estimate). The price is higher than one might expect because the balustrade around the edge of the roof needs to be removed and then replaced. All the posts in the balustrade have to be flashed.



Below: View of Damon showing various roofs. The darker one in the middle is the section more recently done.



Replacing the roof includes replacing the small porch roof over the front door. To do that, we need to remove the balustrade, so that makes this a good time to repair it. At least part of this structure is a modern plywood replacement. We would like to restore this properly with rounded top pieces that will shed water rather than rotting like the current ones. The Historical Commission has already approved this work.



DAMON HOUSE: Waterproofing the front basement

In keeping with our priorities, we are focusing on keeping water out of the basements at Damon House, which is where we store most of our collections other than textiles. In the front basement the water results from three problems. One is the lack of gutters on the east side of the 19th century back wing. This is being taken care of this fall. The second is the bulkhead, and the third and most important is the front step, which tilts backward toward the basement wall.



In about 1980, the fieldstone basement foundation walls were given a waterproof coating that looks like white paint. This worked well enough where the grading and guttering were correct. But because water from the front step flows down along the outside of the front basement wall and then seeps between the stones, that section of wall is always damp, and the dampness causes spalling (the breaking off of bits of stone, mortar and wall coating). Now, with the 1980 coating broken down, the walls are dropping dust and dirt and the dampness has caused mold to grow on the collections.



Therefore we want to re-set the front doorstep so that it tilts away from the house. First the columns will have to be removed. Then the plan is to use two forklifts or similar machines to lift each side of the heavy stone while workmen jam concrete underneath the back of it to change the tilt.

Once the doorstep, gutters and bulkhead are taken care of, the preferred way to waterproof the interior is to line the foundation with closed-cell spray-foam insulation, as shown in the internet photo below. This creates a very effective vapor barrier which is then covered with wallboard.



This treatment of the walls will give us storage areas that are environmentally stable and much easier to keep clean. But it also means moving all the collections out of the basements while the interior walls are being constructed. We hope that Parsons House will provide usable storage space once the 2014-15 work is complete, but we are still likely to have to move some collections off-site temporarily. Therefore the grant proposal includes a figure for storage rental and shelving.

DAMON HOUSE: Waterproofing the back basement

Just as the front step is letting water flow into the front basement, the brick floor of the veranda is allowing water to flow into the back basement. Over time, the sand underneath it has settled and the entire walkway now tilts toward the building.





This picture had to be brightened to show the rain. Note the darkened low spot on the brick under the window where the water is collecting at the foundation.

The seepage is not the only problem. Apparently the pressure of the tilting walkway pushing against the east foundation is causing problems in the foundation on the *other* side of the building. The floor in the Damon Education Wing has to span a very large open area and it is supported by a system of interlocking wooden trusses strong and stiff enough to move as a unit. The truss system is attached to the top of the masonry walls on both sides. The tilting brick walkway (which, being mortared together, also moves as a unit) is pushing against the eastern edge of this truss system. Under that pressure, the truss system has pushed the upper courses of the west foundation wall out of alignment. The lower part of the west basement wall is perfectly straight and plumb, but the top bends outward toward the Talbot's parking lot. The mason and general contractor believe that the way to fix this is to fix the walk, to stop the pressure of the walk against the floor/sill and that then the west wall can be patched and will be OK. In the pictures below you get a glimpse of the floor trusses and the long crack that has opened on the west wall a short way below them.



It is not enough to even out the sand underneath the walk and re-lay the bricks because the same syndrome is likely to happen again. Instead, the mason plans to remove the existing walkway, dig down along the edge of the foundation, and create a series of masonry supports that tie into the existing block foundation and stick out just below the walkway. Then the sand will indeed be brought up to level, but the concrete pad on top of it will have its edge resting on the new supports and will thus be supported by the basement wall and footings, so that even if the sand settles, the concrete pad shouldn't go with it. This plan may need to be adjusted depending on what we find when we remove the brick.

Since the veranda brickwork has to be redone, we will take this opportunity to fix the 1½-inch lip where the veranda brickwork abuts the brick walkway leading to our entrance from the street. This has been a serious annoyance to every person who enters our building in a wheelchair and it needs to go. At the same time, we'd like to add a handicap door-opening system with a push-plate on both sides of the doorway.

DAMON HOUSE: Removing unneeded windows

The last item on the Damon House list is to close up two windows at the back end of the 1985 Damon Education Wing. This will require approval by the Historical Commission. These windows have been blocked on the inside for about fifteen years because the interior space is used as a gallery. The interior covers limit the arrangement of the room and create yet one more obstacle to using our spaces. On the exterior the windows are badly damaged because for a long time trees and bushes were allowed to grow up thickly next to the building. The original materials were of very poor quality (pieced lengths of trim). Removing them and closing up the openings is cheaper than replacing them. These windows are non-functional and rarely noticed. A third window in the same gallery is also blocked on the interior, but it faces the veranda and is part of the rhythm of the public façade. That will not be changed.



Left: Gallery interior showing window covers
Below Left: Poor quality original materials



Right: Windows in question are on each side of the chimney.
Below Right: Damage requires replacement or removal



DESCRIPTION OF THE PROPOSED WORK in SHEPHERD BARN



SHEPHERD BARN History

The Shepherd Barn is a standard early American type called as an English barn. It is typical in size, the main building being 30'x40', and the interior framing divides it into three bays. The central bay has doors at both ends and could be used for threshing. The side bay on the cooler east side was used for hay storage and the one on the warmer west side for livestock. Barns of this type were built from about 1770-1900, and we are not yet sure of the date of ours.





Above: Main doors of the Shepherd Barn.

Below: This William Sidney Mount painting done in 1831 shows a barn nearly identical to ours.



"Dancing on the Barn Floor" by William Sidney Mount - From the book "Dance and American Art" by Sharyn R. Udall.. Licensed under Public Domain via Commons -

https://commons.wikimedia.org/wiki/File:Dancing_on_the_Barn_Floor.jpg#/media/File:Dancing_on_the_Barn_Floor.jpg

The frame of the Shepherd Barn is a mix of hewn and sawn timbers (sometimes both methods are used on the same timber), and some features suggest a date close to 1800. On the other hand, sliding doors like the one on the back of the Shepherd barn typically date after 1840. It is of course possible that the sliding door is a later remodeling, and we will want to check for evidence of an earlier swinging door. The barn appears on the 1853 Northampton map below, but without the ell that is now attached to the south side. However the map DOES show a no-longer-existing ell attached to the *east* side. Since the east wall of the existing barn is directly on the property line both in fact and on the map, this means that ell stood on the next door neighbor's property (#74 Bridge). While that could be a mapping defect or simply two buildings very close together, there is evidence that the two parts were indeed connected. The timber framer observed signs of an earlier door in the framing at the east end of the barn.



