

Community Preservation Act Committee- Proposal Request Form for FY 2020

Project Title: ___North Amherst Community Farm — Farmhouse windows restoration

CPA funding category: Check all that apply

<input type="checkbox"/>	Community Housing
<input type="checkbox"/>	Open Space
<input checked="" type="checkbox"/>	Historic Preservation
<input type="checkbox"/>	Recreation

Amount of CPA Funds Requested: \$ 30,000

Submitting Entity: _____ North Amherst Community Farm Inc.

Contact Person: _ Bruce Coldham

Phone: _413-348-6706

Email: __ bcoldham155@comcast.net

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

Overview of Proposal: (See attached Supplement to the Application)

Describe how your request meets the CPA criteria:

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



To: Town of Amherst CPA Committee
From: Bruce Coldham FAIA, President of NACF
Date: 8th December 2018
Subject: Supplement to CPAC Proposal Request Form for FY 2020

Overview of the Proposal:

The overall project is the preservation and rehabilitation of the historic Ingram/Dickinson farmhouse at 1089 North Pleasant Street in North Amherst. The farmhouse is part of the 32-acre North Amherst Community Farm (NACF) premises leased by Simple Gifts Farm (SGF). In FY 2018 we were granted \$130,000 in CPA funding toward a total project cost of \$430,000, with funding directed to the exterior repair and restoration of the historic farmhouse. **For FY 2020 we are requesting \$30,000 in additional funding to restore the farmhouse's thirty-two (32) double-hung windows to their original condition, as well as to provide and install six (6) new awning windows for the basement.** (The basement windows for the house are currently boarded up, the original basement windows having rotted and been removed long ago). This will complete the final phase of a total restoration of the farmhouse.

As of this writing we have secured funding for and largely completed an extensive restoration, remodeling, and renovation of our historic farmhouse — in other words, we have shown that we are capable of performing a minor miracle! We intentionally left the restoration of the 32 original wood windows until the end of the project since it is preferable to do this work during the summer, when window removal will cause the least inconvenience to the residents. We also hoped that this work could be funded by the Massachusetts Historical Commission Preservation Projects Fund, but unfortunately, further research revealed that the MHCP fund's requirements were incompatible with our design objectives. We therefore determined to see to what extent we could cover the window restoration cost with our \$130,000 FY-2019 CPA funding.

We took the following steps to reduce the cost of the work funded with the FY-2019 CPA grant:

- i. We excluded the asbestos-cement shingle removal work from a larger siding contract and instead handled the contract management for this ourselves – saving \$1,000.
- ii. We excluded the removal of the lead-painted original wood clapboard siding from the larger siding contract and did this work with our volunteer labor (with two volunteers having received Lead-Safe certification) — saving \$6,000.
- iii. We pursued additional pricing for the siding replacement contract – saving \$9,000.

In this way, we saved \$16,000 from the FY-2019 CPA funding, which we will now apply to the window restoration. With our lovely old farmhouse now mostly restored, we are returning to the CPA Committee with a small, final request of \$30,000 to put toward the total projected window restoration cost of \$54,000 (see Appendix C for budget details).

Historical context (as outlined in our FY 2019 Application)

The house is a two-story wood and timber-framed structure that has served as a farmhouse for the attached farm for the whole of its life. The farmhouse — established by the Ingram family in the early 19th

century; later purchased by a branch of the Dickinson family; passed to the Dziekanowski family in the early 20th century; and purchased by NACF in 2005 — needed significant repair and rehabilitation to meet the housing and business needs related to the current farming operation (year-round mixed vegetable and livestock production, with a CSA program and on-site farm store).

A key goal of the project was to restore the farmhouse as an historic presence in North Amherst, and this is the portion of the project that we requested the Town CPA Committee to consider funding. The Ingram-Dickinson House is located just south of the North Amherst Historic District (National Register of Historic Places) and has been submitted as a new entry in the Massachusetts Cultural Resource Inventory System (MACRIS). The house represents a style typical to the Amherst-Hadley area with a broad symmetrical five-bay front elevation ornamented with Greek Revival-style corner pilasters and detailing. The scope of work has included removal of mid-20th century asbestos cement siding, repair and replacement of historically appropriate siding, replacement of the roof, and repointing of the foundation and chimney.

A second goal was to increase the availability of affordable housing in the community by partitioning the farmhouse into two units (although we acknowledge that because residency is decided by the farm lessee and not by lottery, it cannot be recognized as such by the State or Town). Our lease terms ensure that permanently affordable housing is created exclusively for people who will be working the adjacent farmland. This is clearly a deserving residential need and providing for it is a community improvement. We hope that this will be seen positively in relation to our Application.

1. Description of funding needed including:

a. Documentation of cost estimates and budget:

We are asking the CPA Committee to approve \$30,000 toward the total cost of \$54,000. Documentation supporting the projected total cost of the window restoration and replacement is presented in Appendix C below.

Elevation Drawings of the farmhouse and a Window Schedule showing the thirty-two (32) windows proposed to be restored, and the six new basement awning windows, is included here as Appendix A.

(NOTE: A full description of proposed improvements to restore and remodel the farmhouse is described in a set of 13 drawings included in our FY-2018 Application as Appendix A.)

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

Confirmed and potential sources of \$24,000 of matching/supplementary funding for the farmhouse window restoration work are as follows:

i. Funds remaining unspent from CPA FY 19 grant

Funds saved (remaining unspent): \$16,000

ii. Local Area Fundraising by NACF — including solicitations of building material contributions and volunteer labor

Fund raising target: \$5,000

Designated purpose for the funding: To be directed towards the new storm windows that

will complement the historic restoration of the existing wood windows. NACF will also provide skilled professional services for architectural design and construction documentation through the committed pro-bono effort of Bruce Coldham FAIA, who has managed the re-construction work on the farmhouse over the past 15 months.

Status of funding: NACF is committed to a final fundraising event in June of 2019. We have held four of these to date (June 2014, 2015, 2016, and 2018) with an average “yield” of \$35,000. We expect that this final “valedictory” event will be equally successful. Much of the funds raised will necessarily be directed to covering renovation expenses already incurred, but we expect to be able to direct \$5,000 from the 2019 event toward the cost of the new storm windows.

iii. **NACF Farm Community Volunteer labor**

Volunteer labor target: 150 hours (with an average value of \$20 per hour) — **\$3,000**

Designated purpose for the volunteer labor: scraping, repair, and re-painting of the window frames AFTER the window sashes have been removed and taken off-site for restoration by the specialist restoration contractor. Also the labor for re-creating the wood frames for the six basement windows, and then installing the new awning windows

Status of “funding”: NACF successfully secured a steady flow of volunteer labor (totaling almost 1,000 hours by the end of November 2018), and expect to have this rise to over 2,000 by the end of spring 2019. We expect this effort to continue into the summer when we plan to do this final piece of the farmhouse revitalization.

