

THE FIELD BUILDING LEVERETT, MASSACHUSETTS



BUILDING CONDITIONS ASSESSMENT MARCH 2026

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ARCHITECTURAL HISTORY & CONSERVATION

THE FIELD BUILDING
BUILDING CONDITIONS ASSESSMENT



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SCOPE OF PROFESSIONAL SERVICES

This Architectural Conservator represents his services performed with the usual thoroughness and competence of his profession. No other warranty or representation is expressed or implied in this proposal or related and subsequent contracts and reports. The consultant does not represent himself as an architect or engineer, or specialist in these respective fields.

The services provided herein are exclusively for the Town of Leverett, Massachusetts. The services, data, recommendations, proposals, reports, plans, photographs, and similar information produced and provided by the Architectural Conservator are not to be used or relied upon by other parties without the express permission of the Architectural Conservator.

This assessment is confined to the visible and accessible fabric on the exterior and interior of the Field Building. This report is not an engineering or code inspection. No physical testing of materials was undertaken. The Scope of Work is limited to recording, analyzing, and reporting on the building's physical fabric. Although comments have been made concerning framing elements and construction of the building, this assessment is not intended as an evaluation or assessment of structural systems normally within the practices of a structural engineer. Treatment recommendations have been developed with respect to the historic nature of the site and are in compliance with The Secretary of the Interior's Standards for the Treatment of Historic Properties, published by the National Park Service.

This document is not to be used for bidding purposes. Contractors can not be expected to quote from or carry out any of the specialized work recommended in this document without further guidance by licensed design professionals. Full construction documents (drawings and specifications) must be developed for the work recommended within this report.



Fig. 1. North elevation. July 2025.



Fig. 2. West elevation. July 2025.

EXECUTIVE SUMMARY

The Field Building, formally the Bradford Field Memorial Library, is at a critical point in its life. The building suffers from deferred maintenance, an absence of plumbing, a dated heating system and an antiquated electrical system. While the building may look in poor condition to the casual observer, under the failing paint, soiled roofing and deteriorated steps/ramp, the building remains in good physical condition, with most failures at this point in time isolated to paint and finish materials. Surprisingly the Field Building remains little changed since it was constructed in 1916 (Figs. 1-4). Now one hundred and ten years old, the building has reached a point in its life cycle where it is in need of a comprehensive renovation to sensitively update it, so it may serve a new purpose and use.

Presented to the Town of Leverett by the Field family in memory of their father, Bradford M. Field, the building was designed and constructed to serve as a library. Built in the Colonial Style — today is referred to as Colonial Revival — the library was a product of the Leverett born architect Karl Putnam (1883-1965). Putnam's professional life had him working a dual career as an educator teaching architecture and architectural history at Smith College in Northampton and practicing architecture in and around the surrounding towns of the Connecticut River Valley. Putnam received his Bachelor of Architecture from the University of Pennsylvania in 1909 and went on to work as a draftsman in the New York firm of Baring and Tillon from 1910 to 1912. Putnam established his own firm in 1913 with an office at 176 South Street in Northampton. Putnam was known for working in various revival styles popular during the first half of the twentieth century. By 1962, he was responsible for several buildings at Smith College, including Crew House, Field House and Scott Gymnasium, Hatfield Town Hall, and the Arthur W. Hubbard house in Sunderland.

The Field Building is a contributing building in the Leverett Center Historic District, a National Register Historic District, making it a listed building on both the Massachusetts State Register of Historic Places and the National Register of Historic Places.

CONDITIONS ASSESSMENT METHODOLOGY

The assessment of conditions at the Field Building was based on a visual inspection of the exterior and interior building fabric conducted using the unaided eye. The exterior survey was performed from ground level and followed a systematic, top-down methodology, examining primary architectural components including the roof, chimneys, walls, windows, doors, and associated elements. For each component, observations were recorded regarding apparent construction period (original fabric, later alterations, or modern interventions), material condition, and visible deterioration, deficiencies, or other factors affecting performance and long-term preservation. Select areas of exterior wood siding and trim were probed with an awl to test its general condition.

A similar approach was performed on the interior of the building. A room-by-room, floor-by-floor survey was conducted assessing the visual conditions of the architectural systems. Each room was examined noting the condition of and issues affecting the ceilings, walls, floors, doors, and windows.

The survey process included written recordation of the existing fabric, conditions observed, and digital photographs of existing conditions.



Fig. 3. South elevation. July 2025.



Fig. 4. East elevation. July 2025.

The terms *Excellent*, *Good*, *Fair* or *Poor* are used to describe conditions. These are defined as:

An element is evaluated as Excellent when:

- The element is intact, structurally sound and performing its intended purpose;
- There are no cosmetic imperfections;
- The element needs no repair.

An element is evaluated as Good when:

- There are early signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose;
- There are cosmetic imperfections;
- The element or system needs only routine maintenance.

An element is evaluated as Fair when:

- There are signs of noteworthy wear, failure and/or deterioration;
- The element or system is not performing its intended purpose;
- There is failure of a subcomponent of the element;
- The element or system needs minor repair.

An element is evaluated as Poor when:

- The element is missing;
- The element is no longer performing its intended purpose;
- The element shows signs of imminent failure or breakdown;
- The element requires major repair or replacement.

The terms *Urgent*, *Necessary*, *Near-Term*, *Long-Term* and *Monitor* are used to prioritize recommendations. They are defined as follows:

<i>Urgent:</i>	Critical issues that should be addressed immediately.
<i>Necessary:</i>	Issues to be addressed within 1–2 years, or those that can be easily implemented.
<i>Near-Term:</i>	Issues to be addressed within 2–5 years.
<i>Long-Term:</i>	Issues to be addressed within 5–10 years.
<i>Maintenance:</i>	Issues requiring regular maintenance, materials and systems that are not new, but will remain in serviceable condition and function properly through regular service and upkeep.
<i>Monitor:</i>	Issues that require periodic checking to establish their current state of activity and degree of concern.

The following is a summary of priorities, conditions and treatment recommendations. A full narrative of the conditions and recommendations forms the body of this report.

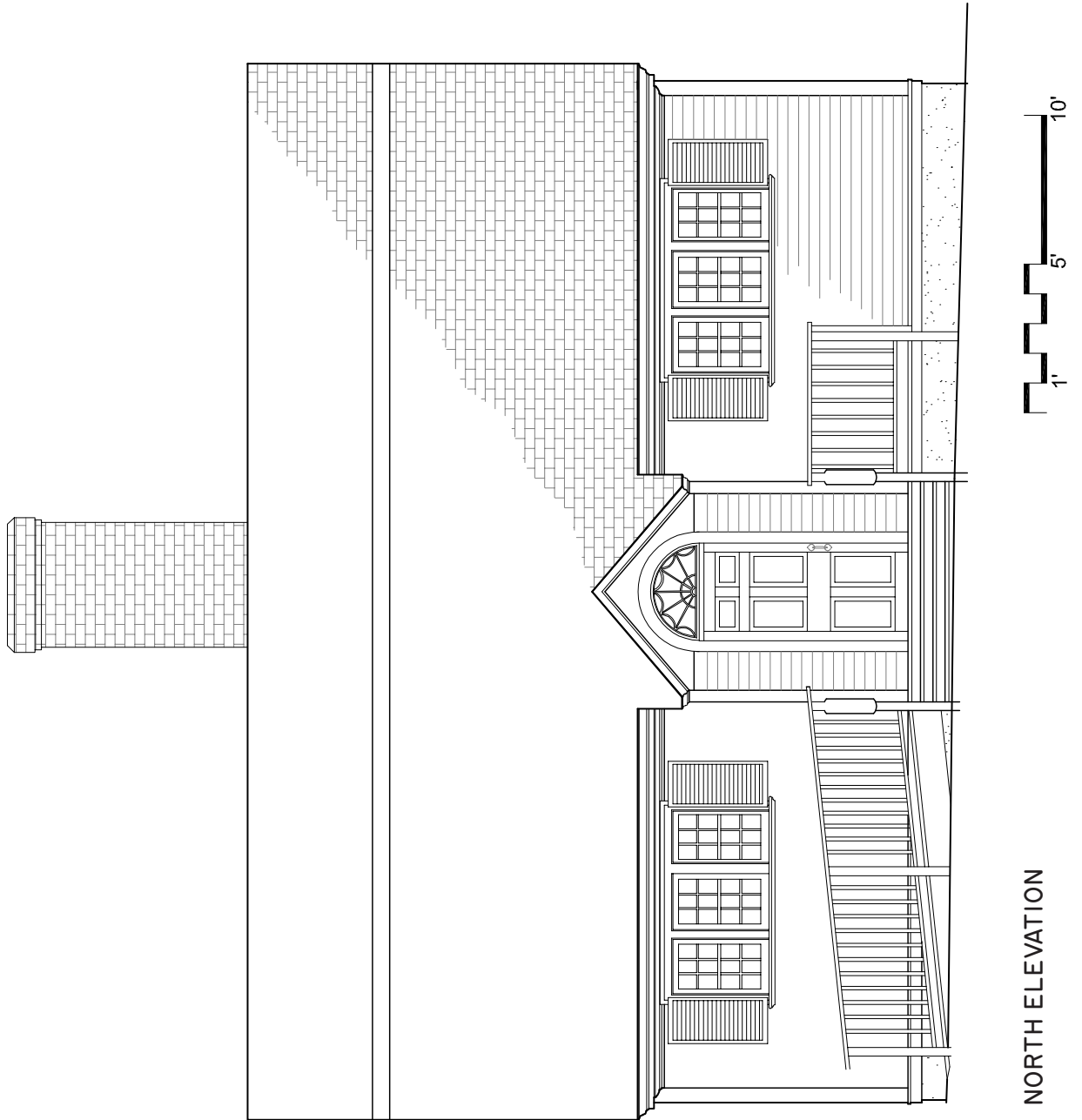
SUMMARY OF TREATMENT RECOMMENDATIONS

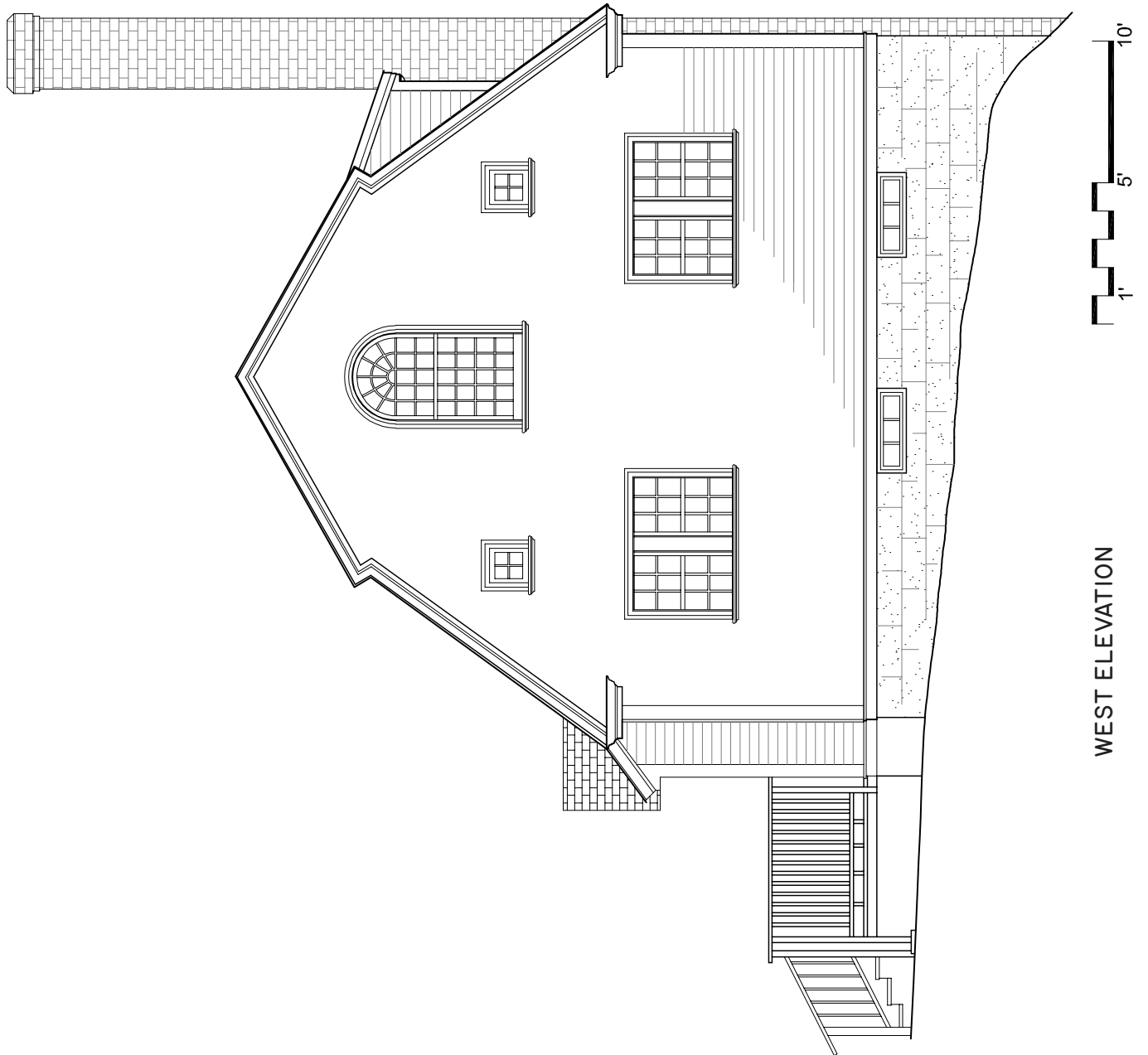
SYSTEM	PRIORITY	CONDITION	TREATMENT RECOMMENDATION
ROOFING	Necessary	Fair	Remove existing roofing, flashings, underlayment, drip edges and gutter system to a clean roof deck. Plan on the need to repair a small amount of deteriorated roof sheathing owing to the age of the current roof. Repair deteriorated sections of cornice and roof related woodwork. Install new architectural grade, fiberglass roof shingles with all associated systems (flashings, underlayment, ice and water shield, drip edges, etc.
GUTTERS	Necessary	Fair	Install new gutters and leaders during roof replacement.
CHIMNEY	Near-Term	Fair	Check condition of furnace flue and chimney cap and repair as necessary.
SIDING	Necessary	Fair	Repair areas of deteriorated woodwork and siding.
WOOD TRIM	Necessary	Fair	Repair areas of deteriorated woodwork and siding.
EXTERIOR PAINT	Necessary	Poor	Repaint exterior of the building. Scrape and prep all exterior woodwork (siding, window sash, shutters, doors) to remove loose and failing paint. Repair areas of deteriorated woodwork and siding. Prime all material with a high quality bonding primer formulated for use on old/weathered surfaces (such as Mad Dog professional primer or equal). Top coat with two coats of of a high-quality exterior paint systems (Benjamin Moore/Sherwin Williams or equal). Putty all windows, prime and paint (see below).