Interestingly, the deed history supports the possibility of a single building owned jointly with a neighbor but at a much earlier date. The Shepherd lot at #66 Bridge and the next lot at #74 were both created by selling off part of the Parsons property (now #58 Bridge). In 1789, the Parsons family sold half a barn to their new neighbor Luke Lyman at #74, to whom they had recently sold part of their land. Is the Shepherd Barn that same barn? If it is, it is a good deal older than we thought. Likewise, is it possible that the current south ell is actually the older east ell moved so that the entire building could stand on a single property? The only way to arrive at a definitive answer is have the dendrochronology done on the timbers to determine the date of construction, which is why that testing is part of this project.

The Shepherd barn has not been used as a museum space for many years, but in the early 1980s, the building was repaired and set up as an exhibit area for farm tools, transportation items and other artifacts that looked out of place in a parlor. Parts of this exhibit still survive under later layers of dirt and debris. The southwest loft area was dedicated to water and has an early public faucet, early bathtubs and toilets and a length of public water pipe made out of a hollowed log found when a city street was being dug up. A shoe-shine stand where an Italian immigrant plied his trade sits among the advertising signs of other Northampton businesses. In another loft there is an early sleigh, and near the stairs are the weathervanes that originally crowned the domes of the 1812 First Church and the 1813 Courthouse, both built by Isaac Damon. These important local objects have been in danger from the barn's leaky roof and weakening structure.

Below: A LONG day spent clearing out the area through the door at the left uncovered fascinating old agricultural tools, architectural elements and a coffin. Many more work days in store in the barn!

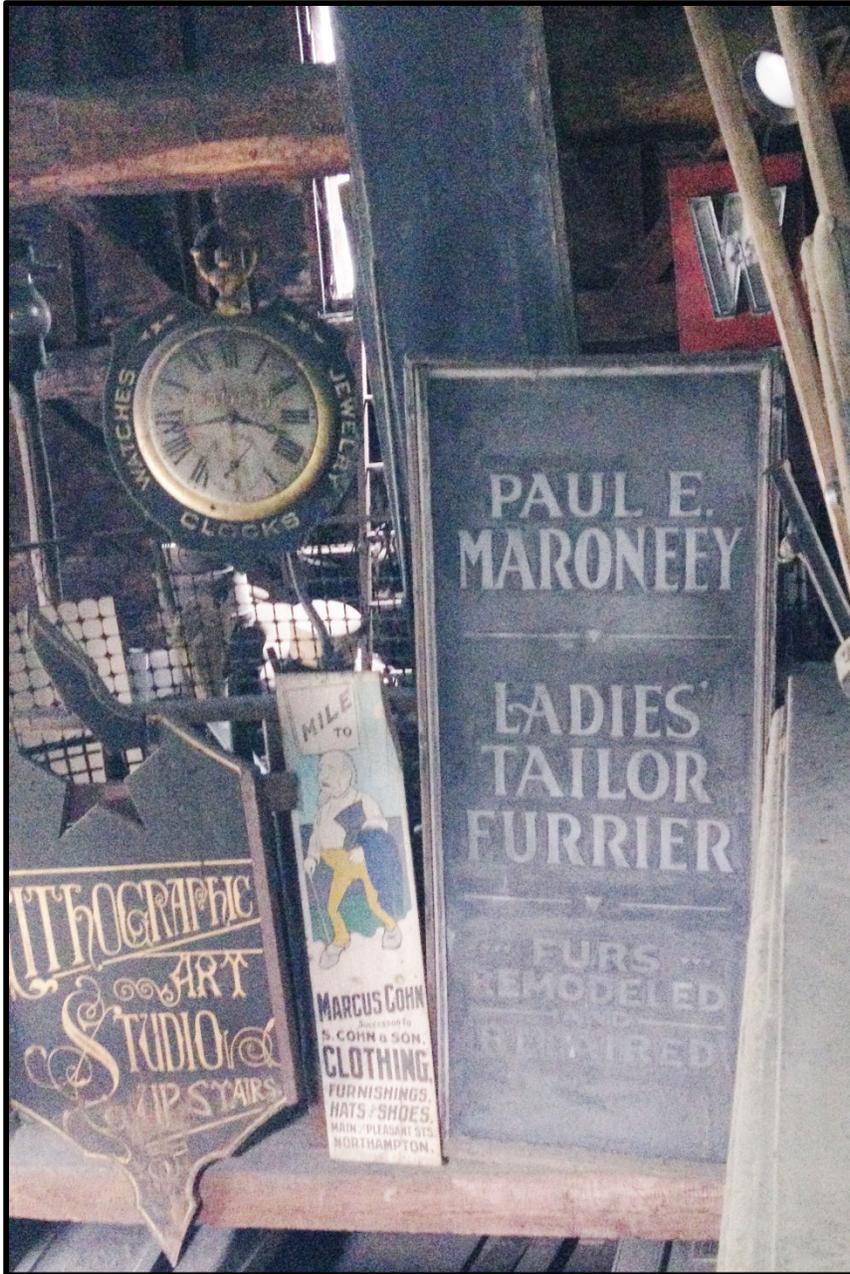


Below: "Water works" exhibit with later accretions as found in 2015.



Below: The Shepherd horse who lived in this earthen-floored stall probably liked to rub his itchy spots against the manger, which is scalloped with wear and had to be reinforced. The stall was found piled to the ceiling with collection items which have now been moved to an area with a floor.





Upstairs, many fascinating old local business signs.



Above: Our logo: the weathervane from the Hampshire County Courthouse built by Isaac Damon in 1813. In the back, visible in front of the window is the spire of the weathervane of the 1812 First Church designed by Asher Benjamin.

Below: The church and courthouse built by Isaac Damon burned in 1876 & 1886, but their weathervanes are in the barn.



SHEPHERD BARN: Causes and extent of structural problems

The Shepherd Barn has been neglected for long enough that it has become a major restoration project.

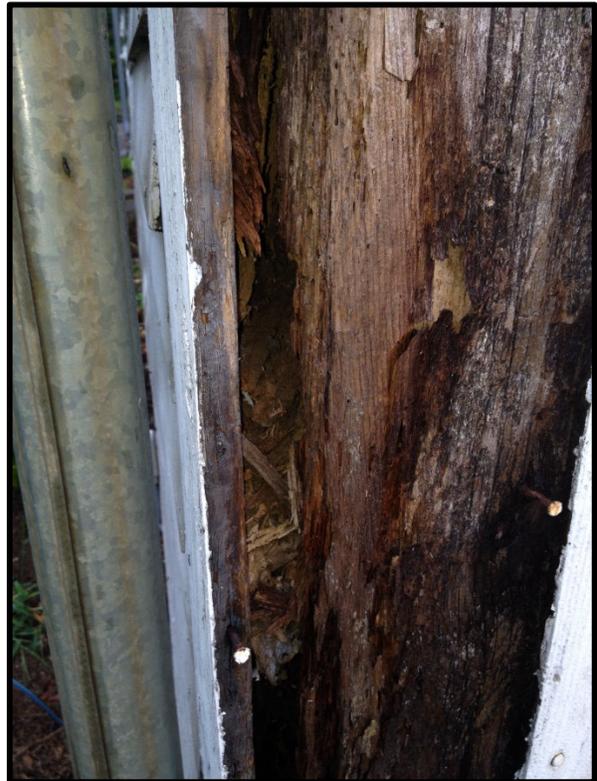
In addition to simple age, the causes of the problems it now faces include:

- A “bush” planted at the corner that grew into a vampire
- Gutters that rusted into holes
- Broken roof slates that were not replaced
- Brush and leaves piled up against walls of the building



Above: Southwest corner of barn in the vampire embrace of a badly-placed "bush." Entire corner post must now be replaced.

