



Please provide information regarding anticipated future funding requests from the Community Preservation Fund:

total costs application to CPC contingent on outside grants.

Proposed Project	FY2010 Funds	FY2011 Funds	FY2012 Funds	FY2013 Funds	FY2014 Funds
Codman Barn B *	50,000 (foundation)	45,000	25,000		
Codman Barn C *		150,000 (foundation)	75,000		

**PLEASE ATTACH SUPPORTING DOCUMENTS OR OTHER INFORMATION**

\* CLF will seek outside funding sources for most of the funds. The amounts listed are TOTAL project costs per the MICA report.

**GUIDELINES FOR SUBMISSION**

1. Is the project consistent with Lincoln's vision, and its Housing, Open Space and Recreation Plans, and other planning documents that have received town-wide review and input.
2. Does the project have the support of relevant town committees or organizations. (e.g. Conservation, Recreation, Historic, or Housing, etc.).
3. Does the project have other financial support.
4. Does the project help preserve threatened resources or currently owned town assets.
5. Does the project serve multiple needs and populations.
6. Does the project serve a population that is currently underserved.
7. Feasibility: We will pay special attention to whether the project can realistically be accomplished within the time frame and budget that is proposed.
8. Urgency: We will be interested to know the impact of a delay in initiating this project.

Please keep in mind also that there are legal limitations on the uses of CPA funds. If you have any doubt about your project's eligibility, please submit it so we have the opportunity to review it. Thank you.

- The Community Preservation Committee

**Please submit 11 copies of your application to Anita Scheipers, Assistant Town Administrator,**

**MISSION STATEMENT OF THE COMMUNITY PRESERVATION COMMITTEE**

*In alignment with the Town of Lincoln's Vision Statement, the Community Preservation Committee mission is to:*

- Preserve Lincoln's historic resources and structures;
- Preserve and enhance Lincoln's open space for both conservation and recreation; and
- Preserve and increase Lincoln's affordable housing in order to foster economic, racial/ethnic and age diversity among its citizenry.



September 10, 2008

Community Preservation Committee  
Town of Lincoln

Re: Project Submission Form  
Codman Barn A

Dear members of the Community Preservation Committee:

Codman Community Farms (CCF) has been working with the Town Administrator and the Board of Selectmen regarding the need to renovate the historic barns that CCF leases from the Town. Based on conversations with the Town Administrator (Tim Higgins), CCF is submitting this application to the CPC subject to the final input of the Selectmen. CCF and the BOS will coordinate the final details prior to the final submission to the CPC, but wanted to put this project "into the ring" for funding.

The purpose of this letter is to request funding for the renovation of the historic Codman Barn A (the "goat barn"). We believe that this request, with its goal to preserve an important and historic Lincoln structure, is consistent with the Town of Lincoln's vision and the mission of the CPC.

**We request \$25,000 for the repair of Codman Barn A.**

We request \$25,000 from the CPC in 2006 for the renovation of Barn A (the "goat barn"). We estimate that the cost to complete the renovation of Barn A is \$125,000. However, CCF has applied for a grant from the Northeast Office of the National Trust for Historic Preservation for \$100,000 towards this project. We are optimistic that these funds will be awarded. We are approaching the CPC to fund the balance. The National Trust Funds would be released in 2009, and must be used by December of 2010.

**Codman Barn A is a valuable historic resource to the Town**

- **Codman Farm is listed on the National Register of Historic Places.** The Codman Farm Barn A was built in the mid-1700's as part of the original Codman Estate. Barn A is architecturally significant, being one of the earliest examples of traditional barn architecture. The frame of the barn is a well preserved example of a classic roofing scheme and shows all the signs of fine craftsmanship. Expert consultants suspect that Barn A may have been the first barn on the farm. The stone foundation is remarkably tall and carefully crafted from some large stones.

- **The barn is a visual reminder of Lincoln's agricultural heritage.** The Codman Farm buildings are located within view of the center of Lincoln. Seen by residents using the local supermarket or traveling through the major roads of town, they provide a stunning visual reminder Lincoln's agricultural heritage. Farming is a large part of Lincoln's history. CCF, as one of the only remaining working farms in the area, is an important living connection to three centuries of agricultural heritage. By keeping the Codman barns and grounds in agricultural use, CCF and the Town of Lincoln sustain the legacy of farming in Lincoln.
- **Barn A is actively used by CCF in educating community members about agriculture and farming.** Today, CCF is a working farm open to the public. Members and residents visit CCF to experience a working farm, see authentic farm buildings, learn about sustainable local agricultural practices, and to purchase local meat, eggs and hay. Local school groups visit the farm for educational programs. The farm runs educational courses for children and adults, encouraging them to participate in farming at the farm and beyond. Local 4H groups run programs on the farm. Barn A houses goats in the winter. In the spring, the upper portion of the barn is used to brood chicks.
- **Codman Farm is an important gathering place for Lincoln residents.** Some of the annual events held on the farm include:
  - Farmside Feast and Harvest Fair
  - PTA Halloween parade
  - Sheep Shearing Celebration
  - Seasonal farmer's market

Many other events are held at the farm, such as the recent square dance, local weddings, and more. Barn A is a visible component of the CCF grounds.

