# Project Description

## Project Background:

The David Tilden House at Pequitside Farm has been a part of our heritage for almost three hundred years. Step back three centuries to the wilderness of Dorchester. A young settler from Scituate begins to build a home for his wife in the wilds of the Ponkapoag Plantation, along Pequit Brook.

Portions of the homestead were built as early as 1709 and the main structure was largely constructed in 1725. This historic site still stands on the original tract of land deeded to David Tilden by the Ponkapoag Indians. A full historical chronology is included with this grant application. (*Appendix A*)

There are only three hundred first period (pre 1725) dwellings surviving in the Commonwealth. The Tilden House is a rare survivor that encapsulates a first period room within its north elevation. This remarkable room includes heavy bevel chamfered detail return with lamb's tongue chamfer stops. The south elevation interior rooms contain significant raised field panels in the Georgian Style, and small quirk bead sheathing in the Federal Style.

Overall, the setting, resting on a small knoll overlooking the meadows of the Pequit Brook make this view one of the rare remaining and preserved Colonial-era views in Massachusetts. The view from the door at the Tilden House is almost exactly as David Tilden would have seen it almost 290 years ago.

In 1974, a local non-profit preservation group was formed as the Friends of the Little Red House, Inc. (FOLRH). A preservation project was initiated at that time, and a budget of $50,000 was projected for restoration. *Adjusted for CPI inflation this has the buying power today of $241,410,00*. The group was successful at raising awareness and did replace windows and foundation work. Over time, the group fell into preservation fatigue, owing to the fact that significant funding sources were never established for a full restoration. In September 2003, this same group was resurrected, and has successfully managed to save the house from extinction on several occasions. Much of the work over the past ten years has been funded by the current FOLRH and includes structural shoring, maintaining an alarm system, and keeping moisture from the building interior. The current FOLRH organization is recognized by the Town of Canton; and specifically by the Board of Selectmen, Conservation Commission and Historical Commission, as the major stakeholder and advocacy group responsible for the protection and restoration of the David Tilden House. *Appendix J* provides clippings and original rehabilitation documents.

## Project Description

1. **Goals:** What are the goals of the proposed project? First, explain the relationship of those goals to those of the Community Preservation Act (see Addendum #1 below for information on the CCPA's goals). Second, explain how the project advances the goals of Canton's most recent open space, land use, affordable housing and historic preservation planning documents.

There are 7 goals for this project.

1. **Preserve the David Tilden House** as a significant cultural, architectural and historical building within the Town of Canton and the Commonwealth of Massachusetts.
2. **Raise awareness of this First Period home** and understand as well as interpret this structure in the historical context of early 18th Century life in the area that is now Canton.
3. Use primarily **wood-frame techniques** as part of the preservation of the structure.
4. Wherever possible engage this project as an **educational experience** for building techniques used in the early 18th Century.
5. **Create a living classroom, small meeting space and historic house museum** within one of the oldest wood frame houses in America.
6. **Provide state-of-the-art public facilities** through the use of eco-friendly systems for use as part of the house and the lower fields.
7. Return the building **fully preserved** for future generations to appreciate.

This project advances the goals of the Canton Community Preservation Plan in several ways. First and foremost, the David Tilden House is the second oldest structure in Canton, and is by far the most intact example of this period of architecture in Canton. In particular, this project addresses several of the “Historic Preservation Goals” as outlined in the CCPC 2014 Community Preservation Plan.

Finally, a portion of this project ($7,000) is dedicated towards the commitment to providing facilities for use on the eastern portion (lower fields and walking trails) of Pequitside Farm. Project costs in Phase One include consideration of the costs and design of a Clivus™ sustainable on-site waste treatment system. These same systems are used in environmentally fragile locations throughout the United States and here in New England by such organizations as US Forestry Service, RI Department of Environmental Management, MA Department of Conservation and Recreation, CT Department of Environmental Protection, VT Law School, The Trustees of Reservations, New Seabury Golf Course, and MassAudubon.

Full system costs will be submitted in Phase II once the Conservation Commission approves the system, location, and plan for a sustainable solution within the locus of this project.

**GOAL 1**: Support projects that expose Canton's historical resources to the greatest possible audience - including schools and community groups.

**RESPONSE**: This project through updates and a dedicated website will open this project up to citizens and school groups so that they can learn about the building and the history of the people associated with the building.

**GOAL 2**: Fund projects that deal with tangible historic resources.

**RESPONSE**: The David Tilden House is a tangible historic resource that is owned by the Town of Canton.

**GOAL 3**: Support the rehabilitation and acquisition of historic resources; in particular, the Revere Copper & Rolling Mill and the Tilden House.

**RESPONSE**: The project meets exactly this goal, that being the rehabilitation of the “Tilden House.”

**GOAL 4**: Document conservation of our colonial records.

**RESPONSE**: This project does not conserve Colonial records. Colonial records, however, will be ultimately used to interpret this property once preservation is completed.