Below left and right: The corner post shaded by the tree is completely rotten.



Water dripping through the roof where slates were not repaired has caused major damage to the rear plate, the front plate and three posts, and has worn a hole completely through the second floor, illustrated below.



Above: A missing roof slate let water pour through a gap in the sheathing onto the floor below . . .
Below: . . . creating a hole in the floor the same shape as the hole in the roof

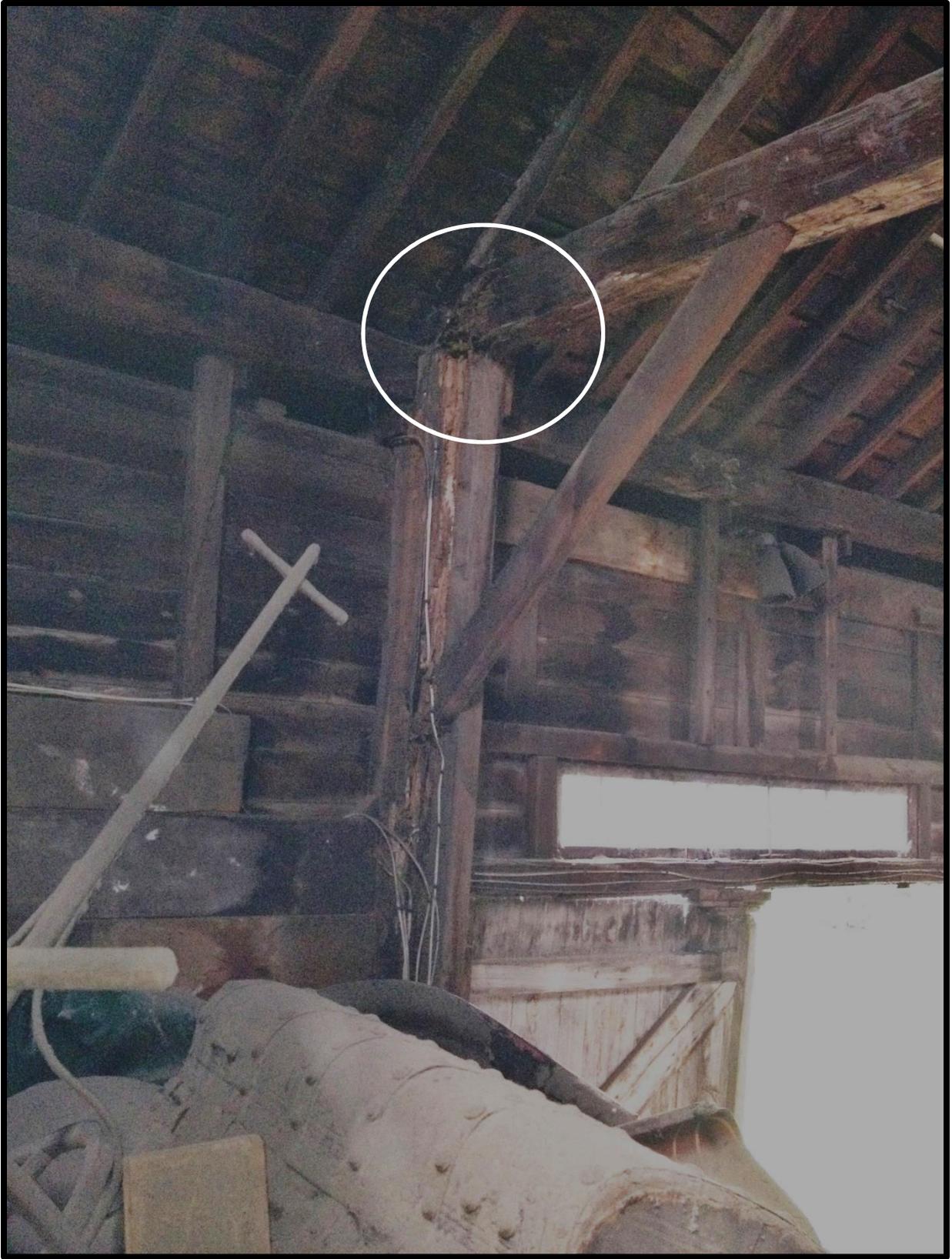




Looking up at the northeast corner where there was a major leak in the roof. See close-up next page.



Close-up of the east end of the rear plate, which supports the roof, showing heavy mold damage.



Above: Area is too dark and distant to photograph well, but the circled juncture of post and beam appears to be reduced to splinters.

SHEPHERD BARN: Plan of work

Kris Thomson, general contractor for the 2014 CPC work, and Alicia Spence, the internationally-known timber framer who worked on Parsons House, have investigated the Shepherd Barn as much as is possible in current conditions, and are proposing to replace all the framing elements that appear in yellow in the diagram below:

- All sills
- All floor joists
- Three full posts on the south (front) wall
- Replace sections of the front and rear plate
- Replace section of east central girt

