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**ARTICLE __. Community Preservation Act – Historical Preservation
(Amherst Historical Commission)**

Proposed Fiscal Year 2012 CPA Historic Preservation Projects

The following draft FY2012 CPA proposals represent the ongoing historic preservation priorities of the Town of Amherst as recommended by the Amherst Historical Commission on December 7, 2010 in implementation of the Amherst Preservation Plan, other historic preservation planning, and assessment of community needs. Funding for historic preservation projects will be sought through Town Meeting appropriations of Community Preservation Act funds, state and other grants, private donations, and Town Meeting appropriation of local tax revenue through the capital budget. This FY 2012 historic preservation budget is a working document and may be subject to change and adjustment.

I. Historic Preservation Capital Projects Cost

Individual building/site projects:

➤ West Cemetery: Restoration of historic cast iron fencing that surrounds the Dickinson and Cutler family plots	\$50,000
➤ Town Clerk: Archival materials conservation/restoration	\$10,000
➤ Amherst Historical Society & Museum: Structural and feasibility study	\$35,000
➤ North Amherst Community Farm:	
~ Emergency repairs for stabilization of large barn and carriage house	\$15,000
~ Structural evaluation and feasibility study for rehabilitation and adaptive (seasonal) reuse of barn and carriage house	\$10,000
➤ Jones Library:	
~ Chimney restoration (<i>Not yet presented to Commission</i>)	\$113,000
~ Conservation of historic paintings	\$15,000
➤ North Amherst Library rehabilitation:	
~ Foundation stabilization	\$10,000
~ Insulation to preserve collections	\$11,000
➤ Hope Community Church rehabilitation:	
~ Roof	\$26,000
~ Foundation and drainage	\$19,000
➤ 235 East Pleasant Street: Feasibility study for rehabilitation and preservation options of existing farmhouse	\$10,000
➤ Hawthorne house restoration (<i>Not yet presented to Commission</i>)	\$81,000
TOTAL NEW FY2012 PROJECTS	\$405,000

II. Previously-Obligated Funds Cost

Individual building/site projects:

▪ 575 North East Street compensation (year 5 of 5)	\$25,600
▪ Town Hall masonry (year 3 of 10)	\$28,350
FY 2012 Total	\$458,950

- **West Cemetery: Restoration of historic cast iron fencing that surrounds the Dickinson and Cutler family plots** **\$50,000**
 1. Feasibility of the project: The Town has contracted Martha Lyon Landscape Architect to develop bid specifications and provide project oversight. Project is expected to be completed by winter 2011.
 2. Urgency of the project: The historic fencing is in complete disrepair; the Cutler fence has actually been disassembled and stored off site. The Dickinson fence, although standing, continues to deteriorate and rust.
 3. Population(s) to be served by the project: The entire community, especially tourists and historians who celebrate Emily Dickinson by visiting her final resting place and the Emily Dickinson Museum.
 4. Acquisition or preservation of threatened resources: The preservation of West Cemetery is a priority for the Historical Commission, and is the site of ongoing preservation projects. The Cutler family plot is one of a few in the community that retains its cast iron fence, including the gated entry. As an artifact crafted in the mid-late 19th century, the fence is an irreplaceable piece of funerary customs and traditions.
 5. Possibility of multiple sources of funding: No other funding sources at this time.
 6. Complete description of project addressing cost: The project is expected to be completed by one consultant, who will restore both the Dickinson and Cutler fencing. The two fences require a separate approach:
 - ~ Dickinson: remove fencing from site, strip paint, clean metal with sand blasting or other appropriate method, repaint, and mechanically assemble fence on location. \$20,000-\$25,000
 - ~ Cutler: A fair number of pieces from the Cutler fencing is missing and will require the casting of new ones made from molds of existing material. Existing material will be cleaned to remove rust, painted, and assembled on site with appropriate material and fastening. \$40,000-\$55,000
 7. Documentation: Please see attached images
 8. Projected timeline for initiation and completion of project: Project expected to take 4-6 months from time of consultant selection; completed by winter 2011.
 9. Expectations for additional funding in future years: N/A
 10. Funding available: Currently \$25,000 in previously allocated CPA funds.
 11. Priority set by Commission: Priority ranking not yet assigned by Commission