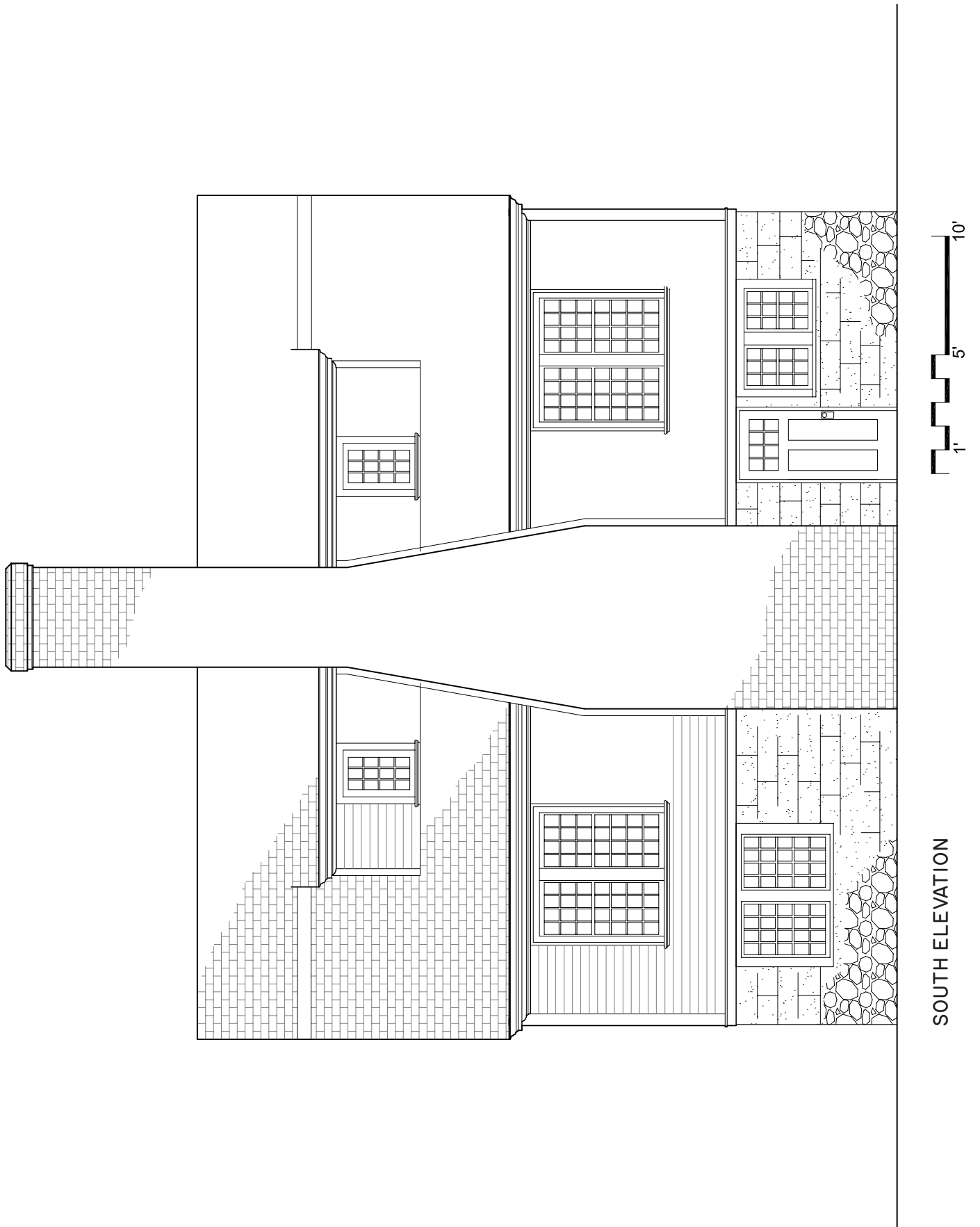
SYSTEM	PRIORITY	CONDITION	TREATMENT RECOMMENDATION
WINDOWS	Necessary	Fair	Retain and restore wood windows. There are varying degrees of wood window restoration ranging from puttying and painting the wood sash so they appear presentable to full restoration to “like new” operational condition. This level of work often incorporates installing modern weatherstripping to tighten the openings and improve performance. Many factors influence the level of window restoration. The exact approach will need to be determined based on the budget available and the ultimate use and function of the building.
DOORS	Necessary	Good	Prep and paint front and rear doors. Clean and lubricate existing hardware (lock sets and hinges). Add weatherstripping to doors. Use low-profile/inconspicuous materials that do not prohibit the operation of the doors or detract from their appearance. Install a new high-quality, combination, wood screen and storm door at the front entry. This may need to be custom fabricated by a mill shop to fit the opening, both in size and appearance.
FOUNDATION	Near-Term	Good	Aside from cleaning the masonry and spot pointing isolated areas, no work is necessary.
UNIVERSAL ACCESS RAMP	Urgent	Poor	Study the possibility of replacing the existing wood ramp with a shallow pitch walk as part of designs for the future use of the building. If a shallow pitch walk accessing the front entry is not possible, replace the existing wood ramp with a new, code compliant ramp accessing the building.

SYSTEM	PRIORITY	CONDITION	TREATMENT RECOMMENDATION
CELLAR	Near-Term	Good	<p>Monitor relative humidity (RH) levels in the cellar to identify seasonal high and low RH and typical swings in the RH by month/season.</p> <p>Consider installing a whole cellar dehumidifier sized to handle the volume of the cellar space. Installation of a high quality, prosumer grade dehumidifier will regulate RH levels in the cellar more effectively and last longer than a residential grade dehumidifier.</p>
PLASTER AND INTERIOR PAINT	Near-Term	Good	<p>Repair damaged plaster surfaces and repaint the entire interior of the building as part of an overall rehabilitation of the building. Coordinate interior painting with associated interior repairs and improvements.</p>
INTERIOR WINDOW CONDITIONS	Near-Term	Good	<p>Coordinate interior window repairs with related exterior window work.</p> <p>Replace damaged cellar sash with new, wood frame sash. Match light/pane pattern and dimensions of stiles, rails and muntin bars. These types of window sash are available from BROSCO (www.broscow.com) and marketed as “barn and single sash” in their catalogs.</p> <p>Clean and adjust casement windows in the dormer. Repair as needed.</p> <p>Continue using the existing interior energy panels as a secondary glazing system. Explore replacing the existing interior energy panels with new units as manufactured by Allied Window Inc. (www.alliedwindow.com) or Climate Seal (www.climate seal.com)</p>

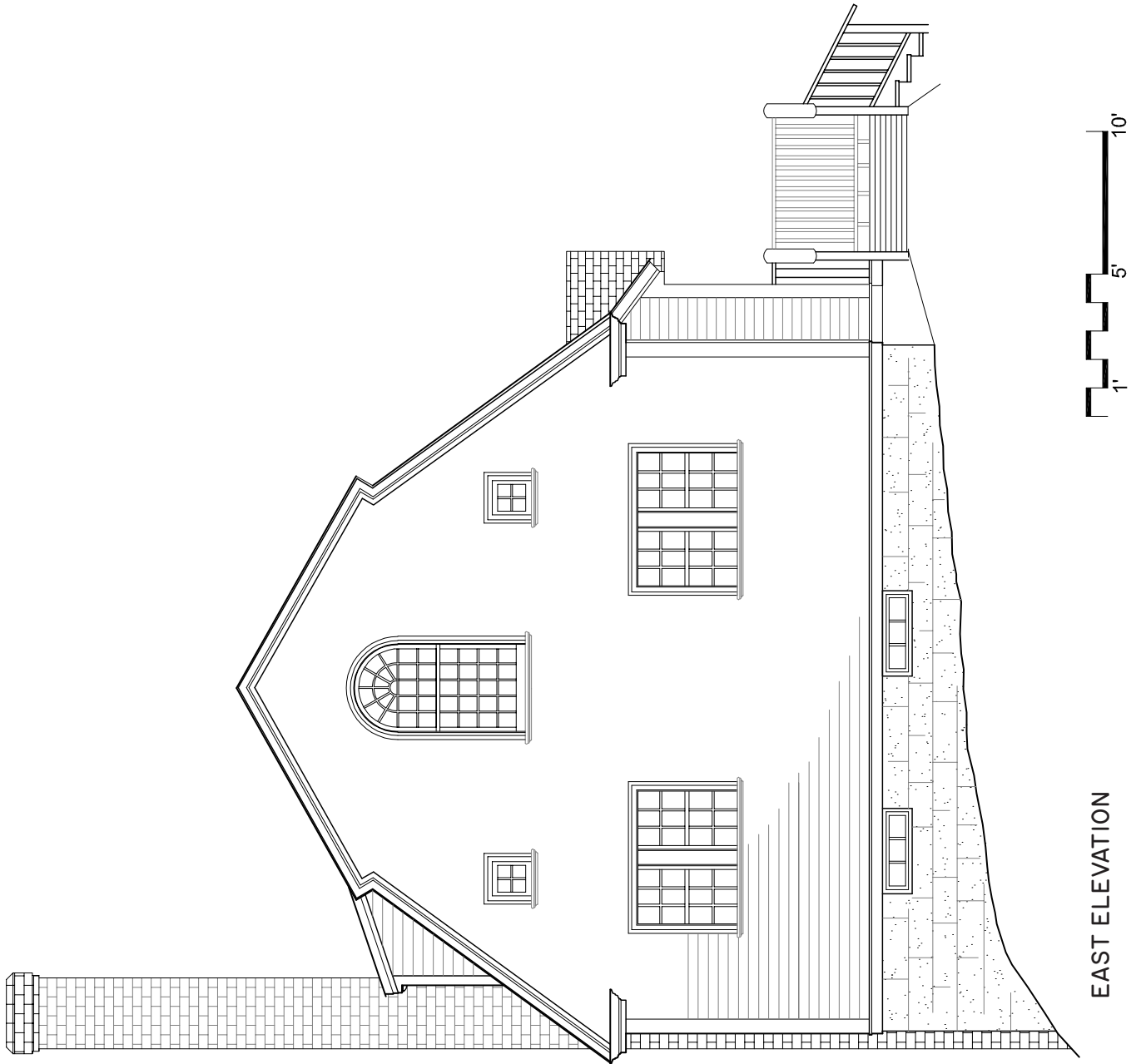
SYSTEM	PRIORITY	CONDITION	TREATMENT RECOMMENDATION
LIGHTING	Necessary	Good	<p>Replace existing lighting fixtures on the first floor with new light fixtures. Careful thought and consideration should go into the design of the new lighting, including the appearance of the light fixtures, the types used, location of the fixtures, color temperature and location of controls. The design and installation of the new lighting should be planned in coordination with the future use and function of the building in mind.</p> <p>Keep the second floor light fixtures. Relamp and rewire these fixtures if they are intended to remain in service.</p>
BUILDING MECHANICAL SYSTEMS	Necessary	Fair	<p>The heating, electrical and detection systems should be examined by licensed professionals to evaluate their condition and status. Aside from urgent actions (building and/or life safety) that may be necessary, it would be prudent to delay in investing in repairs or improvements to the building systems until a future use and plan is developed on how the building may be used. Building codes may dictate the installation and use of certain types of systems or materials on the proposed use of the building. These are best designed in coordination with professional services, such as an architect or mechanical engineer, rather than solely working with installers, to be sure that the systems are designed and installed in a way that is integrated into the overall design and function of the building.</p>

