

2015 Master Plan for Metcalf-Franklin Farm



Presented by:

The Town of Cumberland Department of Planning and Community Development
The Historic Metcalf-Franklin Farm Preservation Association
Haynes / de Boer Architecture and Preservation
Mayor Williams S. Murray

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A. Meeting Minutes

1. December 10, 2014
2. January 13, 2015

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5. Haynes / De Boer Drawings and Floor Plans

I. INTRODUCTION

A. EXECUTIVE SUMMARY

The Franklin Farm is a multi-century surviving farm that is important to the history of Cumberland and also to the State of Rhode Island. The Town of Cumberland owns Franklin Farm and the Historic Metcalf-Franklin Farm Preservation Association (HMFFPA) oversees day to day operations on site with volunteers and the land which it resides on is community open space. This site is located on Abbot Run Valley Road, east of Route 114, and just west of Rawson Pond. It retains agricultural heritage and human activity over several centuries including a, 19th century barn, 20th century farmhouse and garage, 21st century community garden, and existing stone walls, open fields and pastures, and woodland. The site is approximately 65 acres in size and, the Historic farm core where the buildings are located, contains most of the historic farming activities and buildings and the outer acreage that contains the woodland and hiking trails.

This farm represents a continuum of farming activities and farming lifestyle that coincides with the growth and development of Cumberland, farming technologies in New England farming, and the organizational patterns of farm design and its evolution – from organic and scattered to designed and formalized. This is a significant historical site and the Town of Cumberland wishes to preserve it for the public so that future generations will appreciate the heritage of agriculture

This Master Plan is a culmination of a multi-year partnership between the Historic Metcalf-Franklin Farm Preservation Association (HMFFPA) and the Town of Cumberland Department of Planning and Community Development. In February of 2014 the Town of Cumberland Department of Planning and Community Development was awarded a \$7,000 planning grant through the Certified Local Government grant program. The HMFFPA also donated \$4,500 and the planning department donated in-kind services. Through this collaboration we were able to complete this important report that will guide future use, restoration, rehabilitation, and maintenance activities at Franklin Farm.

As part of this Master Plan project, Cumberland planning staff and consultants, Haynes De Boer Architecture and Preservation, met with the HMFFPA Board members Denise Mudge and Pam Thurlow on December 10, 2014 and the full Executive Board of HMFFPA on January 13, 2015 for planning meetings to discuss future use possibilities for the farmhouse and possibly layouts for new floor plan renderings. Mayor William S. Murray attended the second meeting on January 13, 2015 to voice his support for this project and answer questions about what the Town wanted for future use activities associated with the farmhouse. Minutes of these meetings were developed and sent to staff at the Rhode Island Historic Preservation and Heritage Commission.

B. GOALS, OBJECTIVES and REQUIREMENTS

The main goal for this Rehabilitation Master Plan is to layout a road map that will guide the Historic Metcalf-Franklin Farm Preservation Association (HMFFPA) and the Town of Cumberland in meeting the goals of preserving and rehabilitating the farmhouse and garage at Franklin Farm and lay out future use and preservation options to achieve those goals.

To accomplish these goals, a series of objectives were met including:

1. Meeting with the members of the Board of the Historic Metcalf-Franklin Farm Preservation Association and other interested stakeholders to develop an understanding of their vision for the farm and their overlapping issues, while striving to meet everyone's use needs and desires.
2. Create a Rehabilitation Master Plan that enables the creative and flexible use of Franklin Farm for generations to come.
3. Create mechanisms within the Rehabilitation Master Plan to attain future use recommendations of this Plan in a manner that preserves and respects the site's heritage, while allowing public use and use by the Town.
4. Presenting the Master Plan to the Town Council for their support in continued collaborative efforts to rehabilitate and preserve Franklin Farm.

II. HISTORICAL BACKGROUND

A. BRIEF HISTORY OF FRANKLIN FARM

The Metcalf-Franklin Farm is a small farm complex with elements dating from the eighteenth, nineteenth, and twentieth centuries, set amid twentieth-century suburban plats. It encompasses 63.38 acres of land on both the west and east sides of historic Abbott Run Valley Road in the northeast corner of Cumberland. The west lot contains 43.38 acres (A.P. 24, lot 409) and the east lot contains 17.85 acres (A.P. 25, lot 22). It is located about 1-1/4 miles south of the Village of Arnolds Mills and is bounded on the east by the right-of-way of the former Rhode Island and Massachusetts Railroad, abutting Rawson Pond; on the south by Rolling Green Drive, Johnson Road, Barn Lane and Hayfield Drive; on the west by Tanglewood Drive, Circuit Dive and Abbot Valley View Drive, and on the north by Sun Valley Road, all now developed for medium-to medium high-density residential use. Much of the following historical information on the property described below was included within the application for the National Register of Historic Places that was completed in 2007. The National Register application was prepared by preservation consultant, Elizabeth Warren.

The Metcalf-Franklin Farm contains the following components: the William E. Franklin House (ca. 1857), a late Greek Revival Farmhouse; an adjacent Garage (ca. 1930); the Liberty Metcalf/William E. Franklin Barn Complex and Franklin Cow Stable (ca. 1810, ca.. 1860, ca. 1930); and an adjacent Equipment Storage Shed (ca. 1940), plus dry-laid stone walls, dating from the 18th and early 19th centuries, that are found in the northern and western sections of the fields and along both sides of Abbott Valley Run Road. Mid 19th-century stonewalls define the south side of the Franklin Farmhouse. Sites include the location of the ca. 1930 Franklin Silo, at the southwest corner of the Cow Stable; two early19th- century small structures, west of the Barn Complex; and a Well House, built over the stream that runs southwest of the Farmhouse. Fields and meadows slope from west to east from about a 250-foot elevation on the east face of Thompson Hill, to meet Abbott Valley Run Road, then continue east from the road, with rises and dips, to about a 140-foot elevation, just west of Rawson Pond. Franklin Farm lies within the Abbott Run and Pawtucket Reservoir Watershed.

The Franklin Farmhouse and Garage are in poor and degrading condition. Sections of the Metcalf/ Franklin Barn Complex and Cow Stable range from good to fair to poor condition. The Franklin Silo was demolished, though its foundation remains. Volunteer repairs as well as funding from the State Historical Preservation and Heritage Commission have allowed for repairs to be completed upon the barn roof.

In use until 1994 as one of the last dairy farms in Cumberland, the architectural components and historic landscape of the Metcalf-Franklin Farm document the early settlement of Abbott Run Valley and the development of its agriculture from the early 19th century until the end of the 20th century. Survival and preservation of this farm complex and open space, with its high scenic value, makes Franklin Farm a major cultural resource for the Town of Cumberland, its current owner.

The Franklin Farmhouse faces east and is located about 40 feet from Abbott Valley Run Road. Built by William E. Franklin after 1857, it is a late Greek Revival, one-and-one half story, flank-gable-roof, 5-bay, clapboarded house with an original one-and-one-half story kitchen wing attached to the south end of the house. A 20th-century, nine-bay, enclosed porch across the full width of this kitchen wing obscures the original, east, exterior wall and kitchen entry. Intact façade detailing includes a handsome, flat-head, trabeated entry with wide entablature and narrow, five-pane sidelights. Original window frames with slightly molded lintels are found on all elevations. Double-hung, six-over-six window sash has been replaced with modern, double-pane sash that replicates the original design. The hillside site allows direct entry into the south end of the kitchen ell. On the west side of the house, a small half-hip-roofed ell has been added to provide a second entry to the kitchen and space for a modern laundry.

The Franklin Farmhouse has a modified five-room floor plan. The main entrance opens to a generous center stair hall. The staircase has a handsome mahogany newel post on the lower level and double smaller newels post on the second level. On the first floor, the northeast front parlor, opening to the right, retains more elaborate detailing than the other first floor rooms; molded panels appear below each window and doors have shallow entablatures. An original wooden fireplace surround has a double-curved design. The woodwork has been painted over with a light gray wash that obscures original faux-marble graining. No evidence of a woodburning fireplace exists; cast-iron coal stoves likely originally heated this house. This parlor opens to a small northwest bedroom. The southeast front parlor shows the ghost of a fireplace mantel on the inside north wall. Installation of cast-iron steam radiators, probably in the early 1930s, has resulted in the removal of original fireplace mantels. Two small rooms across the west side, including one most recently used by William Rhodes "Rhodey" Franklin for an office, complete the plan of this main section. Simple, original, four-panel, wooden doors are found in all rooms; many of these doors have Victorian mercury glass knobs.

The cellar, with granite walls and approximately an eight-foot ceiling, offers excellent working space. Large, eight-foot to 12-foot, dressed-granite blocks form the cellar's foundation. The north end has a patterned brick floor; this space was reputed to be used for preparation and storage of seeds. A 20-foot, primitive carpenter's bench is located near an interior wall. The original chimney system has been replaced with a cinder-block stack tied into a ca.1930 coal-fired furnace, now converted to oil.