- **Town Clerk: Archival materials conservation/restoration** **\$10,000**
 1. Feasibility of the project: This is the 4th and final year of a 5-year archival project. It is fully expected the project will be completed as expected, by the end of FY2012.
 2. Urgency of the project: The material was identified by Brown's River Bindery back in their Conservation Proposal from 2005 as a high priority for restoration.
 3. Population(s) to be served by the project: State and local government, as well as the community of Amherst. This project also serves people outside the community who have historical ties to Amherst. The older records in particular, often serve as an important resource for people who are researching their family history. As part of the project, when books are dismantled for cleaning and treatment, their contents are preserved to microfilm. Copies of the microfilm are made available to the library to become a part of their huge resource for various interested parties.

4. Acquisition or preservation of threatened resources: The project is an ongoing preservation effort of public records and documents important to the Town. The materials used in producing these documents—the paper, ink, as well as the conditions they were kept in—serve to render them self-destructive. The restoration project has helped to halt this damage and to stabilize the records so that they can survive many years into the future.
5. Possibility of multiple sources of funding: The Town Clerk has no other source of funding for this conservation work beyond requests for capital funds. Agencies who give grants for restoration of records seem to give priority to those communities who are not receiving CPA funding.
6. Complete description of project addressing cost: This is the last year of a multi-year program. The original FY06 funding request totaled \$120,000—approx. \$60,000 from the Town Clerk and the same from Special Collections. To date, \$90,000 has been appropriated over a period of five years (four appropriations of \$20,000, and one year in which only \$10,000 was appropriated). \$20,000 was requested in FY11, leaving \$10,000 remaining for FY12.
 - ~ The final request of \$10,000 will fund \$7,850 for actual restoration (providing original quote holds) plus cost for microfilming. Any unexpended appropriation would be returned to CPA funds.
7. Documentation: Please see attached list of documents to be preserved in FY2012.
8. Projected timeline for initiation and completion of project: Project expected to be completed by the end of FY2012.
9. Expectations for additional funding in future years: This is the final year of a five-year project. The Town Clerk, however, plans to have another evaluation of the contents of the vault in order to develop a timeline of when restoration should optimally occur for the purpose of developing a long term, ongoing plan for records restoration. It is not anticipated that any major restoration remains to be done.
10. Funding available: The Town Clerk has no other source of funding for this conservation work beyond requests for capital funds. Agencies who give grants for restoration of records seem to give priority to those communities who are not receiving CPA funding.
11. Priority set by Commission: Priority ranking not yet assigned by Commission

➤ **Amherst Historical Society & Museum: Structural and feasibility study**

\$35,000

1. Feasibility of the project: Members of the Board of Trustees is comprised of professional architects, historians and designers who will lend oversight to the project, which is the upshot of an 18-month long range planning effort undertaken by the Board.
2. Urgency of the project: Currently, the Historical Society is housed in the Strong House, which is not insulated or equipped with climate control to preserve the 1,500 plus artifacts stored onsite, and does not have the structural integrity to allow visitors on the second floor (even only one or two staff people are allowed in the same room due to inadequate structural loading of the house).
3. Population(s) to be served by the project: The vision of the Board is to develop a museum, storage facility, and community space that can serve Amherst for 150 years.
4. Acquisition or preservation of threatened resources: The Amherst Historical Society is the home of Amherst's history and culture, containing over 1,500 artifacts.
5. Possibility of multiple sources of funding: The Museum does not have an endowment but has access to member donations, private local grants, competitive private foundation

grants and, if sponsored by the Town, to state historic preservation grants. It is expected that this study will help clarify the funding sources need for the capital improvements.

6. Complete description of project addressing cost: The project is the first step necessary to preserve and possibly expand the Strong House and the Society's collection. The study is to determine:
 - ~ The structural integrity of the Strong house, as well as its ability to withstand the impacts of any improvements—a rear addition, foundation work, etc.
 - ~ The size, configuration and cost of a climate-controlled storage facility for the collection.
 - ~ Construction cost estimates, including the ability of the Historical Society to fundraise
7. Documentation: Please see attached letter with cost estimates
8. Projected timeline for initiation and completion of project: Project expected to be implemented as soon as possible, with a timeframe of 6-8 months for completion of the study. Completion of these projects would be at the discretion of the Museum. Funds would not be disbursed until work had been inspected and approved by the Amherst Historical Commission, and a permanent historic preservation restriction transferred from the Museum to the Town.
9. Expectations for additional funding in future years: If the project moves forward, the Historical Society & Museum will undertake a fundraising campaign, which may include the request of future CPA funds.
10. Funding available: See answers above.
11. Priority set by Commission: Priority ranking not yet assigned by Commission

