

**Request for Grant Assistance  
Codman Community Farm  
Lincoln, Massachusetts**

**Introduction:**

Codman Community Farms (CCF) is a non-profit working farm located in the center of Historic Lincoln, Massachusetts. It is managed by a volunteer board of directors for the enjoyment and education of its citizens as well as those in surrounding towns. Proud of the long heritage, the board works hard to keep it thriving as a working farm, very much as it was a century ago.

As is the case with many non-profit organizations, the CCF board has had to prioritize funding for a variety of challenges over the years. CCF has depended heavily on volunteer labor and gifts to maintain the farm grounds and its historic buildings. This year, the board has retained a professional restoration contractor to assess the structural repairs needed in the barns, make recommendations and submit a quote to safely and accurately restore these 150-200 year old mortise and tenon structures. The skill set and tools needed for this are beyond the volunteer base the farm has been dependent upon in the past and we therefore, are submitting for your consideration, the attached request.

**History:**

The Codman Estate dates back to revolutionary times. The beautiful abutting Codman mansion is in the care of the Society for the Preservation of New England Antiquities. The farm is listed in the National Registry of Historic Places. Its history is replete with stories of the many splendid English garden constructions followed by periods of financial despair and neglect; of relatives who adored the grounds and those who sold off portions for profit. Its history is genetically entwined with many famous Boston names of 1700 and early 1800's.

The Codman dynasty changed control many times over the years and fortunes were based upon maritime, insurance and real estate investments. Hence, the expansion into more farming activity on the eastern side of the some 700 acres in the mid 1800's was considered as untoward by some, but, Ogden Codman Jr. built the cattle buildings we now call Barns B and Barn C.

**Present Conditions:**

Barn B has been missing about 12 horizontal, 10 foot long "tie beams" in its high, upper structure for some years. The defect has not caused structural failure yet, however, the integrity of the structure is compromised without these important *members or linkages*. It is not clear exactly how they disappeared, except to note that there was once a contained fire in that loft area and fireman had to cut some of the beam structure to get at it. Nevertheless, Barn B would be safer and certainly more historically accurate if all of these were replaced.

These barns are magnificently mortised together 8 and 10 inch beams boasting 35 foot high 'cathedrals' of such masterly workmanship, that replacing them today is a specialty requiring modern day timber framers striving to keep the authenticity of the original

2006-07

artisans alive. They are the heart of what we now call our community farm. During the restoration process, we would like to explore, and, possibly include, proper safety features such as heat detectors, sprinkler systems, lighting, and any other recommendations to insure these structures are protected in the future.

**Request:**

The CCF board of directors respectfully request funding for the assessment fees and restoration work on two barns dating from the years 1850 and 1750.

Restoration would include the following:

- To install/repair historically correct timbers and joinery where feasible
- Remove inappropriate pieces which have accumulated over the years. That is, special lofts have been thrown up to store junk, plus, scrap wood decks have shut off the “cathedral” view of the splendid beams overhead.
- Repair, paint and caulk exterior clapboards where needed including one remaining wooden gutter which is in need of repair and oiling
- Replace rotted sills
- Repair sliding doors

Funding this project would allow the barns to be restored in their entirety with historical craftsmanship and accuracy, preserved for generations to come. Without funding, repairs will continue on a schedule inconsistent with the needs of the barns, and certainly not in keeping with their original post and beam construction.

All this is quite labor intensive, even a little indeterminate at the start. As stewards, however, we have the opportunity and responsibility to preserve a physical piece of Lincoln’s history and an invaluable treasure disappearing all too quickly from New England’s Landscapes.