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

Work to restore the windows will start in early July 2019 and should be completed by the end of October 2019. This assumes that our existing Agreement we have with the Town would be extended to cover the additional funds, and that therefore we could start very soon after a positive determination on our Application by the new Town Council. As noted above, summer is the best time to do this type of work.

2. **Urgency of the project if any:**

North Amherst Community Farm and Simple Gifts Farm have an urgent need to provide better and more comfortable on-site housing for the young farming apprentices. Simple Gifts cannot continue to attract and retain apprentices without substantial improvements to living conditions in the existing farmhouse. With funds raised through 2018 we have improved the building envelope for energy efficiency and aesthetics (new roof, new siding, new insulation, other repairs), as well as adding an independent “studio suite” to expand the range of possible living arrangements. All that remains to fully renovate the farmhouse is to improve the windows.

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

We expect the work to be completed by the end of September 2019. Window sashes will be removed by the restoration contractor and taken to her workshop in Charlemont, where they will be fully repaired. They will then be returned and re-installed. To make the removal-to-re-installment period as short as possible, we expect the window sash restoration to be done in four

or five “batches” managed on a one-to-two week cycle.

4. Acquisition or preservation of threatened resources:

The buildings in need of preservation are situated on land owned free and clear by the NACF and leased to SGF. The farmhouse is now owned by Simple Gifts Farm (SGF), but under stringent lease constraints that tie the building to the lease of the farmland, and limit the appraised (sale) value of the farmhouse to its agricultural value — an amount roughly 40% of the current unrestricted market. The lessee is fully supportive of the project and has been actively involved in the repair and rehabilitation work. SGF is also committed by the terms of the lease to the building’s continued maintenance.

5. Populations to be served by the project:

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

The entire Amherst community will be served by the successful completion of this project in that it secures the NACF objective to create a high-functioning farm catering to local food needs in perpetuity. Securing the farmhouse for farm family and farmworker housing will enable the farm business to operate more successfully, with the knowledge that it can find and retain farm workers and that a lease transfer will never collapse because the new farmer cannot find affordable housing close to the farm.

Over the past 18 months, the immediate neighborhood has seen the construction of two new buildings, one on either side of our farmhouse, in keeping with the architectural character of the area. It is therefore fitting that the historic farmhouse should be preserved and repaired according to historic preservation standards.

The character of North Amherst is based on a richly textured combination of historic buildings from the 18th, 19th and 20th centuries that represent the gradual subdivision of old farms and the changes inherent in any active community. The repairs to the Ingram-Dickinson house will enhance the streetscape in North Amherst and contribute to the visual appeal of the village. The repairs will be readily evident to North Amherst residents, visitors, and all who travel North Pleasant St.

6. How will the CPA investment in your project be maintained over time:

The lessee farmer is obligated by the terms of the lease to maintain all “improvements” to the property, and the farmhouse is considered an “improvement” under the terms of the lease. NACF is charged with ensuring that the lessee farmers fulfill their obligations in this regard.

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

We met with the Amherst Historical Commission in 2016 to discuss the proposed project scope,

and then again in 2018 as we developed our case for funding the substantial restoration now completed. We expect to meet again with the Commission members in this funding cycle.

8. **Other information regarding the project deemed necessary for CPAC:**
(Nothing further to present at this stage)

LIST OF APPENDICES

Appendix A Preservation and Rehabilitation Scope of Work Drawings for the restoration of the windows

Appendix B Historical Research on the farmhouse and farm (as presented in our FY-18 Application).

Appendix C Contractor construction budget estimates:

Window restoration — \$42,700

New storm windows — \$7,000

(\$5,500 for windows and \$1,500 for installation)

New basement awning windows — \$3,000

(\$1,700 for windows and \$1,300 for installation)

TOTAL — \$53,700

Appendix A:

Preservation and Rehabilitation Scope of Work Drawings for the restoration of the windows;

- Building Elevation Drawings annotated to show original windows to be restored;
- Window schedule similarly annotated;

WORK SCOPE – Renovation and remodeling

NEW ROOF OVER BATHROOM; FRAMED ORIGINAL ROOF — (to reduce future maintenance by better shedding water; improves massing simplicity)

NEW ROOF ACROSS ALL EXISTING AND NEW ROOF PLANES

RENOVATE EXISTING WOOD WINDOWS — Remove existing sashes; strip and reglaze; repair and retrofit for proper operation; weather strip and paint. Add low profile exterior combination storm window

REMOVE EXISTING ASBESTOS FIBERBOARD SHINGLES AND UNDERLYING ORIGINAL WOOD CLAPBOARDS; REPLACE WITH NEW FIBER-CEMENT CLAPBOARDS

REPAIR AND RESTORE EXISTING WOOD TRIM AS REQUIRED AND RE-PAINT

NEW CONCRETE PIERS (2) SUPPORTING NEW PT 4X4 WOOD POSTS AT PORCH CORNERS

NEW 6 x 6 PT POST ON NEW 10" DIAM CONCRETE FOOTING PIER; (Supporting extended roof over existing basement access bulkhead)

WORK SCOPE – Renovation and remodeling

South Elevation – New Construction

SCALE: 1/4" = 1'-0"

REPOINT CHIMNEY

NEW ROOF ACROSS ALL EXISTING AND NEW ROOF PLANES

REPAIR AND RESTORE EXISTING WOOD TRIM AS REQUIRED AND RE-PAINT

RENOVATE EXISTING WOOD WINDOWS— Remove existing sashes; strip and reglaze; repair and retrofit for proper operation; weather strip and paint. Add low profile exterior combination storm window

NEW DOUBLED-GLAZED WINDOWS (shed renovation only)