**GOAL 5**: Preserve through the purchase of preservation restrictions.

**RESPONSE**: As this property is owned by the Town of Canton and is within the National Historic District, this property is afforded protection through ongoing and ownership in perpetuity by the Town of Canton.

1. **Community Need and Public Benefit:** Why is this project needed? How does it benefit the public? Consider the following: people who will directly benefit from the completed project; resources that will be protected because of this project.

This project is needed because the David Tilden House is in dire condition. The Tilden House Structural Survey commissioned by the FOLRH, Inc. (*Appendix B*) documents the present condition which is no surprise given the age, deterioration, and neglect of this building. The benefit to the community through the preservation of this structure is clear. In order to understand the town we live in, we need to understand and preserve its history. A full history of the building and associations are attached (*Appendix A*). The resources that this project will protect include a portion of the building, which may date to prior to 1725, as well as the main house (1725-1773) and later additions.

Further, this project creates badly needed facilities for use as part of the enjoyment of open space and recreation at Pequitside Farm. This plan encompasses both historical needs as well as open space/recreation needs.

1. **Timeline:** What is the schedule for project implementation? Include a timeline for all milestones.

This project will take between 2 – 5 years to complete and fully rehabilitate. It is expected that milestones will be developed at the stage where the work is placed out to bid. A rough initial timeline is as follows:

* April 2015 – following Annual Town Meeting and upon success, the project group will develop a detailed project specification, historic structure report, facilities standards, permitting and issue an RFP to qualified historic preservation carpenters, preservationists and associated contractors.
* July 2015 – Award bid(s) to qualified applicants.
* July – August 2015 – secure building permits and gain final sign-off from agencies (Selectmen, Conservation Commission, and others.)
* August 2015 – begin project.
* October 2017 – apply for funding for Phase II – completion round.

A more complete prospective timetable tied to the development of information services, construction seasons and preparation for Phase II funding is attached as *Appendix C.*

1. **Success Factors:** How will the success of this project be measured? Be as specific as possible.

Success is measured by broad-based community support at Annual Town Meeting, followed by interest in the press and local media. Successfully meeting the project goals (see section 1 – above), successful Phase II funding and completion of interior and archeological work, and finally - turning over a completely restored early 18th Century First Period wood-frame house back to the citizens of Canton.

1. **Credentials:** How will the experience of the applicant(s) and any contractors contribute to the successful implementation of this project?

Obviously choosing a contractor(s) for this project will be key. This is a very involved and technically challenging project. The project group will work with key individuals within the historic preservation community to evaluate the contractors who will work on the Tilden House Project. For the past ten years we have worked closely with individuals from the Preservation Carpentry Program at the North Bennet Street School. It is our intent to continue to seek counsel and direction from industry and historical experts. Over the past six months, in order to develop this grant application, the Friends of the Little Red House, Inc. have worked closely with a select group of preservation experts. It is likely that some of these individuals will remain associated with this project once this grant is funded. A list of credentials is included in *Appendix D*.

In particular, we will seek qualified experts in such fields as preservation carpentry and joinery, masonry, historic window and doors, paint analysis, and 18th century construction techniques. Also, where possible, local tradesmen will be used to extend the value of spending CPA monies locally.

1. **Other Funding:** What additional funding sources are available, committed, or under active consideration? Include copies of commitment letters or rejection letters and describe any other attempts to secure funding for this project. |

Since January 1974, the Friends of the Little Red House, Inc. have committed funds towards the preservation and protection of this historic site. Countless hours and more than $30,000 has been raised to support keeping this project moving forward. The Friends expect that some additional money will be used to promote this CPA request and help with small discreet portions of the project as well as to fund the promotional aspects and the specifications.

1. **Maintenance:** If ongoing maintenance is required to protect the CPA investment in your project, how will it be funded in the future?

It is likely that this will be a matter for the Canton Conservation Commission, the Canton Historical Commission, and the Board of Selectmen to discuss. The Friends of the Little Red House, Inc. as well as the Canton Historical Society have shown an ongoing commitment to this project and this historic site. It is likely that through partnerships ongoing maintenance funds will be established and supported once the building has been effectively preserved.