#### **Codman Barn A is in need of restoration**

Even a casual visit to Codman Farm reveals that Barn A needs sensitive restoration. The foundation is crumbling and the sills above it are rotting. The joists need replacement and trim and siding needs repair. Due to the historic nature of the building, renovations will need to be in accordance with the state regulations governing historic structures.

In 2006, the Town of Lincoln commissioned McGinley Kalsow & Associates LLC (MK&A) to conduct a building needs assessment for the town-owned buildings, including the buildings leased by Codman Community Farms. The report found that repairs are needed on all three of the buildings of historic interest: Barn A (built in the mid 1700's, 747 sf); Barn B (early 19<sup>th</sup> century, 2,926 sf) and Barn C (built 1876, 2,880 sf). They identified that Barn A needs replacement of clapboards, trim boards, and sill. The exposed stone foundation below the east side was found to be in poor condition with deteriorated, crumbling mortar joints and many loose and shifted stones. Significant portions of the wall were found to need reconstruction, with some additional localized resetting and deep repointing. The 2006 cost estimate for this work was \$100,500.

Given that two years have passed, construction costs have increased and the deterioration has continued, we currently estimate \$125,000 for the restoration of this beautiful barn.

**The time to undertake this repair is now**

The opportunity to receive a grant from the Northeast Office of the National Trust for Historic Preservation has accelerated CCF's timetable in addressing the needed repairs to Barn A. Should that grant be awarded, CCF wants the town to be in a position to complete the restoration of Barn A in a timely fashion. However, if the anticipated grant, which is not yet a "sure thing", does not come through, we propose to use the funds to complete the "High Priority" work for Barns A, B and C as identified by the MK&A report. This work includes:

- Selective sill replacement and trim board replacement in Barn A
- Replacement/sistering of joist at north framing bay and north end of west wallgirt in Barn A
- Replacement of window sash, sill and frame in Barn C
- French drain at west wall and pipe wall in Barn C

These repairs were estimated to total \$18,500 in 2006.

**We will coordinate with the relevant parties to ensure their support**

As I have already indicated, CCF is coordinating with the BOS on behalf of the Town, who owns these buildings. We will also seek the support of the Historic Commission.

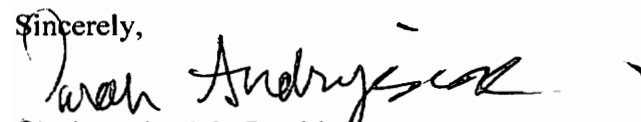
**CCF anticipates some future requests from the CPC**

The MK&A report identified additional needed repairs. The major items are foundation work for Barn B (\$50,000 estimate in 2006) and for Barn C (\$150,000 in 2006). Given the historic nature of these buildings and the importance of the foundation for building longevity, CCF anticipates seeking funds for these projects next year (Barn B) and the year after (Barn C). Because CCF recognizes the constraints on town funds as well as the validity of other requests for those funds, CCF will continue to seek outside sources of funding for the restoration and stewardship of these buildings that CCF leases.

CCF and the BOS hope that the CPC will consider this request for \$25,000. We believe it is a wonderful opportunity to leverage outside funds. Codman Community Farms use Building A to deliver on their mission of agricultural education, and the visual impact of the Codman buildings is an important community asset.

Thank you for your consideration.

Sincerely,

  
Sarah Andrysiak, President

Cc: Tim Higgins, Town of Lincoln Administrator

**John L. Koenig**

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**From:** John L. Koenig [john@indigoventure.com]  
**Sent:** Friday, October 10, 2008 3:33 PM  
**To:** 'andrysiaks@comcast.net'  
**Cc:** 'codmanfarm@comcast.net'; 'Colin Smith'; 'William B. Stason'  
**Subject:** Community Preservation Committee 2010-04

Sarah:

The Community Preservation Committee has received Codman Farm's proposal for funds for the Codman Barn A Restoration. We would greatly appreciate it if you would provide additional information as follows:

1. What is the current status of the National Trust grant, and what is the anticipated timeline for the progress of that grant to a binding commitment.
2. Why is Fall 2010 the anticipated time frame for the project?
3. When would the project likely commence?
4. In our experience with the Lincoln Library, the estimates in the MKA report are not very accurate determinants of the actual cost. The Library hired a cost estimator to help it better evaluate the true costs of its projects. You may want to talk with Barbara Myles at the Library about her experience with the MKA estimates.
5. Will it be possible to obtain quotes from people who would be in a position to actually do the work, as a way to better pin down these costs (example would be Colonial Barn Restoration, who quoted a Codman Farm project submitted to the CPC in 2004).
6. Absent independent verification of these cost estimates, we are wary of an estimate based solely on the MKA report. The same is true for the "High Priority" work mentioned on page 3 of your letter.
7. Please let us know what response you get from the Historical Commission.