A two-bay, front gable roof Garage is located to the southwest of the Franklin House. The building is constructed with a wood frame atop a concrete slab foundation. The exterior walls are clad with wood shingles and the roof is clad with asphalt shingles. The two garage doors are modern, wood, overhead models with one row of six glass panes in each. The garage has a single, three-over-three, wood sash window on each elevation.

Historical Background:

The history of Franklin Farm is intimately tied to the settlement of Arnold Mills and Abbott Run villages and the development of Abbot Run Valley. In 1734 three-quarters of the mill privilege (of what would become Arnold Mills) was sold by Richard Atwell of Attleboro, Massachusetts, to William Walcott, Samuel Street and Daniel Wilkinson for the erection of a sawmill. By 1745, Amos Arnold, of Smithfield, purchased the sawmill and mill privilege, added a gristmill and gave the village his name. This land, part of Attelboro Gore, Massachusetts, was ceded to Rhode Island in 1746 and incorporated as the Town of Cumberland. Important early settlers included the Metcalf, Walcott, Bishop, Richards, Foster, Razee, Peck, Davis, Sheldon, Gould, Aldrich, Smith and Ide families (Simpson 1976: 28).

After World War II, the valuable farmland around Franklin Farm began to be sold for suburban development. The construction of Interstate 295, two miles to the south, and building of new access roads opened Cumberland to the explosive exodus from the congested urban centers of Central Falls, Pawtucket, Woonsocket and Providence. In 1940, the population of Cumberland was 10,625; it more than doubled between 1950 and 1980. The impact of automobile use, availability of low-interest mortgages, and demand for single family homes created a tremendous demand for house lots.

A series of aerial photographs available via ArcGIS online provided by the University of Rhode Island Environmental Data Center (shown in section C below) shows the residential encirclement of Metcalf-Franklin Farm on three sides. In 1939, no houses existed on the east side of Abbott Run Valley Road, from the former Davis Metcalf acreage south to Rawson Road. By 1966, bulldozers were clearing this land for a suburban plan, bounded on the south by Sun Valley Drive. By 1988, Rolling Green Drive, abutting the south bound of Metcalf-Franklin Farm's eastern fields was built up and Lonesome Pine Road connected Rawson Road westerly uphill to Diamond Hill Road (Route 114). New houses were built along appropriately named Barn Lane and Hayfield Road, abutting the south bound of Metcalf-Franklin Farm's western field. To the west of Metcalf-Franklin Farm, former apple orchards and fields lining Hillside Road were filled with house lots.

B. TRANSITION TO TOWN OWNERSHIP

In the early 1990's Cumberland's Town elected officials, the Conservation Commission, and the Department of Planning recognized that Metcalf-Franklin Farm, with its great scenic views, was of important historical, agricultural, and environmental value to the town and worthy of preservation. The Barn Complex and farmland were purchased from the Franklin family in 1994, using funds from the Rhode Island Water Resources Board. Subsequently, the house and its surrounding 2.15 acres were purchased in 2005 from the estate of William R. "Rhodey" Franklin, using the Town Open Space Fund. The goals of these land purchases were further elaborated upon in a conservation and management plan created in 2006 to support uses of the farm including historic, educational, recreational, agricultural and conservation activities.

As stated above, the Town Council and the Historic Metcalf-Franklin Farm Preservation Association worked together to create a conservation management plan outlining appropriate future uses for the house, barn, and property as well as identifying responsible parties for maintenance activities. There were actually two management plans created, Plan A which dealt with the fields, pastures, and barns, and Plan B which dealt with the farmhouse, garage, and garden. This two part conservation and management plan has been the guiding document for how fundraising, restoration, and activities and programs have progressed since 2006.

The management plan actually established that one of the purposes of the Franklin Farm Preservation Association was to develop a Master Plan for the Restoration of the buildings and property. This Rehabilitation Master Plan will finally meet that goal from 2006. In addition to general and specific use criteria, the management plan also stated that the Town would be responsible for general maintenance and that the Public Works department would conduct a walkthrough with the Franklin Farm Preservation Association to identify ongoing maintenance concerns. The Town has only recently begun to adhere to this maintenance requirement of the management plan. Town Planning Department Staff and Public Works Department Staff have been working jointly with the Historic Metcalf Franklin Farm Preservation Association to assure that ongoing maintenance needs are met in anticipation of significant rehabilitation work to come.

The Town has been fortunate to have the support of dedicated volunteers from the Historic Metcalf Franklin Farm Preservation Association who have been maintaining the grounds and farming on the property since 2006. Their work has assured continued use of the property and important agricultural harvesting that benefits the region. The Town has purchased hundreds of acres of land for conservation and open space since the year 2000, but the Franklin Farm stands out as a unique preservation investment not just in the Town of Cumberland, but statewide as an example of preserving the agricultural heritage of the Rhode Island.

Current Programs and Activities at Franklin Farm

The volunteers of the Historic Metcalf-Franklin Farm Preservation Association oversee several activities throughout the year that promote hands on experience in farming and agricultural science as well as educational programs to promote understanding of the local flora and fauna as well as historical understanding of the importance of the agricultural lifestyle in Rhode Island's history. The garden at Franklin Farm has become a gathering place for community residents interested in supporting locally grown agriculture.



Picture Posted August 2014, Franklin Farm Facebook Page

Below is a table summarizing the results of the seasonal harvest at Franklin Farm going back to 2007 and which entities received the harvest as food donations. Franklin Farm is currently the largest volunteer organization contributing vegetables to the Rhode Island Community Food Bank.

Season	RI Community Food Bank	Franklin Farm Farm Stand	Community Agencies	Total Harvest (includes other totals)
2007	2,813 lbs.	N/A	-	2,813 lbs.
2008	9,412 lbs.	750 lbs. (est.)	1,353 lbs.	11,515 lbs.
2009	7,625 lbs.	2,656 lbs.	2,085 lbs.	12,366 lbs.
2010	16,969 lbs.	5,265 lbs.	818 lbs.	23,052 lbs.
2011	24,507 lbs.	8,327 lbs.	4,690 lbs.	38,200 lbs.
2012	20,577 lbs.	8,795 lbs.	6,704 lbs.	36,104 lbs.
2013	7,476 lbs.	4,800 lbs.	4,700 lbs.	17,022 lbs.
2014	24,549 lbs.	7,600 lbs.	9,295 lbs.	41,444 lbs.
Totals	114,256 Lbs.	38,193 Lbs.	29,645 Lbs.	182,844 Lbs.

* Weights recorded from the RI Community Food Bank scales



Picture Posted May 2014, Franklin Farm Facebook Page

In 2014, the farm produced over 41,000 pounds of locally grown food, more than half of which was donated to the R.I. Food Bank. The farm produce has become an important contribution to food banks and local agencies that assist the neediest in our community and in our state. Farming activities at Franklin Farm have helped to continue the agricultural traditions first begun on site more than 150 years ago.

Throughout the year, Franklin Farm plays host to fields trips and various educational programs structured around teaching students the basic understandings of gardening, environmental science, agricultural history, and ecology. The elementary school field trips to the farm have averaged over 300 per year since 2010. The HMFFPA have put on “Outdoor Learning Plant Day” since 2005. This event allows students to become familiar with the vegetation of Franklin Farm and how farming relates to the history of the Town they live in. For a decade now, students have been involved in the educational programs of the Historic Metcalf Franklin Farm Preservation Association allowing for real world learning outside of the classroom.

Year	Number of Students
2005	30
2006	100
2007	100
2008	100
2009	80
2010	100
2011	80
2012	100
2013	80
2014	100

In addition to the elementary school programs, the HMFFPA have collaborated with other educational entities and institutions such as the Cumberland library, the Woonsocket Career and Technical Center, and Bryant University. These partnerships have expanded the reach of Franklin Farms benefits to individuals outside of Cumberland and expanded interest in the preservation of Franklin Farm. The HMFFPA would like to continue these successful partnerships and teach future generations of school children the benefits of stewardship of historical resources.

The concept underpinning much of these educational programs is based on a movement called “No Child Left Inside” learning. This concept seeks the enhancement of environmental literacy between kindergarten and 12th grade and the fostering of understanding, analysis, and solutions to environmental challenges. Legislation relating to “No Child Left Inside” learning was introduced in the U.S. Senate by Rhode Islander Senator Jack Reed in 2009 but was never voted on.

These types of field trips and learning experiences will be augmented once the historic farmhouse at Franklin Farm is fully rehabilitated and available for daily use. The current lack of functioning water, sewer, and electric means that portable restrooms are needed during the summer for school visits and limits the time and activities that can occur on site.



June 2014 B.F. Norton Field Trip, Franklin Farm Facebook Page

Grants and Donations Summary

Frank Geary and Denise Mudge of the Historic Metcalf-Franklin Farm Preservation Association (HMFFPA) have provided the following information for this report which details efforts of the HMFFPA since 2005 to raise funds, collect donations, and attain grants to aid in the preservation and rehabilitation of Franklin Farm. Since it's creation in 2005, the HMFFPA has raised over \$365,259 dollars in donations, in kind services, and grants to aid in their efforts.