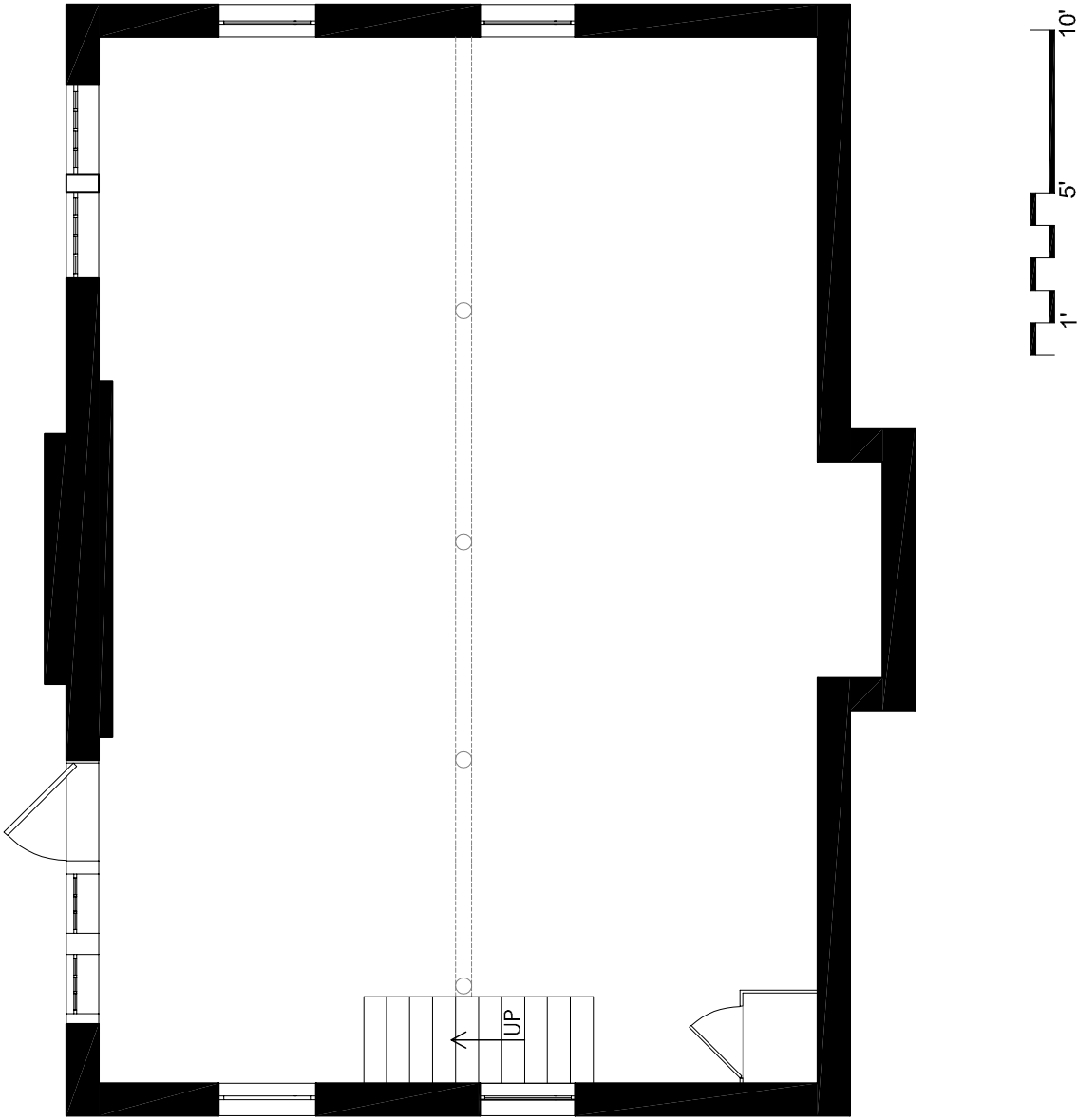
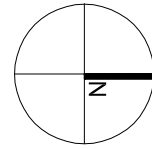


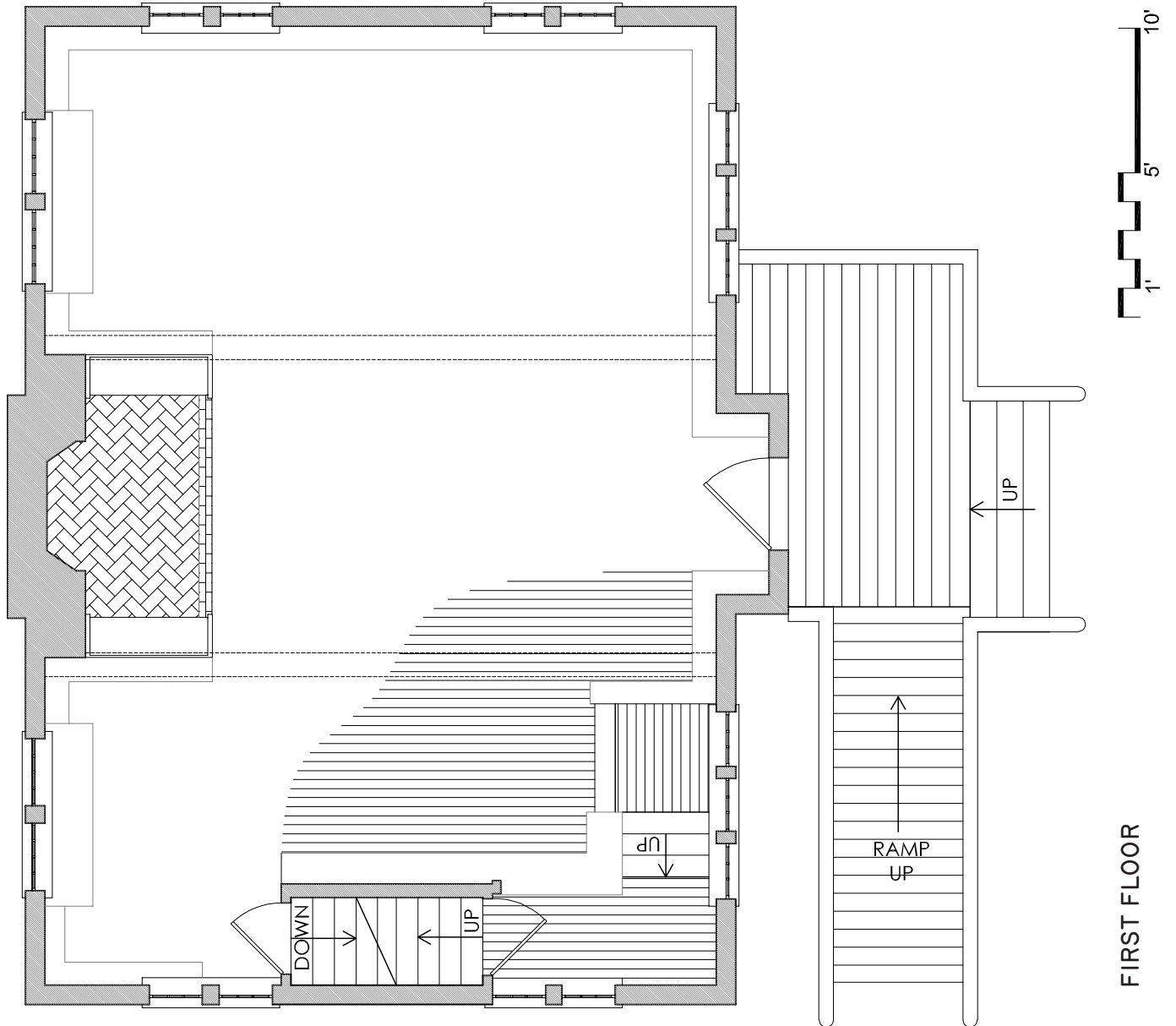
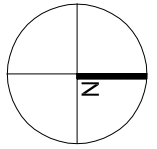




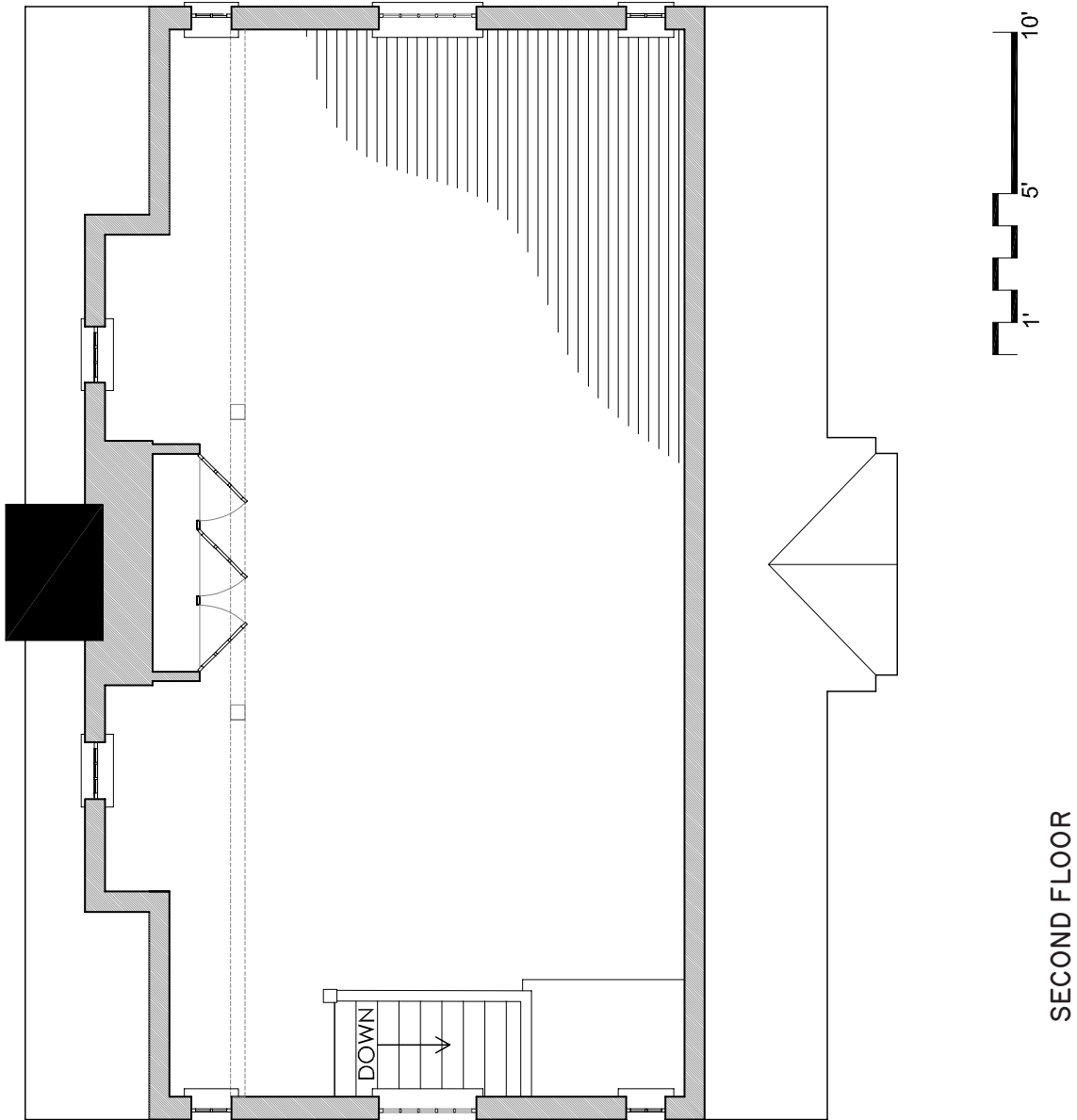
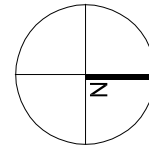
SOUTH ELEVATION







FIRST FLOOR



EXTERIOR CONDITIONS

ROOFING/GUTTERS/CHIMNEY

The roof is covered in three-tab asphalt/fiberglass shingles and is believed to be at least 20-25 years old. Overall the shingles are in fair condition. Shingles on the north side of the roof are covered with bio-growth — lichen and mildew — commonly found on the shady sides of buildings where they do not receive direct sunlight (Fig. 5 & Fig. 6). Shingles on the south side of the roof, which are in the sun the majority of the day are free from any growth and look to be in better condition even though they are of the same vintage as those on the north side (Fig. 7).

Portions of the roof that could be sighted from a ladder appeared straight and flat with no visible deflections. The upper portions of the upper gambrel could not be closely inspected. The north pitch was viewed from a distance with binoculars. No visible issues could be seen.

The roof was originally covered with wood shingles when the library was first built. This would have been fitting for a building constructed in the “Colonial Style” fashionable at the time. While wood shingles are a beautiful and period material, they are an expensive roof covering with a relatively short (20-25 year) service life. An acceptable replacement material would be an architectural shingle with the appearance of weathered wood. These shingles come in a variety of grades and price points. The higher the grade, typically the thicker and better quality the shingle. The expected service life of architectural grade shingles varies depending on the grade used and conditions they are exposed to. Typically, a good quality, properly installed architectural roof should last approximately 25-30 years under normal conditions.



Fig. 5. Detail of the north roof, lower pitch showing lichen and staining on shingles. Note the condition of the gutters and woodwork.



Fig. 6. Detail of the north roof, lower pitch showing general condition of the roof shingles, gutter and surrounding wood surfaces.



Fig. 7. South elevation, west end. Shingles on the south side of the building, which receive direct sunlight, do not have lichen growth or surface staining. Although the surface condition is better than on the north side, the shingles are nearing the end of their service life and should be replaced soon.



Fig. 8. South elevation. Detail of the chimney identifying an area of deteriorated brick. While unsightly, the brick appears to remain structurally sound. Closer inspection, including probing of the exposed brick surfaces, is recommended to confirm condition. As the fireplace is no longer active, the chimney currently serves only to vent the furnace. The flue should be inspected to determine its condition and suitability for continued use.