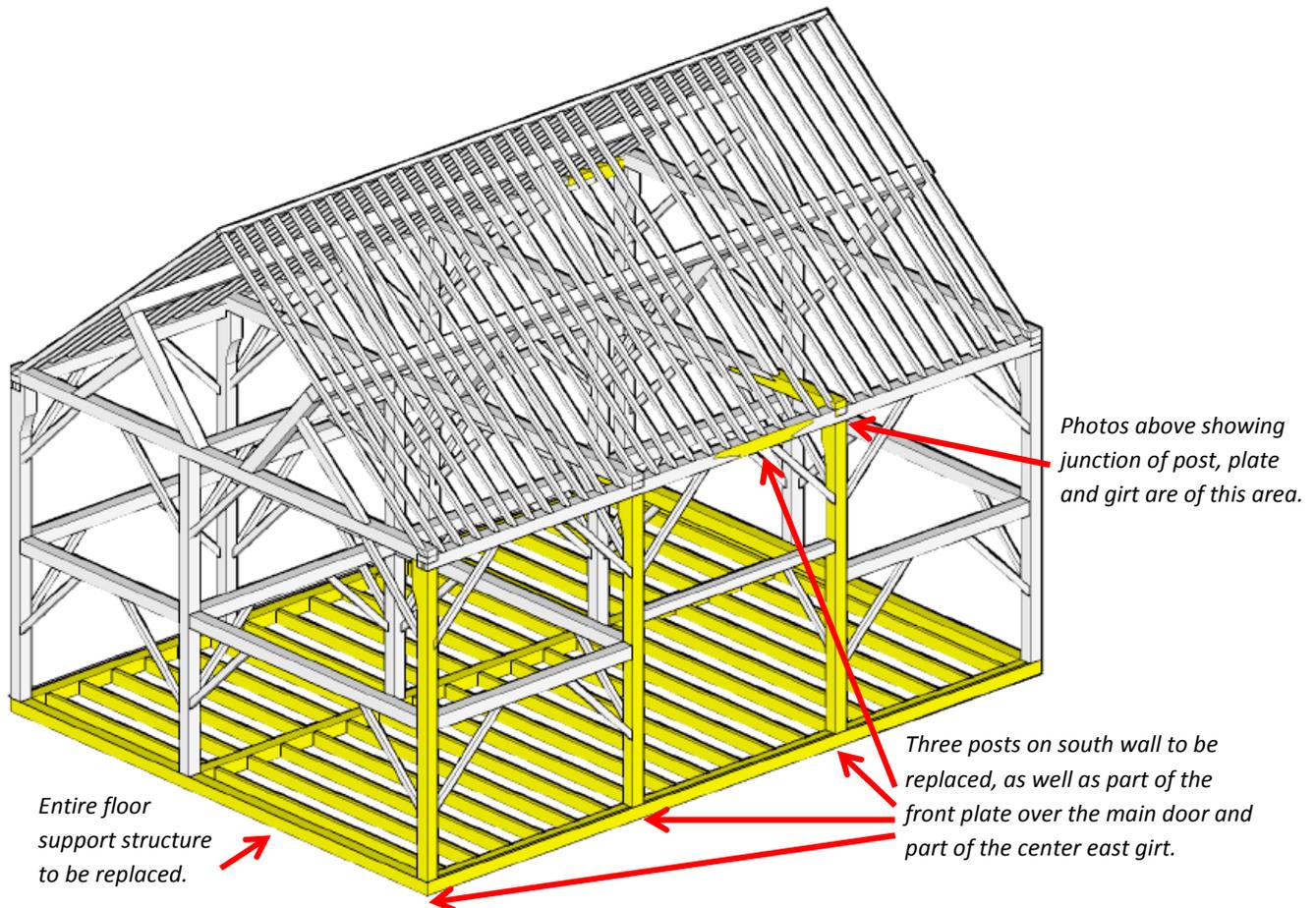
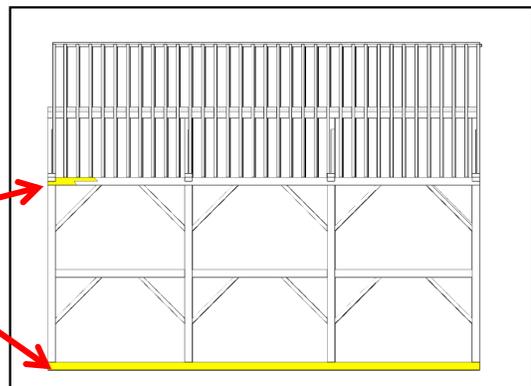


Diagram at right shows north (back) elevation with replacement of sill and section of the rear plate.



Note that this project does not include work on the ell. The ell was extensively renovated in the 1980s to be used as a bookbinder's studio. At that time, the interior walls and floors were added, which implies that the renovators saw and were satisfied with the framing timbers. It is likely that the floor joists were at least supplemented at that time, perhaps entirely replaced. Since the ell is structurally separate and probably in acceptable condition, we prefer to take advantage of it as a storage area when the rest of the barn must be cleared for renovation.

The goal of the work in the main building is not merely to replace the timbers but to support them so that the structure will be stable for many years to come. The process we are proposing is as follows:

FALL 2015, EARLY SPRING 2015 - HN Staff moves collections and cleans and documents the barn

- Remove all landscaping tools and reasonably portable collection items and store them in the barn ell, Shepherd basement or onsite locked container.
- 1812 First Church weathervane will probably have to stay in the barn during the work as it is too big to move but it may need to be crated or at least wrapped.
- Sweep out all debris and vacuum so that architectural elements and condition are clearly visible
- Photograph and measure all areas in the barn and describe all features of interest. Print resulting document on paper for permanent preservation.

APRIL - Contractor prepares building for archaeology

- Dismantle handicap bathroom and first floor partitions
 - 19th century partitions will be removed carefully and numbered so they can be replaced
 - Circa 1980 partitions and stairway will be removed and probably discarded
 - Safely remove or cap off any exposed wiring or plumbing
- Remove floor-boards carefully and number so they can be replaced (may be some exceptions)

MAY - Archaeologists conduct a site examination which is likely to involve:

- 4 to 6 square meters of digging inside the barn, including large and small test areas
- 3 to 5 square meters of digging around the perimeter
- Goal is to determine if any major features lie under the site about to be disturbed and to collect a sampling of artifacts
- On-site work is estimated to take about 17 days
- Off-site work includes research, processing of objects and reporting

JUNE-JULY - Contractor and timber-framer repair the barn frame

- Work one row of posts at a time
- Pick up posts (replacing if needed), add footings, replace sills, bring posts back down
- Install concrete footings for posts with layer of ice-and-water seal on top to prevent dampness from migrating into the posts
- At end, wait to install sill at gable-end by driveway until after excavation phase

AUGUST

- Dig out 18-24" under the floor, remove dirt and grade evenly
- Lay vapor barrier over surface, topped with gravel or crushed stone
- Add non-bearing concrete walls between footings to deter "critters" and below-surface foam-board to deter frost

SEPTEMBER

- Install wiring and plumbing while access is easy
- Replace floor using original boards where possible
- Add a simple lift-out floor in the horse stalls to make them more useful
- Replace exterior sheathing, repair and re-hang doors and paint barn
- Restore original interior walls in west side

OCTOBER

- Install expanded wiring and lighting for main barn
- Rebuild stairway to second floor exhibit area
- Rebuild handicap bathroom and utility closet in already modernized section of barn

SPRING 2017

- Return collections to barn and set up areas for public use

DESCRIPTION OF THE PROPOSED WORK in PARSONS HOUSE

The 2014 CPC grant addressed the two most urgent problems at Parsons House: the fact that the back wall was falling off the house, and the antiquated boiler. The wall has now been reattached and we are entering the last phase of that project. Last fall we replaced the ancient asbestos-covered oil-fired boiler with a new highly-efficient gas boiler. Half of that project was funded by the Parsons Family Association. The other half was paid for in savings since the cost of heating all our buildings in 2014-15 was \$8000 less than the previous year. CPC funds are being used to add storm windows in all the houses, which will reduce our operating costs yet again this coming winter.