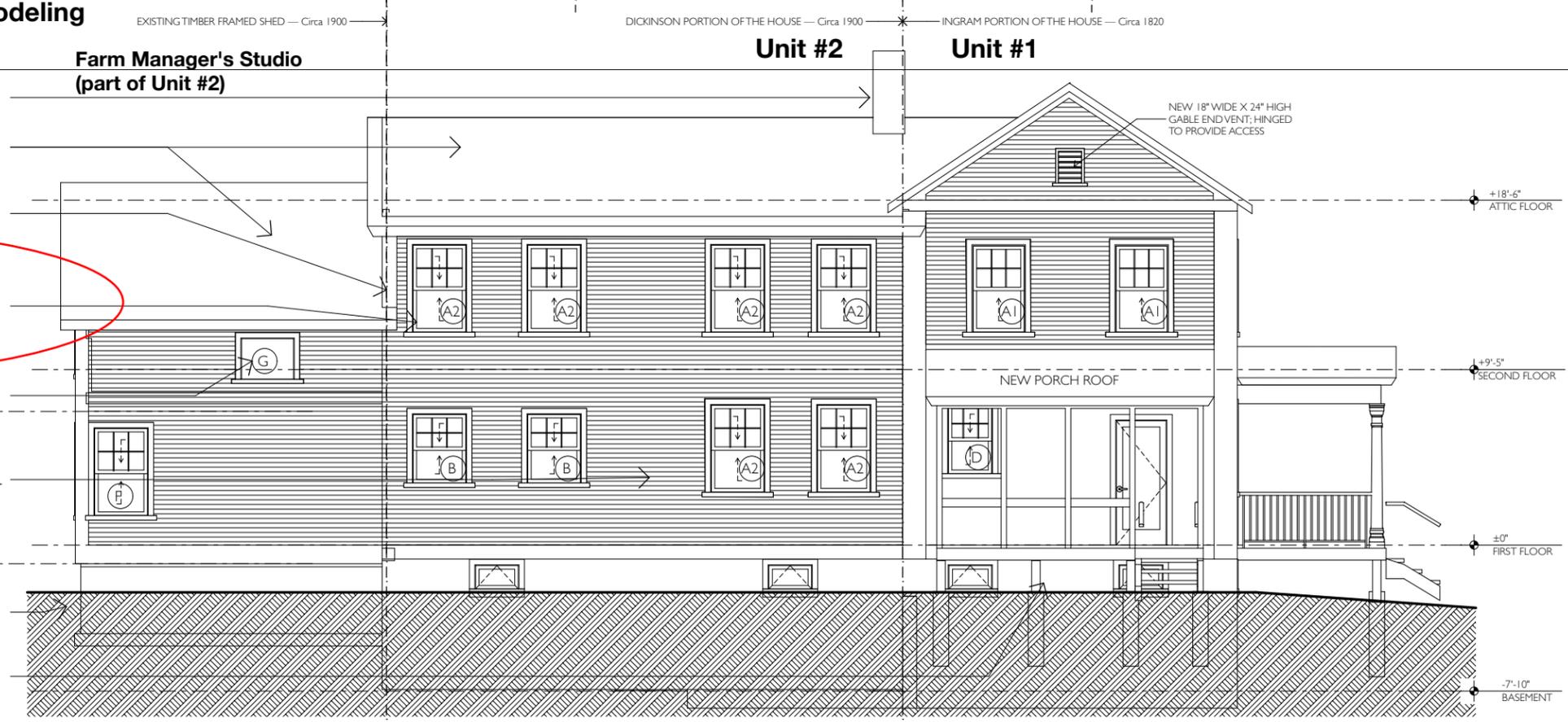
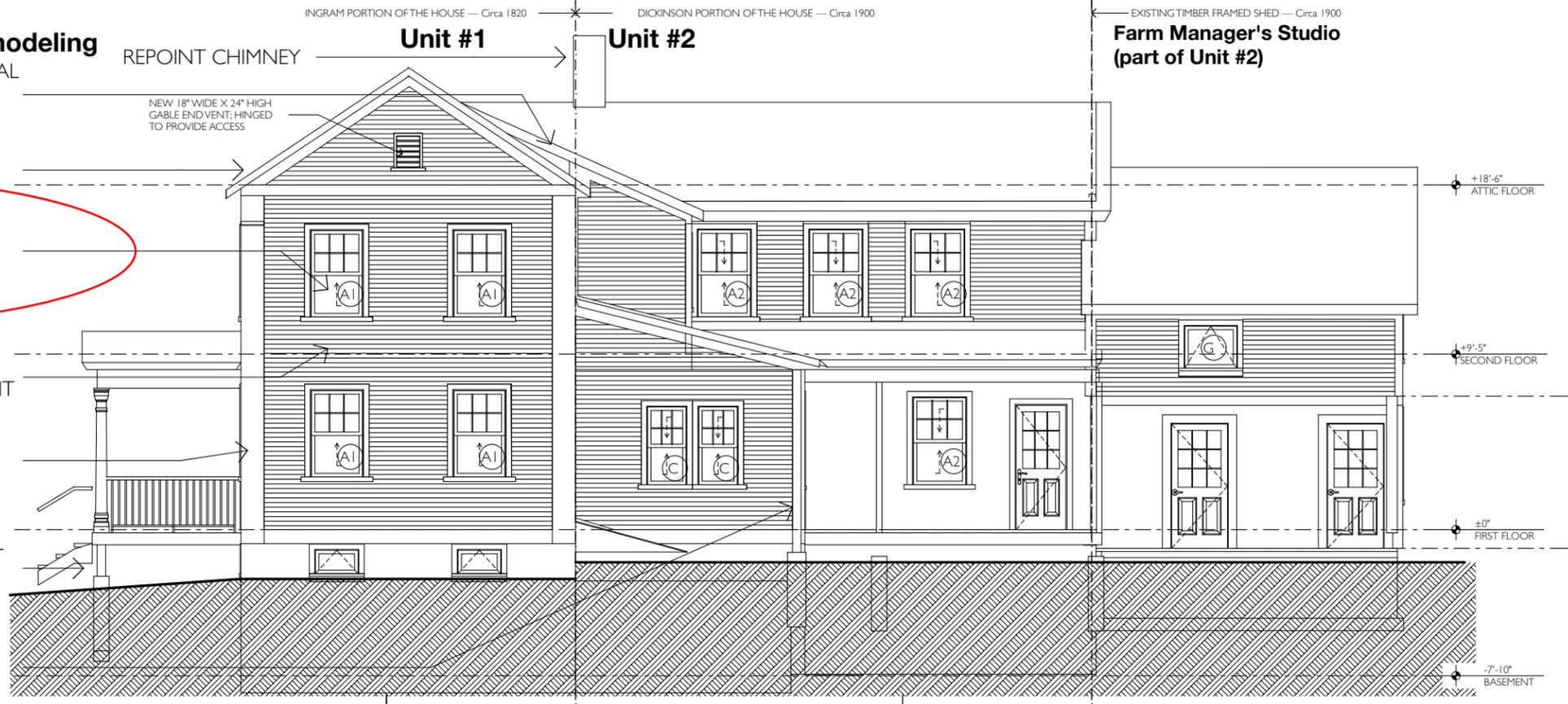
REMOVE EXISTING ASBESTOS FIBERBOARD SHINGLES AND UNDERLYING ORIGINAL WOOD CLAPBOARDS; REPLACE WITH NEW FIBER-CEMENT CLAPBOARDS

NEW CONCRETE FOUNDATION WALL AND FLOOR SLAB UNDER EXISTING SHED STRUCTURE

NEW CONCRETE PIERS (4) SUPPORTING NEW PT 4X4 WOOD POSTS ATOP PIERS

North Elevation – New Construction

SCALE: 1/4" = 1'-0"



Owner's Consultants

None

Architect's Consultants

Structural Engineer: None

Historic Building Consultant: Agricola Corporation (Greg Farmer) Chicopee, MA

Bruce Goldham, Architect

© 2018 Bruce Goldham, Architect

July 2018
Construction & Permit
Drawings

Farm House – Historic Rehabilitation
of former Ingram-Dickinson Farmhouse

North Pleasant Street
Amherst, MA

BUILDING ELEVATIONS – New Construction

Date: see above
Project No.
Scale:
Drawn by: BC
Checked by:

A3.1

WORK SCOPE — Renovation and remodeling

NEW ROOF OVER BATHROOM; FRAMED ORIGINAL ROOF — (to reduce future maintenance by better shedding water; improves massing simplicity)

NEW ROOF ACROSS ALL EXISTING AND NEW ROOF PLANES

NEW OVERLAYED ROOF ON EXISTING SHED — (4" rigid foam, furring, plywood with new roofing material over)

RENOVATE EXISTING WOOD WINDOWS; (see explained elsewhere)

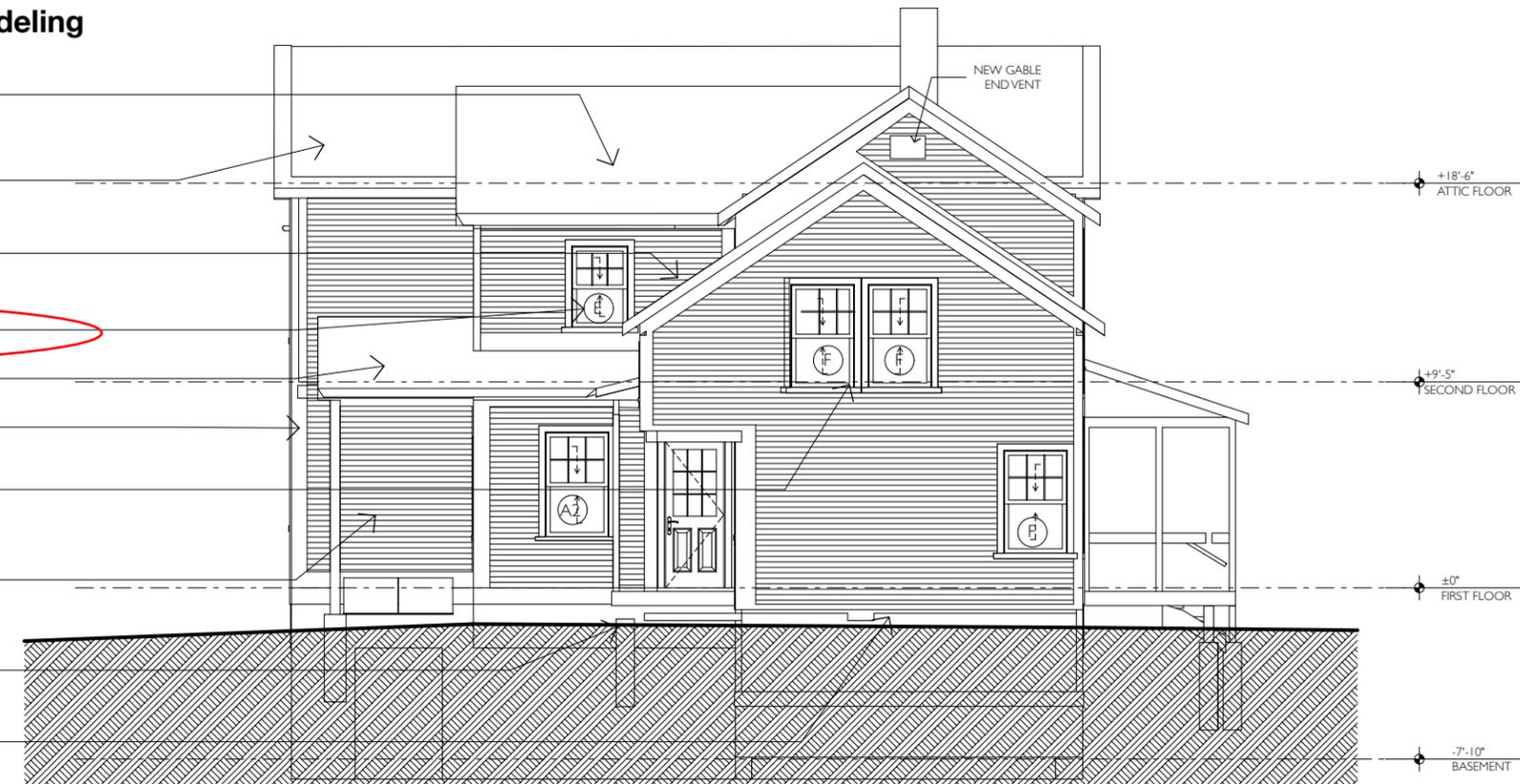
EXTEND EXISTING ROOF PLAN OVER BULKHEAD REPAIR AND RESTORE EXISTING WOOD TRIM AS REQUIRED AND RE-PAINT

NEW DOUBLED-GLAZED WINDOWS (shed renovation only)

REMOVE EXISTING ASBESTOS FIBERBOARD SHINGLES AND UNDERLYING ORIGINAL WOOD CLAPBOARDS; REPLACE WITH NEW FIBER-CEMENT CLAPBOARDS

NEW CONCRETE PIERS (3) SUPPORTING NEW PT 4X4 WOOD POSTS

NEW CONCRETE FOUNDATION WALL AND FLOOR SLAB UNDER EXISTING SHED STRUCTURE



East Elevation — New Construction

SCALE: 1/4" = 1'-0"

WORK SCOPE — Renovation and remodeling

NEW ROOF ACROSS ALL EXISTING AND NEW ROOF PLANES

REPAIR AND RESTORE EXISTING WOOD TRIM AS REQUIRED AND RE-PAINT

RENOVATE EXISTING WOOD WINDOWS— Remove existing sashes; strip and reglaze; repair and retrofit for proper operation; weather strip and paint. Add low profile exterior combination storm window.

REMOVE EXISTING ASBESTOS FIBERBOARD SHINGLES AND UNDERLYING ORIGINAL WOOD CLAPBOARDS; REPLACE WITH NEW FIBER-CEMENT CLAPBOARDS

NEW (SCREENED) PORCH/DECK — (provides egress path for newly created Dwelling Unit #1)

NEW CONCRETE PIERS (2) SUPPORTING NEW PT 4X4 WOOD POSTS AT PROCH CORNERS



West Elevation — New Construction

SCALE: 1/4" = 1'-0"

Owner's Consultants

None

Architect's Consultants

Structural Engineer:

None

Historic Building Consultant:
Agricola Corporation (Greg Farmer)
Chicopee, MA

Bruce Goldham, Architect

© 2018 Bruce Goldham, Architect

July 2018
Construction & Permit
Drawings

**Farm House — Historic
Rehabilitation**
of former Ingram-Dickinson Farmhouse

North Pleasant Street
Amherst, MA

BUILDING
ELEVATIONS — New
Construction

Date: see above

Project No.