Historic Metcalf-Franklin Farm Preservation Association Financial Grants, Donations and In Kind Services

Education

Year	Donor	Grant/Donation	In Kind
2007- Present	Kathy Lambert		\$3,000 per year
2011- Present	Lynn Dubeau		\$3,000 per year
2005 – 2014	School Field Trips(free to all schools, 3,000 students)		\$13,500
2011, 2014	Boy Scout Merit Badge Instruction		\$108.00

Grounds

Year	Donor	Grant/Donation	In Kind
2008 – Present	John Marchalkowski Haying		\$35,000
2011	UNFI Lime Fields	\$2,000	
2007 – Present	Franklin Farm Volunteers Lawn/ Yard Maintenance		\$9,504
2007 – Present	Maintenance of Fields		\$40,000
2008	Troop 1 Arnold Mills Eagle Project hiking trail / bird signs (improvements)		\$1,000
2014	Troop 1 Arnold Mills Eagle Project Sign		\$2,000

2014	Troop 1 Arnold Mills Eagle Project Flag Pole		\$500
2014	Troop 1 Arnold Mills Eagle Project Railing		\$600
2011	Cumberland Well Co.		\$4,800

Buildings

Year	Donor	Grant/Donation	In Kind
2005	Valley Breeze House Purchase	\$4,000	
2005	Pawtucket Water Supply Board House Purchase	\$5,000	
2005	Hard Luck, the movie House Purchase	\$4,000	
2005 – 2010	Cumberland Conservation Commission	\$10,000	
2007, 2009	Eastland Electric New Wiring, 200 Amp, Barn, & House		\$8,000
2007, 2009	Eastland Electric Material	\$1,000	
2008	RI Historical Preservation & Heritage Commission Barn Roof	\$46,000 matching grant	
2008	HMFPPA	\$46,000	
2008	Ferreira Home Improvement Labor House Roof		\$9,500
2012	Town of Cumberland	\$5,000 matching grant	
2013	Town of Cumberland	\$5,000 matching grant	
2014	Town of Cumberland	\$5,000 matching grant	

2011, 2012	Woonsocket Vocational Siding on Barn		\$11,000
2012	Woonsocket Vocational Door on Barn		\$900
2013	Woonsocket Vocational Roof on Tractor Barn		\$3,000
2014	RI Historical Preservation & Heritage Commission Master Plan	\$6,000 Matching grant	
2014	HMFFPA	\$5,000 matching grant	

Community Garden

Year	Donor	Grant/Donation	In Kind
2005 – 2008	Attleboro Farms Seeds / seedlings	\$2,000	
2008	Central Scale Cranston, RI Scale	\$350 value	
2005 – Present	Franklin Farm Vegetable Stand	\$1500 per year	
2005 – Present	Drivers		\$514.80
2005 – Present	Lafayette Masons Nate Whipple Hwy Cumberland RI	\$600 per year	
2006	Cumberland / Lincoln Rotary	\$500	
2007 -2011	Cumberland/ Lincoln Rotary	\$4,500	
2014	Cumberland Conservation Commission	\$500	
2015	UNFI	\$2,500	
2005 - 2014	HMMFPA Drivers/ delivery of vegetables		\$4,633.20

Equipment

Year	Donor	Grant/Donation	In Kind
2005	Ace Hardware Store, Cumb RI	\$250	
2007	Kerri Stonovitch Better Layer	\$8,000	
2013	Frank Matta 7' Rototiller attachment	\$3,000	
2013	Ray Fernandes	\$2,000	
2014	100 Women of Rhode Island Charitable Organization	\$9,000	

Misc. Contributions

Year	Donor	Grant/Donation	In Kind
2013	HMFFPA Fundraiser	\$7,000	
2013, 2014	Individual Donations	\$2,000	

Total = \$365,259

Craig Johnson has provided the following photographs of the farmhouse and land dating to the 1950's. In these photos it is easy to discern the lack of development of residential lots on the land surrounding Franklin Farm that occurred later in the 1960's, 1970's, and 1980's. The land is mostly vacant surrounding Franklin Farm.



Farmhouse Circa 1950's

Pre-Interstate 295 vehicular traffic was minimal and population was just slightly over 10,000 residents. The farm was part of a still existent, but quickly declining market for local agricultural products such as locally produced and distributed dairy.



Farmhouse Circa 1950's

C. HISTORIC AERIAL PHOTOGRAPHS

The following series of aerial photographs were downloaded through ArcGIS 10.2, ArcMap web service through ArcGIS online from data provided by the Rhode Island Geographic Information System (RIGIS). RIGIS is a consortium of government and private organizations employing computer and communications technology to manage and use a collective database of comprehensive geographically related information. The RIGIS data distribution system is hosted by the University of Rhode Island Environmental Data Center, and is maintained by the URI Geospatial Extension Program.

This series of historic aerial photography of the State of Rhode Island is presented in chronological order to document and illustrate how the farm and its context changed between 1939 and 2014. You can look closely to see building come and go, and how the fields and woods changed over time. The last image is how the farm looked in April of 2014. In some of the older aerials, the land around the farm included where the images were edge matched and thus a line with a break appears with some of the photos.



1939

Georeferenced historical aerial photography collected in May of 1939. The scanned images are panchromatic (black and white) and have a spatial resolution of approximately 4 feet.



1962

Georeferenced historical aerial photography collected in the spring of 1962. The scanned images are panchromatic (black and white) and have a spatial resolution of approximately 4 feet



1972

Georeferenced historical aerial photography collected in April 1972. The scanned images are panchromatic (black and white) and have a spatial resolution of approximately 3.5 feet.



1981

Georeferenced historical aerial photography collected in April 1981. The scanned images are panchromatic (black and white) and have a spatial resolution of approximately 7 feet.



1997

Orthophotographs collected in April of 1997 under contract by the Rhode Island Department of Transportation. The images are panchromatic (black and white) and have a 2-ft spatial resolution



2002

Orthophotography of Rhode Island's metropolitan core. These true color, 6-inch spatial resolution images were collected in April 2002 by the United States Geological Survey



2011

Orthorectified aerial photographs collected over April 29 - May 2, 2011 by Photo Science under contract from the Rhode Island Department of Environmental Management and USGS. The source images are 4-band multispectral (bands 1-2-3 in RGB are represented on this map), have a 6-inch spatial resolution, and are available from the Rhode Island Geographic Information System (RIGIS) consortium



2014

Orthorectified aerial photographs collected in April 2014 by Fugro EarthData under contract to the USGS. The source images are 4-band multispectral (bands 1-2-3 in RGB are represented on this map) and have a 1-foot spatial resolution.

III. THE SECRETARY OF THE INTERIOR STANDARDS

Before jumping into the master plan, a brief discussion on this country's national standards and guidelines as they pertain to preserving cultural landscapes is warranted. The following is a condensed version of our nationally recognized standards and guidelines to preserving cultural landscapes. These standards and guidelines strive to protect the significant features on cultural landscapes, thereby saving the entire landscape and its individual features from well-meaning but destructive use, change, and repair. These standards and guidelines DO NOT restrict using these landscapes. Rather, they provide caretakers with recommendations to save and use cultural landscapes in sympathetic ways without doing non-reversible damage, thereby losing such important and iconoclastic landscapes or their individual character-defining landscape features.

To protect the significant features of Franklin Farm while any work is done, the following standards and guidelines should be utilized: *The Secretary of the Interior Standards for the Treatment of Historic Properties With Guidelines for the Treatment of Cultural Landscapes*, edited by Charles A. Birnbaum with Christine Capella Peters, published by the U.S. Department of the Interior in 1996.

These guidelines recognize that historic materials and details have proven records for durability and compatibility, and that routine maintenance avoids costly repairs. The careful consideration of materials, finishes, proportions, and design elements, consistent with the style of the feature or structure will maintain or add value to the property and enhance its character. Inappropriate replacement of materials detracts from the landscape's character. If new materials are incorporated, care must be taken to assure that their physical properties do not conflict with the physical properties of the surrounding materials. If materials are improperly applied, it may cause or accelerate physical deterioration of historic fabric.

The National Park Service has identified four broad philosophical approaches that can be applied to this historic property. Often referred to as "treatments" for historic resources, they include preservation, rehabilitation, restoration, and reconstruction. Recommendations for the landscape are based on the design philosophy of the period of significance and suggested materials are appropriate to the period, but do not necessarily replicate all materials that once existed. This philosophy takes into account the need for modern conveniences and ongoing maintenance allowing the landscape to continue to change, and maintain the historic significance through landscape features appropriate to the period or the landscape's continuum. Preservation and rehabilitation are usually the most appropriate treatments for vernacular landscapes that now provide other functions, as accurate restoration to an earlier period is rare and reconstruction may not be appropriate. The implications of each treatment are summarized below:

Preservation is defined by the *Secretary of the Interior's Standards* as "the process of applying measures to sustain the existing form, integrity, and materials of an historic property" through the maintenance and repair of historic materials rather than extensive replacement and new construction. Preservation requires the retention of the greatest amount of historic fabric and may be appropriate if distinctive materials and features are intact. The goal of a preservation

project is to stop deterioration. Preservation is the least intrusive approach to repairing a landscape feature or structure, and is generally reserved for features and buildings that will function as examples of their period, such as house museums. New exterior additions are not included in preservation.