Those critical priorities having been met, we are now looking at the next tier of maintenance issues – important but not as bad as walls falling off. These are:

- Replacing knob and tube wiring – this is a safety issue
- Replacing sills and posts near the side porch
- Repairing rotted windows and porch elements

PARSONS HOUSE: Replace knob and tube wiring

Parsons House was probably first wired after Anna Catharine Bliss moved here in 1910 with a minimal number of ungrounded two-prong outlets served by knob and tube wiring. Over the years, some sections were upgraded, especially near the west ell, which was used as an office in the 1970s. Over the years, as people required more electrical equipment, wiring was added and extended, resulting in arrangements like this:



As soon as our contractor Kris Thomson saw this, he brought in an electrician and an inspector to review the entire house and he reports that it is critical to replace the wiring in Parsons House.

OK, it's pretty ugly, but is it actually dangerous? According to a nice little article published on Angie's List (www.angieslist.com/articles/knob-and-tube-electrical-wiring-safe.htm):

One of the **most common problems** with this kind of wiring is its insulation, which is made of rubber instead of plastic. Over time, the rubber degrades, exposing bare wires to air and moisture, in turn increasing the chance of a short or a fire.

Extra circuits are also a problem because basic knob and tube installations only allowed for 12 circuits in a home. Often, homeowners who needed extra circuits would pay **contractors to add new circuits** at the panel or simply splice into an existing wire. Both of these modifications run the risk of overloading the system.

We definitely have overloads and damaged insulation:



But the article goes on:

The [2008 National Electric Code](#) addressed some issues with knob and tube wiring, most notably its high heat dissipation that poses a fire hazard when combined with fiberglass insulation. As a result, the NEC now requires that knob and tube wiring not be in "hollow spaces of walls, ceilings and attics where such spaces are insulated by loose, rolled or foamed-in-place insulating material that envelops the conductors."

When Kris and his experts dug around in the attic, they found these junctions embedded in the insulation. The one at right is particularly bad because the joins aren't even in a box.



As a first step, we have already replaced all the knob and tube wiring that could be accessed from the basement. That horrifying spider web of decaying insulation and electrical tape now looks like this:



But we need to extend the good work into the living spaces and attic above. We have invested so much in Parsons House, it would be very sad to lose all of it to another bit of deferred maintenance.



PARSONS HOUSE: Repair water damaged sills and posts under the side porch

The entire east side of Parsons House, shown below, is supported by a full foundation with a basement. The main house and east ell (jutting out toward the camera) are supported by the 1981 basement. The one-story north ell (whose roof is obscured by the tree) is supported by an old brick basement. As you can see, the sills of the entire house appear to be at ground level.



The porch side of the north ell has suffered water damage going back decades. Concrete slabs and metal liners were installed around the sills in an attempt to prevent water getting in, but these only made it harder for the sills to dry out. Add to this a poorly maintained window well and the result was inevitable.



The pictures below show the ground line along the porch of the north ell. The sill that supports the north ell runs directly under the outer edge of the porch, right under the screens. In other words, the sills are below ground level and there is a basement under the porch floor. Any water not diverted from the edge of the porch will saturate the sill and eventually run into the basement (see picture next page). The outdoor faucet at left only adds to the problem.



Left: This is a close-up of the sill under the left end of the porch, after we broke away half of the concrete splash slab under the outdoor faucet. The sill is clearly rotten and probably has termites.

Rotten below-grade sills exposed



Ground level

Left: To the right of the porch is a window well which has been a major cause of water entering the basement. This summer we permanently blocked up the window itself and filled in the window well. This picture, taken in the half-filled window well, clearly shows how the sills actually lie below the surface of the ground and also how badly deteriorated they are.

The picture below shows the Parsons House basement earlier this summer. Since we found water in the basement whenever it rained, we cleaned some gutters and resloped others and decided to block up all the sub-grade windows. Those steps alone were not enough to solve the problem.

Water in the north ell basement after an ordinary rain.

This is the problematic window, now blocked.



However we will be grading around the house this fall when the basement excavation is ready to be filled in. When the perimeter is properly sloped, it will be covered with ice-and-water shield and a layer of stones. This technique has worked extremely well in solving the similar problem in the Shepherd basement.

We expect that these steps will go a long way toward keeping water out of the basement in the future, and the new dehumidifier purchased with grant funds from the Beveridge Family Foundation will gradually dry out the residual dampness in the walls. Therefore we can look forward to having usable basements and a healthier house before long.



This technique has resulted in a dry basement in Shepherd House.

But grading and dehumidification, essential as it is, does not fix the damage done by water in the past. The sills on the north ell are compromised and they have to be replaced. Almost certainly we will also have to replace one or more connected posts, but it is not possible to predict the extent of that work as the posts are cased inside and out. However, in the area repaired this summer, termite damage in the buttery extended from the corner six feet up the post and back along the girt from the buttery sill. We expect to find something comparable in the north ell, but we will not have to create a foundation and basement because those already exist. We will use white oak timbers if we can get them and Alicia Spence will tie the new timbers into the old ones using traditional joints. Once the sills and posts are replaced, the porch floor will be replaced so that it looks similar to the current floor but is more functional.

PARSONS HOUSE: Other necessary repairs

In addition to these structural repairs, we add some smaller ones that should not be allowed to get worse. These include replacing three windows and fixing the bases of the columns on the little porch over the east parlor side door. The bottoms of the porch posts have already been replaced, but the modern lumber used in the repair has not held up very well. The window sashes are also modern, installed about 1980. Like the posts, the lumber they are made of has not held up to exposure to the weather. At some time in the 1990s, the decision was made to remove the storm windows and use interior storms. This looked pretty, but interior storms promote mold growth on the inside of the window sashes and offer zero protection from the weather on the outside. The 2014 CPC grant is paying for storm windows for all the buildings, so this kind of deterioration will not continue.



WHAT COMMUNITY PRESERVATION CRITERIA DOES THIS PROJECT MEET?

Open Space Criteria

Because of our location at the edge of the downtown, we provide **valuable open space in urban neighborhoods**. People frequently use our grounds like a park, chatting on the veranda or in the gazebo, enjoying the roses or lazing on the grass while waiting for the bus that stops across the street.

We make available the entire back yard between the Shepherd House and Barn for Bridge Street School and its School Sprouts vegetable gardens. Without our open space, BSS children could not have participated in this program.



The barn restoration also indirectly **preserves Northampton's rural and agricultural character**. The barn itself is an important agricultural building, conceivably as early as 1785. And as we have cleaned various sections of it this summer, we have discovered many 19th century agricultural tools including a dray, rolls of barbed wire, scythes, yoke, straw splitter, cheese press, seeder and many hand tools. We recently accepted a field scale dating from the 1850s that was used to weigh bags or bushels of produce in the field. We would like to incorporate these into the barn exhibits after it is repaired and can be reopened.



Recreational Use Criteria

In a town like Northampton, there is a lot of overlap between education and recreation, and there is a recreational element in much of what we do.