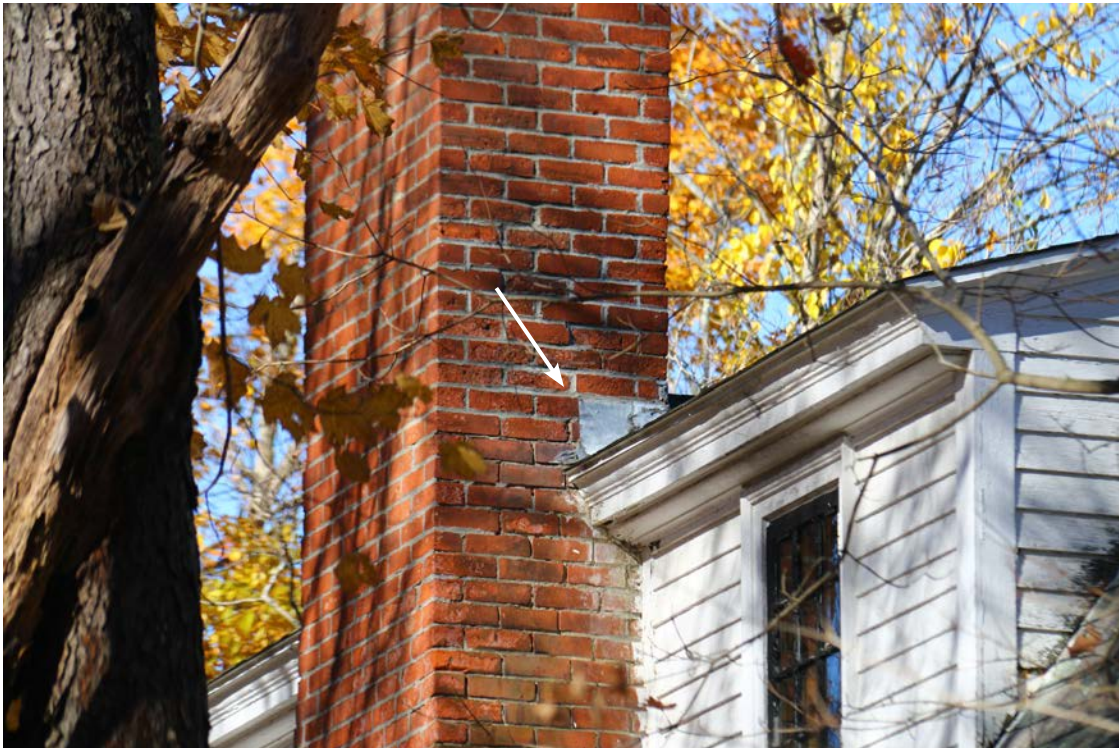


Fig. 9. South elevation, east side of chimney at dormer. New copper/lead coated copper flashings (arrow) should be installed when the roof is replaced.

Modern, white finished, aluminum K-style gutters with square corrugated conductors are installed on the library. These were likely added when the current roof went on, making them approximately 20-25 years old. In a photo of the library taken at its dedication, there are no gutters on the building. As management of roof runoff is important in keeping water away from the building, gutters are generally a good idea, although they require seasonal cleaning and periodic maintenance.

The gutters are in good condition — better than one would expect considering their age and exposure to many winters. The conductors all discharge against the library's foundation, which is a less than ideal condition. While no serious water issues were observed, a large damp spot on the cellar floor was observed after a period of heavy rain fall. Whether this was tied to roof runoff or ground water is not known; however, tying the conductors into subsurface drainage discharging away from the building would help keep the perimeter of the building dry.

An aesthetic improvement to the building would be to replace the K-style aluminum gutters with a more traditional half-round design with either round or corrugated round gutters painted to match the building. While not a necessity, it would enhance the appearance of the building and create a more period look.

The exterior of the chimney is in good condition. The stack looks plumb and straight when sighted from grade. There are areas of deterioration on the south face of the chimney starting approximately ten feet above grade where the face of the brick shows some decay (Fig. 8). This condition is largely localized near the middle portion of the chimney mass and does not appear to be compromising the integrity of the masonry. The chimney is used by the furnace to vent its exhaust. It is not known if the flue used by the furnace is lined or not. The inside of the flue should be inspected to determine its condition and long-term use.

The chimney flashings are in poor condition (Fig. 9). Portions of them are lifted and bent and should be replaced when a new roof is installed. Mortar joints surrounding the flashings on the lower roof appear deteriorated and should be repointed when the flashings are replaced.

RECOMMENDATIONS

- Roof replacement project. Remove existing roofing, flashings, underlayment, drip edges and gutter system to a clean roof deck. Plan on the need to repair a small amount of deteriorated roof sheathing owing to the age of the current roof. Repair deteriorated sections of cornice and roof related woodwork. Install new architectural grade, fiberglass roof shingles with all associated systems (flashings, underlayment, ice and water shield, drip edges, etc. Install new gutters and leaders.
- Chimney repairs. Check condition of furnace flue and chimney cap and repair as necessary.



Fig. 10. North elevation, west end. View showing the typical siding and trim materials used on the building. Unfortunately the gutters hide a nicely molded cornice running along the edge of the roof.

SIDING/WOOD TRIM/PAINT

The library is sided in painted wood clapboards on all four sides with a uniform 4 ¼" exposure. All of the trim is painted wood with flat stock used for corner boards, water table and rake boards (Fig. 10). A finely molded cornice is run under the eaves of the main roof, dormer and along the rakes of the gambrel.

Nearly all of the clapboards and trim is original to the construction of the building and with the exception of failing paint, remains in good condition. There are scattered locations of deteriorated woodwork around the building, but these tend to be isolated conditions and not related to large-scale issues or failures (Fig. 11 & Fig. 12). These include:

- East elevation, drip mold between the clapboards and water table.
- Southwest corner where the south and west water table join at the corner.
- Cornice and eave of the lower pitch of the gambrel where they meet the chimney.

The paint finishes are in poor condition and are significantly deteriorated and failing to the point of bare wood in many locations (Fig. 13 & Fig. 14). The building has clearly not been painted in a very long time and is in need of a comprehensive repainting that includes the complete scraping and removal of loose paint from all of the wood surfaces leaving only sound paint. The entire building should be primed with a high-quality primer and top coated with two coats of an acrylic latex paint. Owing to the age of the building, it should be assumed that paint contains lead. Lead-safe practices should be employed throughout the painting process.



Fig. 11. Southwest corner. The lower portion of the corner of the building here is rotted. The siding and watertable needs to be removed to determined the full extent of repairs. The deterioration appears to be localized to the lower 3'-4' of the corner.



Fig. 12. East elevation showing rotted area of drip mold. The drip mold should be removed and replaced with new material.



Fig. 13. Representative example showing the typical condition of the exterior paint finish. The majority of the clapboards and wood trim remains in good condition, with only the paint finish failing.



Fig. 14. Another example showing paint failing to bare wood. A thorough scraping of the building, followed by the application of a high-quality primer, will prepare the siding for repainting.

RECOMMENDATIONS

- Repaint exterior of the building. Scrape and prep all exterior woodwork (siding, window sash, shutters, doors) to remove loose and failing paint. Repair areas of deteriorated woodwork and siding. Prime all material with a high quality bonding primer formulated for use on old/weathered surfaces (such as Mad Dog professional primer or equal). Top coat with two coats of a high-quality exterior paint systems (Benjamin Moore/Sherwin Williams or equal). Putty all windows, prime and paint (see below).

WINDOWS

The library contains a mix of wood-frame windows in a variety of configurations, all of which are original to the building. Overall they remain in fair condition. Typical of Colonial Revival architecture, the windows draw inspiration from those found in eighteenth- and early-nineteenth-century buildings and incorporate details such as molded sills, multi-light sash, and, on the second floor, compass-head windows. While the majority of the windows are double-hung sash, the second-floor dormer contains a pair of outward-swinging casement windows.

All of the windows suffer from deferred maintenance and exhibit the typical issues normally seen as a result of it (Fig. 15). This includes, failing paint finishes, weathered wood and failing glazing putty (Fig. 16). Isolated areas of rot were found on some of the window frames. This is largely isolated to window sills on the east side of the building. The wood windows are an important focal element in the design of the building and should be repaired and retained to preserve the historic integrity of the library's design.

Historic images and surviving shutter hardware on many of the openings suggest that many, if not all of the window openings were originally flanked by louvered wood shutters. Today, shutters remain only on the front (north) elevation. It is not clear when these were installed, as they do not appear in the photograph taken at the building's dedication. Shutters were a common design element in Colonial Revival architecture, so it is not a surprise to find them on the library.

Secondary glazing panels are installed on the interior side of the window openings to reduce air infiltration and provide additional insulation. While this is an effective method for improving the performance of traditional single-glazed wood windows, a significant drawback is that it does not protect the exterior surfaces from weathering. Conversely, exterior storm windows both shield and seal the openings, though some owners feel that their appearance detracts from the building's character and therefore prefer interior panels. A number of manufacturers now offer storm-window systems that employ low-profile aluminum extrusions designed to match the profiles of the sash they cover and finished to blend with surrounding materials. These systems protect the exterior surfaces of the windows and improve energy performance with minimal impact on the building's appearance.

RECOMMENDATIONS

- Retain and restore wood windows. There are varying degrees of wood window restoration ranging from puttying and painting the wood sash so they appear presentable to full restoration to "like new" operational condition. This level of work often incorporates installing modern weatherstripping to tighten the openings and improve performance. Many factors influence the level of window restoration. The exact approach will need to be determined based on the budget available and the ultimate use and function of the building.



Fig. 15. Typical condition of the window sash paint and putty. The wood frames remain sound.



Fig. 16. South elevation, west cellar windows. Detail showing deteriorated glazing putty and failing paint. The interior surface of these sash have been damaged by rodents.

DOORS

Both the front and rear doors to the library are original to its construction and retain their original hardware. They remain in good condition.

The front (north) entry is sheltered under a gabled door hood that projects beyond the door opening, sheltering the door opening from weather and runoff from the roof. The entry is a well-composed example of Colonial Revival design (Fig. 17). The front door is a wood, six panel stile and rail door with raised and fielded paneling. The door is styled after those typically found on mid-eighteenth century dwelling houses of the region and even goes as far as employing a Suffolk style door latch. In this case the door handle operates a modern mortise lock with an integrated dead bolt. Above the door is a decorative fanlight, also inspired by those found in mid-eighteenth century architecture of the area (Fig. 18). Aside from failing paint finishes, the entry, door and fanlight are in good condition.

An old, wood frame screen door is installed at the front door. The screen and paint finishes are both deteriorated. A new combination storm/screen door of a design compatible with the building should be installed to protect the primary door from weathering while permitting ventilation during warm months.

The back (south) cellar door is a two panel door with eight lights above them. Unlike the front door, the back door has an Arts and Crafts/Craftsman style influence to it popular at the time the library was constructed. This door is also in good condition and needs only prep and repainting.

RECOMMENDATIONS

- Prep and paint front and rear doors. Clean and lubricate existing hardware (lock sets and hinges). Add weatherstripping to doors. Use low-profile/inconspicuous materials that do not prohibit the operation of the doors or detract from their appearance.
- Install a new high-quality, combination, wood screen and storm door at the front entry. This may need to be custom fabricated by a mill shop to fit the opening, both in size and appearance.



Fig. 17. Detail of the front door. The door handle imitates an 18th century Suffolk latch.



Fig. 18. Detail of the finely designed fanlight at the main entrance.

FOUNDATION

The foundation is in good condition and does not exhibit any issues of concern (Fig. 19). A small pocket of deteriorated/missing mortar was observed at the south end of the east side off the foundation; however, this is an isolated condition and not found elsewhere.

RECOMMENDATIONS

- Aside from cleaning the masonry and spot pointing isolated areas, no work is necessary.

UNIVERSAL ACCESS RAMP

The universal access ramp is in poor condition. Several of the wood elements used to frame and finish the access ramp at the north entry are rotted and deteriorated (Figs. 20 -25). Several decking boards and a few stair treads are completely rotted and pose a life-safety risk. The weathered surface of the exposed decking becomes slippery in wet conditions and presents a serious slipping hazard as well. Several of the posts used in framing the railings to the stairs and ramp are rotted at grade level and in danger of breaking if someone was to put their weight against them.

The ramp is believe to be approximately 25-30 years old. Given the number of members that are showing failures, the integrity of the entire framing system is compromised and should be entirely rebuilt or replaced with a new design.



Fig. 19. Typical treatment of the foundation. The foundation shows areas of exposed rubble stone, with rendered masonry above in some locations. The render is struck to create the appearance of joints, giving the impression that the foundation is constructed of coursed stone.

Currently, the distance between grade and the front-door threshold is approximately 25 inches. A traditional ramp with railings may not be necessary if a shallow-pitch walk with a slope between 1:10 and 1:12 can be constructed. This would require a walking surface approximately 21 to 25 feet in length, which would have substantially less visual impact on the building while still providing universal access. Further study would be required to confirm that such a configuration is feasible and can be integrated into the overall design of the site.

RECOMMENDATIONS

- Study the possibility of replacing the existing wood ramp with a shallow pitch walk as part of designs for the future use of the building.
- If a shallow pitch walk accessing the front entry is not possible, replace the existing wood ramp with a new, code compliant ramp accessing the building.



Fig. 20. North elevation showing the access ramp and steps.



Fig. 21. Northeast corner of the building looking west. Flexible piping carries runoff from the leaders flanking the entry, preventing discharge immediately against the building. Connecting the leaders to a subsurface pipe run to daylight would improve the appearance of the building and provide a more durable, long-term solution for controlling runoff.



Fig. 22. Committee members have commented that the wood decking is extremely slippery when it becomes wet. Various parts of the decking and posts are rotted and in danger of failing if weight is put on them.



Fig. 23. West end of the deck showing area of severely rotted boards.



Fig. 24. Detail showing rotted stair tread. Many of the posts are deteriorated where they meet the ground and are in danger of failing if weight is put on them.



Fig. 25. View under the north deck showing the remains of the original steps into the building.

INTERIOR CONDITIONS

CELLAR

The cellar of the library shows signs of minor water infiltration and rising damp in the floor slab and masonry walls. The conditions are typical of those seen on older buildings constructed before waterproofing of subsurface foundation walls became common practice.

The cellar was examined a day after heavy rain to observe typical conditions. A damp patch in the floor slab was observed on the north side of the cellar near the middle of the building. No standing water was present.