The next meeting of the Community Preservation Committee will be held on October 28. It would be great if you could get us your responses prior to that date, or as many as possible. If that is not possible, we will need your responses no later than November 7, which will give us time to circulate them to all members prior to our November 11 meeting. I would prefer responses by email for easier circulation to the entire committee. If that is not possible, please mail your responses to me at home - 10 Meadowdam Road. If you have any questions about these questions, please contact me directly (259-1880).

Yours,

John L. Koenig

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**John L. Koenig**

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**From:** ANDRYSIAKs@comcast.net  
**Sent:** Tuesday, October 28, 2008 9:21 AM  
**To:** John Koenig  
**Cc:** Bob Robichaud; Heidi Tafel; Bill Stason  
**Subject:** Codman and CPC  
**Attachments:** CPC update102708.doc

Hi John

CCF is continuing to work on complete responses to your questions on our application to the CPC for grant funds. Attached are the answers to date to the questions that you emailed to me..

Highlights: we are still in the running for the National Historic Trust grant but won't find out about the next cut until early december. we appreciate your concerns regarding the accuracy of the MKA numbers and are working on getting better ones. We don't have them yet but plan to have them by your November deadline. I'll keep you posted.

Thanks for all your work on the cpc. Seems like a big job.

Regards,

-Sarah

## Codman Community Farms Update to CPC Grant

1. What is the current status of the National Trust grant, and what is the anticipated timeline for the progress of that grant to a binding commitment.  
*National Historic Trust has informed us that we completed a review of the over 100 project that came in from around the region. They identified 40 projects out of the 100 to keep under consideration, and the CCF Barn A is among the projects still being considered. However, the final grant awards will not be announced until next June. There will be a meeting at the end of November to get the current list of 40 down to 25. The Trust has indicated that they would be willing, in early December, to notify us if we are still in consideration.*
2. Why is Fall 2010 the anticipated time frame for the project?  
*This deadline reflects the constraints of the National Historic Trust grant; they require the funds be spent by December 2010.*
3. When would the project likely commence?  
*This deadline reflects the constraints of the National Historic Trust grant.*
4. In our experience with the Lincoln Library, the estimates in the MKA report are not very accurate determinants of the actual cost. The Library hired a cost estimator to help it better evaluate the true costs of its projects. You may want to talk with Barbara Myles at the Library about her experience with the MKA estimates.  
*We appreciate your concern with the MK&A estimates. Tim Higgins has been very emphatic that they are adequate for applying for a grant but has also emphasized that we will need better estimates to go forward with work.*
5. Will it be possible to obtain quotes from people who would be in a position to actually do the work, as a way to better pin down these costs (example would be Colonial Barn Restoration, who quoted a Codman Farm project submitted to the CPC in 2004).
6. Absent independent verification of these cost estimates, we are wary of an estimate based solely on the MKA report. The same is true for the “High Priority” work mentioned on page 3 of your letter.  
*We are in the process of obtaining better estimates. We have lined up someone to review the timber structure, and I am working with the site manager at the Codman House to identify an historic stone mason to provide a second opinion of the cost of restoring the foundations. We will provide better estimates as soon as they are available.*
7. Please let us know what response you get from the Historical Commission.  
*I have reached out to the Historical District Commission and will let you know as soon as I get a response from them.*



**John L. Koenig**

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**From:** ANDRYSLAKs@comcast.net  
**Sent:** Wednesday, November 05, 2008 10:45 PM  
**To:** John Koenig  
**Cc:** tim higgins; Bill Stason; Bob Robichaud  
**Subject:** CCF, CPC and timing of NatTrust grant

John (with copy to Tim Higgins, Bill Stason, and Bob Robichaud FYI)

Wanted to keep you in the loop relative to CCF's application to the National Trust for Historic Preservation (NTHP). I infer that the CPC is contemplating making any grant to CCF contingent on the NTHP grant.