Rehabilitation is defined by the *Secretary of the Interior's Standards* "as the act or process of making possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features that convey its historic, cultural, or architectural values." Features can be repaired or altered to make their use compatible with the site's historic value and program, while preserving those features that are important in defining its significance.

Restoration is defined by the *Secretary of the Interior's Standards* "as the process of returning a building or landscape to a particular period of time, which is chosen for historic or architectural reasons." Restoration allows for the depiction of a building or landscape at a particular time by preserving materials from the significant period and removing materials from other periods. Due to the expense involved, restoration is often limited to buildings and sites with irreplaceable historic and architectural significance.

Reconstruction is defined by the *Secretary of the Interior's Standards* "as the recreation or reproduction of a vanished building with new materials following the exact form and detail of the building as it appeared at a specific period of time and in its historic location."

IV. LONG RANGE PLANNING & RECOMMENDATIONS

A. ARTICULATED VISION

The Historic Metcalf Franklin Farm Preservation Association has created a mission statement with three goals for implementing their mission. The mission of the Metcalf Franklin Farm Preservation Association is to:

- (1)** Maintain and preserve the historic farm land, historic farm walls and building;
- (2)** Grow fresh, natural produce for the RI Food Bank and local food pantries;
- (3)** Provide educational resources and outdoor learning experiences for all ages.

Preserving historic property for public use has been the overriding goal of the partnership between the Town of Cumberland and the Historic Metcalf Franklin Farm Preservation Association. The goals enumerated above create a shared vision for the property going forward which will allow the public to enjoy the property and learn about agricultural practices and methodology. The goals also enshrine the values of respect for cultural heritage and agrarian traditions and establish a basis for the methodical rehabilitation of the historic farmhouse explained below.

B. FRANKLIN FARM REHABILITATION AND RESTORATION REPORT AND COST ESTIMATES FROM HAYNES / DE BOER ARCHITECTURE AND PRESERVATION

OVERVIEW

In September of 2014, Haynes / de Boer Architecture + Preservation was engaged by the Town of Cumberland to undertake a Study of the Metcalf-Franklin Farm for restoration and adaptive re-use, as part of a larger Rehabilitation Master Plan. This study intends to address the following primary objectives:

- To identify, evaluate, and record existing conditions of the farmhouse, inside and out, including architectural and historical features and structural systems;
- To help determine the best uses for the farmhouse and develop strategies for improvements to the farmhouse and garage;
- To provide a useful document for future planning and fund-raising purposes.

For the purposes of this Study, the farmhouse was the primary focus and the nearby garage was evaluated in a cursory manner.

Since there were no extant architectural drawings of the building, we measured the three levels of the house and the immediate surrounding area to create a reliable set of floor plans (in digital format) and a rudimentary site plan reflecting existing conditions. We also measured the exterior walls to generate elevations of the farmhouse. These drawings, reductions of which are attached to this report, are used for reference and estimating and can also be used for future planning and improvements.

We visited the site on several occasions, measuring, photographing, and assessing existing and reasonably accessible conditions inside and out along with our structural consultant, Loren Yoder, PE. His report is enclosed in the Appendix.

A BRIEF ARCHITECTURAL HISTORY

According to the Rhode Island Historical Preservation and Heritage Commission's National Register Nomination Form prepared in 2007, the Metcalf-Franklin Farmhouse was constructed in 1857 and has retained much of its original form and detailing. On the exterior, it is believed that the front porch was closed in with windows and beaded board wainscoting sometime in the first half of the 20th Century. In recent years, the wood windows were replaced with vinyl units, awnings were added, and the roof replaced. Inside, major alterations occurred in the kitchen and bathrooms but most of the interior retains much of its original character.

SUMMARY OBSERVATIONS OF EXISTING CONDITIONS

GENERAL

The farmhouse and 2 car garage are situated on a 2.15 acre parcel, within a larger open land area comprising the historic Franklin Farm. The total lot coverage of the two structures is only about 2000 SF. The farm house is set back about 50' from the public right-of-way and the garage about 118'.



The late Greek Revival farmhouse has retained its essential form and character since its years. With some important exceptions, the house still has much of its historic fabric intact, which is quite remarkable for a structure more than 150 years old. It is a fine testament to the many generations of stewards who cared for the property. Since 2005, when the house was vacated by the Franklin family, efforts have been made by the Town and the Association to secure the house and prevent decay with the help of volunteers.

GROUNDS

The farmhouse sits on a slight rise, affording positive drainage away from its foundations. On the south side, a low stone retaining wall allows a grade change for easy access to the basement. Concrete pathways afford access to the 4 entrances to the farmhouse. A concrete apron about 18" wide was created at the base of the house to shed water away from the foundation walls. It has been reported that the original rain leaders were tied to an

underground drainage system leading to dry wells. It has also been reported that a septic system for the farm house is located in a field just west of the house.



The two-car garage, fronted by a substantial concrete apron or driveway, is roughly square in plan, framed in wood, and capped by a gable roof covered with asphalt shingles. It appears to be in good condition but, like the main house, in need of minor repairs and painting. For some time, the garage has served primarily as a staging and storage space for activities related to the community farming program.

There is no structured parking or clearly marked parking spaces on the property.

Recommendations for Site Improvements

- *Landscaping the front yard in keeping with its historic setting. Consideration of*
- *stone pavers (to replace the concrete paths), a period fence marking the property*
- *line along the road, signage, site lighting, plantings, etc.*
- *Consideration of a structured parking area, including designation of parking spaces for the handicapped.*
- *Creation of a curved path to provide access for the disabled to the farm house. (See Site Plan.)*
- *Plan for the preservation and maintenance of significant trees.*
- *Site survey to establish boundaries, topography, underground utilities, etc.*

EXTERIOR

The exterior envelope of the farmhouse exhibits a variety of conditions, with surfaces in need of repair, replacement, and/or restoration.



Green ‘architectural’ asphalt roof shingles, not historically appropriate, were installed a few years ago over new plywood sheathing. It also apparently covers the original built-in box gutters. Lack of gutters causes water run-off down the exterior walls on the east and west sides of the house, at times saturating the clapboards, windows, doors, and watertables below the eaves.



The two brick chimneys near the ridge are in need of repair and repointing.

The house is protected by a lightning arrestor system with a number of terminals on the peaks of the roof line. Its integrity or effectiveness was not determined.

All of the windows (except the basement and porch windows) were recently replaced with vinyl windows fitted with faux muntins. It has been reported that about 17 double-hung wood sash, presumably original, are stored in



and sills have been covered by vinyl cladding, concealing and possibly causing deteriorated conditions. The front porch has thin-line double-track aluminum windows inserted into the openings (with no evidence of having had primary windows).

Many of the windows have been fitted with aluminum awnings which are in a state of disrepair and should be removed in any restoration plan.

It appears that most of the wood trim and clapboards are in good condition. However, paint coatings show signs of cracking, peeling, blistering, fading, chalking, etc. All exterior painted surfaces are in need of comprehensive restoration and painting.



Pieces of plywood cover areas of suspected rot in soffits and at the SE corner of the porch. Foam insulation and stock trim have been used to fill gaps and holes along eaves and cornices.

Metal flashings at the base of dormers, chimneys, etc. are in suspect condition. The lead counterflashing at both chimneys is either missing or in complete disrepair.

Metal rain leaders are still mostly in place, although no longer in play since the built-in gutters were covered over some years ago.



Based on physical evidence, the front porch was originally open on the east and south sides with its roof supported by 3 columns in line with the brick piers supporting the floor deck. The SE corner of the porch exhibits settlement, evidently caused by ongoing deterioration and crushing of the wood sill.

The prefab metal bulkhead on the west side affords access to the basement. It needs painting.

The impressive stone foundation wall above grade is in good condition, only requiring some spot repointing.

Further research, investigation, and assessment required of the following:

- *Existence and condition of built - in gutters.*
- *Lightning protection system (by a licensed company).*
- *Historic paint color scheme.*
- *Existence and condition of dry wells and underground rain leaders.*
- *Evidence of original porch details.*

Recommendations for Improvements to the exterior of the farmhouse:

- *New built - in gutters to replicate originals with outlets connected to new rain leaders in existing locations.*
- *New cedar wood roof shingles to replace asphalt shingles.*
- *Repair and restoration of brick chimneys.*
- *New base, valley, edge, and counter flashings.*
- *New wood windows to resemble original windows (in place of vinyl units).*
- *Repair and restoration of broken, missing, and deteriorated components.*
- *Reconstruction of open front porch with 3 columns and railings.*
- *Repointing of masonry walls.*
- *Removal of window awnings.*
- *Stripping paint down to bare wood and repainting entire house in an appropriate historic color scheme*

INTERIOR CONDITIONS

Dimensionally, the main part of the house is about 24' x 32' in plan and the ell is about 15'- 6" x 32' long, totaling about 1264 gross square feet. The enclosed porch is 8' x 31', or 248 SF.