Hairline cracks in the slab are present and water stains can be seen on the surface of the floor, suggesting the cellar may see some water during unique conditions or periods of heavy rain/snow melt (Fig. 26 & Fig. 27).

The powdery debris of mortar and finishes applied to the cellar walls is present at the base of the walls (Fig. 28). While this is indicative of moisture migrating through the masonry walls, the conditions are typical of a building of this age and construction. The walls appear to be sound and do not show signs of severe deterioration.

A residential grade dehumidifier was observed in the cellar of the building. It was not in operation at the time of the survey. Typical residential grade dehumidifiers are not capable of handling the volume of the



Fig. 26. The dark stain on the floor is evidence of past/recent water. The source and cause of this is not known. The cellar should be periodically monitored after snow melt and heavy rain to understand how it reacts when subject to large amounts of water. No water was observed at the time of the building survey.



Fig. 27. Random cracks are present in the floor slab. Aside from allowing ground water into the building (note stains), they are not a matter of great concern.



Fig. 28. Typical powdery debris collecting at the base of the cellar walls from deteriorating coatings and masonry. The walls remain sound and in good condition.

building's cellar and will run until they burn out. A more specialized, high end, whole cellar dehumidifier is necessary for a space this size. These are manufactured by Santa Fe/Therma Stor LLC or Aprilaire and cost between \$1,400 - \$2,000 depending on the size and manufacturer. While considerably more expensive than typical humidifiers, they are more reliable, effectively remove moisture from the air, and come with a variety of options not found on consumer level units. Unlike typical residential dehumidifiers, these units may need some additional accessories, such as a condensate pump to discharge water collected or a dedicated electrical circuit for running the appliance.

RECOMMENDATIONS

- Monitor relative humidity (RH) levels in the cellar to identify seasonal high and low RH and typical swings in the RH by month/season.
- Consider installing a whole cellar dehumidifier sized to handle the volume of the cellar space. Installation of a high quality, prosumer grade dehumidifier will regulate RH levels in the cellar more effectively and last longer than a residential grade dehumidifier.

PLASTER AND INTERIOR PAINT

The walls and ceilings of the library are finished using a lath and plaster system. If the ceiling system in the cellar is representative of the plaster system used throughout the entire building, then it would appear that the finish consists of expanded wire lath with gypsum plaster applied to it.

The majority of the plaster is in good condition. Issues that do exist include water damaged surfaces located around the chimney stack and first floor ceiling, along with tight, narrow cracks found in scattered locations throughout the building (Figs. 29 - 32).

The water stains and deteriorated plaster is old damage that appears to be result of past roof and flashing failures. These issues appear to have been resolved and no longer active. Plaster used at the time the library was constructed was typically gypsum based (as opposed to lime based) plaster. While this is a strong and durable material, gypsum is water-sensitive, especially when exposed to repeated cycling of leaks or infiltration. This often results in surface staining, delamination of finish coats, deterioration of the plaster itself resulting in soft, powdery surfaces. Depending on the conditions, these surfaces can often be patched and repaired without the need for large-scale removal of materials.



Fig. 29. Localized area of failing paint at the north entry.



Fig. 30. Water damaged paint and plaster above the fireplace. This appears to be old damage and not from active leaks.



Fig. 31. Cracks radiating from the north end of the west ceiling timber on the first floor. No obvious movement/displacement is present and the surrounding materials appear to be in good condition.



Fig. 32. Second floor, south elevation. Failing paint and plaster appear to be the result of water infiltration associated with past roofing and/or flashing failures in this area. These issues do not appear to be active.



Fig. 33. Cracks, patches and stains on the first floor ceiling.

The cracks in the plaster are narrow (1/16" or less) and not associated with any other visible issues or failures (bulges, deflections, settlement, etc.). These do not appear to be the product of some urgent or critical issues, but rather the typical cracking seen in buildings of this age and construction. These are commonly the result from the typical use of a building along with seasonal movement in the building and its materials over the many decades of its life.

All of the plaster conditions observed are easily repairable by a skilled plasterer/painter/carpenter and should be fixed if/when the interior of the library is painted.

The interior paint finishes are generally holding up and largely remain well attached to surfaces. That said, the interior has not been painted in a long time. Isolated areas of failing and peeling paint are found on some of the walls. Portions of the ceiling and walls are soiled and dirty and are at the point where they should be repainted as part of larger campaign of improvements (Fig. 33).

RECOMMENDATIONS

- Repair damaged plaster surfaces and repaint the entire interior of the building as part of an overall rehabilitation of the building. Coordinate interior painting with associated interior repairs and improvements.

INTERIOR WINDOW CONDITIONS

The interior surfaces of the window sash vary from fair to good condition depending on the location. The interior surfaces of the sash appear to retain their original finish treatments dating to the construction of the library. Several of the sash suffer from UV degradation, water damage and combinations of the two after decades of exposure (Fig. 34). These are generally cosmetic conditions that can be addressed with the application of new finishes, such as stains or paint.

Window sash in the cellar have rodent damage where members of the sash have been chewed away (Fig. 35). The west sash is in particularly poor condition and may need to be replaced depending on the ultimate use of the building and space.

The casement windows in the second floor dormer do not close properly. This can be fixed by cleaning the sash and frames and adjusting the casement hardware.

Nearly all of the windows are covered by interior energy panels/secondary glazing system. The panels are old, but still functional. This type of system does help with improving the performance of older wood sash windows by preventing drafts from entering the building and creating a "dead space" of air offering some insulative value. Newer types of secondary glazing systems are available, including designs with operable sash and filter coatings that reduce heating from solar gain. These may be desirable as part of a more comprehensive renovation of the building depending on its use.

RECOMMENDATIONS

- Coordinate interior window repairs with related exterior window work.
- Replace damaged cellar sash with new, wood frame sash. Match light/pane pattern and dimensions



Fig. 34. The woodwork trimming and finishing many of the window openings suffers from UV damage and, in some cases water damage. The woodwork should be prepped and finished with a high quality clear coat or paint finish.



Fig. 35. Cellar, southwest corner. The window sash is damaged as a result of rodents gnawing on the woodwork.

of stiles, rails and muntin bars. These types of window sash are available from [BROSCO](http://www.brosco.com) (www.brosco.com) and marketed as “barn and single sash” in their catalogs.

- Clean and adjust casement windows in the dormer. Repair as needed.
- Continue using the existing interior energy panels as a secondary glazing system. Explore replacing the existing interior energy panels with new units as manufactured by [Allied Window Inc.](http://www.alliedwindow.com) (www.alliedwindow.com) or [Climate Seal](http://www.climate-seal.com) (www.climate-seal.com)

LIGHTING

The interior of the library has minimal lighting and what does exist is old and dated. Light fixtures on the first floor are not original to the building and date to the later half of the twentieth century (Fig. 36). The lighting is adequate, but could be improved with the installation of modern lighting technology and additional fixtures.

Two original ceiling fixtures, each containing a single bulb, remain on the second floor (Fig. 37). These are the only lighting for the space. The fixtures still retain cloth covered wires, suggesting the wiring is original and has never been changed. These fixtures can and should be rewired if they are to be continued to be used. They are a fitting design for the period of the building and compliment the space. Supplemental lighting should be added as part of overall improvements to the building to upgrade the space.

RECOMMENDATIONS

- Replace existing lighting fixtures on the first floor with new light fixtures. Careful thought and consideration should go into the design of the new lighting, including the appearance of the light fixtures, the types used, location of the fixtures, color temperature and location of controls. The design and installation of the new lighting should be planned in coordination with the future use and function of the building in mind.
- Keep the second floor light fixtures. Relamp and rewire these fixtures if they are intended to remain in service.



Fig. 36. Example of the first floor ceiling fixtures. The light fixtures are dated and should be replaced. Improved lighting should be installed throughout the building. Consideration should be given to fixtures that are both functional and appropriate to the building's aesthetic.



Fig. 37. Second floor ceiling fixture. These fixtures are likely original to the building and remain in service. They are served by cloth-covered wiring, suggesting the wiring may date to the construction of the building. The fixtures are fine examples of their period and should be rewired if they are to remain in use.

BUILDING MECHANICAL SYSTEMS

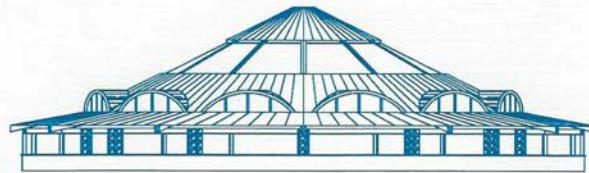
While a survey of the building mechanical systems (electrical, heating, fire detection, security) is outside of the scope of this project, portions of these systems were observed during the study of the building. The following are only comments based on conditions viewed. No tests for operation or functionality were performed. As is typical of structures of this age, the mechanical systems consist of a mix of materials and components as periodic updates were made over time. Parts of the systems appeared to be very old, two items that stand out are the cloth covered wires to the second floor ceiling fixtures, which may date to the construction of the library and the fuel oil tank for the furnace, which may predate the current furnace that dates to 1997. The furnace was not in operation at the time of the site visits.

The building does not have an active security system installed. Components from old security systems remain in place; however, none are operational or appear to be in working order. Residential grade, battery powered smoke detectors were observed on the first and second floors. Their operational status is not known.

RECOMMENDATIONS

- The heating, electrical and detection systems should be examined by licensed professionals to evaluate their condition and status. Aside from urgent actions (building and/or life safety) that may be necessary, it would be prudent to delay in investing in repairs or improvements to the building systems until a future use and plan is developed on how the building may be used. Building codes may dictate the installation and use of certain types of systems or materials on the proposed use of the building. These are best designed in coordination with professional services, such as an architect or mechanical engineer, rather than solely working with installers, to be sure that the systems are designed and installed in a way that is integrated into the overall design and function of the building.

STRUCTURAL INSPECTION



JACOB SMITH ENGINEERING & DESIGN

February 24th, 2026

To: Mr. Eric Gradoia
129 Winchester Road
Northfield, Massachusetts 01360

Re: Site observation and general structural review.
1 Shutesbury Road
Leverett MA 01054

Mr. Eric Gradoia,

At your request, I visited the address noted above on February 20th, 2026, to perform a visual inspection of the general existing structural condition of the structure at this address. Upon my arrival I could see that this structure is a two-story structure on a roughly 24'x36' footprint. Grade pitches across the site and the basement level has walk out access to the southern side. The roof profile is a Gambrel cross section, however there is also a shed dormer across most of the southern side of this roof.

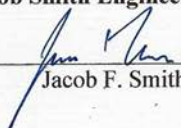
From the basement level we were able to verify that the existing main floor assembly consists of 2x8 Hemlock rough sawn floor joists spaced at 16 inches on center spanning north to south. There is an existing dropped beam running East to West located roughly in the middle of the building width. We could not verify, but I would expect that the second-floor structure to be the same 2x8 rough cut floor joists spaced at 16 inches on center. The second floor is supported by two cross beams spanning north to south and located roughly at 1/3 points along the length of the building. We were unable to verify the existing roof framing as there is currently no access to the attic area. I am assuming the existing exterior walls consist of balloon framed 2x4 studs spaced at sixteen inches on center. The foundation wall appears to be stacked field stones with grouted joints.

The existing condition of this structure is good for its age. From the exterior the roof lines and wall lines are straight and plumb. The foundation walls appear in good condition, I did not find any significant cracking or deterioration. The interior finishes above the basement level consists of plaster over wood lath. There are a few diagonal cracks at the building corners along the south wall and below the existing section floor beam bearing locations along the north wall. It's hard to say what exactly is causing these cracks. I think the isolated diagonal cracks along the south wall are a result of long-term deflection of the main floor rim joist. The crack in the north wall below the beam bearing is likely a result of the sill plate compressing under load. Neither of these wall defects are a serious structural concern. The most notable areas of concern would be the boundary conditions along the height of the existing chimney. This is where water can migrate from the exterior and some limited wood rot would be expected in this area.

It is my opinion that in general, this structure appears in good condition. That being said, the exterior envelope needs improvements to protect and maintain the good condition of the existing structural members.

Please do not hesitate to contact me with any questions.
Respectfully,

Jacob Smith Engineering and Design

By 
Jacob F. Smith, P.E.



8 COATES AVENUE; SOUTH DEERFIELD, MA 01373

JAKE@THAYERSTREETASSOCIATES.COM
CELL 413-218-4046

BUDGET ESTIMATE FOR REPAIRS AND IMPROVEMENTS

The budget presented below covers repairs and improvements to the Field Building to correct deferred maintenance items and update existing building mechanical systems. Completion of this work will restore the building to good physical and cosmetic condition readying it for a future use yet to be determined. It should be understood that while some of this work will modernize and improve certain aspects of the building, additional work may be necessary to accommodate specific uses, especially those that are unique or specialized.

The figures below are developed from a variety of sources including consultation with local contractors, costs based on recent similar work, and square foot costs. These are preliminary figures to be used for planning purposes at this time. They should be understood as budget estimates and represent the general high/low range each area of work may cost contingent on the scope of work. Many variables exist that will affect pricing, and these can only be identified and accounted for as work is developed and refined. A significant factor that will affect the cost of work is the need to publicly procure work and provide prevailing wage rates. High figures in the budget estimate account for this factor.

Fees for soft costs (architectural, engineering, and other consultants) are not included in the costs of each task. The cost of these services will vary depending on the scope of work and deliverables required. Fees for soft costs typically run between 12% and 20% of the total project cost, with 15% being average. While small-scale maintenance and repair projects may not require designer services, larger and more complicated work will likely require schematic design services, construction documents (plans and specifications), and/or construction supervision.