I met with the representative from NTHP yesterday and got a better sense of timeframe:

NTHP has an anonymous donor seeking to give \$1m in grants for brick and mortar projects w/in 495. They received 100 applications and have narrowed the project list down to 50. CCF is among the 50. The NTHP will winnow the list to 25 in late November. Once the 25 projects are selected, there will be a public participation portion. All of the projects will be posted on a website and community members will be encouraged to vote for their favorite project. The project that receives the most votes will get fully funded. The committee will select another 10 +/- projects to also receive funding. We would be finally notified in April or May. Building would begin in the summer, and must be complete by December 2010. The idea is that the public voting process raises awareness about our organization and NTHP and it is a win win sort of thing. It's an interesting model, I think. . . (Tim, if you see any issues relative to the Town on this process, holler?)

But if CCF makes the November cut, we will not know about our grant status until late spring / early summer. How would this affect the CPC grant making process? I ask because NTHP is does not want to make a grant to a project where the funds required to complete it are not available in the appropriate timeframe. . .

If it makes sense to chat about this, give me a call - 781-259-3719 (evening) or 781-259-9251 (day).

(We are working diligently on cost estimates from sources that would actually do the work. Stay tuned)

Thanks,

Sarah

**John L. Koenig**

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**From:** ANDRYSLAKs@comcast.net  
**Sent:** Thursday, December 18, 2008 8:55 AM  
**To:** John Koenig  
**Cc:** Bob Robichaud; Bill Stason; tim higgins  
**Subject:** CCF application to CPC -- update  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
**Attachments:** GoatBarnEstimate.pdf

Dear John (and members of the CPC):

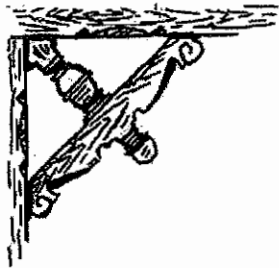
Thanks for meeting with me last week regarding CCF's application for CPC funds to renovate the goat barn at Codman Community Farms. At that meeting, we discussed CCF's lack of a clear contingency plan for use of the funds should CCF not receive the grant from the National Historic Trust. I also mentioned that we have obtained, at your request, a detailed proposal from the "right" engineer to undertake the timber framing work of the goat barn (we are applying to the National Historic Trust to fund the foundation work, and CPC to fund the timber work).

Since our meeting, I have had conversations with members of the CCF board and which lead to the following updates:

- 1) CCF is NO LONGER requesting to use CPC funds UNLESS we receive the grant from the National Historic Trust. We believe that the farm will be better served by a comprehensive and up-to-date look at the building needs, which has not been completed to date. Realistically, we will not be able to get that done -- and coordinate with the BOS who own the building -- in a timely fashion. We would hope to be before the CPC in the next year or so, depending on the outcome of that review, as well as the progress of the National Trust Grant.
- 2) CCF would like to INCREASE the amount of our request. As I indicated briefly at our meeting, the proposal is higher than our previous estimate (how right you were to suggest we get an updated one!). The engineer estimates \$34,800 for labor and an additional \$6,800 for materials, but our current application is for \$25k. (the estimate is attached in pdf format). I had hoped that this estimate was "high" and we could manage the project to a lower cost. However, the CCF board members closest to this work believe that this estimate is fair and reasonable, and that the person providing it is the "right" one to do the work. Therefore, we would like to INCREASE OUR REQUEST to \$42,600 or the actual amount required to to the work, whichever is less. Again, this request is contingent on our receipt of \$100k from the National Historic Trust.

I will inform you as soon as I have further information on the National Historic Trust Grant request. Again, thanks for meeting with me; it was fun!

-Sarah



Traditional Timbercraft

# TOBIES RESTORATION

39 Willowdale St., Groton, MA 01450 978-996-3101 uwe@traditionaltimbercraft.com

## Proposal #137

Codman Community Farm  
Town of Lincoln  
58 Codman Rd  
Lincoln, MA 01773

### Job description :

#### Restoration of a 18<sup>th</sup> century post and beam barn ( barn A or goat barn )

The goat barn is a post and beam structure, originally built of hand hewn beams. Throughout the more than 250 years, it has been modified and changed in a variety of ways. It is not easy to clearly assess which changes were made at what point in time .

The roof structure is built with purlins notched into principal rafters. Although the principal rafters appear to be from the original framing, most purlins seem to be added at a later time, perhaps even during a relatively recent restoration / repair process. The used lumber, with tenons which do not match the mortises, as well as the missing pegs all point to this.

The so called English tying joint ( joinery between post, tie beam, rafter plate and principal rafter ) is a nice example of 1700's joinery. However, the execution of the joinery ( big spaces between the single pieces ) as well as pencil marks at the cutting lines lead me to conclude that the pieces were not originally cut to fit each other, meaning they might have come from different buildings, and were made to fit together at a later point. The pencil marks point to a more recent period in time .

The 3"x 4" stud wall framing also appears to be added at a later time using some of the original mortises.