- **Our buildings and grounds support multiple active and passive recreation uses**
- **Our programs serve a significant number of residents**
- **We expand the range of recreational opportunities available to Northamptonites of all ages**

As is evident from the photos below and on the next page, we **serve Northampton residents of all ages**, from school children to retirees. Dozens of school children have worked in the Shepherd gardens, and well over two hundred more participated in the Parsons Community Archaeological Dig either with their classes or with their families on public days. They scraped with their trowels, measured their finds, and shook the screen frames to sift the dirt. Then they happily let off steam by running around on the lawn.



Pictures above were taken during the Parsons House Community Archaeological Dig.



Above: Workshop on managing archives. Half of the registrants will volunteer at Historic Northampton.

Below: Lecture by Carl Walter on the Hampshire-Hampden Canal attracted mostly older attendees.



Historic Northampton **serves a significant number of residents** and **expands the range of recreational opportunities available** to them. During the fiscal year that ends September 2015, Historic Northampton offered 12 exhibitions and 52 public programs over an 11-month period (we closed in January) and over 3000 visitors came through our doors on the occasions when we were counting.

Three of the exhibitions and all the lectures and programs were history-related, which is valuable in a town where the arts tend to dominate. The Parsons archaeological dig was successful both as a site examination and as a public event, and for most participants it was a once-in-a-lifetime opportunity since most public digs charge heavy fees. Ours was free and anyone could walk in.

In this coming year, we will indirectly fulfill yet another criterion for recreational use, **to enhance the appreciation of the natural world and its conservation**. Starting in September, we will be offering a series of six lectures by Laurie Sanders entitled *Rediscovering Northampton: Local History Viewed Through An Ecological Lens*. A follow-up series is scheduled for the following year. For more information see www.historicnorthampton.org/sanders-lecture-series.html

Through all these programs, its services to researchers and public projects like Midnight to Midnight and Northampton Timelines, Historic Northampton clearly **boosts the vitality of the community** and **enhances the quality of life for its residents**. Our buildings and collections are the necessary infrastructure for these public offerings. People will not be able to come if the buildings are not safe to enter. We cannot offer exhibitions if our collections have to be packed up and stored off-site because our own storage areas are not fit to use. The project we are proposing to the Community Preservation Committee is essential to our ability to continue providing recreational opportunities like those we have shared with the community this past year. And once we ensure the structural safety of the barn, we will be able to open a new area for public use.

Historic Preservation Criteria

This project meets all five of the Historic Preservation Criteria:

1. Protect, preserve, enhance, restore and/or rehabilitate properties, features or resources of historical significance
2. Include a focus on the historical function of a property or site
3. Demonstrate eligibility for a local, State or National Historic Register listing
4. Provide assurance of the ability to maintain the historic resource over the long term
5. Include the granting of a permanent historic preservation restriction or other preservation guarantee.

As noted earlier, Historic Northampton is **already listed on the National Historic Register**, and the **City already holds a historic preservation restriction** on our properties as a result of our previous CPC grants. **Maintaining the properties over the long term** is central to our mission as a museum. Current management has made it a high priority to inspect and understand the condition of our buildings and to create a priority list for fixing them. The greatest threat to long-term maintenance is lack of money. We

have four old buildings and not much left in the reserve. But an institutional turn-around has begun. After years in which the priority was academic research, we are now focusing on providing services to the town and the town is responding. Membership and donations have tripled and we are on track to our first financial goal, which is to balance our operating budget. The next goal is to fund a paid local director, and the third is to establish a board-restricted fund for maintenance. It may be small at first but every journey needs a first step.

We probably don't need to repeat the information given in previous sections of this narrative – it must be obvious to any reader that **this project restores properties of historical significance and focuses on the historical function of our buildings and on our collections.**

General Criteria

1. **Serves more than one CPA program area:**

The project meets all criteria under ***Historic Preservation***, several under ***Recreational Use***, and one or two under ***Open Space***, as discussed above.

2. **Contributes to the preservation of Northampton's unique character, boosts the vitality of the community, and enhances the quality of life for its residents.**

How we fulfill this criterion is described most completely above under ***Recreational Use***.

3. **Saves resources that would otherwise be threatened**

The resources in question—our buildings and our collections—ARE under threat, both from physical conditions, which this grant proposal attempts to address, and also from the financial situation of the institution as a whole. The organization is working very hard to fix the institutional problems and has made huge progress in the last year. But we cannot pretend that we are out entirely out of the woods. This situation is discussed at several other points in this application.

4. **Receives endorsement by community groups, municipal boards and/or departments**

See the 25 letters of support attached at the end of the application.

5. **Leverages additional public and/or private funds or demonstrates that other funding sources are not readily available or sufficient.**

We discussed this issue earlier, in the section explaining why we are approaching the CPC for funding again. To summarize, there are four grant agencies which might conceivably help with deferred maintenance, but for various reasons, none of them can replace CPC support:

- MCC Cultural Facilities Fund
- Mass Historical Commission
- Beveridge Family Foundation
- Community Foundation of Western Massachusetts

Even though these funding sources are unlikely to help with the projects we have outlined in this application, the fact remains that when an organization receives funding from the Community Preservation Committee, other funders see this as a vote of confidence and are more likely to support the organization themselves. Reality isn't as simple as a direct match. Donors willing to help with operating expenses indirectly help the buildings, because we have to pay day-to-day expenses before we can pay for major maintenance. Donors who support programs are helping to increase our visibility in the community, making it increasingly easy to build membership and find new donors. Outside funders are looking for evidence of community support and a CPC grant provides very dramatic evidence in our favor.

6. **Demonstrates a high benefit/cost value**

All the major initiatives within this project demonstrate a high benefit/cost value. The Damon House roof, for example, is essential for maintaining the structural integrity of the building and protecting the collections housed beneath it. Any money spent improving the collection storage rooms is wasted if the roof overhead isn't sound. The same is true for the re-tilting of the front step and brick walk that are currently directing water into the basements where we store our collections. Until these are fixed money would be wasted on the interior. Likewise the structural work proposed for Damon, Parsons and Shepherd Barn are simply essential. Delaying such work only makes it cost more later on. Insulating/waterproofing the basements makes it less likely that we will have to do expensive conservation work on the collections.

7. **Can be implemented expeditiously and within budget.**

Because the needs are urgent, our intention is to get this work done within the calendar year 2016. We will call in the electrician to deal with the knob and tube wiring in Parsons as soon as the grant contract is signed. In order to make sure we can start the barn project promptly when the ground dries out in the spring, we will start preparing for the project beginning in the fall of 2015 even before we know whether the project will be funded. We need to organize and pack the artifacts in the barn before it gets too cold to work, moving as many as possible into the barn ell or the Shepherd basement and getting the rest ready to go into rented storage in the spring.

If funding is adequate, and we are not presented with major surprises, the work on Parsons House and the Shepherd Barn should be finished on time and within budget. The budget allows for the expected rotten timbers and insect infestations, but old buildings are notorious for presenting surprises and there is no way to know in advance how extensive the problems will be.