A contingency to address unforeseen conditions should be included in the budget of all projects as they are developed. The amount budgeted will vary depending on the project and the potential to encounter unexpected circumstances. For relatively straightforward work with few hidden conditions (painting, window restoration, etc.), a 10% contingency may be adequate. For projects where underlying conditions cannot be seen or may be expected, a contingency of 15% or more is prudent.

TASK	Low	HIGH
Roofing and Gutters	\$15,000	\$18,000
Chimney Repairs	\$4,000	\$8,000
Exterior Siding/Trim Repairs	\$2,000	\$6,000
Exterior Paint (Siding/Trim/Window Sash)	\$13,000	\$18,000
Replacement Sash (2 Cellar Windows)	\$300	\$500
Universal Access Ramp/Graded Shallow Pitch Walk	\$4,500	\$12,000
Perimeter Drainage	\$3,500	\$7,000
Interior Plaster Repairs and Painting	\$8,000	\$15,000
New 200 Amp Electrical Service and Wiring of Building	\$14,000	\$25,000
New Forced Hot Air Furnace and Oil Tank OR Mini-Split Heat Pump (2 Units) and Propane	\$8,000	\$16,000
Construction of a Universally Accessible Restroom (See following section for details).	\$15,000	\$20,000
Budget Estimate	\$87,300	\$145,500
If work is to be completed as a single construction project, include:		
Contractor General Conditions, Overhead and Profit (20%)	\$17,460	\$29,100
Contingency (12% of Construction Costs)	\$12,571	\$20,952
Construction Subtotal	\$117,331	\$195,552
Soft Costs - 15% of Construction Costs (Not including contingency)	\$15,714	\$26,190
Estimated Project Cost	\$133,045	\$221,742

ESTIMATE FOR A UNIVERSALLY ACCESSIBLE RESTROOM

This exercise assumes that construction of a code-compliant, universally accessible restroom will take place on the main floor of the Field Building as it currently exists. Owing to the open floor plan of the building and the absence of any partitioned spaces or rooms other than the stair enclosure to the second floor and cellar, insertion of a new restroom will require construction of a dedicated space.

The Commonwealth of Massachusetts has very specific codes and regulations governing the design requirements of universally accessible restrooms, most notably those covered by [521 CMR Architectural Access Board Regulations](#) (AABR), in addition to all other applicable state building codes. Therefore, designs for construction of a universally accessible restroom should be developed by a licensed architect or design firm with a practical understanding of these codes and regulations and experience complying with them.

Costs for professional services to design the restroom will vary depending on the firm used. Ideally, the services of a small, one- or two-person architecture firm can be engaged for this purpose. Depending on the extent of services, fees to design the space and specify fixtures and fittings should fall between \$6,000 and \$10,000. Basic services may only consist of developing the layout of the room and identifying fixtures. More comprehensive services may involve assistance with bidding, contractor selection, and construction management. These costs may be avoided if the town has qualified staff that can either provide the design of the restroom or oversee its construction.

The following details and descriptions should not be interpreted as design recommendations but rather as examples to help illustrate the work and features that will need to be considered in installing a universally accessible restroom in the Field Building.

AABR regulations require at least a 60-inch turning radius for wheelchair turning and a minimum 30" × 48" clear space for wheelchair approach to sinks and toilets. The door opening must provide at least 32 inches of clear width when open and hardware that is operable with a closed fist. The door can swing into clear floor space if another clear 30" × 48" space exists outside of the door opening. Typical single-user, unisex restrooms are commonly 7' × 6'-6" at a minimum, which would occupy approximately 46 square feet.

As this is entirely new construction, work will involve:

- Framing and finishing of the room. Rough framing for the walls, ceiling, and floor openings for plumbing and chase for vent stack. Finishing of the walls and ceiling with gypsum board (sheetrock), floor covering, finish carpentry at door opening and base of walls, and painting.
- All rough plumbing to serve a toilet and sink, as well as installation of all fixtures. Note that the plumbing vent pipe will need to pass through the second floor and exit through the roof of the building.
- All electrical to serve lighting, fan, switches, and outlets.
- Fittings and fixtures as required by code—ADA-compliant toilet, sink, mirror, hardware, grab bars, paper dispensers, hand dryers, etc.

Construction of the restroom should be expected to cost between \$15,000 and \$20,000. This figure assumes that the work will be solicited through municipal procurement practices and require prevailing wage rates for all trades involved (carpentry, plumbing, electrical, painting, and floor coverings). These figures also include contractor's overhead and profit, general conditions and a 15% contingency to cover unexpected conditions during work. The low-end number represents construction of a basic restroom. The upper end takes into consideration detailing the construction to match the surrounding finishes (similar door style, door casings and moldings, baseboard, etc.) and/or higher quality materials/finishes.

CYCLICAL MAINTENANCE PLAN AND ESTIMATED OPERATING EXPENSES

This plan is provided to aid in managing and maintaining the Field Building following the completion of necessary repairs. Unlike the treatment recommendations outlined previously in this report, the following items identified in the maintenance schedule include work which is within the capacity of the town's public works department, local affiliated organizations, and/or performed in conjunction with a local contractor. Over time, this maintenance schedule should be updated to reflect capital improvements and/or issues which have developed through the course of time. The following list serves as a starting point for the town, with updates to be made as necessary over time.

Cyclical maintenance begins with monitoring the building and undertaking typical cleaning, upkeep and repair activities as necessary. Routine inspections once or twice a year constitute good maintenance practice. Ideally, these inspections should be conducted in early spring and fall as seasons shift and the effects of the previous months' weather have taken their toll. This timing allows adequate opportunity to plan, budget, and schedule necessary work before conditions deteriorate further. Visual inspections represent sound maintenance practice, enabling staff to identify and address issues before they grow into larger problems. Regular monitoring also allows time to assess situations and determine appropriate responses rather than reacting to emergencies.

The following schedule identifies key building components and routine maintenance practices necessary for keeping the building in good order. By adhering to this cyclical maintenance schedule, those responsible for the Field Building can prevent minor issues from developing into costly repairs while extending the life of finishes, materials and building systems.

Routine

- Maintain landscape (grass and trees) immediately surrounding the building.
- Check and clean gutters, leaders and drain pipes.
- Check and monitor cellar conditions. Clean as necessary.
- Keep a dedicated building file with records and documentation of all building repairs, servicing of building systems, improvements and incidents.

Semi-annually

- Inspect exterior building conditions early-spring and fall for repairs and routine maintenance items.
- Inspect perimeter and surrounding landscape for presence of pests and vermin (hives and nests, burrows and rodent holes). Address as necessary.

Annually

- Inspect and service mechanical (heating/cooling) systems, plumbing/septic, and electrical systems as needed.
- Perform overall interior and exterior inspection of the building. Check condition and operations of doors and windows, drains, perimeter of the building and roofline.
- Review and revise cyclical maintenance schedule as necessary.

Five Years

- Inspect condition of roofing and roof related systems. Repair as necessary.
- Inspect overall condition of exterior paint finishes. Spot prep and paint areas of failing paint to extend the life of the exterior paint finishes.

Ten Years

- Assess the condition of interior and exterior painted surfaces. Comprehensive painting of the exterior should include repair and maintenance of the windows (cracked/broken window panes, spot putty repairs, etc.). Assess interior conditions such as floor finishes, floor coverings, plaster conditions, etc.
- Assess overall condition of the roofing and roof related materials and systems (gutters and leaders, flashings, chimney cap, etc.).

In the months and first few years following a substantial renovation of the building putting it in good order, annual maintenance costs should be fairly low. Where expenses will be seen are in the annual operating cost of the building, and ideally, budgeting for future upkeep and repairs.

Typical reoccurring expenses to be expected include electricity, heating, water, insurance, routine cleaning, and basic landscaping. These costs are recurring, but will vary by season depending on climate and use. These costs also typically increase over time due to inflation, utility rate adjustments, and aging building systems, all factors that need to be considered. Additionally, regular or bi-annual maintenance expenses will include servicing of mechanical systems, pumping of the septic tank, and periodic, unexpected repairs and upkeep.

An estimate of the annual operating cost for the Field Building is difficult to determine without knowing what improvements will be made (type of heating system installed, insulation and energy conservation improvements, use of solar panels, etc.), how it will be used, and who will own the building (town, non-profit, commercial, or private entity). Low-occupancy use with minimal demand on building systems will

be less costly than uses involving extended operating hours with high demand on building systems year-round.

With minimal but consistent light use and occupancy, monthly operating expenses are anticipated to include:

- Insurance
- Electricity
- Heat
- Data/Internet
- Security Monitoring
- Landscaping (landscaping and snow removal)
- Contingency for unexpected events/expenses

An estimated annual operating cost in the range of \$12,000 - \$15,000 should be expected to occupy and maintain the building and landscape. This should be understood as a conservative estimate and can only be refined once more detailed information on the ownership, use, operation and occupancy of the building are developed.

Ideally, a dedicated capital reserve account should be established to address future repairs to major building components. Assuming the Field Building is substantially renovated and updated, capital repairs should not be necessary for many years; however, this is precisely why budgeting and saving for them as early as possible is essential. While consensus varies on exactly how much should be allocated annually toward a capital reserve account, a reasonable starting point would be to set aside an amount equal to 10% of the operating costs initially. As the life-cycle of building components and systems begin to require significant repairs around the ten-year mark (painting, heating systems, roof repairs, etc.), a decade of savings in a well-planned and managed capital account should adequately address the future needs of the building.

MOVING THE FIELD BUILDING

While the moving of buildings is sometimes presented as a practical solution to dealing with use and site issues, it is widely recognized as an option of last resort, and typically considered only when a structure faces imminent loss and no feasible alternative exists. In the case of the Field Building, there is no critical or urgent necessity that compels relocation. The building is not under immediate threat, and moving it would introduce significant financial, technical, regulatory, and preservation risks while failing to resolve the fundamental challenges the building currently faces.

Numerous factors determine whether a building can be moved safely and successfully, and each introduces uncertainty. These include the method of construction (wood frame versus masonry, timber frame versus stud framing), the height and number of stories, the age and condition of the structure, and the condition of its framing and finishes. Older buildings, particularly those with past repairs and alterations can contain hidden weaknesses that are only revealed once lifting and bracing begin.

While some types of structures are more easily moved than others, it is important to recognize that not all building types are equally suited to being relocated — either intact or through dismantling. Barns and agricultural outbuildings, which typically lack finished interiors and fragile surfaces, can often be moved with fewer consequences. Domestic or institutional buildings, by contrast, contain finished interiors — floors, plaster walls, ceilings, trim, and other character-defining elements that are highly vulnerable to cracking, damage, and loss during the lifting and transport process. The Field Building falls into the latter category, making risks to historic fabric substantially greater.

Building relocation is often described in deceptively simple terms, but in practice it is far easier said than done. Historically, buildings were moved with relative frequency, particularly in the eighteenth and nineteenth centuries, when landscapes were less developed and regulatory oversight was minimal. There were no overhead power lines to contend with, no complex permitting processes, and no modern building codes. Today, the environment is fundamentally different. The presence of utility infrastructure, private property, strict code and safety requirements makes even short-distance moves logistically complicated.

External obstacles further complicate relocation. Overhead power and communication lines must be raised or temporarily removed; grades and slopes must be negotiated; and roads and culverts may not be engineered to support the building's weight. Each obstacle introduces coordination challenges, scheduling risks, and additional costs, none of which can be entirely predicted at the outset.

Most importantly, relocation does not address the core issues confronting the Field Building, principally the questions of use and repair of the existing materials. Moving the structure will simply shift these problems to a new site while introducing new issues that will need to be addressed. Once relocated, the building will still require repairs, upgrades to building systems and additional work caused by the physical stresses and material losses brought about by the moving process itself. Relocation risks transforming a relatively straightforward rehabilitation project into a more expensive and overly complicated undertaking.

Relocation also raises code compliance issues. The possibility exists that a moved building may be treated as new construction or as a substantially altered structure, triggering requirements to meet modern building, energy, accessibility, and life-safety codes. These upgrades can be costly and intrusive, often requiring

alterations that compromise historic fabric and character. What begins as a strategy to “save” a building can inadvertently result in the loss of exactly those qualities that made it worth preserving.

Cost is another decisive factor. Moving a building intact is expensive, even over short distances, and costs escalate rapidly with complexity. Beyond the physical move itself, there are significant expenses associated with professional services. Architectural and engineering fees are required for feasibility analysis, structural bracing design, foundation design at the new site, and compliance with permitting and inspection requirements. These fees are incurred both before and after the move and represent a substantial portion of the overall project cost.

Compounding this concern is the fact that grant funding is generally not available for building relocation. Most preservation funding programs explicitly discourage or prohibit moving historic buildings except in cases of unavoidable threat. As a result, relocation would likely rely almost entirely on town funds, diverting these resources away from direct repair, stabilization, and appropriate reuse efforts that could instead be undertaken insitu. If municipal bidding and prevailing wage rates apply, this will escalate costs considerably.

Finally, moving the Field Building would result in the irretrievable loss of historic materials and context. The original rendered stone foundation would be abandoned along with portions of the chimney, particularly the lower section at foundation level and potentially part of the upper section of the stack. Temporary bracing installed in the building to facilitate the move will cause damage to interior plaster/finishes. Most significantly, relocation severs the building from its historic siting and its relationship to the surrounding landscape; the Field Building will no longer be the anchor at the south end of town. National Register standards consistently emphasize that a building’s significance derives not only from its physical fabric but also from its setting and context. Relocating the building could cause it to lose its status as a contributing building within the Leverett Center Historic District and listing in the state register of historic places.

Relocating the Field Building offers no clear solution to repurposing it and introduces a variety of new risks and costs. Given the absence of urgent necessity, the high financial burden, regulatory complications, material losses, and diminishing of its historic integrity, moving the building cannot be justified as a practical approach to preserving and rehabilitating the building.