The framing of the basement was altered recently, with different types of pressure treated wood.

The restoration work should be addressed in the order of :

- (1) urgent structural repairs , repairs to prevent future damage
- (2) lower priority structural repairs, changes to address the historical accuracy
- (3) changes to address historical accuracy

1)

The most urgent problem to address is clearly to replace or repair the sill of both gable walls as well as the back eave wall ( sitting on the field stone foundation ).

The sill in the front gable as well as in the eave wall needs to be replaced .

The sill in the gable facing the cow barn might be salvageable with repairs due to its large diameter .

I would recommend installing new hand hewn oak beams for the new sill instead of reclaimed lumber.

In order to support the floor structure of the first floor level, I would recommend installing at least 4 posts under the so called summer beam ( beam which receives the floor joists )

The main entrance doors ( first floor ) should be replaced as well.

Windows can be installed in the first floor if requested ( front gable and back eave wall )

2)

The top purlin in the roof structure appears to be just toe nailed into the principal rafter.

This is not a structural problem to be addressed right away, but should kept in mind .

A good time to deal with this problem, as well as replacing some more purlins with historically accurate lumber, would be when the asphalt shingles need to be replaced.

This will be the case within the next 5 years.

The roof sheathing can also be changed to reclaimed and historically more accurate sheathing ( wide boards sawn with sash or band saw )

3)

Although it has no structural priority, I would recommend replacing the non-typical pressure treated wood be with matching lumber in the basement area.

This would be approx. 38 lft. of sill .

It could be done with new hand hewn or reclaimed lumber .

The pressure treated post repair in the entrance way of the basement could also be replaced with matching lumber at the same time.

It might be also the time to modify the basement stalls with historically accurate lumber.

**Scope of work for 1) :**

- + strip two gable walls as well as back eave wall of clapboards and trim boards
- + support front gable and back eave wall with temporary 6"x 6" beams
- + remove approx. 53 lft of sill
- + repair sill in back gable
- + install approx. 53 lft of hand hewn oak beams
- + build and install two new main doors
- + install two new windows, matching the openings in front gable and back-eave wall
- + install approx 130 lft of primed pine trim ( 1"x 6" )
- + install approx 480 sqft of primed cedar clapboards on top of tyvec weather shield
- + install four reclaimed hand hewn posts on concrete footings

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**Estimated cost and labor rates**

- + all work is to be performed on a time and materials basis
- + the costs quoted below are estimates for completing what is listed in the **Scope of Work 1)**
- + we bill for our work as follows :

Myself (Uwe Tobies)	65/hour
Carpenter	50\$/hour
Laborer	30\$/hour

The estimated cost for labor will be in an area of **\$34,800.00**

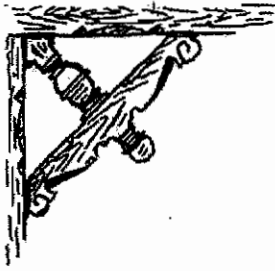
The estimated cost for materials will be in an area of **\$6,808.00**

Due to significant changes in prices for materials ( especially cedar materials ) these days, higher cost in a range of 10-20% for materials should be expected within the next 12 month.

It is difficult to predict the cost for labor and materials several years into the future, so for 2) and 3) I will give you a rough ballpark figure in order to plan future steps. Exact quotes will be produced at a later point in time.

**2)**  
The cost ( labor and materials ) for stripping the roof shingles and roof sheathing, replacing 12 purlins with new hand hewn oak beams, reinstalling sheathing as well as asphalt shingles will be in an area of  
**\$26,000.00**

**3)**  
The cost ( labor and materials ) for replacing the basement pressure treated sill ( approx.38 lft) , replacing the pressure treated post repair and modifying the goat stalls will be in an area of  
**\$11,000.00**



Traditional Timbercraft

# TOBIES RESTORATION

39 Willowdale St, Groton, MA 01450 978-996-3101 uve@traditionaltimbercraft.com

**Invoice # 206**

Codman Community Farm  
Town of Lincoln  
58 Codman Rd  
Lincoln, MA 01773

Nov. 06, 2008

Service performed :

- + inspection at the Codman Farm on October 24
- + producing proposal #137

total hours : 4 @ \$65.00

**Please pay \$260.00**

If the proposal is accepted the amount will be credited toward the first invoice

**John L. Koenig**

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**From:** ANDRYSIAKs@comcast.net  
**Sent:** Sunday, January 25, 2009 3:30 PM  
**To:** John Koenig  
**Cc:** Bill Stason; Bob Robichaud; tim higgins  
**Subject:** CCF Grant Application

Dear John

I am sad to report that we have learned that CCF was not approved for the next phase in the grant cycle for the funds from the National Historic Trust. Therefore, we will not be seeking CPC funds for the timber work.