The basement of the farmhouse is unusual in that there are no load-bearing walls within the perimeter foundation. Only 4 columns and 2 masonry chimneys interrupt the openness. Internal access is provided with a wood staircase in the SW corner. A wide door at the south end of the ell affords easy access from outside and a set of steps on the west side provides access through a metal bulkhead.

The rough field stone foundation walls appear to be in a solid and stable condition. Much of the stone work has been parged and some of it whitewashed. The impressive cut granite stones on which the house sits appear to be in good condition with only some discoloration and paint on the surface.

A modern concrete block chimney provides a flue for the boiler, now disconnected.

A brick chimney, probably original, provides flues for an old gas range and incinerator in the basement, and the fireplace on the first floor.

The basement floor in the ell is mostly concrete slab. The remainder consists mostly of brick pavers. The ceiling in the ell is covered with a thick combustible composition board.

The exposed wood framing of the floor above is generally in good condition with some localized deterioration and deficiencies. There is no evidence of floor framing to accommodate a chimney or hearth stone. (See Yoder's report in the Appendix.)



Upstairs, the domestic interior features mid-19th Century details worthy of preservation, including 4-paneled wood doors and hardware, door and window casings, a 'false' mantel piece in the NE parlor, and a staircase with turned newel posts, molded handrails, and square balusters in stained mahogany. There is some evidence of faux-marble finishes on original woodwork.

Most of the walls and ceilings, made of horse-hair plaster on wood lath, are still largely intact with some cracking due to aging, thermal stresses, and settlement.



During the 20th Century, the fireplace on the 1st floor ell was rebuilt with a rustic stone mantel of pink granite and quartz pieces and a brick hearth; the kitchen was remodeled in

a vintage 1950's style with cabinets and stainless steel appliances and sink countertop; the bathrooms were also remodeled with all 1950's plumbing fixtures and finishes. Some of the walls were wallpapered and many of the floors on the first floor were apparently recovered with oak strip flooring, probably over the existing bare wood floors.



Upstairs, much of the interior rooms are still largely intact since the beginning. One room has been 'furnished' recently with antique pieces, lending it a sense of history. At the top of the central stairs, a ceiling hatch affords access to the attic. From a cursory look, the structural framing of the roof appears to be in sound condition. A layer of loose glass fiber insulation between the ceiling joists is quite thin and compact. The attic space is ventilated with louvers in the gable ends.

In several locations, holes have been made to access plumbing pipes in walls and ceilings and expel squirrels. Sections of plaster ceiling on the 2nd floor have deteriorated (and fallen) due to water infiltration over time. However, it appears that plaster damage occurred prior to the reroofing project.

Further research, investigation, and assessments required of the following:

- *Existence of hazardous materials in floor tiles, insulation, paints, etc.*
- *Historic paint finishes.*
- *Original flooring on first floor.*
- *Location of original fireplaces.*
- *Chimney flues.*
- *Structural framing of roof.*

Recommendations for Interior Improvements:

- *Structural repairs in basement (as per Yoder's report).*
- *Masonry repairs of foundation walls.*
- *Removal of composition board in basement ell ceiling.*
- *Removal of kitchen and bathroom appointments completely.*
- *Creation of apartment on 2nd floor as shown on drawings.*
- *Creation of new rear entry, two toilet rooms, wider doorways, etc. on first floor as shown on drawings.*
- *Repair and restoration of historic finishes.*
- *New doors and hardware where needed.*

STRUCTURAL SYSTEMS

A general examination of the structural integrity of the farmhouse was conducted by Loren Yoder, PE, of Yoder + Tidwell Ltd, structural engineering consultants. His report is included in the Appendix.

In summary, Yoder's recommendations include the following:

- *Consideration of localized reinforcement of the roof framing system in the event the structure is rehabilitated and requires updating to meet current snow design loads.*
- *Repair and / rebuilding of front porch floor structure as required, especially at the SE corner.*
- *New lally columns on concrete footings in basement to replace existing columns.*
- *Repairs to end of beam (next to front entry steps).*

MECHANICAL SYSTEM

Assessment of the existing plumbing, heating, and ventilating systems was not part of the scope of this Study. However, it should be noted that the plumbing system appears to be well over 50 years old and warrants complete removal and replacement. Waste water is discharged to a septic system to the west of the farmhouse and reportedly in compliance for the pre-existing use. The exact source of potable water needs further study.



Since the 1930's, it is believed the house was heated with an oil-fired steam boiler in the basement providing heat to cast iron radiators in most rooms. The system has been disconnected and abandoned in place some years ago, leaving the house without heat through the winters.

Further research, investigation, and assessments required of the following:

- *Existence of asbestos insulation.*
- *Septic system capacity and compliance for proposed uses.*
- *Water source.*
- *Oil tank.*
- *Availability of natural gas service.*

Recommendations:

- *New plumbing system and fixtures as required for proposed uses.*
- *New central heating and cooling system, gas - fired, zoned and controlled for optimum efficiency. Consider fan coil units in each room, with individual controls, hot - water, gas - fired boiler with direct vent, and A/C condensing units outside, behind the house.*
- *New natural gas service (from the street) for heating and cooling and cooking.*
- *Possible upgrading of existing septic system for new uses.*

ELECTRICAL SYSTEM

Assessment of the existing electrical systems serving the building was not part of the scope of this Study. However, it should be noted that the existing power line originates at the utility pole directly across the street and travels overhead to the SE corner of the main house where the meter is mounted.

The primary conductor terminates in electrical panels in the SE corner of the basement. From there, devices are fed by a mix of wires, from knob-and tube to Romex. It is assumed that any rehabilitation project will require the complete replacement of the existing electrical system, including lighting fixtures.

There is no evidence of a fire detection or alarm system in the building.

The telephone/data service also comes in overhead from the street, at the SE corner of the front porch.

Recommendations:

- *New electrical service upgrade, underground from new pole on west side of street, to provide greater capacity for air conditioning, etc.*
- *New panels, distribution, devices, etc. as required by code.*
- *New lighting fixtures throughout.*
- *New telephone / data system (if not wireless).*
- *New fire alarm and detection system, as per code.*
- *New exit signs and emergency lighting, as per code.*

COMMENTARY ON CODE - RELATED ISSUES

ZONING

Franklin Farm is located within the Town's A-2 Agricultural Medium Density Zoning District. Refer to other sections in the Rehabilitation Master Plan report for commentary on permitted uses and restrictions.

BUILDING CODE

In the event the Town proceeds with plans for rehabilitation and conversion to other uses, we recommend that such plans comply with the Rhode Island Rehab Code as amended. This process is likely to be most beneficial in preserving most of the architecturally significant characteristics of the farmhouse. This may involve consultations with the Rhode Island Historical Preservation and Heritage Commission prior to commencement of design work, including discussions regarding modifications to the exterior and within the more historic spaces and developing alternative strategies for intervention.

FIRE CODE

The RI Life Safety Code would apply in the event the house is converted to uses frequented by the public. The local Fire Marshal will have to be consulted early in the design process.

ENERGY CONSERVATION CODE

The thermal envelope of the building does not comply with current code standards for energy efficiency. There is insufficient insulation in the attic and none in the exterior walls. Most of the windows, once restored, will be single-glazed, with new triple-track storm windows on the exterior.

Any alterations and systems upgrades shall conform to Energy Code requirements insofar as possible. Unaltered portions of the existing structure are not required to be brought up to code.

ACCESSIBILITY

In the event the Franklin Farmhouse is used for public functions, any renovation plan should include accessibility 'to the maximum extent feasible' under Chapter 10 of the Rhode Island Rehab Code. This would require consultations with the State Historical Preservation Office, local code officials, and the State's ADA Coordinator.

The Town and the stakeholders have expressed a need to provide accommodations for persons in wheel chairs and with disabilities.

In our proposed plans, we recommend ramped access to the rear entrance to the ell, accessible toilet facilities, and access to all the rooms on the first floor. (The apartment on the 2nd floor is not required to meet ADA standards).



C. REHABILITATION RECOMMENDATIONS AND COST FIGURES

CONSIDERATION OF FUTURE USES

Based on the 2006 Conservation and Management Plan for Franklin Farm and recent discussions with the Town and the HMFFPA, a consensus has been reached to convert the farmhouse from a single family dwelling to small assembly uses on the first floor and a caretaker's apartment on the 2nd floor.

Although no specific uses have been agreed upon for the 1st floor, any plan for rehabilitation should provide reasonably flexible accommodation for such anticipated uses as meeting space for local boards, space for local historical and educational exhibits, and perhaps an office for the Association and storage for its collections.