**MISSION STATEMENT OF THE COMMUNITY PRESERVATION COMMITTEE  
TOWN OF LINCOLN, MASSACHUSETTS**

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.
- 1) The project should be 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. The barns at Codman Farm are the cornerstone of the town center. Preserving the barns and the Land surrounding it is consistent with the committee's mission of preserving one of Lincoln's most visible, historic, and public resources.
  - 2) We will want to know if the project has the support of relevant town committees or organizations. (e.g. Conservation commission, Rec committee, Historical and Housing Commissions, etc.)
  - 2) We will want to know if the project helps preserve threatened resources or currently owned town assets.  
The project most certainly preserves not only town owned assets, but on a regional and even National level, the preservation of antique barns is experiencing resurgence. These treasures are disappearing from our landscape at an alarming rate. PreservationMass has recently created a Barn Task Force with the goal of saving and preserving these structures.
  - 3) We will want to know if the project serves multiple needs and populations.  
The barns have provided a myriad of memories and functions for a wide variety of populations. It is the backdrop for educational programs of both small classes and large public ones, such as the annual Sheep Shearing. It offers a community service to those such as the food pantry who stage their harvest there for sale along with those who sell the surplus of their summer gardens or other local fund raisers. Students are welcome to perform their community service requirements for many local high schools. The list of weddings, birthday parties and other functions is endless. CCF is the heart of Lincoln hosting timeless community events including summer concerts and the Annual Harvest Feast and Fair.
  - 4) We will want to know if the project serves a population that is currently underserved.
  - 5) Feasibility: We will pay special attention to whether the project can realistically be accomplished within the time frame and budget that is proposed.  
We believe the project can be accomplished within the time frame proposed by the contractor. As with any restoration project, unexpected needs can arise which delay the proposed finish time, however, we are prepared to manage this efficiently so the project interferes as little as possible with the operations of the farm and its haying season.
  - 6) Urgency: We will be interested to know the impact of a delay in initiating this project.  
The impact of delaying or insufficiently tending to the needs of the barns is the very real potential of creating a larger and more expensive project in the near future. It is understood that the longer the barns are under stress structurally, and without adequate protection from the forces of nature i.e. wind, rain, ice, etc. the more likely we are to either lose them to these forces or lose them due to a cost beyond the town's ability to pay. In addition, during the haying season, we are fortunate to have numerous volunteers help our farmer and safety is of great concern when loading the barns with hay. Economically speaking, the farm relies heavily on its hay crop and needs to be able to continue its storage in these barns.

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.

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CPC

Project submission sheet

Submitted by: Ted Tucker/Linda Miner (CCF board members)

Date: 11/10/04

Contact person: Ted Tucker/Linda Miner

Project Name Codman Community Farm Barn Restoration

Town committee/organization (if applicable)

**Brief description of the project:**

To restore the barns at Codman Farm consistent with their original construction. Preservation work will include replacement of timbers missing since the fire, sill work, gutters, clapboard and corner boards where needed, caulking/painting of finished project. Wiring to code, including heat detectors, sliding door restoration, and any additional restorative work recommended by the preservation contractor that might arise during the project.

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

The barns at Codman Farm are the cornerstone of the town center. Preserving the barns and the Land surrounding it is consistent with the committee's mission of preserving one of Lincoln's most historic and public resources. As part of the Grange, we are on the National Registry of Historic Places.

**What are your funding requirements?**

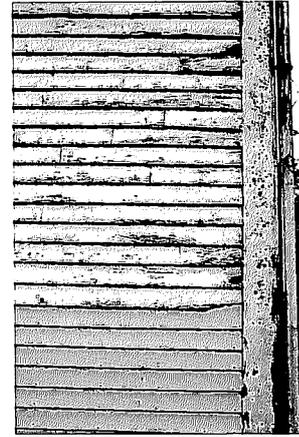
Fiscal Year	Implementation Costs	Maintenance Costs	Total Costs	Other Funding Sources	CPC Funds requested
2005			\$50,000		\$50,000

**PLEASE ATTACH ANY SUPPORTING DOCUMENTS OR OTHER INFORMATION YOU WOULD LIKE US TO CONSIDER.**

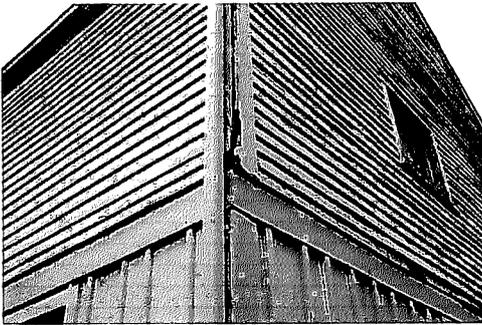
## Sample photos of Codman Barn deterioration



North side wall clapboards on Barn B where water leaks in.



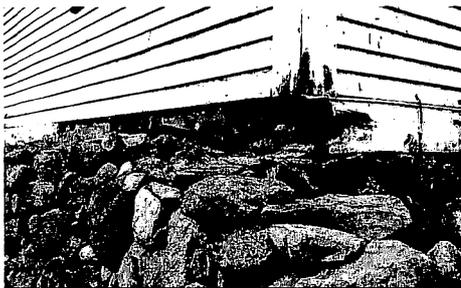
Corner with clapboard butts that leak.



Typical clapboard deterioration on Barn A.



Rotted long wooden gutter on West side of Barn B.



Sill failure on A barn.



Another sill failure on A Barn.