8. **Addresses recommendations contained in the *Sustainable Northampton* comprehensive plan** *Sustainable Northampton* recommends that the city should ***protect and preserve heritage resources***, specifically, that it should ***protect heritage resources from degradation or destruction by public or private actions or inactions***. Most people would agree that Historic Northampton is a heritage resource. Our three contiguous properties have been recognized as a Historic District on the National Register of Historic Places. They ***contribute to the city's unique***

character in that they are a major landmark noticed by anyone approaching or leaving the eastern end of downtown on Route 9. In addition to the buildings themselves, this “heritage resource” also includes the extensive collections housed in them.

Historic Northampton’s collections were given by citizens of this town because of their associations with the city’s history and they are simply irreplaceable. We don’t use that word as a synonym for “valuable.” Monetary value is generally overestimated by non-experts – too much Antiques Road Show. We mean simply that if Historic Northampton were to go out of business, defeated at last by a combination of public apathy and private incompetence, as it nearly has been, the collections would be dispersed. The archives would probably go to Forbes Library but the object collections would be sold at auction. In that transfer, all the local history would be lost. Pieces rich with local historical associations here in this city would be sold as anonymous and miscellaneous antiques, and you could NEVER get them back. We are not a replaceable organization.

Smith College could pick up and move to another town and its mission would still have meaning. We have no meaning anywhere but here. A social service agency, important as its work is, could go out of business and still be replaced by another one that might do a better job. We could not. Once Historic Northampton is gone—buildings, collections, institutional expertise—a huge share of your history is gone.

The closest analog is Forbes Library. Both Forbes and Historic Northampton are 501(c)(3) nonprofits governed by Boards of Trustees. Both maintain property, own physical collections, serve the whole public (not some subsection of it), and perform functions that in many other states and countries are the responsibility of government. The differences lie in governance and funding. Forbes Library’s board is elected by the people of the city and it is funded by a combination of City appropriation, endowments, and other gifts and grants. Historic Northampton’s board has no City oversight and it has no City appropriation to help with its operating budget. It will earn only about \$5000 from its investments in FY15, so it has to fund nearly all its day-to-day operations, its programs and the maintenance of its four buildings by repeated annual fundraising. Grants for operating expenses are available only in the rarest of circumstances so this fundraising pressure is relieved only by renting out parts of Parsons and Shepherd Houses, which closes them to the public.

We lay this all out in order to make the case that it is quite appropriate for the City to support Historic Northampton through the mechanism of the Community Preservation Committee. We could even make the argument that the City should take COMPLETE responsibility for Historic Northampton. After all, the *Sustainable Northampton comprehensive plan* lists as one of the strategies for meeting Goal HR-1 that the city ***acquire significant heritage resources, when feasible, to be incorporated into the City’s public areas or park system for purposes of resource protection as well as public education and enjoyment.*** Admittedly, the City doesn’t know very much about running a museum and would find it a big burden. But without taking the concept

to the logical extreme of actually acquiring the entire institution, it is obvious that the City and its citizens have an inherent interest in this organization, just as they do in Forbes. And just as occurs with Forbes, the better arrangement would be for the museum to be managed by museum professionals, have a board on which the City has some representation, and to be supported by some combination of private money and public support.

Community needs served by this project

Does a community need history? Perhaps not in the way it needs housing, basic services and employment. But people with damaged memories who cannot remember their own personal histories are generally objects of pity and the same is true for a city.

Memory, whether individual or communal, is how we build identity. Learning the history of a community can help integrate newcomers and old-timers. Feeling as if you belong in a place is not just a matter of learning where to find the grocery store and the laundromat. It's learning the story of the people who lived there and beginning to see how you fit in.

This project is about saving buildings and collections that past generations in this city deliberately left in trust for us who come after them. That trust includes diaries, letters and account books, old photographs and ephemera, clothing, textiles, furniture, household equipment, tools and toys. It includes the artifactual history of businesses like the Gare jewelry store, Northampton Cutlery and Pro Brush. If our community wants to preserve this common heritage both for us now and for our children, then this project serves a community need. If this City is interested in understanding its own history, then Historic Northampton has a key role to play, and we need our buildings and our collections in order to do our job. This project will protect the wonderful collections stored from basement to attic in Damon House, rescue Parsons House from the termites, save our lovely old barn and return its fascinating collection of olds signs and agricultural tools to public enjoyment.

Community support

Community support for the project is shown most directly by the 25 letters from town residents attached at the end of this application. The people who wrote those letters did so not because they had strong opinions about fixing the veranda, they wrote them because they think Northampton should have a historical society and they want us to be able to keep doing what we're doing. Community support is clearly shown by the size of the audiences at our programs, which are often over-subscribed. It is shown by our growing band of volunteers (more than fifty of them during the past year), who work on accessioning and cataloguing collections, cleaning and organizing storage areas, preparing mailings, maintaining the lawns and gardens, organizing programs, giving lectures, mounting exhibitions and doing project-related research. Community support is shown by the growth in our membership, which has tripled in the last year. It is shown by the increase in donations, which are much higher than in any recent year. It is shown by the anonymous local donor who is funding Laurie Sanders' lecture series and by the \$25,000 challenge grant offered by yet another unknown local person who is determined to give us a fishing pole rather than just a fish.

Guarantees assuring long-term preservation

Legally there is already a historic preservation restriction on the property. In the year since it has been in place, our staff has been very ready to discuss all proposed changes with the Historical Commission, as we value their input beyond the legal requirement. Historic Northampton is an established nonprofit incorporated in 1905 with a long track record and it is central to our mission to preserve these properties. The organization is currently in the middle of a promising turnaround, and the next goals are to fund a paid local director and to establish a board-restricted fund for ongoing maintenance.

How will ongoing maintenance and upkeep be accomplished?

Historic Northampton owns all four buildings outright so there is no question about who is responsible for them. Maintenance is primarily a matter of finding the money for it. While caring for these buildings will probably always pose financial challenges, the essential organizational structure does exist for their support. We are recognized as a public charity by the IRS, allowing us to solicit tax-deductible contributions for the support of the buildings and our historical programs, and we are governed by a local Board of Trustees charged with the preservation of the properties and collections for educational purposes. The operating budget has always included sums for regular scheduled maintenance such as inspecting and tuning up furnaces but one of our goals for FY16 is to establish and start growing a board-restricted fund dedicated to paying for predictable but major maintenance such as house-painting and new roofs. In our files, we have a very helpful report done in 1992 that explains in detail how to create and maintain a philosophically coherent maintenance plan. We are also exploring grant-funding for a buildings condition survey that will help us prioritize future work. We have a board committee responsible for buildings that is charged with conducting at minimum a spring and fall walk-about to inspect every room in every building, making written notes of the conditions found.

How will the success of this project be measured?

In Damon House:

- By the absence of roof leaks and the continued safety of the textile & costume collection
- By dry basements in which we are able to maintain low relative humidity and a clean environment
- By no further cracks in the plaster of the west parlor and no further drop in the first floor
- By exhibitions in the back gallery which evidence greater flexibility of layout.