STRATEGY FOR IMPROVEMENTS

Given our findings and the collective desire to convert the farmhouse to multiple uses, we recommend a comprehensive rehabilitation that is responsive and accommodating to proposed uses and fully compliant with accessibility, energy conservation, and fire and life safety code requirements. As importantly, the introduction of all new systems and the restoration of key elements and historic finishes should be included in any renovation plan. At this time, we do not recommend phasing the work given the relatively small scale of the building and the need to do so much to make the building usable and occupiable as envisioned.

On the exterior, we recommend:

- *New wood shingles on the roof.*
- *Rebuilding of brick chimneys.*
- *New wood windows and 2 new skylights.*
- *Opening up front porch and introducing columns and railings.*
- *Extending back ell to incorporate porch and new accessible entry.*
- *Rebuilding box gutters.*
- *Painting.*
- *Stone steps at front and side doors.*

On the interior, we recommend:

- *Removal of kitchen and bathrooms.*
- *New toilet rooms for both sexes (one accessible unit).*
- *Alterations to 1st floor to provide accessible doorways to each room.*
- *Creation of an apartment for one person or couple on 2nd floor separated from the 1st floor functions. Apartment to include new kitchen and bathroom.*
- *New central heating and cooling system.*
- *New plumbing system.*
- *New electrical system and lighting throughout.*
- *New fire alarm and protection system*

COST ESTIMATES

The following cost estimates, organized as per CSI format and generally by trade, reflect most of the recommendations. They include but are not necessarily limited to the following:

1.0 GENERAL CONTRACTOR REQUIREMENTS

- 1.1 Supervision
- 1.2 Insurance
- 1.3 Permits
- 1.4 Temporary Utilities
- 1.5 Temporary barriers, shoring, etc.
- 1.6 Staging / scaffolding (as per OSHA and pertinent regulations)
- 1.7 Dumpster / rubbish removal and disposal
- 1.8 Submittals, including shop drawings and samples:

SUBTOTAL **\$ 6,550.**

2.0 SITE WORK (EXCLUDING LANDSCAPING)

- 2.1 Selective removals.
- 2.2 Removal of hazardous materials (by others).
- 2.3 Excavations for new back porch, steps, and ramp.
- 2.4 Trench excavations for utilities (electrical conduits, gas service, sewer, etc.).

SUBTOTAL **\$ 18,250.**

3.0 CONCRETE

- 3.1 New concrete footings for rear porch, steps, and ramp.
- 3.2 New concrete footings for new steel columns in basement.

SUBTOTAL **\$ 2,400.**

4.0 MASONRY

- 4.1 Spot repointing of stone foundation walls and brick piers at porch.
- 4.2 Repointing of both brick chimneys 100%.
- 4.3 Granite field stone steps at front entry and front porch entry.

SUBTOTAL **\$ 12,700.**

5.0 METALS

5.1 New metal railings at rear porch and ramp as required.

5.2 Two new steel columns, with cap and base plates, in basement, as shown.

SUBTOTAL

\$ 2,200.

6.0 CARPENTRY

6.1 Structural framing repairs to front porch, SE corner, as required.

6.2 New wood-framed rear porch with cedar deck steps, wood columns, roof framing (with shallow hip), moldings, railings, etc.

6.3 At front porch, repairs to floor deck, new round columns, railings between columns (with simple square balusters), etc.

6.4 Allowance of \$10,000 for miscellaneous existing wood repairs to existing framing, sheathing, finish woodwork as required and as directed (only conditions not specifically addressed).

6.5 Interior woodwork, including new partitions, reframing door openings and window frames, kitchen cabinets, countertops, etc.

SUBTOTAL

\$ 92,400.

7.0 THERMAL AND MOISTURE PROTECTION

7.1 New cedar shingles on sloped roofs (to replace asphalt shingles).

7.2 New hanging half-round lead-coated copper gutters and rain leaders (connected to existing underground drains to dry wells). Alternate: Built-in lead-coated copper box gutters to match existing.

7.3 New rubber roof membrane on shallow hip roof of rear porch/entry.

7.4 Allowance of \$5,000 for miscellaneous flashing repairs as required.

7.5 Blown-in fiberglass insulation in attic (to replace existing) and in accessible stud spaces in exterior walls.

SUBTOTAL

\$ 75,250.

ALTERNATE: Built-in gutters, add

\$ 9,360.

8.0 DOORS AND WINDOWS

8.1 New wood sash (to replace existing vinyl windows). Assume all new wood sash to match existing with new hardware to match, including:

- 27 – 2'-6" x 4'-9" (6/6 sash)
- 3 – 2'-6" x 2'-8" (3/3 sash)

- 8.2 Repairs to existing basement sash to remain.
- 8.3 New fixed wood sash side lites for rear porch entrance.
- 8.4 New Velux skylights (2 – 2' x 3') on west roof slope.
- 8.5 New wood doors and frames as shown, including:
- Rear entrance door 3' x 6'-8", 4 panels.
 - New interior doors (104, 105, 106, 107, and 201) to resemble existing 4-panel
 - Wood doors. Door casings to match existing.
 - Two pairs of 2-panel closet doors (102 and 103).
- 8.6 New door hardware to suit. Provide lever handles on new accessible doors 101, 105, 106, and 107. Repairs to existing doors and hardware to remain.

SUBTOTAL	\$ 53,500.
ALTERNATE: Add triple track storm windows	\$ 11,200.

9.0 FINISHES

- 9.1 New gypsum wallboard with veneer plaster in new interior spaces (toilet rooms, rear entry, kitchen, etc.).
- 9.2 Stripping of wallpaper and plaster repairs as required to receive painted finish.
- 9.3 Resilient sheet flooring (e.g. Marmoleum) in new toilet rooms.
- 9.4 New wood flooring in rear entry area to match existing.
- 9.5 Refinishing of existing wood flooring throughout as directed.
- 9.6 Exterior painting: Stripping of paint down to bare wood; preparation for painting and painting 3 coats; color to resemble original scheme.
- 9.7 Interior: Prepare for painting and paint wood and plaster surfaces 3 coats; colors to be determined.

SUBTOTAL	\$ 76,300.
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10.0 SPECIALTIES

- 10.1 Toilet and bath accessories.

SUBTOTAL	\$ 1,050.
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15.0 MECHANICAL

- 15.1 New central heating and cooling system, zoned and controlled for optimum efficiency. Assume fan coil units in each room, with individual controls, hot water gas-fired condensing boiler with direct vent, and A/C condensing units outside.
- 15.2 New natural gas service (from street) for heating, and cooling.
- 15.3 New plumbing system, including water service, water heater, pipe distribution, fixtures, fittings, etc. as per code. (For the study, it is assumed that the existing septic system is functioning and in compliance with current regulations.)
- 15.4 Ventilation for toilet rooms and attic spaces.

SUBTOTAL **\$ 85,000.**

16.0 ELECTRICAL

- 16.1 New electrical service upgrade, underground from new pole on west side of street.
- 16.2 New panels, distribution, devices, etc. as per code.
- 16.3 New lighting fixtures throughout.
- 16.4 New telephone/data system.
- 16.5 New fire alarm and detection system as per code.
- 16.6 New exit signs and emergency signs as per code.

SUBTOTAL **\$ 45,000.**

17.0 GARAGE

- 17.1 Minor exterior repairs and painting **\$ 5,000.**
-

TOTAL Rehabilitation Project Cost **\$ 496,160.**

Notes on Estimates:

1. Most of the budget prices were generously provided by Stephen J. Tyson, Jr., President of Architectural Preservation Group of Warwick, RI . APG is well-known as specializing in old house restoration and rehabilitation throughout southern New England.
2. Budget prices were based on site observations, existing condition floor plans and exterior elevations, first and second floor plans showing proposed improvements, and Outline Scope of Rehabilitation Work dated 2/14/15.
3. Exclusions: contingency, landscaping, and upgrading the septic system as suggested in our list of recommendations.
4. Estimates are preliminary and presented here for planning and budgeting purposes only. (See Disclaimer). To develop more accurate and reliable costs, agreement is needed on a budget, site survey information, a more detailed systems design approach and a clearly defined scope of work.
5. Estimates do not include 'soft' costs such as professional architectural and engineering and site survey fees. Once a specific scope of work is established, a professional fee structure can be developed.

DISCLAIMER

This report and analysis is based upon general observations of the visible and apparent condition of the building and its major components. Although care has been taken in the performance of these observations, Haynes/de Boer makes no representations regarding latent, unobserved or concealed defects which may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.

Conclusions within this report are based on estimates of the age and normal working life of various items of equipment and appliances. Predictions of life expectancy and the balance of life remaining are necessarily based on opinion. It is essential to understand that actual conditions can alter the remaining life of any item. The previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, acts of God and unforeseen circumstances make it impossible to state precisely when each item would require replacement.

The Owner should be aware that certain components may function consistent with their purpose at the time of our observations, but due to their nature are subject to deterioration without notice.