Scale:

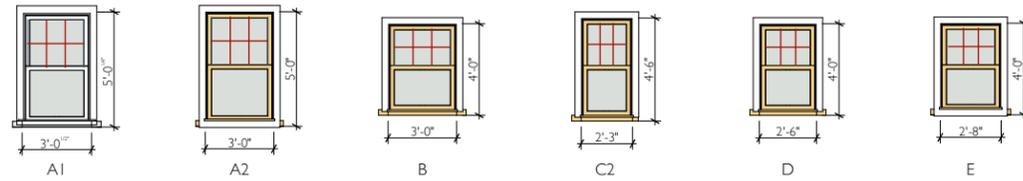
Drawn by:

Checked by:

A3.2

NOTES ON WINDOW SCHEDULE

WINDOW TYPES



WINDOW KEY

Original windows for which funding for restoration is being requested

WINDOW SCHEDULE

EXISTING WINDOW SCHEDULE						
MARK	QTY.	GENERAL DESCRIPTION		FRAME SIZE (Wide x High)	AREA	RESTORATION WORK TO BE DONE
A1	15	EXISTING (Single hung w/ spring clips);		3'-0"x5'-0"	15.27	
A2	11	EXISTING (Double hung w/ traditional counterweighting);		3'-0"x5'-0"	15.00	Remove existing sashes; strip and re-glaze; repair and retrofit for proper operation; weatherstrip and paint. Add low profile exterior combination storm window
B	2	EXISTING (Double hung w/ traditional counterweighting);		3'-0"x4'-0"	12.00	
C2	2	EXISTING (Double hung w/ traditional counterweighting);		2'-3"x4'-6"	10.13	Ditto — as above
D	1	EXISTING (Double hung w/ traditional counterweighting);		2'-6"x4'-0"	10.00	Ditto — as above
E	1	EXISTING (Double hung w/ traditional counterweighting);		2'-8"x4'-0"	10.67	Ditto — as above
F	4	NEW WINDOW — SINGLE-HUNG, DOUBLE-GLAZED W/ LOW-E	MARVIN 'INTEGRITY' (or similar)	3'-0"x5'-0"	15.00	Not Applicable
G	2	NEW WINDOW — AWNING, DOUBLE-GLAZED W/ LOW-E	MARVIN 'INTEGRITY' (or similar)	3'-0"x2'-6"	7.67	Not Applicable
Vent	2			1'-6"x2'-0"	3.12	
	40				540.56...	

NEW INTEGRITY WINDOWS HAVE A NFRC RATED U-VALUE OF AT LEAST 0.35

Owner's Consultants
None

Architect's Consultants

Structural Engineer:
None

Historic Building Consultant:
Agricola Corporation (Greg Farmer)
Chicopee, MA

Bruce Goldham, Architect

© 2016 Bruce Goldham, Architect

July 2018
Construction & Permit
Drawings

Farm House — Historic Rehabilitation
of former Ingram-Dickinson Farmhouse

North Pleasant Street
Amherst, MA

WINDOW SCHEDULE — New Construction

Date: see above
Project No.
Scale:
Drawn by: BC
Checked by:

A9.2

Appendix B:

Historical Research
on house, barn, and farm

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

5C//22//

Mount
Toby

AMH.G

new

Town/City: Amherst

Place: (*neighborhood or village*): North Amherst

Photograph



1089 Main St., Amherst, Mass. (July 2017)

Address: 1089 North Pleasant St.

Historic Name: Ingram-Dickinson house

Uses: Present: Residential

Original: Residential

Date of Construction: c. 1833

Source: Maps & deeds

Style/Form: Federal / Greek Revival

Architect/Builder: Unknown

Exterior Material:

Foundation: Brick on fieldstone

Wall/Trim: Asbestos cement siding over wood

Roof: Asphalt shingle & terne plate

Outbuildings/Secondary Structures: Large barn c. 1870 with attached milking shed, c. 1940.

Major Alterations (*with dates*): Major remodeling c. 1900-1910 – north ell removed, one-story east ell rebuilt as two stories, front porch added to west elevation, new interior finishes. Asbestos cement siding added c. 1960.

Condition: Fair condition, some deferred maintenance.

Moved: no yes **Date:**

Acreage: 2.1 acres

Setting: The house is located on the east side of North Pleasant St. just south of the village of North Amherst. The extensive farmland behind the house is part of Simple Gifts Farm.

Locus Map



1089 N Pleasant St
Amherst, MA 01002



<https://www.google.com/maps/place/1089+N+Pleasant+St,+Amherst,+MA>

Recorded by: Gregory Farmer, Consultant

Organization: North Amherst Community Farm

Date (*month / year*): October 2017

INVENTORY FORM B CONTINUATION SHEET

TOWN: AMHERST

ADDRESS: 1089 NORTH PLEASANT ST.

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AMH.G

new

 Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.*

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Ingram-Dickinson farmhouse is a five-bay, two-story wood frame house on a low brick foundation with a rectangular footprint and a single ridge side-gabled roofline. A two-story L-shaped rear ell joined to the east elevation of the main house extends east toward the farm yard and barn. The exterior of the house exhibits transitional Federal and Greek Revival-style features common to many similar farmhouses in Amherst and the adjacent town of Hadley. Renovations accomplished c. 1900 added a Colonial Revival-style front porch and the current two-story rear ell to the earlier main house. Asbestos cement siding was installed over the wood clapboards in the mid-20th century, but the colossal corner pilasters and most of the wood cornice remain exposed.

On the front (west) elevation the five-bay façade is framed by colossal Greek corner pilasters that support a wide cornice below the roofline. The center entrance is fronted by a one-story Colonial Revival-style porch with pairs of Roman columns flanking the stairs and a low hand rail supported by square balusters. The entrance bay in the west wall consists of a Colonial-Revival-style single-light paneled door flanked by the original sidelights and pilasters. The windows are all fitted with 19th century single-hung wood sash that have been converted to a 6/1 configuration. Triple-track aluminum exterior storm windows are fitted to each opening. Mid-20th century asbestos siding covers the original wood clapboards on all of the exterior wall planes. The single-ridge roof on the main house is covered with asphalt shingles. The gabled roof on the rear ell is covered with metal roofing.

The side elevation and rear elevations are finished in the same manner as the front elevation. A one-story covered porch runs along the south side of the rear ell.

The center hall interior floor plan is typical of early 19th century farmhouse with a single large room on either side of the center hall and staircase. The plan is replicated on the second floor. The rear ell continues the plane of the north wall of the house and accommodates a dining room, a sitting room (now used as a bedroom), a rear staircase, and a kitchen. One the second floor the ell contains a full bathroom, another living room, and a separate kitchen.

On the interior, the main house retains wide pine flooring and plaster walls in most areas. The front case has a turned newel post and balusters and a carved hand rail. The south parlor includes a simple wooden mantel installed on the east wall (but with no extant flue or chimney). The rear ell features wood strip flooring and varnished woodwork with corner blocks and paneled doors typical of the late Victorian period. The former dining room, located in the east ell directly behind the main house, features built-in oak cabinets, as does the kitchen at the center of the east ell. The end bay of the east ell is mostly unfinished with exposed timber framing and an open staircase.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Ingram-Dickinson house is a farmhouse that is closely linked to some of the leading families in the village of North Amherst. Farming in North Amherst passed through many cycles in the 19th century from mixed grain and livestock in the early years to a variety of market crops in the 19th and 20th centuries. Like other Connecticut Valley farmers, the Ingram, Guertin, and Dziekanowski families of North Amherst experimented with raising tobacco, broom corn, sheep and other livestock. Dairy farming became the dominant type of local agriculture in the 20th century, supplemented by market crops such as squash and potatoes.