# The process – *developing the numbers*

Since 1975, architectural historians have studied the David Tilden House. The earliest report, and still valuable today, was completed by the Society for the Preservation of New England Antiquities (SPNEA). This report by Frederick Detwiller, a noted architect and preeminent preservation planner, has been the guiding analysis of the architectural history, progression of construction, recommendations (at the time) and program development. Given that this grant request is substantial, and built upon the early reliance of the historical import of this structure, a full copy of the SPNEA report is included in *Appendix E.*

In order to arrive at a project cost for the restoration and preservation of the Tilden House, the Friends of the Little Red House, Inc. (FOLRH), began an extensive study in August 2013. For the past several years the FOLRH have worked closely with Steven O’Shaughnessy, the Department Chairman of the **North Bennet Street School Preservation Carpentry Program**, to create a roadmap for short, mid, and long-term preservation. Securing and protecting this 300 year-old artifact has taken the work of some of the regions finest preservation carpenters. In fact, in the fall of 2013 (in advance of this grant request,) students in preservation carpentry produced measured drawings of the Tilden House. These plans have been extremely helpful in guiding the current phase of analysis. The Tilden House is a “living classroom” and example of early wood-frame timber construction techniques.

Over the past six months, in preparation for this grant, Mr. O’Shaughnessy has provided expert guidance, feedback, and review of the plan and process that embodies this report.

The first step towards completing this grant was through the engagement of the services of **Structures North, Inc.** – a consulting engineering firm. Structures North is one of the New England Region’s preeminent engineering consulting firms in the field of historic preservation.

A structural survey was conducted in late September with a scope that included:

* A visual evaluation of the structure to include the foundation, walls, roof, and visible framing of interior floor levels.
* An inventory of noted conditions, along with relative levels of urgency with respect to their repair.
* Methods of inspection consisted of visual, material and borescopic survey with attention paid to existing geometric inconsistencies that suggested structural movements.
* Field work that included “pick-test” and resistance-drill wooden members to assess the presence and extent of wood fungus and/or insect damage.
* A check of moisture contents.

In turn, the structural survey yielded a full conditions report that is appended in *Appendix B*. This survey included direct-referenced schematic level recommendations for this project.

Following receipt of the report, extensive consultation with historic preservation experts led to a two-part phasing of the overall project. In order to leverage time and CPA resources, the project was phased in such a way as to work across a five-year plan.

The plan that has been developed is funded in two separate CPA grant rounds.

* **Phase One** - July 2015 - November 2016 - foundations, exterior, roof, sills, major structural joists, and exterior envelope. Design and consultation for public bathroom facilities.
* **Phase Two** - commencing July 2016 - interiors, construction of bathroom facilities, archeological and dendrochronology study, hvac, plumbing, and electrical systems, and general interpretation. Construction of public bathroom facilities.

At a meeting in early November 2014, the structural survey report was used to develop a relative order of work and a rough project plan for cost analysis. At that time some decisions were made to create a preservation time period that would bring the building’s preservation plan to a date in the mid-to-late 18th century. Fixing a period in time for the building that would allow for adaptive reuse for meeting space as well as ample space for interpretation and educational use.

The next step towards “costing” this project was retaining the preservation carpentry firm of **American Steeple & Tower**, a highly regarded preservation carpentry company that has extensive experience with timber frame buildings. After a lengthy site visit and field measurements, the Building Program Costs were developed. On advice of preservation experts and other organizations that have undertaken similar and ambitions projects, a 20% contingency was added to the bottom line to manage unforeseen conditions that can only be observed once the building project is well underway.

Finally, in order to develop a full Historic Structures Report and associated specifications for the bid process, **Groundroot Preservation Group** was brought in. The work of Groundroot was completed after a site visit to both develop scope for specifications and review the budget assumptions associated with the work of American Steeple & Tower.

The FOLRH are comfortable with this proposed preservation plan and know that this is an extremely complex and ambitious project that will preserve one of Canton’s first homes.

# Budget

The Friends of the Little Red House, Inc. request a sum of $471,160.00 from the Community Preservation Act Historic Resources category and $7,000.00 from the Open Space / Recreation category.