The Architect and Architect's consultants assume no responsibility for the discovery, identification, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to lead paint, asbestos, PCB's, mercury or other toxic substances.

In addition to this report, other sources of information should be considered. Codes and regulations are subject to "interpretation" by the authority having jurisdiction. These authorities should be consulted before drawing any conclusions.

Estimates of construction cost, if any, prepared by the Architect represent the Architect's best judgment as a design professional familiar with the construction industry. However, they are not based on a detailed quantity takeoff. Also, it is recognized that neither the Architect nor the Owner has control over the cost of labor, materials or equipment; over the Contractor's method of determining bid prices; or over competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the estimates.

D. LAND USE AND ZONING OVERVIEW AND RECOMMENDATIONS

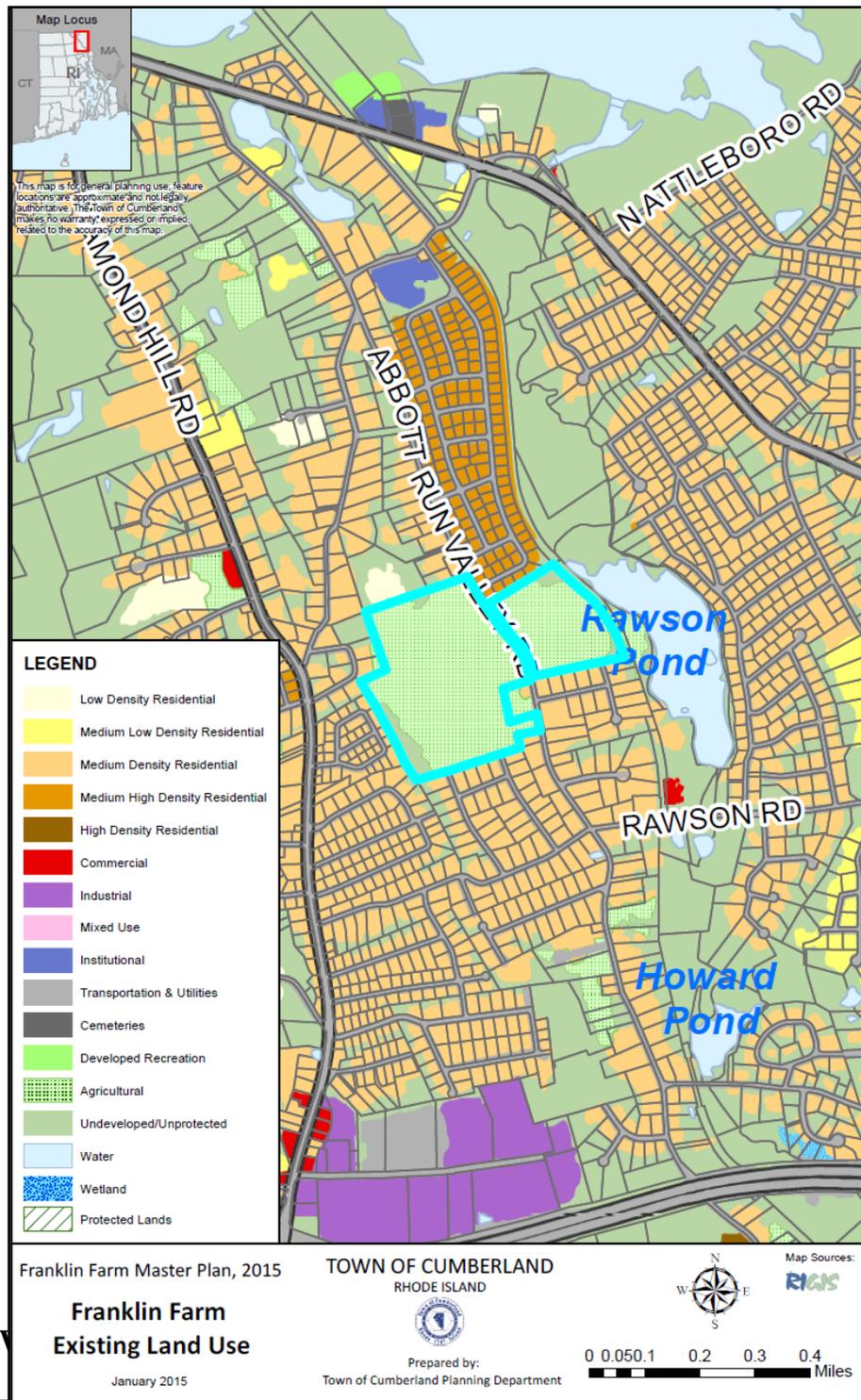
Land Use

The Town of Cumberland Department of Planning and Economic Development utilized the most recent Existing Land Use coverage data provided by the Rhode Island Statewide Planning Program and hosted by the University of Rhode Island's Environmental Data Center and created the following Land Use Map for Franklin Farm showing the land use types on the two parcels as well as neighboring land uses. Franklin Farm is bordered by a range of medium to medium high density residential development that is characteristic of the trend of residential development in the northern part of Cumberland in recent decades. As depicted in the historic aerial photography above, much of the land that abutted Franklin Farm was also was either agricultural or open space land for many decades up until the residential development boom of the 1960's – 1980's.

The existing patterns of development lend themselves to a continuance of residential development pressure in the neighborhoods abutting the Franklin Farm land. The Town of Cumberland's proposed Future Land Use in the 2015 Comprehensive Plan Update plan shows a continuance of medium to high density residential development in the land immediately abutting Franklin Farm, with the Franklin Farm land itself continuing as conservation land to be used for agriculture. The following densities are the breakdown for future residential land use as proposed in the Town's Comprehensive Plan update:

Medium Low Density Residential – Areas allowing for single family homes on lots of 1 to 2 acres
Medium Density Residential – Areas allowing for residential housing on 1 to ¼ acres lots
Medium High Density Residential – Areas allowing for residential housing on ¼ to 1/8 acres lots
High Density Residential – The densest of the Town's residential zones, allowing residential units on lots 1/8 acres or less

As the Town plans for managing future growth pressure, conserved land such as Franklin Farm will become more valuable. The Town and the Historic Metcalf-Franklin Farm Preservation Association (HMFFPA) would like to see this land continually preserved and used for agriculture, open space, education, and town government use, possibly as a historical museum.



Wetlands

Within the Blackstone River Sub-Basin there are ten different wetland types classified by the Department of Environmental Management as freshwater wetlands. The following wetland types characterize the Blackstone River Sub-Basin: Emergent Wetland with Marsh or Wet Meadow, Emergent Wetland Fen or Bog, Scrub-Shrub Wetland with Shrub Swamp, Scrub-Shrub

Wetland with Fen or Bog, Forested Wetland Coniferous, Forested Wetland Deciduous, Forested Wetland Dead, Lacustrine Open Water Lake, Palustrine Open Water Pond, Riverine Nontidal Open Water, Riverine Tidal Open Water. The most prevalent wetland type in the Blackstone River Sub-Basin is the Forested Deciduous Wetland.

The accompanying “Surface Waters and Wetlands Map” shown below outlines the areas around Franklin Farm where wetlands are present. Generally speaking, wetlands are areas where water covers the soil or is near the surface of the soil for varying periods of time during the year. Wetlands commonly occur between uplands and water bodies such as lakes, rivers, and streams; however, many wetlands may be isolated and separate features in the landscape. Cumberland’s vegetated wetlands include swamps, marshes, bogs, emergent shrub, and forested wetlands. Vegetated wetlands may have standing surface water above the ground or a water table that is underground but close to the surface at least part of the year.

For regulatory purposes, that area of land within 50 feet of a swamp, marsh, bog, or pond is considered “perimeter wetland”. That area of land within 100 feet of both sides of a river or stream less than 10 feet wide and that area of land within 200 feet of a river or stream 10 feet wide or greater are called “riverbank wetlands”. When left in an undisturbed condition, these upland areas can minimize the effects of development on wetlands and protect wetland functions and values.

As noted in the section below, hydric soils are one important factor in determining the presence of wetlands on a property. The Soils map shows below that hydric soils are present on part of Franklin Farm and much of the land north and west of Franklin Farm. Much of this area become residential and developed in the period of time before the Rhode Island Freshwater Wetlands Act was adopted and enforced.