In Parsons House:

- By the absence of termites along the northeast porch
- By the fact that the house doesn't burn down due to overheated knob & tube wiring
- By the fact that none of the windows are too rotten to paint
- By the possibility of opening the building to the public after years being closed

In Shepherd Barn:

- By the fact that it doesn't start to sink and fall
- By the improved appearance on the outside
- By the possibility of opening the building to the public

PROJECT BUDGET

CONTRACTOR	TASK/EXPENSE	TOTAL COST	HN SHARE	CPC REQUEST
Thomson	Sill/post repair in center of building	3,140		3,140
Thomson	Add support posts in front basement	8,660		8,660
Thomson	Rebuild balustrade over front door	4,020		4,020
Thomson	Repair bulkhead	1,040		1,040
Thomson	Repair portico post bases	1,280		1,280
Thomson	Support posts for mason for brick walkway	2,000		2,000
Thomson	Remove windows in gallery and wall up	940	940	-
Thomson	Waterproof Damon Front Basement	12,000		12,000
Thomson	Waterproof Damon Back Basement	9,000		9,000
Thomson	Repair moldy stairwell in back basement	1,000		1,000
Thomson	Add drain at low spot in front walk	2,000		2,000
HN purchase	Storage rental	4,000		4,000
HN purchase	Shelving	2,000	2,000	-
HN purchase	Automatic door opener and handicap buttons	2,200	2,200	-
Orchard	Install ADA-compliant door opener and buttons	800	800	-
Flannery	New roof (see estimate for breakdown	23,000		23,000
Flannery	Replace gutters on main house, squirrel repair	6,600		6,600
Korpita	Reset front door step away from building	1,675		1,675
Korpita	Rebuild brick walkway to tilt away from building	13,475		13,475
		98,830	5,940	92,890
	WORK IN SHEPHERD BARN			
U Mass	Archaeology (will request other estimates)	53,000		53,000
Thomson	See proposed scope of work for breakdown	153,930	1,000	152,930
Flannery	Gutters	1,400		1,400
		208,330	1,000	207,330
	WORK IN PARSONS HOUSE			
Thomson	Repair sills and posts at north end of east side	21,060		21,060
Thomson	Small side porch deck and post bases	1,060		1,060
Thomson	Siding repair	4,640		4,640
Thomson	Grading (swale) in front	2,500	2,500	-
Thomson	Replace three rotten sashes with new	3,660		3,660
Thomson	Replace remaining knob and tube wiring	10,000	2,000	8,000
		42,920	4,500	38,420
				-
	TOTAL	350,080	11,440	338,640

While Historic Northampton must focus on raising money for its operating budget this year, we believe that we can cover the expenses itemized above at the right. We can count on the Parsons Family Association to help, though they are not a large or wealthy group, and hope to find a donor interested in handicap access. Other line items we may be able to cover through inkind donations.

PROJECT TIMELINE

This project requires the staff to move a lot of collections. That work will begin this fall, but no grant-related cash expenses will be incurred until after the contract is signed, presumably by mid-December.

SEPTEMBER - DECEMBER 15, 2015 (pre-funding)

- HN staff moves as many objects out of barn as possible
- HN staff cleans, measures and photographs the barn
- HN staff cleans Parsons House archaeological basement as soon as we can get back into it
- Clean new Parsons basement and fill it with furniture from front Damon basement after wiping it down outdoors if possible or in Parsons parlor if necessary
- Clean front Damon basement

DECEMBER 15 – JANUARY 31

- Electrician replaces knob & tube wiring in Parsons House as soon as contract is signed
- Conduct dendrochronological testing as soon as funding secured and test can be scheduled
- Staff and volunteers move collections in Damon back basement to Parsons first floor
- Staff and volunteers clean Damon back basement
- Contractor finishes interior of Damon front basement

FEBRUARY 2016

- Staff and volunteers move more stuff from Damon back basement to finished front basement
- Contractor finishes interior of Damon rear basement

LATE MARCH 2016

- Catch up with any interior work that isn't done yet
- After ground is dry, rent temporary container to store remaining contents of barn

APRIL 2016

Contractor prepares Barn for archaeology

- Dismantle handicap bathroom, first floor partitions, stairway and floor
- Remove old elements carefully and number so they can be replaced if possible

Roofer replaces Damon roof [THIS WORK CAN BE DONE ON A FLEXIBLE SCHEDULE]

- Finish Education wing first so it is done before it has to be propped up for work on walkway
- Remove balustrade from front roof and portico and repair as necessary
- Complete main roof of Damon
- Replace balustrades

MAY 2016

Archaeologists conduct a site examination which is likely to involve:

- 4 to 6 square meters of digging inside the barn, including large and small test areas
- 3 to 5 square meters of digging around the perimeter
- Goal: to determine if any major features lie under the site and to collect a sampling of artifacts
- On-site work is estimated to take about 17 days
- Off-site work includes research, processing of objects and reporting

Contractor works on Damon and Parsons while archaeologists are in the Barn

- Contractor props up Damon House front door portico to prepare for fixing the doorstep
- Contractor props up the roof of the Education Wing to prepare for relaying brick walkway
- Contractor repairs sills and posts along the side porch in Parsons House
- Contractor repairs small side portico in Parsons House
- Mason changes the tilt of the Damon House front doorstep
- Mason repairs the brick walkway along the Damon basement

JUNE-JULY 2016

Contractor and timber-framer repair the barn frame

- Pick up posts, one row at a time, replacing rotten ones
- Install concrete footings with water barrier, replace sills, bring posts back down

AUGUST 2016

- Dig out 18-24" under the floor, remove dirt and grade evenly
- Lay vapor barrier over surface, topped with gravel or crushed stone
- Add walls between footings to deter "critters" and below-surface foam-board to deter frost

SEPTEMBER 2016

- Install wiring and plumbing while access is easy
- Replace floor using original boards where possible
- Add a simple lift-out floor in the horse stalls to make them more useful
- Replace exterior sheathing, repair and re-hang doors and paint barn
- Restore original interior walls in west side

OCTOBER 2016

- Install expanded wiring and lighting for main barn
- Rebuild stairway to second floor exhibit area
- Rebuild handicap bathroom and utility closet in already modernized section of barn

FEASIBILITY

As a result of previous CPC funding, there is now a historic preservation restriction on all of Historic Northampton's buildings, and therefore everything we propose in this application will need to be approved by the Northampton Historical Commission. We do not expect objections from the Commission about the work planned for the buildings since nothing we are proposing will change the exterior appearance. The work is all repair or replacement rather than change, but we will run it all by them as soon as we can get a place on their agenda, hopefully in September.

The Historical Commission must also approve any work that may disturb archaeological evidence in the ground, including any disturbance created by archaeological investigation itself. We assume they will require an archaeological site examination of the ground under and around the perimeter of the barn, which is the work described in the attached letter from U. Mass Archaeological Services. Once the Historical Commission gives us the general go-ahead, we are required by state law to apply for a permit from the Massachusetts State Archaeologist. Failure to find funding for the archaeological dig will therefore prevent any work to repair the barn.