I am hopeful that the CCF board will find the bandwidth to apply for additional grants, and to work with the Town to apply for funds for next year.

Thanks to you and your board for your consideration!

-Sarah





January 28, 2009

John Koenig, Chair  
Community Preservation Committee  
Town of Lincoln, MA

Re: Project Submission Form, Codman Barn A

Dear John and Members of the Community Preservation Committee:

Codman Community Farms (CCF) has been discussing with the Town Administrator and the Board of Selectmen as well as this committee on the need to renovate the historic barns that CCF leases from the Town. I think it's safe to say that we all agree that the Goat Barn (Barn A) is the highest priority farm building.

This letter is a revision to our prior request for funding of this renovation. Last fall, we requested \$ 25,000 (increased to \$40,000 based on contractor estimates) from the CPC for the renovation of Barn A. At that time we anticipated receiving a substantial grant from the Northeast Office of the National Trust for Historic Preservation. Last week, we learned that after making the initial cut, we are not in the final round for that grant.

In light of this bad news, the ongoing deterioration of the barn, and the availability of well-documented estimates for the repair work, we are revising our application. CCF requests \$112,000 from the CPC to fully fund the renovation of Barn A. We believe that this request, with its goal to preserve an important and historic Lincoln structure, is consistent with the Town of Lincoln's vision and the mission of the CPC.

#### **PROJECT DESCRIPTION**

The 747 sf barn, built in the mid 1700's, needs both masonry and timber framing work. (See the attached photo). CCF recently hired a masonry consultant and timber framing expert who have confirmed the urgency of repair and provided detailed estimates. The proposals of each are attached.

- We estimate \$70,000 for the masonry work. This is nearly double the estimate provided by the masonry consultant. Verbal estimates provided over the past couple of years have been higher, and CCF is wary of proceeding based on that estimate alone. A second mason is currently working on an estimate.
- We estimate \$42,000.00 for the timber framing work based on the framer's detailed estimate.

### **RENOVATION OF BARN A IS CONSISTENT WITH LINCOLN'S VISION**

Codman Community Farms was founded in the 1970's to maintain Lincoln's agricultural heritage. Today, CCF volunteers and staff work to keep this "farm in the heart of Lincoln" healthy, welcoming and financially viable. Throughout town, one can see the hayfields that CCF leases and hays. These vistas of farm and fields allow Lincoln residents to connect to our agricultural past through sight, sound, smell and heart. To summarize, the renovation of Barn A is consistent with Lincoln's vision because it:

1. **Protects a building that is a visual reminder of Lincoln's agricultural heritage.** CCF, as one of the only remaining working farms in the area, is an important living connection to three centuries of agriculture. By keeping the Codman barns and grounds in agricultural use, CCF and the Town of Lincoln sustain the legacy of farming in Lincoln. We want residents to feel proud of our agricultural history; having barns in decent working condition will help our collective sense of pride.
2. **Enhances the ability of CCF to "be the farm in the heart of Lincoln."** CCF seeks to educate residents about farming, and to motivate them to participate in stewarding our agricultural heritage. The renovation of Barn A will improve our ability to deliver educational programs by providing sounder space for educational programs and animals (Barn A houses goats in winter and chicken hatching projects in spring).
3. **Improves CCF's ability to fund raise.** CCF relies on membership dollars, event revenue and charitable gifts to cover our operating costs. Renovating Barn A will improve the "farmside" appeal of CCF, which we believe is important for fundraising activities.
4. **Restores an historically important building.** Codman Farm is listed on the National Register of Historic Places. Barn A, built in the mid-1700's as part of the original Codman Estate is architecturally significant, being one of the earliest examples of traditional barn architecture.

Even a casual visit to Codman Farm reveals that Barn A needs sensitive restoration. The foundation is crumbling and the sills above it are rotting. The joists need replacement and trim and siding needs repair. We hope that we will have the opportunity to restore Barn A and enhance our pride in Lincoln's agricultural heritage. CCF thanks you for considering this request.

Sincerely,



Sarah Andrysiak

President CCF Board of Directors

Attachments: Masonry Estimate, Masonry Opinion, Timber Estimate, Photo

- Purpose:  Affordable Housing  
 Historic Preservation  
 Conservation/Open Space  
 Recreation

**Town of Lincoln, Massachusetts  
 Community Preservation Committee  
 Project Submission Form**

For the FY09 funding submittals, the CPC has instituted a two-step process for submittal of applications. In order to be considered for recommendation at the March 2009 Town Meeting, preliminary "Letters of Interest" and this form must be submitted prior to **September 15, 2008**. Should your submittal be determined eligible for consideration, you shall be contacted regarding submittal of a detailed request information, which will be due prior to **October 22, 2008**.