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AMH.G

new

The present house at 1089 North Pleasant St. was erected by the widower Zaccheus Crocker Ingram (1781-1858) around the time of his marriage to the widow Annice Wait Smith in September 1833. Ingram was the son of John and Susannah Ingram and had married his first wife Sarah Hastings in October 1806. Ingram was a town officer and was active in purchasing small parcels of land in North Amherst to assemble a large farm. The 1854 wall map of Hampshire County identifies the house in North Amherst as "Z. Ingram."

When Zaccheus Ingram died in October 1858, the majority of the farm passed to his son William Ingram (1817-1878) who had married Betsey Sanford Parker (1839-1906) in October 1839. One-third of the farm went from the estate of Zaccheus Ingram to William's older brother Robert, but was repurchased by William almost immediately. The North Amherst detail in the Beers atlas of 1873 identifies the house as "W. Ingram."

When William Ingram died in August 1878, ownership of the farm passed to his widow Betsey S. Ingram and their daughter Harriet Lucretia Ingram Guertin. The 1880 federal census detailed the William Ingram estate with 30 acres of tilled land, 10 acres of pasture, 15 acres mown and 30 acres in hay. The census non-population schedules valued the farm at \$4,000 and the other holdings (livestock, farm produce and farming implements) at \$1,200.

In November 1860 Harriet Ingram (1841-1902) had married David Guertin, a local butcher and meat dealer who lived in the next house south of the Ingram farm. Harriet Guertin was a professional nurse and also cared for her mother who lived with them at the farm. After David Guertin's death in 1885, Harriet continued to operate the farm and the meat dealership with the help of her son Albert I. Guertin as evidenced by a display ad in the Amherst Directory for 1886-87 (p. 94): "Mrs. David Guertin, butcher – Beef, Mutton, Veal, Pork, Lamb, Poultry, Lard, Eggs, Butter, etc." Harriet and her mother remained in North Amherst until they moved to Springfield in 1900.

In March 1899 Betsey Ingram and Harriet Guertin sold the forty-acre farm in North Amherst to Nellie Graves Cowles Dickinson (1866-1931). Nellie had married Edwin Harris Dickinson (1868-1928) in March 1892. Edwin (son of Charles R. Dickinson and Aidelia Harris) was a graduate of the Mass. Agricultural College in Amherst (Class of 1888) and quickly assumed the operation of the farm. Most of the interior improvements that are evident in the house were likely made under the ownership of Nellie and Edwin Dickinson from 1899 to 1932. The 1930 census listed two separate structures and households: that of Nellie G.S. Guertin and that of her son and daughter-in-law, Edwin H. Dickinson Jr. and Lydia S. (Nickerson) Dickinson, but the division of space was not specified.

A single photograph taken between 1882 and 1907 by the Howes Brothers of Ashfield, Mass. shows the house as it looked around the turn of the century, prior to the remodeling by the Dickinsons. The photo shows the west and south elevations of the house along with the west elevation of the large barn behind it. The house features a well-defined Greek Revival-style door surround with engaged pilasters, a flat pediment, and three-quarter sidelights flanking the single door. The windows are single-hung (6/6) sash with louvered exterior blinds. A prominent one-story addition is partially visible on the north side of the main house. A large one-story ell with three open bays extends east from the back of the house.

During their ownership (1899-1932), the Dickinsons added a Colonial Revival-style front porch on the west elevation, converted the old windows to a 6/1 configuration, replaced the rear (east) ell with a new two-story ell on the same footprint, and removed the one-story north addition.

In September 1932, the estate of Nellie G.C. Dickinson sold the "westerly portion of the home farm" (amounting to 35.3 acres) to Chester and Rose A. (Wysocki) Dziekanowski. Chester Dziekonowski (b. circa 1899) was an Amherst native and successful dairy farmer born. His wife Rose Wysocki (1903-1968) was also an Amherst native. The Dziekanowskis developed the farm into a successful commercial dairy adding a new milking room and barn to the property (still extant southeast of the house, but in deteriorated condition). The asbestos cement siding on the exterior of the house was added during the Dziekanowski ownership, probably c. 1960.

The Dziekanowskis were knowledgeable farmers who took advantage of bulletins from the United States Department of Agriculture (USDA) and the Massachusetts State College Extension Service to learn about livestock, dairy herds, pasture management, and the cultivation of tobacco, squash, and tomatoes. Archival material deposited at the Jones Library indicates that the family participated in federal crop programs during World War II. Farm account books in the collection for the period 1940-1954 record that the farm included dairy cows, calves, and chickens and that the farm produced eggs, dairy products,

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AMH.G

new

tobacco, potatoes, and onions. For several years in the 1940s the farm supplied milk and other dairy products to Gosselin's Dairy in Chicopee, Mass. Rent from the apartment in the rear of the house is shown in the accounts from 1942 onward.

Chester Dziekanowski worked with the Hampshire Soil Conservation District and the United States Department of Agriculture to develop a Farmland Conservation Plan for the 39-acre farm in 1951. The plan identified four soil types on the farm, all suitable for cultivation.

Edwin Dziekanowski inherited the operation of the farm from his parents. He was a graduate of Amherst Regional High School (1958) and the Smith Vocational School in Northampton (1960). He specialized in raising Scottish Highland cattle and was actively involved in efforts to preserve farmland in North Amherst in the midst of residential development driven by the housing needs of the University of Massachusetts flagship campus at Amherst.

In 2005, the Dziekanowski heirs sold the property to the North Amherst Community Farm, Inc. for perpetual preservation as farmland. The purchase was facilitated by the state's Agricultural Preservation Restriction program (APR) and by the town's allocation of money from the Community Preservation Act (CPA). A portion of the farmland is now leased to Simple Gifts Farm which operates on the model of Community Supported Agriculture (CSA) with shares in the farm's produce sold to local families. Simple Gifts Farm also runs an agricultural training program for young farmers and houses student farmers and apprentices in the old farmhouse.

BIBLIOGRAPHY and/or REFERENCES

Maps & Plans

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- 1860 Wall map of Hampshire County, Mass. by Henry F. Walling (details of Amherst town and North Amherst village).
- 1873 Atlas of Hampshire County, Mass. by Beers (details of Amherst and North Amherst).

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- Dziekanowski Family Papers (16 boxes, unprocessed) at Jones Library / Special Collections, Amherst, Mass.
- Hampshire County Plan Books (at the Registry of Deeds, Northampton, Mass.): Plan Book 14, p. 2 and Plan Book 17, p. 39.
- Hampshire County Registry of Deeds, Northampton, Mass. (County deeds 1811-present).
- Howes Brothers Photographic Collection, Ashfield Historical Society. (Negative #3563, print at Jones Library, Amherst).
- United States Census Bureau, Decennial Federal Census (1790-1940).