**John Koenig**

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**From:** John Koenig [jlk@mkmllegal.com]  
**Sent:** Monday, November 29, 2004 1:12 PM  
**To:** 'linda.miner@comcast.net'; 'Scotia2@comcast.net'  
**Subject:** RE: Codman Farm Funding Request from Community Preservation Committee

Ted & Linda:

The CPC has received your Codman Barn restoration project submission, and will be meeting next week to go over it. In anticipation of our meeting, I would appreciate it if you would respond to the questions I have on your submission. I will not have an opportunity to poll the other committee members for their questions before our meeting, but at least this will help us move the process along a little more quickly.

1. How was your request for \$50,000 determined?
2. Do you have firm commitment bid for this work? If so, would you please send me a copy at 132 Bedford Road as soon as possible.
3. Do you plan to seek any other sources of funding for this project?
4. What are the "assessment fees" mentioned in your submission?
5. Do you have any range of costs for the safety features you are contemplating?
6. How would those costs be funded?
7. Does the Codman board have a budget or plans for other repairs going forward? We are trying to forecast our own funding abilities into the future, so the more information we have on possible needs for funds down the road, the better able we will be to properly allocate our funds.

Thanks,

John L. Koenig  
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John,

Here is a list of answers to the questions you emailed me along with a copy of the package submitted to the CPA. I've included a copy of the Proposal from Tim Murphy at Colonial Barn ([www.ColonialBarn.com](http://www.ColonialBarn.com)), as well.

- 1) The \$50,000 was determined by the attached proposal. Included in the \$50,000 is approximately \$6,000 for potential variables. As is indicated in the proposal, it is difficult to determine what additional damage and subsequent cost may lay beneath the obvious exterior work.
- 2) Bid - see Proposal #322
- 3) At this time we have no other source of funding.
- 4) When we set out to get a proposal, we assumed there would be a cost associated with a detailed quote. Tim Murphy of Colonial Barn did not charge us for his work.
- 5) Safety features differ from the actual restoration. We are not yet firm on what they might be and the cost associated. It would seem to make sense to explore this for the safety and investment of the farm. Consultants might include the fire department, manufacturers of commercial safety equipment and town electricians for cost estimates.
- 6) The funding source(s) for these safety features have not yet been determined.
- 7) The Board is responsible for barn maintenance but not the structures themselves. It is assumed, that over time, regular maintenance i.e. painting, roofing, etc. will need to be tended to. The town will need to make decisions as to the money allocated for these types of costs. It is our hope that, repaired with as like methods and joinery, these barns will stand for another 200 years.

I hope I've answered your questions. Please feel free to call me, Ted, or Dan with any additional comments/concerns.

Thank you,  
Linda Miner  
781-259-1237  
339-223-0934



# Colonial Barn Restoration

69 Old Bay Rd. | Bolton, MA 01740 | (978) 779-9865 phone/fax | Tim@ColonialBarn.com | www.ColonialBarn.com

Const. Supv. Lic. #070224 HIC Lic. # 123957

Proposal # 322

11/2/04

Codman Community Farm  
Codman Road  
Lincoln, MA. 01773

473630

## **Job Summary:**

Exterior restoration, structural member replacement, and preventative maintenance to Codman Community Farm barns. Prices include all labor, materials, and refuse removal required to complete the project. Prices quoted for acceptance within 6 months of date on proposal. Prices assume that the entire project will be done at once. Individual prices may be affected if project is done in stages.

## **Job Description:**

### **Barn B**

#### **Part 1: Documentation and engineering consultation \$6,250**

-Produce a set of structural drawings in AutoCAD format of the structural elements of the barn above the main floor level.

-Have structural analysis done by timber frame engineer Ben Brungraber, PhD, PE (<http://www.bensonwood.com/press/ben.html>).

-Ben will consult us on the best way to make repairs and timber to timber connections.

-If custom iron brackets are specified, we will produce shop drawings in AutoCAD format so that Codman Farm can supply brackets.

#### **Part 2: Beam replacement \$4,730**

-Replace 13 missing horizontal, 10 foot long "tie beams".

-Beams will be replaced using mortise and tenon joinery wherever possible as specified by Ben Brungraber.

-Where mortise and tenon joinery is not possible, beams will be replaced using steel connections supplied by Codman Farm.

#### **Part 3: Knee brace replacement \$170 each**

-Replace missing diagonal knee braces with braces specified by Ben Brungraber.

-It is difficult to say how many braces need to be replaced with hay stacked in the barn. I would guess somewhere between 2 and 10.

**Part 4: Large door restoration \$2,500 per door**

-Rebuild large doors on either side of barn B.