➤ **North Amherst Community Farm (NACF):**

- ~ **Emergency repairs for stabilization of large barn and carriage house \$15,000**
- ~ **Structural evaluation and feasibility study for rehabilitation and adaptive (seasonal) reuse of barn and carriage house \$10,000**

1. Feasibility of the project: The Board of Directors includes an architect (Laura Fitch) and a local historian who will help oversee the project.
2. Urgency of the project: The barn and carriage house have deteriorated significantly in the last 6-8 months, jeopardizing the structures' stability and likelihood of withstanding another year or two of New England winter.
3. Population(s) to be served by the project: The Board of Directors envisions the eventual conversion of the barn into a seasonal community space where public events will be hosted. The population currently targeted and served by the Simple Gifts Farm / NACF partnership is the 10,000 people living within a 1-1/2 mile radius of the farm. NACF's educational and cultural programming is aimed at strengthening the bonds within our diverse community; engage a wide diversity of adults and children in the culture of farming and raising farm animals, and raise awareness of the connection between sustainable food production and distribution and the health of the environment. For more information on the mission and population served, please see <http://www.nacfonline.org/>
4. Acquisition or preservation of threatened resources: The Historical Commission recognizes that Amherst is quickly losing its agrarian history and culture, amplified by the loss of barns and outbuildings. The barn is integral to the context of one of the last working farms in the center of Amherst.

5. Possibility of multiple sources of funding: The Board has limited financial resources, which are currently maximized to pay the mortgage on the property.
6. Complete description of project addressing cost: The project is the first step necessary to preserve the barn and carriage house and possibly convert it into a space where events could be hosted. The total cost of the preservation effort has been preliminarily estimated at \$200,000.
7. Documentation: Please see attached letter with cost estimates and images
8. Projected timeline for initiation and completion of project: Project expected to be implemented as soon as possible, with a timeframe of 6-8 months for completion of the study and 2-3 months for the emergency repairs. Completion of these projects would be at the discretion of the Board of Directors. Funds would not be disbursed until work had been inspected and approved by the Amherst Historical Commission, and a permanent historic preservation restriction transferred from the Farm to the Town.
9. Expectations for additional funding in future years: The NACF Board of Directors would continue to seek CPA funding to help complete the restoration of the barn, a project with an estimated cost of \$200,000.
10. Funding available: See answers above.
11. Priority set by Commission: Priority ranking not yet assigned by Commission

➤ **Jones Library: Chimney restoration** **\$113,000**

1. Feasibility of the project: This project is one of routine maintenance.
2. Urgency of the project: The chimneys are becoming a safety risk, with several areas crumbling and becoming unstable. General integrity is deteriorating.
3. Population(s) served by the project: Patrons of the library, as well as the community at large. The Jones library has also proven to be a destination of many scholars from around the world.
4. Acquisition or preservation of threatened resources: The Jones Library is an historic landmark and anchor in the downtown. Its distinctive design and rich history make it an important part of the historic downtown.
5. Possibility of multiple sources of funding: The Jones Library regularly fundraises in the community, and receives gifts and bequests. The library has access to a range of private foundation grants and state and federal grants. The library also has access to its endowment and bequests, at the discretion of the trustees.
6. Complete description of project addressing cost: The Jones Library has six chimneys. All are in various states of need. Work will include replacement and re-pointing of crowns, removal, replication and replacement of decorative caps, liner repairs, and veneer re-pointing. Use of staging and crane services are a large portion of the cost. See attached.
7. Documentation: Please see attached summary, cost estimates and images
8. Projected timeline for initiation and completion of project: Completion of the project would be at the discretion of the Board of Trustees. Funds would not be disbursed until work had been inspected and approved by the Amherst Historical Commission, and a permanent historic preservation restriction transferred from the library to the town.
9. Expectations for additional funding in future years: N/A
10. Funding available: See answers above.
11. Priority set by Commission: Priority ranking not yet assigned by Commission