Project Name: Codman Community Farms - Barn A

Submitted by: Sarah Andrysiak Submission Date: 1/28/09

Address, Phone, E-mail:

33 Tower Rd  
 Lincoln MA  
 andrysiaks@comcast.net

Town Committee or Organization (if applicable): Codman Community Farms (CCF)

Brief description of the project:

Renovation of Barn A (Good Barn) to include masonry work and timber framing work. Barn A is historically significant, and is the first agricultural building an important component of Codman Community Farms.

Time frame for completion of the project:

Fall, 2010

How does this project help preserve Lincoln's character or further its mission?

- Please see attached letter for details. Project:
- a. Protects building that is a reminder of Lincoln's agricultural heritage
  - b. Enhances the ability of CCF to fulfil its Lincoln-based educational mission
  - c. Restores an historically important building
  - d. Strengthens CCF's ability to serve as a community gathering place

What are your funding requirements for this project?

Fiscal Year	Implementation Costs	Maintenance Costs	Total Costs	Other Funding Sources (and \$ amount)	CPC Funds Requested
2009	<u>70,000</u>				<u>70,000</u>
2010	<u><del>42,000</del> 42,000</u>				<u><del>42,000</del> 42,000</u>
2011					
Total					

For CPC Use:  
 Received on:  / /

Received by: \_\_\_\_\_

Determination: \_\_\_\_\_  
 Reviewed on:  / /

**Please provide information regarding anticipated future funding requests from the Community Preservation Fund:**

Proposed Project	FY2010 Funds	FY2011 Funds	FY2012 Funds	FY2013 Funds	FY2014 Funds
Codman Barn C *		\$150,000 (foundation work)	\$75,000		

**PLEASE ATTACH SUPPORTING DOCUMENTS OR OTHER INFORMATION**

\* CCF will seek grant funding for these projects and hopes that any request to the CPC will be substantially less. The source for these estimates is the town-commissioned MEJA report.

**GUIDELINES FOR SUBMISSION**

1. Is the project consistent with Lincoln's vision, and its Housing, Open Space and Recreation Plans, and other planning documents that have received town-wide review and input.
2. Does the project have the support of relevant town committees or organizations. (e.g. Conservation, Recreation, Historic, or Housing, etc.).
3. Does the project have other financial support.
4. Does the project help preserve threatened resources or currently owned town assets.
5. Does the project serve multiple needs and populations.
6. Does the project serve a population that is currently underserved.
7. Feasibility: We will pay special attention to whether the project can realistically be accomplished within the time frame and budget that is proposed.
8. Urgency: We will be interested to know the impact of a delay in initiating this project.

Please keep in mind also that there are legal limitations on the uses of CPA funds. If you have any doubt about your project's eligibility, please submit it so we have the opportunity to review it. Thank you.

- The Community Preservation Committee

**Please submit 11 copies of your application to Anita Scheipers, Assistant Town Administrator,**

**MISSION STATEMENT OF THE COMMUNITY PRESERVATION COMMITTEE**

*In alignment with the Town of Lincoln's Vision Statement, the Community Preservation Committee mission is to:*

- Preserve Lincoln's historic resources and structures;
- Preserve and enhance Lincoln's open space for both conservation and recreation; and
- Preserve and increase Lincoln's affordable housing in order to foster economic, racial/ethnic and age diversity among its citizenry.





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Cell 774-245-0714

[warren@pristinehomesolutions.com](mailto:warren@pristinehomesolutions.com)

MA REG HIC #136867

MA CSL #92744

**RE: Town of Lincoln – Codman Farm – Goat Barn**

As a result of inspecting the stone walls/foundation of the aforementioned barn and being apprised of the structural repairs to take place regarding the wooden structure we have reached the following conclusion.

For the sake of clarity we will identify the front of the barn with the main door as wall number 1, going to the right the side with the fenced pen as wall number 2, continuing right to the rear wall number 3 which will receive the most work and finally the upper portion of the barn accessible by barn style doors at the upper level as wall number 4.

It is our opinion that foundation walls numbers 1 and 2 although appearing structurally sound will require minimal cosmetic work.

Wall number 3 is in desperate need of reconstruction. This should be done prior to any carpentry restoration. Approximately 25 linear feet will require being totally dismantled and reconstructed.

Wall number 4 will require very little cosmetic repair.

Failure to make these repairs in a timely fashion could ultimately lead to permanent irrevocable damage to both the foundation and the wood structure.

Respectfully submitted,

Warren T. Fish  
President.