-We plan to reuse the original framing members with the exception of the bottom 2"x6" which will be replaced with pressure treated lumber.

-We would replace all of the exterior boards with a custom milled 1"x6" Western Red Cedar tongue and groove boards with bead on the edge only to match original (as opposed to edge and center bead).

**Part 5: Gable opposite street \$9,700**

-Remove all clapboards and trim.

-Replace and re nail sheathing boards as needed.

-We will not know how much of the wall sheathing will need to be replaced until after we tear off the clapboards. Sheathing replacement will be billed for at the rate of \$4.50 per square foot replaced.

-We will not know if any of the structural member will need replacing until after we remove the siding and sheathing. Structural member replacement will be bill for at the rate of \$20 per board foot of lumber including labor and materials. A board foot is 1'x1'x1".

-Install "Tyvek" wind and bulk water barrier over wall.

-Replace door threshold to hay door with 2" Western Red Cedar.

-Build and hang a new hay door in the same style as the large door beneath it. Exterior wood on door will be western red cedar.

-Install new primed clear pine trim around door openings, corner and rake boards.

-Install new primed western red cedar clapboards over wall.

**Part 6: Clean and oil gutters \$350**

-Clean out gutters on side of barn B opposite barn A.

-Treat inside of gutters with a mixture of linseed oil and turpentine.

**Barn C:**

**Part 1: Replace missing window upstairs door end \$700**

-Replace missing window, sill, trim, and flashing on door end of the upstairs of the barn.

-Install new window so that it opens from the inside in a similar fashion to the other windows in the barn.

**Part 2: Replace sill \$6,800**

-Remove bottom 4 feet of clapboards and sheathing on the side of the barn opposite the road to expose the sill beam.

-Jack up barn so that sill beam can be replaced.

-Remove rotten sill.

-Replace missing window in same manner as part 1 on Barn C:

-Install new oak sill beam.

-Masonry work around new sill beam to be provided by Codman barn.

-Install new sheathing, Tyvek, trim, and clapboards in area of repair.

**Part 3: Replace post in basement door opening \$2,150**

- Remove post on right side of door opening that had previously been repaired.
- Jack hammer out old concrete footing under post area so that it matches post on opposite side of door opening.
- Level area with Mortar if necessary.
- Install new 8"x12" oak post to match post on opposite side of door opening.
  - Post will be anchored using mortise and tenon joinery.
  - Post will be distressed with a broad ax to appear to be hand hewn.
- Install new trim around new post.

**Barn B and C:**

**Painting: \$6,250**

- Apply first coat of Sherwin Williams "Duration" paint to all new unprimed exterior surfaces covered by this proposal. Paint is self priming and carries a lifetime warranty.
- Putty all nail or screw holes. Voids larger than 1/2" in diameter will be filled with epoxy wood filler.
- Caulk any gaps between boards.
- Apply a full coat of Sherwin Williams "Duration" paint to all new exterior surfaces.

**Payment schedule:**

Upon contract signing:	\$10,720
Upon full completion of:	
-Barn B, part 1:	\$6,250
-Barn B, part 2:	\$3,120
-Barn B, part 3:	\$170 per knee brace replaced
-Barn B, part 4:	\$990
-Barn B, part 5:	\$5,000
-Barn B, part 6:	\$350
-Barn C, part 1:	\$700
-Barn C, part 2:	\$3,900
-Barn C, part 3:	\$2,150
-All painting:	\$6,250

Billing will not necessarily be done in this order and bills may include more than one part. We typically bill every two weeks. Payment is due within two weeks of receipt. Client can subtract 1% from bills sent within 3 days of receipt.

Client has the option of deciding on the pace of the project. If one crew works on one part of the project at a time it could take ten weeks to complete the work. If two crews work on a project each at a time it could take half that time.

**Variables**

-Price assumes only the tasks and materials that are specifically listed in this proposal. Additional work, not specifically listed in this proposal will be paid for by the client as additional work. Areas of possible additional work include:

-Ben Brungraber may recommend that we install some concealed custom iron fasteners to strengthen the structure. He also may suggest that we remove some of the existing lofts which he feels are unsafe.

-Gutter repair or replacement.

-Sheathing and structural member replacement on gable opposite road.

-Any change in specifications or construction necessary to conform to existing or future building codes, zoning laws, or regulations of inspecting Public Authorities shall be considered additional work to be paid for by the client as additional work.

**Insurance:**

\$1,000,000 liability per incident

Massachusetts Worker's Compensation

\$1,000,000 umbrella liability per incident

-Certificates of insurance available upon request