- **Jones Library: Conservation of historic paintings** **\$15,000**
1. Feasibility of the project: The Special Collections at the Jones Library is familiar with the preservation and conservation of historic items, including newspapers, and Civil War documents. Conservation of the paintings is akin to these conservation efforts.
 2. Urgency of the project: Staff at Special Collections has identified these six paintings as their highest priority for conservation, including five of the paintings that were donated to the Library in 1926 as part of the Burnett Collection—its first major art donation that started the Fine Arts Collection.
 3. Population(s) to be served by the project: Patrons of the library, as well as the community at large—these paintings are intended to be viewed by the community.
 4. Acquisition or preservation of threatened resources: The Fine Arts Collection at the Library contains in excess of 100 paintings in addition to sculptures and other objects. Preservation of these paintings, many from the early to mid 19th century, capture the milieu and culture of people of Amherst.
 5. Possibility of multiple sources of funding: The Jones Library regularly fundraises in the community, and receives gifts and bequests. The library has access to a range of private foundation grants and state and federal grants. The library also has access to its endowment and bequests, at the discretion of the trustees.
 6. Complete description of project addressing cost: The Library expects to continue conservation of the Fine Arts Collection with future CPA requests. At this time, the project involves restoration of 6 paintings—five that were donated as part of the Burnett Bequest in 1926, and the other a portrait of Robert Frost by A. Allyn Bishop that was purchased by the library in 1942. The conservation work includes restoring flaking paint, cleaning surfaces, and addressing canvass tension issues. Cost per painting:
 - ~ Near Central Park: \$1,500
 - ~ Arabs Mounted in Battle: \$1,895
 - ~ Bank of the Marne: \$4,800
 - ~ On Guard: \$2,070
 - ~ Sur L’Aube: \$2,200
 - ~ Portrait of Robert Frost: \$1,825
 7. Documentation: Please see attached proposal with images
 8. Projected timeline for initiation and completion of project: Completion of these projects would be at the discretion of the Board of Trustees. Funds would not be disbursed until work had been inspected and approved by the Amherst Historical Commission, and a permanent historic preservation restriction transferred from the Library to the Town.
 9. Expectations for additional funding in future years: The Library’s collection includes over 100 paintings as well as sculptures and other artifacts that may need restoration in the future—and would be a possible CPA request.
 10. Funding available: See answers above.
 11. Priority set by Commission: Priority ranking not yet assigned by Commission

- **North Amherst Library rehabilitation:**
- | | |
|---|-----------------|
| Foundation stabilization | \$10,000 |
| Insulation to preserve collections | \$11,000 |
1. Feasibility of the project: The project is one of routine maintenance.
 2. Urgency of the project: The North Amherst Library has very little insulation, and therefore limited ability to control temperature and humidity in the building. The brick

foundation is bulging and pulling away from the interior walls. Although presently there is no structural damage, the foundation needs to be repaired before the structure's integrity is compromised.

3. Population(s) to be served by the project: Patrons of the library, as well as the community at large—the North Amherst Library is an historic landmark in the village center.
4. Acquisition or preservation of threatened resources: The North Amherst Library is an historic landmark in the village center. The current size and limited parking of the library restricts its ability to expand without incurring great costs. However, because of these site constraints, the structure retains its century-plus old character.
5. Possibility of multiple sources of funding: The Jones Library regularly fundraises in the community, and receives gifts and bequests. The library has access to a range of private foundation grants and state and federal grants. The library also has access to its endowment and bequests, at the discretion of the trustees.
6. Complete description of project addressing cost: The insulation would be installed in the ceiling, exterior walls and basement. The brick work would include chiseling out the bricks, mortar replacement and reinstallation of the bricks.
7. Documentation: Please see attached cost estimates
8. Projected timeline for initiation and completion of project: Completion of these projects would be at the discretion of the Board of Trustees. Funds would not be disbursed until work had been inspected and approved by the Amherst Historical Commission, and a permanent historic preservation restriction transferred from the Library to the Town.
9. Expectations for additional funding in future years: N/A
10. Funding available: See answers above.
11. Priority set by Commission: Priority ranking not yet assigned by Commission