Publications

- Carpenter and Morehouse, History of the Town of Amherst. Amherst, Mass.: Carpenter and Morehouse, 1896.
- Directory of the Town of Amherst, Mass. (published almost annually from 1873; includes street listings by address beginning in 1936).
- Smith, James Avery. "Amherst Streets." (Binder in Special Collections, Jones Library; compiled Feb. 1991.)
- Smith, James Avery. "Families of Amherst, Mass." (Binder in Special Collections, Jones Library; compiled May 1984.)
- Town of Amherst, Mass. List of Persons Resident of Amherst (Poll tax street list). Annual (1901-present).



Farming in the Pioneer Valley — Historical Context

The large barn at the Ingram-Dickinson farm dates from the period 1850-70 and was designed primarily for livestock and hay storage. The current barn was probably built by William Ingram (1817-1878) and is a significant element in the historic landscape. The barn has been adapted to meet changing needs and illustrates the general trends in local agriculture in the 19th and 20th centuries.

The Connecticut Valley region in the early 19th century was in the midst of a gradual transition from subsistence farming with mixed grain and livestock to more market-oriented farming. The opening of the Erie Canal (1825) and access to the extensive farmland in upstate New York and Ohio had made New England's small farms less competitive and shifted the focus of the grain and livestock market farther west.

The introduction of tobacco as a cash crop in the Connecticut Valley in the early 19th century led to debates about the moral responsibility of farmers. Tobacco crops tended to quickly deplete the soil and the volatility and eventual collapse of the market for field-grown tobacco discouraged many local farmers.

The opening of the Western Railroad (1841, later the Boston & Albany Railroad) and its feeder lines in the Connecticut River Valley provided local farmers with access to new markets. Livestock farms, dairy, and market produce (fruits and vegetables) became increasingly viable as the marketing network extended to urban centers in Boston and New York.

Concurrent with the new transportation network was the development of an interest in "scientific farming." The new field, actively promoted by agricultural societies and by publications, sought to reduce the traditional dependence on the vagaries of weather and soil quality by introducing new crops, new livestock breeds, new cultivation techniques, and new ways of enriching the soil. The Massachusetts Agricultural College in Amherst (founded 1863, now the University of Massachusetts) served as the forefront for experimentation and training in scientific agriculture.

In North Hadley and Amherst the cultivation of broom corn in the second half of the 19th century brought a new cash crop and supported the development of local broom shops. The market was strong, but ultimately too limited to support more than a few family farms.

The introduction of shade-grown tobacco in the late 1880s offered the prospect of a new and potentially profitable crop that could be grown under tents in the Connecticut Valley. Shade-grown tobacco became the valley's signature crop from the 1890s to the 1960s and accounted for a large percentage of the land in cultivation. Tobacco cultivation relied heavily on chemical fertilizers and pesticides.

Dairy farms and market produce continued to serve local needs and more distant urban markets throughout most of the 20th century. Local farms were particularly important during World War I, the Depression of the 1930s, and World War II. Unfortunately changes in the federal price support system in the late 20th century placed small dairy farms at a disadvantage and many of the dairy farms in the Connecticut Valley were forced to close.

North Amherst Community Farm Inc.

The environmental movement took root (so to speak) in the 1970s and eventually led to an appreciation of the Connecticut Valley's rich farmland as a prime resource that required careful stewardship. A growing interest in organic farming and the new organizational network of community-supported agriculture encouraged the establishment of small farms dedicated to local markets. Small sustainable farms with an emphasis on fresh and locally-grown products are now a mainstay of the Connecticut Valley.



The “Ownership Tree” of our North Amherst Farm

1830±

Zaccheus Crocker and Annice Wait Ingram built the farmhouse substantially as it stands today

1858

The majority of the farm passes to son William Ingram who had married Betsey Sanford Parker

1878,

Farm ownership passes to the widow Betsey S. Ingram and their daughter Harriet.

Harriet Ingram had married David Guertin who was a local butcher and meat dealer. David Guertin dies in 1885 and Harriet continues to operate the farm and the meat dealership with the help of her son Albert I. Guertin.

1899

Betsey Ingram and Harriet Guertin sells the farm to Nellie Graves Cowles Dickinson.

Nellie had married Edwin Harris Dickinson. Edwin (son of Charles R. Dickinson and Aidelia Harris) was a graduate of the Mass. Agricultural College quickly assumes the operation of the farm.

1920±

Most of the interior improvements that are evident in the house are likely made under the ownership of Nellie and Edwin Dickinson from 1899 to 1931. The 1930 census lists two separate houses and households: that of Nellie G.S. Guertin and that of her son and daughter-in-law, Edwin H. Dickinson Jr. and Lydia S. (Nickerson) Dickinson.

1932

Farm (now amounting to 35.3 acres) sells to Chester and Rose A. (Wysocki) Dziekanowski. The Dziekanowskis develop the farm into a successful commercial dairy adding a new milking room and barn to the property.

Early 21st century

The sole member of the Dziekanowski family remaining on the land was Edwin, and the task of managing the property becomes too much for him.

2005

Dziekanowski heirs sell the property to North Amherst Community Farm (NACF) the bulk of which is put under perpetual preservation as farmland.

2006

The farmland is leased to Simple Gifts Farm — first on a short term (interim) lease, then in 2017 SGF takes out a long-term lease and acquires and “ownership interest” in the farm buildings.

Appendix C:

Contractor Proposal for window restoration work — \$42,700;

Cost proposal for new storm windows — \$5,500;

Cost proposal for new basement awning windows — \$1,700;

HEARTWOOD WINDOW RESTORATION
PO Box 114 1605 Mohawk Trail
Charlemont, MA 01339
Jade L. Mortimer 413-625-8680
[*Jade@Heartwoodrestoration.com*](mailto:Jade@Heartwoodrestoration.com)

Bruce Coldham
North Amherst Community Farm
1089 Pleasant Street
Amherst, MA 01002
413-348-6706

November 19, 2018

~PROPOSAL~

Window Restoration

- Remove sash from opening and transport to Heartwood's shop
- Stamp sides of sash with corresponding window opening
- Mark each pane of glass to insure it is reinstalled in original location
- Remove all glass and putty using a steam heat method
- Clean glass
- Remove all paint to bare wood using a heatgun and scrapers
- Sand to a 'paint ready' finish
- Make minor repairs
- Apply a 50/50 blend of boiled linseed oil/turpentine to entire sash
- Apply one coat of oil based primer
- Reinstall glass using a traditional linseed oil putty
- Apply two coats of oil based finish paint to interior and exterior
- Transport sash and reinstall with new rope where applicable

35	6 over 1	Single and Double Hung Sash Sets	\$ 1,220	\$ 42,700
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Contingencies