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info @ pristinehomesolutions.com

<p style="text-align: right;"><b>2-Jan-09</b></p> <p><b>Bob Robichaud</b> Codman Farm/Town of Lincoln 58 Codman Rd Lincoln, MA 01773 Bob days 978-538-6212 Bob Eves 508-276-1007 brobie1@verizon.net brobichaud@bostona.com</p>	<p><b>BARN A - GOAT BARN FOUNDATION</b></p>
<b>Temporary support</b>	<b>the contractor will</b>
	<p>jack up the existing floor system at wall number three enough to take weight of the foundation install a temporary wall to carry the weight of wall number three</p>
<b>Masonry</b>	<b>Currently</b>
	<p>the wall designated as number 3 varies in thickness from 42" at the base to 20" at the top and is unstable the inconsistency is the result of deterioration the walls designated as numbers 1, 2 and 4 are structurally sound and will require minimal cosmetic repairs</p>
<b>Wall #3</b>	<b>the contractor will</b>
	<p>disassemble approximately 25 linear feet starting from the left corner store the field stone in the immediate area reassemble wall weaving the new into the old the two faces of the wall will appear dry and have no visible mortar the interior of the wall will have mortar installed to prevent decay and to furnish structural integrity the reconstructed wall will have a consistent base of 30 inches and a consistent top of 16 inches</p>
<b>Wall numbers 1, 2 &amp; 4</b>	<b>the contractor will</b>
	<p>strategically re-install existing fieldstone to recoup and maintain structural integrity as intended by original builder</p>
<b>Notes</b>	

	<p>the barn will be free of animals, feed and waste products prior to and during construction</p> <p>all stones to be reused will be stored by the masons in the immediate vicinity of the barn</p> <p>any stored materials or animals on the second level of the goat barn will be relocated by the client during construction</p>
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**Total Investment** **\$36,300.00**

**Terms and conditions:**

- \* Massachusetts CSL #92744
- \* Massachusetts HIC Reg. #136867
- \* Benjamin Moore/Sherwin Williams products used on all paint projects unless otherwise contracted.
- \* All work to be performed in accordance to state and local building codes.
- \* All workers fully insured.
- \* All workmanship guaranteed for two years.
- \* Investment includes all tax, labor, materials, dumping fees and permits as required.
- \* Contractor to remove all debris created by work performed.

**Financial Summary:**

See above breakdown.

**Payment schedule:**

The contractor will receive 10% at signing, 40% at the start of the project, 30% at the midway with the balance due upon completion.

Any deviation from the aforementioned specifications or unforeseen damage or rot involving extra costs will be executed only upon written order, and will become an extra charge over and above the proposed price.

Respectfully submitted,

\_\_\_\_\_  
Warren T. Fish

**ACCEPTANCE OF PROPOSAL/CONTRACT**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined herein.

DATED: \_\_\_\_\_ HOMEOWNER: \_\_\_\_\_

DATED: \_\_\_\_\_ CONTRACTOR: \_\_\_\_\_

This proposal contract may be withdrawn if not accepted within thirty days.







**John L. Koenig**

---

**From:** Higgins, Timothy S. [higginst@lincolntown.org]  
**Sent:** Friday, January 30, 2009 11:35 AM  
**To:** ANDRYSIAKs@comcast.net; John Koenig  
**Cc:** Bill Stason; Bob Robichaud  
**Subject:** RE: CCF and CPC

Given the work invested this year to get the Barn A portion of the "Codman Program" underway this year, I agree that it makes sense to proceed with the application despite bad news for the National Historic Trust.

Tim

*Timothy S. Higgins*  
Town Administrator  
Town of Lincoln

Town Offices  
16 Lincoln Road  
Lincoln, MA 01773

781 259-2600

-----Original Message-----

**From:** ANDRYSIAKs@comcast.net [mailto:ANDRYSIAKs@comcast.net]  
**Sent:** Thursday, January 29, 2009 8:35 PM  
**To:** John Koenig  
**Cc:** Bill Stason; Higgins, Timothy S.; Bob Robichaud  
**Subject:** CCF and CPC

Dear John

CCF is very disappointed that the National Historic Trust grant did not come our way for Barn A. And thanks for encouraging CCF to apply for "unleveraged" projects. Given the condition of the Goat Barn (Barn A) at CCF, and the fact that we have in hand (and underway) solid estimates from contractors ready to undertake the work, CCF would like to apply to the CPC for funding for the full Barn A renovation project. We know this is last minute and we've scurried to pull it together. . . A revised form, cover letter and copies of contractor estimates (one for masonry and one for timber) as well as a photo are attached.

I am copying Tim on this. Tim, I trust that you and the BOS are supportive of CCF's work to take care of Barn A. The Town has been a terrific steward of the farmhouse. . . thank you! But at this point, I think that Barn A needs some heavy duty renovation work.

Let me know of any questions. . . happy ice skating (down the driveway).

-Sarah