|  |  |  |  |
| --- | --- | --- | --- |
| The David Tilden House - Preservation and Historic Restoration Project |  |  |  |
| Phase I  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |
| ***Information Services*** |  |  |  |  |  |  |  |
| Historic structures report:         |  |  | 35,000 |  |  |
| Demo spec and oversight:          |  |  | 5,000 |  |  |
| Specifications for frame & order of operations:    |  | 10,000 |  |  |
| Specifications for roof:  |  |  | 3,500 |  |  |
| Specifications for siding, trims, windows:          |  | 4,500 |  |  |
|  |  |  |  |  |  |  |  |
| **Total information services:** |  |  | **58,000** |  |  |
|  |  |  |  |  |  |  |  |
| ***Building Preservation Carpentry & Restoration*** |  |  |  |  |
| Interior demolition of non-historic elements |  | 16,800 |  |  |
|  |  |  |  |  |  |  |  |
| Removal of siding, roofing, windows, doorframes, & trim |  |  |  |
| Replacement of deteriorated sheathing, re-fasten all sheathing |  |  |  |
| Tyvek and tape, ice and water shield, synthetic underlayment | 41,000 |  |  |
|  |  |  |  |  |  |  |  |
| Timber frame repair (white oak) |  |  | 38,500 |  |  |
|  |  |  |  |  |  |  |  |
| First Floor interior structural sill between front and rear |  |  |  |
| Second Floor Low Attic Floor - girts and wall plates |  | 5,000 |  |
|  |  |  |  |  |  |  |  |
| First floor structural replacements (interior) |  | 25,000 |  |
|  |  |  |  |  |  |  |  |
| Exterior watertable, corner boards, rake boards, trim.  |  |  |  |
| Scarf jointed clapboards (as original)  |  |  |  |  |  |
| All materials are radial pine, Spanish cedar or mahogany | 63,400 |  |  |
|  |  |  |  |  |  |  |  |
| Roof - #1 perfection, clear taper sawn, 5/8 butt, red cedar  | 35,000 |  |  |
|  |  |  |  |  |  |  |  |
| 22 Windows & 2 exterior door frames to match originals |  |  |  |  |
| Spanish cedar and mahogany  |  |  |  |  |  |
| 6 lite sash primed interior and exterior (restoration glass) | 64,000 |  |  |
|  |  |  |  |  |  |  |  |
| Exterior painting - full oil primer with acrylic latex finish | 22,600 |  |
| Second coat |  |  |  |  | 8,000 |  |
|  |  |  |  |  |  |  |  |
| Chimney \* |  |  |  |  | 10,000 |  |  |
|  |  |  |  |  |  |  |  |
| Foundation \* |  |  |  | 10,000 |  |  |
|  |  |  |  |  |  |  |  |
| Rebuild bulkhead\*\*final estimates pending |  |  |  | 5,000 |  |  |
|  |  |  |  |  |  |  |  |
| **TOTAL Construction** |  |  |  | **344,300** |  |  |
|  |  |  |  |  |  |  |  |
| Construction contingency | 20% |  |  | 68,860 |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
| **Total Project - Phase One** |  |  |  | **471,160** |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
| Request from Recreation/Open Space Category  |  | 7,000 |  |  |
| Bathroom facility design for Phase II |  |  |  |  |  |  |

# Community Support – *Appendix F*

1. Canton Conservation Commission
2. Canton Historical Commission
3. Canton Historical Society
4. Mr. James Roache
5. Mr. Paul Schneiders, Esq.
6. Mr. Joseph DeFelice
7. Mr. Steven O’Shaugnessy
8. Mrs. Emily Prigot

Also, included are historic letters that demonstrate a **forty-year commitment** from the community, residents, and the Town of Canton. While anecdotal in nature, the inclusion of these letters bolsters the sentiments that this is a long awaited project that “but for” the CPA would not have any funding source for completion.

Additional letters of support will be supplied as they are received.

# Construction Plans – Appendix G

## Existing conditions and proposed work

The following construction plans document existing conditions and proposed work that has been the basis for the estimate leading to the grant request. Please note that a portion of this grant will fund detailed and measured drawings, a demolition plan, and a complete set of specifications for every aspect of this phase of the project.

# Standards for Rehabilitation Statement

The proposed project at the David Tilden House will comply with the U.S. Secretary of the Interior’s Standards, as required by Section 2 of MGL c.44B under the definition of “rehabilitation.” In particular the specifications and project scope will adhere to the following standards:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995

# Design Services for the preservation, restoration, or rehabilitation of a building.

Statement of need: In order to meet the standards for historic rehabilitation a Historic Structures Report (HSR) will be commissioned.

A historic structure report provides documentary, graphic, and physical information about a property's history and existing condition. Broadly recognized as an effective part of preservation planning, a historic structure report also addresses management or owner goals for the use or re-use of the property. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, prior to the commencement of work, and outlines a scope of recommended work. The report serves as an important guide for all changes made to a historic property during a project-repair, rehabilitation, or restoration-and can also provide information for maintenance procedures. Finally, it records the findings of research and investigation, as well as the processes of physical work, for future researchers.

The David Tilden House HSR will create the roadmap and history of this project. In particular the HSR will be:

* The primary planning document for decision-making about preservation, rehabilitation, restoration, or reconstruction treatments
* The documentation to help establish significant dates or periods of construction
* The basis for design of recommended work
* A compilation of key information on the history, significance, and existing condition of the historic structure
* A summary of information known and conditions observed at the time of the survey
* A readily accessible reference document for the FOLRH, Town of Canton, Conservation Commission, Historical Commission and professionals working on or using the historic structure
* A tool for use in interpretation of the structure based on historical and physical evidence
* A bibliography of archival documentation relevant to the structure
* A resource for further research and investigation
* A record of completed work

# Credentials

Credentials for the firm undertaking the HSR will be provided to the Community Preservation Committee upon engagement. The firm will have extensive historic preservation experience, particularly with wood frame buildings.