Salvaged glass replacement/per SF	\$	15
Significant repair/per hour		65



COWLS BUILDING SUPPLY INC
 125 SUNDERLAND ROAD
 P.O. BOX 9676
 NORTH AMHERST, MA 01059-9676
 (413) 549-0001

DOCUMENT NUMBER
 204924

PAGE NO
 1

CUST NO: 256 JOB NO: 000
 CUSTOMER: BRUCE COLDHAM
 159 PINE ST
 AMHERST MA 01002
 413-348-6706

CREATED BY	SALESPERSON	DATE / TIME
31	ABBY	11/26/18 3:47
TERMINAL	REFERENCE	
564		

ESTIMATE

EXPIRATION DATE
12/26/18
TAX
001 MASS SALES TAX

LN#	ITEM	UM	DESCRIPTION	QUANTITY	LOCATION	PRICE	PER	EXTENSION
1	SOSD	EA	LARSON DOUBLE HUNG	35	Y	144.00	/EA	5040.00
2			STORM WINDOW					
3			36 X 60					
4			IG CLEAR					
5			STANDARD MOUNT					
6			WHITE / ALMOND / SANDSTONE /					
7			BROWN					
8								
9								
10			WWW.LARSONDOORS.COM					

TAXABLE 5040.00
 NON-TAXABLE 0.00
 SUBTOTAL 5040.00

TAX AMOUNT 315.00
 TOTAL AMOUNT 5,355.00

X _____
 ACCEPTED BY

\$5,040
Say 5,500 for Summer
of 2019.

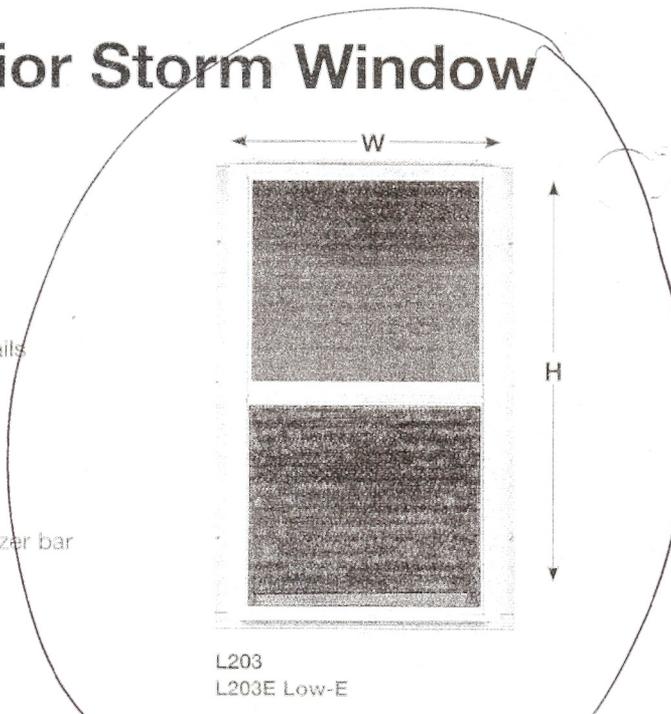


Double-Hung Exterior Storm Window

Premium Features

- Choice of Clear Glass (L203) or Low-E Glass (L203E)
- Pre-punched mounting holes for easy installation
- Self-storing inserts
- Adjustable sill expander for a great fit
- High performance weatherstrip on inserts and interlocking meeting rails
- Butt-jointed frame and inserts
- Wrap-around marine glazing
- All-metal finger-pull latches
- Low air infiltration rate = tight sealing window
- Fiberglass screen standard
- Optional full screen offers top and bottom ventilation; includes stabilizer bar
- Recommended for porch enclosures with sloped sills

AAMA / WDMA / CSA 101 / 1.S.2 / A440-11 and AAMA 1002-11 Certified
(1/2 screen, up to 42" x 73", non flush mount application types)

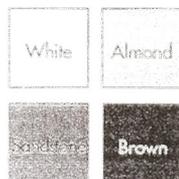


L203
L203E Low-E

APPLICATIONS:

- Exact with Expander
- Exact without Expander
- Blindstop
- Overlap
- Flush Mount

COLORS:



L203E CUTS ENERGY LOSS BY UP TO 60%*

- Warmer in the winter
- Cooler in the summer
- Protects floors and furniture from UV rays

* Results based on independent lab testing of Low-E window when applied over wood double-hung single glazed window. Actual energy savings may vary.

LARSON LIST

SIZE RANGE	L203E Low-E	L203 Clear
14 1/2" - 54" width 25 1/2" - 90" height		
40 - 75 UI	\$ 141.00	120.00
75 1/8 - 85 UI	\$ 156.00	135.00
85 1/8 - 95 UI	\$ 177.00	146.00
95 1/8 - 144 UI	\$ 213.00	177.00

UI (United Opening Inches) = width + height
See Window Requirements below

LARSON LIST
Add per Unit

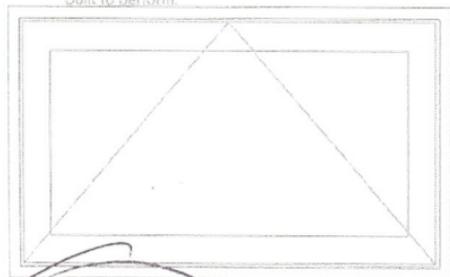
Requirements	Double Strength Glass	Required when width exceeds 41" and UI is 35" or under	\$ 30.00
Premium Double Hung	L203 Clear	Included with UI over 95 and all L203E Low-E Glass	included in base price above
Options	Flush Mount	Expander secures the storm window, bringing the outside surface flush with the prime window, creating for a smooth appearance	\$ 40.00
	Oriel/Cottage Style	See page 12 for ordering instructions	\$ 20.00
	Aluminum Screen	Charcoal or Mill	\$ 20.00
	Double Strength Glass	Included with all L203E Low-E glass panes	\$ 30.00
	Tempered Glass	40 - 75 UI (width + height)	\$ 38.00
		75 1/8 - 85 UI	\$ 52.00
		85 1/8 - 95 UI	\$ 68.00
	95 1/8 - 144 UI	\$ 130.00	
Specify when ordering	Call to confirm availability if ordered size is under 18" in width or 31" in height		
	Full Screen	Full length screen attached to the outside. Both screens operate, allowing multiple venting options, includes screen stabilizer bar. Not available with Flush Mount	\$ 25.00

Use ordering information on page 12 for specific measurements.
All orders are custom and once placed cannot be cancelled.

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:		270.83
Qty: 6		Ext. Net Price:	USD	1,624.98



As Viewed From The Exterior

Entered As: CN
FS 29 1/2" X 17 1/2"
Egress Information
No Egress Information available.

Stone White Exterior
Stone White Interior
Integrity Awning - Roto Operating

All Ultrex
CN 2616

Rough Opening 30" X 18"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
Stone White Surround

2" Jamb
Nailing Fin

***Note: Unit Availability and Price is Subject to Change

256.96

256.96

13.87

13.87

Assume 5% escalation
through to Summer 2019
\$1,625
30 \$1,705