➤ **Hope Community Church rehabilitation:**

Roof	\$26,000
Foundation and drainage	\$19,000

1. Feasibility of the project: Hope Community Church intends to restore the structure as part of its nomination for landmark status. Phase I includes roof and foundation work to stabilize the structure, preventing further damage and sealing the structure from the climate. Members of the Hope Community Church are engaged, active, and dedicated to making this project a success.
2. Urgency of the project: The church remains essentially untouched since it was constructed in 1912—meaning that although much of the character and charm of the original structure is intact, it is serious need of restoration to prevent walls from buckling, the roof from collapsing, and other catastrophic structural failures.
3. Population(s) to be served by the project: Historically, the Hope Community Church, and the AME Zion Church, were the only places in town where colored persons could worship. Today, the Church is open to the entire community, and also serves as a cultural centerpiece in the Prospect-Gaylord National Historic Register District.
4. Acquisition or preservation of threatened resources: Hope Community Church celebrates its Centennial in June 2010, a monumental occasion for a humble structure and church that started as an outgrowth of the Zion Chapel. The structure retains much of the architectural detail and character that it did when worshippers were segregated.
5. Possibility of multiple sources of funding: The Church community expects to fundraise and work with donors to complete the full restoration, although CPA would fund the entirety of Phase I.

6. Complete description of project addressing cost: Phase I includes the complete removal of the previous roof layers (will likely include the original roof) and installation of an historically appropriate material. The foundation work includes the installation of an exterior French drain system to prevent further deterioration of the brick. The drain will also help stabilize the structure.
7. Documentation: Please see attached letters, cost estimates, and images
8. Projected timeline for initiation and completion of project: Completion of these projects would be at the discretion of the Church. Funds would not be disbursed until work had been inspected and approved by the Amherst Historical Commission, and a permanent historic preservation restriction transferred from the Church to the Town.
9. Expectations for additional funding in future years: N/A
10. Funding available: See answers above.
11. Priority set by Commission: Priority ranking not yet assigned by Commission

➤ **235 East Pleasant Street: Feasibility study for rehabilitation and preservation options of existing farmhouse** **\$10,000**

1. Feasibility of the project: The Town of Amherst intends to complete the study as per the conditions of the year-long demolition delay issued by the Historical Commission. The comparative analysis provided by the study is a necessary first step to determine how affordable housing will be constructed on site. The analysis is typical with such projects and can be completed in a reasonable timeframe.
2. Urgency of the project: Currently, the house is vacant and will remain so until plans regarding its future use can be determined. The house is also in need of structural repairs that will be exacerbated without any tenants or a plan in place for restoration or new construction.
3. Population(s) to be served by the project: The project will satisfy the Historical Commission and Housing Partnership/Fair Housing Committee, as well as the low- and moderate-income families in Amherst because affordable housing will be located on site.
4. Acquisition or preservation of threatened resources: The Amherst Historical Commission determined the house and large barn to be (historically) significant structures according to Section 13 of the Zoning Bylaw, and therefore issued a 12-month delay on any demolition of the structures. Conducting the analysis and structural study will help determine the future of the house, whether it can be renovated into affordable housing, or if existing historic structural timbers could be adaptively reused in new construction.
5. Possibility of multiple sources of funding: At this time, the Town does not have any extra funds to complete the study or for capital improvements to the property.
6. Complete description of project addressing cost: The Historical Commission, in partnership with the Housing Partnership/Fair Housing (HP/FH) Committee, requests funds to complete a feasibility study that provides a structural assessment and cost estimates of rehabilitating and converting the structure into affordable housing. The study will also examine the costs of demolition and building new affordable housing on the site, and if feasible, the cost of reusing existing structural timbers in new construction. A conceptual site plan showing building footprints is also included in this assessment. The total cost of the project is estimated at \$20,000.
7. Documentation: Please see attached site map and images of the house.

8. Projected timeline for initiation and completion of project: Completion of these projects would be at the discretion of the Town. Funds would not be disbursed until work had been inspected and approved by the Amherst Historical Commission and the Housing Partnership/Fair Housing Committee, and a permanent historic preservation restriction transferred from the Town/developer to the Town.
9. Expectations for additional funding in future years: Grant funds, CPA
10. Funding available: See answers above.
11. Priority set by Commission: Priority ranking not yet assigned by Commission