FUNDING SOURCES

Massachusetts offers competitive grant programs for community development and historic preservation projects. The Field Building qualifies for many of these programs because it is a contributing building within The Leverett Center Historic District, which satisfies the National Register requirement that some grant programs mandate.

Many of these grants operate on a 50/50 matching reimbursement basis, meaning applicants must have enough money to cover the full project cost upfront and will be reimbursed for the grant portion later. Each program has different requirements and guidelines, so applicants should review them carefully before applying. Grant administrators are available to help determine if a project is eligible and whether it fits well with a particular program. Consulting with these managers before applying is recommended to identify the best funding options and understand what is required of the applicant.

Some granting agencies have programs to fund planning and design work, with additional grants available later to cover construction costs. These planning grants can be used to cover soft costs, such as architectural or engineering fees needed to develop construction documents for bidding. Recipients who successfully complete planning grants are typically well positioned to receive development funds to cover construction costs for performing the work on buildings.

The following is a list of grant programs that offer funding sources beyond those available through Leverett's Community Preservation Commission.

Massachusetts Preservation Projects Fund (MPPF)

Massachusetts Historical Commission (MHC)

Applicable work: Repair and restoration of building fabric (roofing/siding/chimney repairs/plaster repairs/painting).

The Massachusetts Preservation Projects Fund (MPPF) is a state-funded, competitive grant program administered by the Massachusetts Historical Commission (MHC) that supports the preservation and rehabilitation work on properties listed in the State Register or National Register Of Historic Places. Funded activities include pre-development work, such as feasibility studies and historic structure reports and development projects including stabilization and restoration of historic building materials. Certain accessibility improvements may be allowed when consistent with preservation goals. Routine maintenance, new construction, and mechanical system upgrades are not eligible for grant funds. The maximum grant request for development projects is \$100,000. The program is a 50/50 matching reimbursement grant. Eligible applicants include municipalities and nonprofit organizations that own, or hold a long-term interest in eligible historic properties. Recipients are required to enter into a preservation restriction to ensure long-term protection of the property.

[Municipal ADA Improvement Grant Program](#)

Massachusetts Office on Disability (MOD)

Applicable work: Universal access ramp, universal restroom and barrier removals.

The Municipal ADA Improvement Grant Program is administered by the Massachusetts Office on Disability and provides reimbursement funding to Massachusetts cities and towns to improve accessibility for people with disabilities. The program offers project grants up to \$250,000 for capital improvements that remove barriers and improve access at municipally owned properties. The grant operates on an annual cycle with applications typically opening in May and closing in June, with awards announced in December.

[Community Development Block Grant \(CDBG\) Program](#)

Massachusetts Department of Housing and Community Development.

Applicable work: Building repairs, building systems and universal access improvements.

The Community Development Block Grant Program is administered by the Massachusetts Executive Office of Housing and Livable Communities and provides federally funded competitive grants to non-entitlement municipalities throughout the Commonwealth. Potentially eligible projects covered under funding include infrastructure improvements, public facilities construction and renovation, planning studies and architectural barrier removal. The program supports both planning activities and capital construction projects.

[MassWorks Infrastructure Program](#)

Executive Officer Economic Development.

Applicable work: Design services, building repairs, building systems and universal access improvements.

The MassWorks Infrastructure Program is administered by the Executive Office of Economic Development and is the largest and most flexible source of capital funding for Massachusetts municipalities. The program provides grants for design, construction, rehabilitation, repair and other improvements to buildings and infrastructure. Grant amounts vary widely based on project scope and community need. Recent awards have ranged from \$250,000 to over \$4 million per project. The program supports both pre-development planning projects (soft costs) and construction-ready capital projects (hard costs).

[Cultural Facilities Fund \(CFF\)](#)

Mass Cultural Council / MassDevelopment

Applicable work: Grants are for buildings with a “cultural facilities use”. Owing to its size, the Field building would only qualify if owned, leased or occupied by a non-profit organization. Work includes construction documents, modernization, and building repairs.

The Cultural Facilities Fund is a competitive grant program administered by Mass Cultural Council and MassDevelopment that provides planning and capital grants to nonprofit cultural organizations, municipalities, and colleges operating cultural facilities (National Register properties used for cultural purposes) across Massachusetts. Eligible applicants include nonprofit cultural organizations focused on arts, humanities, or interpretive sciences, municipalities with cultural facilities meeting size requirements, and colleges providing public access to their cultural facilities.

The program offers three types of grants:

- Feasibility and Technical Assistance Grants for planning work such as architectural plans, engineering studies, and accessibility assessments with awards up to \$35,000.
- Capital Grants supporting acquisition, design, construction, repair, or renovation with awards up to \$200,000.
- Systems Replacement Plan Grants providing 20-year capital needs assessments ranging from \$8,000 to \$14,000.

All of the grants require a 1:1 cash match with funds in place prior to entering into a grant agreement. The program operates on an annual cycle with applications typically due in December and awards announced in May.

[Massachusetts Historic Preservation Matching Grants](#)

The 1772 Foundation / Preservation Massachusetts

AVAILABLE TO NONPROFITS ONLY.

Applicable work: Exterior preservation/repairs - Roofing, painting, siding, chimney repairs. Limited to \$10,000 grant with a 1:1 match, for example a \$10,000 grant would be for a \$20,000 project.

The Massachusetts Historic Preservation Matching Grants program is administered by Preservation Massachusetts in partnership with The 1772 Foundation, offering 1:1 matching grants of up to \$10,000 for exterior preservation work on historic buildings. The program is only open to 501(c)(3) nonprofit organizations that own or have long-term leases on properties listed on the Massachusetts State Register of Historic Places. This program focuses exclusively on exterior construction and maintenance work, with no funding available for interior projects or planning studies. Eligible projects include exterior painting and finishes, repair of exterior architectural systems (roofs, siding, porches, doors, windows, etc.) and fire detection and security systems. The grant program operates on an annual cycle with letters of inquiry typically due in November and full applications due in February with award notifications in early May.

[National Trust Preservation Fund \(NTPF\)](#)

The National Trust for Historic Preservation

Applicable work: Preservation consulting services. Eligible activities may include funding for adaptive reuse study/economic feasibility plan, grant writer. Can not be used for construction/repair work.

The National Trust Preservation Funds (NTPF) grant program provides seed money to encourage preservation at the local level by supporting planning and education projects. Grants generally range from \$2,500 to \$5,000 and are awarded three times per year with deadlines in February, June, and October. The program is limited to select states. Massachusetts is currently eligible for funding in the current round of grants. The NTPF supports planning activities such as obtaining professional expertise in architecture, engineering, and preservation planning. Matching funds are required and can come from public sources, including in-kind donations of labor, materials, or services. Applicants must be public agencies or nonprofit organizations. This grant program is highly competitive.

MASSACHUSETTS HISTORICAL COMMISSION (MHC)
BUILDING INVENTORY FORM (FORM B)

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

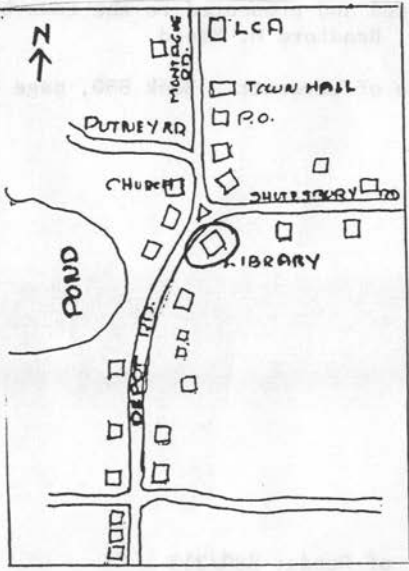
P. LEV
USGS - MTD81
AREA A FORM NO. 8
NEVIS
12/5/08



Town Leverett
Address 1 Shutesbury Road
Historic Name Bradford Field Memorial
 Library
Use: Present Library
Original Library

DESCRIPTION
Date 1916
Source sign on front, Town History 1974
Style Colonial Revival
Architect Karl S. Putnam

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north.



Exterior Wall Fabric Clapboards
Outbuildings None

Major Alterations (with dates) _____

Condition Good

Moved No Date _____

Acreage 1.5

Setting Village Center in close
 proximity to Post Office and
 Town Hall

UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

Recorded by Historical Commission of
 Leverett

Organization "

Date January 1990

LEV. 8

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

One of the very few Colonial Revival buildings in Leverett, this small civic building has a side gabled gambrel roof, six over six double hung windows and a center projecting doorway. Also of note is the massive granite doorstone.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

Gift of the present library was first offered and discussed in April 1916. Plans for the building were accepted in May of that year and on September 1916 the library was publicly dedicated and presented to the town by Mrs. Judson Field in memory of her father, Bradford M. Field.

Deed: Elizabeth Field to Inhabitants of Leverett. Book 880, page 213.

BIBLIOGRAPHY and/or REFERENCES

Above Deed, Franklin County Registry of Deeds: 880/213
Town History, Edward, Jr. & Ruth Field, 1774-1974

8/85

INVENTORY FORM CONTINUATION SHEET

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

Town

Leverett

Property Address

Shutesbury St

Area(s)

Form No.

LEV 7

BUILDING INSPECTION DEPARTMENT - DISTRICT POLICE
PLAN RECORD

CASE	B	RACK	6	APART.	10	NO.	12342
BUILDING	Field Library					STORIES	2B
CITY OR TOWN	Leverett					STREET	
TO BE USED FOR	Library Purposes					CLASS	Misc Bldg. Wood
OWNER	Mrs. Judson Field						
ARCHITECT	Karl S. Putnam						

~~SENT FOR APPROVAL - SPECIFICATION REQUIREMENTS - REFERRED~~

DATE June 26 1916
INSPECTOR Cliffe

FORM #1. 5,000. 2-22-1916

**ROOFING AND PAINTING
ESTIMATES**

Estimate/Proposal

Date

1/8/2026

Stosz Construction & Property Services Inc

115 Market Hill Road
Amherst MA 01002

Phone # 413-374-4715 stosz@pm.me
stoszconstruction.com

Name / Address

1 Shutesbury Road

Project

Description	Total
<p>To obtain permit To set up Pipe staging with associated planks, plywood and or tarps to protect painted finishes, landscaping, decks, equipment, people & property from falling debris etc. To strip off and dispose of existing roof materials. To install new 8" wide white or Brown aluminum rake & drip edges. Install new aluminum vent stack flanges. To install ice snow and water barrier extending 6' up the roof slope terminating over a heated interior space, & in all valleys and as an apron around all penetrations through the roof deck such as dormers, skylights, chimneys, vent stacks, ventilators etc. To install synthetic felts on the remainder of the roof deck. To then install Architectural style shingles, Two-piece laminated fiber glass base construction Starter and hip and ridge shingles will be used. UL Class A Fire Resistance - UL certified to meet ASTM D3018 Type 1 ASTM D3161 wind resistance ICC-ES-ESR-1389. Manufacturer & color to be determined. To maintain a cleanly work area, with debris picked up and disposed of daily</p> <p>We are a member Building Trades Association Construction Supervisors License # 2209</p>	<p>13,061.00</p>
Total	Total

Signat...

Stosz Construction & Property Services Inc

115 Market Hill Road
Amherst MA 01002

Phone # 413-374-4715
stosz@pm.me
stoszconstruction.com

Name / Address

1 Shutesbury Road

Estimate/Proposal

Date

1/8/2026

Project

Description	Total
Home Improvement Contractor license # 171421	
Total	\$13,061.00

Signat.....

RENAISSANCE PAINTING

11-26-25

Brian McCue

240 Greenfield Rd ~ Montague, MA 01351

(413) 367 - 9896

Proposal submitted to:	ERIC GRADDA
Street:	1 SHUTESBURY Rd
City, State & Zip:	Leverett, MA
Phone:	518-429 8696

We hereby submit specifications and estimates for

THE EXTERIOR PREP & PAINTING OF THE MUSEUM BUILDING.

INCLUDES A TOTAL SCRAPPING - A FULL MAID DOG PRIME AND 2

FINISH COATS OF SHERWIN WILLIAMS SATIN WHITE FINISH OVER EVERYTHING.

WINDOWS RECEIVE BLACK SATIN. PAINT BASEMENT WINDOWS. GLAZE

A NUMBER OF WINDOWS REQUIRING SUCH. DISPOSE OF THE LEAD

CHIPS.

LABOR & MATERIALS - \$12,985.⁰⁰

* Some of the upper windows "MIGHT REQUIRE" ADDITIONAL GLAZING (TO BE DETERMINED)

Brian McCue

Brian McCue _____

We Propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of dollars \$. 20% deposit due at time of acceptance, remainder due upon completion, unless otherwise noted.

Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Signature: _____ Date: _____

RESUME
ERIC GRADOIA
ARCHITECTURAL HISTORY & CONSERVATION

ERIC GRADOIA

129 Winchester Road • Northfield, Massachusetts 01360
518-429-8696 • eric.gradoia@gmail.com
www.ericgradoia.com

EDUCATION

University of Vermont, Burlington, Vermont 1997-1998
Historic Preservation Program
Master of Science in Historic Preservation
Concentration: Advanced Materials Conservation

Roger Williams University, Bristol, Rhode Island 1991-1995
Historic Preservation Program, School of Architecture
Bachelor of Science in Architectural Conservation

Historic Preservation Semester in England 1994
Study of English preservation practices through site visits, lectures, studio classes, and independent travel

PROFESSIONAL EXPERIENCE

Independent Consultant 2001 - Present

Providing a broad range of services within the fields of historic preservation, building archaeology, and architectural history. Services include:

- Historic Structure Reports (HSR) and Condition Reports/Conditions Surveys
- Architectural Investigations for Dating and/or Chronological Evolution of Buildings
- Heritage Preservation/American Institute of Conservation CAP Assessor
- Architectural Documentation, Archival Research, Grant Writing
- Request for Proposals (RFP)/Request for Qualifications (RFQ)

Mesick • Cohen • Wilson • Baker Architects, Albany, New York April 2022 - Present
Architectural Conservator/Historian March 2004 to September 2017

- Development of Historic Structure Reports, Architectural Conservation Assessments, Master Plans and Preservation Plans
- Recording of existing conditions through photography, measured drawings and written descriptions
- Design of preservation sensitive treatment and repair options

Historic Deerfield, Inc., Deerfield, Massachusetts October 2017 to April 2022
Director of Historic Preservation

- Oversee the repair and restoration of the museum's 55 structures dating from the early eighteenth-century to the late twentieth-century
- Conduct building archaeology and archival research to understand the chronological evolution and construction of museum buildings and regional architecture
- Curate the museum's collection of architectural fragments
- Prepare lectures and articles for the general public, professional organizations, educational institutions, and staff training

**Massachusetts Historical Commission, Boston, Massachusetts
Massachusetts Preservation Projects Fund Program
Project Manager**

April 1999 to March 2004

- Management of state funded construction and research projects on National Register properties for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties
- Technical assistance with the development and implementation of construction documents, request for proposals, treatment recommendations and project methodology
- Monitor compliance with Massachusetts state laws concerning bidding procedures and procurement requirements for public and not-for-profit organizations
- National Register Evaluation Team

**Architectural Conservation and Education Service
The University of Vermont, Burlington, Vermont**

February 1997 to December 1998

Paid Consultant

- Barre Historical Society - Barre, Vermont - Prepared the nomination to successfully place the Socialist Labor Party Hall on the National Register of Historic Places
- Barre Historical Society - Existing conditions report and decorative finish analysis of Socialist Labor Party Hall stage area
- Wings Point Management - New York City, New York. - Decorative finish analysis for Pier A rehabilitation project

**U.S./ICOMOS International Summer Intern Program
National Trust for Historic Places**

June to September 1998

Fountains Abbey and Studley Royal Water Gardens, North Yorkshire, England

- Existing condition reports for eighteenth and nineteenth-century masonry buildings
- Documented structures, sites, and maintenance projects through written descriptions and 35mm black and white photography
- Developed conservation sensitive treatment recommendations for maintenance and repair of buildings
- Drafted stabilization treatments for structures awaiting repair

HISTORIC STRUCTURE REPORTS (With MCWB Architects)

Monticello, Textile Workshop (c. 1778), Charlottesville, Virginia
William Henry Harrison's Grouseland (1804), Vincennes, Indiana
Hoffman (1789) and Reynold (c.1810) Houses, Poughkeepsie, New York
Farmington Country Club Original Buildings (c.1785), Charlottesville, Virginia
Governor Henry Lippitt House (1865), Providence, Rhode Island
The Evergreens (1856), Amherst, Massachusetts
Philbrook, Museum (1920), Tulsa, Oklahoma
Cherry Cottage (1782), Stockbridge, Massachusetts
Pavilion III (1824), University of Virginia
Pavilion X (1824), University of Virginia
Hotel A (1823), University of Virginia
Hotel F/Levering Hall (1824), University of Virginia

ARCHITECTURAL INVESTIGATIONS (With MCWB Architects)

Homestead Library and Conservatory Restoration (1856 Target Date), Amherst, Massachusetts
Wilton (1753), Richmond, Virginia
Homestead, Emily Dickinson Museum: Emily's Bedroom restoration (1856 Target Date), Amherst, Massachusetts
Maryland Old Senate Chamber (1783), Annapolis, Maryland
Gore Place (1806), Waltham, Massachusetts (Multiple investigations over years)
Farmington Country Club Survey of Buildings, Charlottesville, Virginia
Carter's Grove (1750), Williamsburg, Virginia
Stratford Hall (1738), Stratford, Virginia
Homestead Architectural Investigation (1813), Amherst, Massachusetts
Colonnade Study (1825), University of Virginia
Hampton Mansion (1790), Towson, Maryland
Mark Twain Carriage House (1874), Hartford, Connecticut

CONDITION ASSESSMENTS (With MCWB Architects)

Pittstown Town Hall (c.1835), Pittstown, New York
Tyringham Library (1905) Roof Assessment, Tyringham, Massachusetts
The Evergreens (1856), Exterior Conditions, Amherst, Massachusetts
Canfield Casino (1870/1910) Interior Assessment, Saratoga Springs, New York
The Evergreens (1856), Basement Drainage, Amherst, Massachusetts
Oswego City Hall (1870), Oswego, New York
Lasell Hall (1795), Schoharie, New York
Lippitt House Cornice Survey, Providence, Rhode Island
Christ Church (1735), Irvington, Virginia
8th Avenue Reservoir (Late 19th century), Nashville, Tennessee
Salem Presbyterian Church (c.1830), Salem, New York
Arcola Slave Quarters (Late 18th century), Arcola, Maryland
Pavilion X Exterior Condition Assessment (1824), University of Virginia
Mathews County Courthouse (1795 Courthouse with 19th and early 20th century structures), Mathews County, Virginia
Corinth Rail Station (Early 20th century), Corinth, New York
Essex Community Church (1853), Essex, New York
Ochre Point (1884), Newport, Rhode Island
Tudor Place (1815), Washington, D.C.

MASTER PLANS (With MCWB Architects)

Pope Villa (1811), Lexington, Kentucky

Stockade Flood Mitigation Study, Schenectady, New York. Survey of 65 buildings dating between the late 18th century and early 20th century.

University of Virginia: Survey of 150 post-Jefferson buildings, Charlottesville, Virginia. Getty Trust funded Master Plan.

William and Mary: Sunken Garden Campus (1923), Williamsburg, Virginia. Getty Trust funded Master Plan.

Florida Southern College: The Frank Lloyd Wright Campus (1939-1959), Lakeland, Florida. Getty Trust funded Master Plan.

The Emily Dickinson Museum Master Plan, Amherst, Massachusetts

COLLECTIONS ASSESSMENT PROGRAM (CAP) - Completed as an Independent Consultant

Jason Russell House (c.1740), Arlington, Massachusetts

Darling House (c.1774), Amity-Woodbridge Historical Society, Woodbridge, Connecticut

Henry Sheldon Museum (1829), Middlebury, Vermont

Shirley-Eustis House Association (1747), Boston, Massachusetts

Henry Whitfield State Museum (c. 1639 with 19th and early 20th century improvements), Guilford, Connecticut

Susan B. Anthony Birthplace and Museum (c. 1820), North Adams, Massachusetts

Emily Dickinson Museum: The Homestead and the Evergreens. (1813 and 1856), Amherst, Massachusetts

Firefighters Association for the State of New York (Early and mid 20th century buildings), Hudson, New York

Wellfleet Historical Society (c.1820 and c.1840), Wellfleet, Massachusetts

Sharon Historical Society (c.1775), Sharon, Massachusetts

Hanford Mills Museum (1820 -1890s building), East Meredith, New York

Cuttyhunk Historical Society (1991), Cuttyhunk, Massachusetts

REPORTS - Completed as an Independent Consultant

The Cadman-White-Handy House: A History of Owners and Families. Westport Historical Society. 2014

Cadman-White-Handy House Architectural Investigation (c.1712/c.1798/c.1825), Westport, Massachusetts. 2011

Helfand Farm Architectural Survey (c.1840), Dartmouth, Massachusetts. 2014

LECTURES

The Architectural Evolution of the Jason Russell House: c.1745-Present. Arlington Historical Society. Lecture and house tours of the Jason Russell house highlighting the various phases of change throughout the history of the building. Each period of change was examined using the building's physical fabric, archival documents and the findings of analytical studies including dendrochronology and cross section paint microscopy. May 17, 2025.

Techniques for Dating Historic Structures. Historic Eastfield Foundation. A three day seminar on the identification of specific architectural elements and details used in the dating process. This includes the evolution of molding styles, hardware, window and door treatments, fireplaces, timber framing methods, also tell-tale signs such as saw, hand plane and planer marks. Eastfield Villiage, Nassau, New York. June 17&18, 2024. August 24-26 2016. (Copresenter)

Sources of Inspiration: Architectural Treatise and Builder's Guides in the Era Before Benjamin. The First Mechanic of New England: The Architectural Legacy of Asher Benjamin. Connecticut Landmarks. In the century before Asher Benjamin published *The Country Builder's Assistant* (1797), English architectural treatise played a significant role in the education and abilities of eighteenth century gentleman architects, builders, and artisans. This talk explores how and why these publications were so important to those involved in the profession of design and construction, both overseas and in the colonies. Phelps-Hatheway House, Suffield, Connecticut. October 7, 2023.

Places of Comfort and Convenience: The American Dwelling House in the Mid-Nineteenth Century. Building in the Picturesque: Domestic Architecture in the Age of Industry, 1840 – 1870. Early New England Architecture Symposium, Historic Deerfield, Deerfield, Massachusetts. July 10, 2021.

The Vernacular Architecture of the Southcoast. An overview of the seventeenth, eighteenth, and early-nineteenth century domestic architecture of the Southcoast. A discussion of common house forms, building plans, and architectural details unique to each period will be explored. The evolution of the common domestic residence will be examined with respect to changes in architectural trends, advances in construction technology, and the role social customs played in the arrangement of one's home. Westport Historical Society, Westport, Massachusetts. June 20, 2015.

The Architectural Evolution of the Parlour. Historic Eastfield Foundation. A Peek Inside the Parlour: 1780 – 1860. Eastfield Villiage, Nassau, New York. August 2-4, 2010. (Copresenter)

The Age of Technology in American Buildings. Historic Eastfield Foundation. Modern America: A Decade of Remarkable Change: 1840 – 1850. Eastfield Villiage, Nassau, New York. August 24 – 26, 2009. (Copresenter)

Inside the Greek Revival House: A Look at the Domestic Architecture of Pittstown, New York. Historic Eastfield Foundation. The Greek Revival House in America: 1830- 1865. Eastfield Villiage, Nassau, New York. August 11- 13, 2008.

VIDEO/MEDIA

The Cadman-White-Handy House interpretive video. Provided commentary on the architecture and chronological evolution of the house. Westport Historical Society, 2014.

Cherry Cottage: The Story of An American House. A feature-length documentary telling the story of America through the owners and inhabitants of a small cottage in Stockbridge, Massachusetts. Provided interviews on the style, evolution, and restoration of the house. 2012.

ACADEMIC EXPERIENCE

Roger Williams University, Bristol, Rhode Island
Historic Preservation Program, School of Architecture
Adjunct Faculty

Spring Semester 2007 - 2015
September 2001 to March 2004

- *HP150: Introduction to Historic Preservation.* The goals of this course are twofold; one, to acquaint students with the evolution of Historic Preservation in contemporary American culture; and two, to allow students to explore the varied professional disciplines available in this broadening field. To achieve this, the course incorporates a variety of speakers and site visits as a means of exposing students to real world projects and professions. Field trips allow students to further explore historical sites, historic districts and museums, in order to learn about conservation practices, contemporary issues and heritage education.
- *HP160: American Architecture and the Western Tradition.* A chronological study of American architectural styles from 1620 to 1940. The course examines vernacular and high style architecture and explores European influences and inspiration.
- *HP301/503: Architectural Conservation.* Provides an overview of the professional role of the architectural conservator in the preservation of historic structures. It addresses architectural styles, construction technology, and dating techniques; the composition, properties, uses, and conservation of traditional building materials and systems; conservation standards, treatments and practices.
- *HP341: Preindustrial America.* A focused look at American vernacular architecture from 1620 to 1820. Fields of study includes European archetypes, building systems, house plans, and social customs.

- *HP382/582: Architectural Conservation Lab.* A study of the manufacture, composition, properties, uses, craft traditions, and conservation of traditional building materials and systems – wood, metal, glass, decorative finishes, and masonry – and the architectural context in which they are employed.

Hudson Valley Community College, Workforce Development Office in Partnership with the New York State Department of Parks, Recreation and Historic Preservation 2015
Paid Consultant

- Worked as part of a three person team to develop the curriculum for a historic wood window rehabilitation course, the first module of a traditional trades program jointly being developed by HVCC and NY SHPO.

Boston Architectural Center, Boston, Massachusetts September 2002 to March 2004
Historic Preservation Certificate Program
Adjunct Faculty

- *TM573: Traditional Construction.* Examines common building materials and construction systems used in New England architecture from the seventeenth century through the mid-twentieth century. Addresses their properties, methods of manufacture, how they perform and how they fail.

BUILDING TRADES EXPERIENCE

Historic Deerfield, Inc. June to September 1997, 1996, 1995, 1994
Deerfield, Massachusetts
Restoration Carpenter

The Society for the Preservation of New England Antiquities - Conservation Center June to August 1992
Waltham, Massachusetts
Paid Internship

ORGANIZATIONS AND AFFILIATIONS

The Landmark Trust USA, Board of Directors, Vice-President 2022 - Present
American Institute of Conservation (previously Heritage Preservation)
Collections Assessment Program (CAP) Assessor 2003 - Present
Historic Eastfield Foundation, Board Member 2015 - 2017
Society of Architectural Historians, Turpin Bannister Chapter, Board Member 2007 - 2012
Association for Preservation Technology, Board Member 2004 - 2005

SKILLS

- Proficient in AutoCAD, Adobe InDesign and Illustrator, Microsoft Office Suite
- Project documentation through digital and 35mm photography, field sketches/notes, and written work summaries

REFERENCES

Furnished on request