Soils

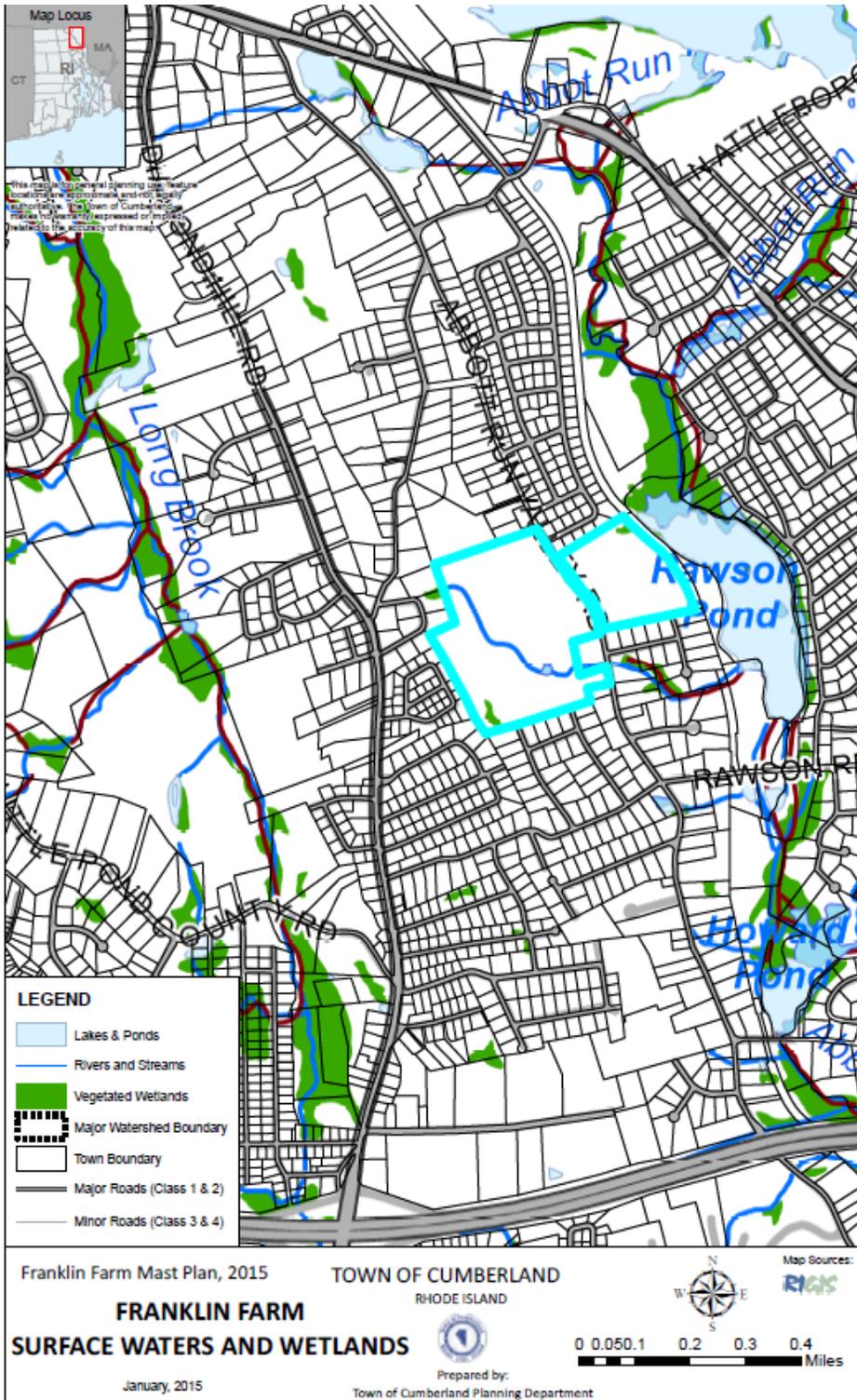
Soils are the surface layers of the earth. They are usually created by modification of surficial geologic material by the weather and climatic conditions. Soils are composed of gaseous, water, organic, and rock constituents. Variations in these constituents give soil a set of physical characteristics. The physical characteristics of soil determine their ability to support weights, susceptibility to erosion and failure in sloping terrain, capacity to receive and transmit water, and

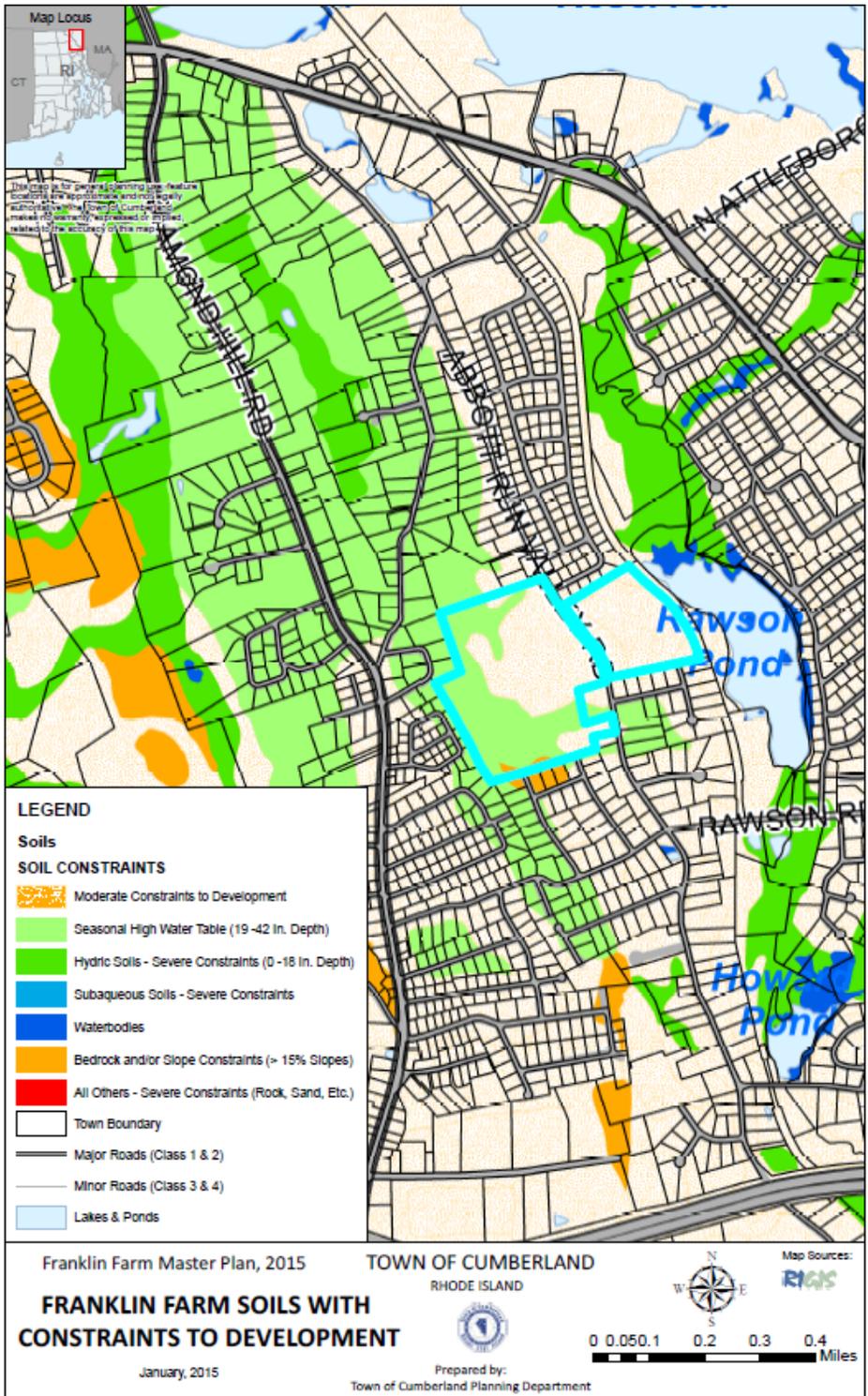
economic value (particularly for agriculture).

Soil types within the Town of Cumberland were mapped and analyzed by the Natural Resources Conservation Service (NRCS). The accompanying Soil with Constraints to Development Map and Prime Agricultural Soils map are two maps showing soils with development constraints as well as farmland soils, those whose physical characteristics make them highly suitable for crop production. Farmland soils are important for their resource potential.

Franklin Farm resides entirely within an area of prime agricultural soils. As the maps show, much of the areas of prime agricultural soils surrounding Franklin Farm have been developed, and thus lost to any future agricultural use. Most of the agricultural soils of statewide importance have also been developed in the areas surrounding Franklin Farm. In the area shown on the maps below, Franklin Farm is the largest contiguous area of prime agricultural soils or agricultural soils of statewide importance.

Farmland is finite and irreplaceable. Good soils takes thousands of years to be created and just a fraction of the landscape has topsoils suitable for agriculture. With this in mind, the protection and conservation of the 65 acres of land that Franklin Farm resides upon becomes even more important as the Town and the Franklin Farm and the Historic Metcalf-Franklin Farm Preservation Association (HMFFPA) consider appropriate preservation options for the future uses of the land as well as the rehabilitation of the farmhouse on site.







Franklin Farm Master Plan, 2015

TOWN OF CUMBERLAND
RHODE ISLAND



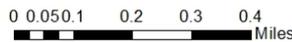
Map Sources:



**FRANKLIN FARM IMPORTANT
FARM SOILS**



Prepared by:
Town of Cumberland Planning Department



April, 2015

Zoning

The definition of zoning as described in A Planner's Dictionary, APA Planning Advisory Service, 2004 is as follows:

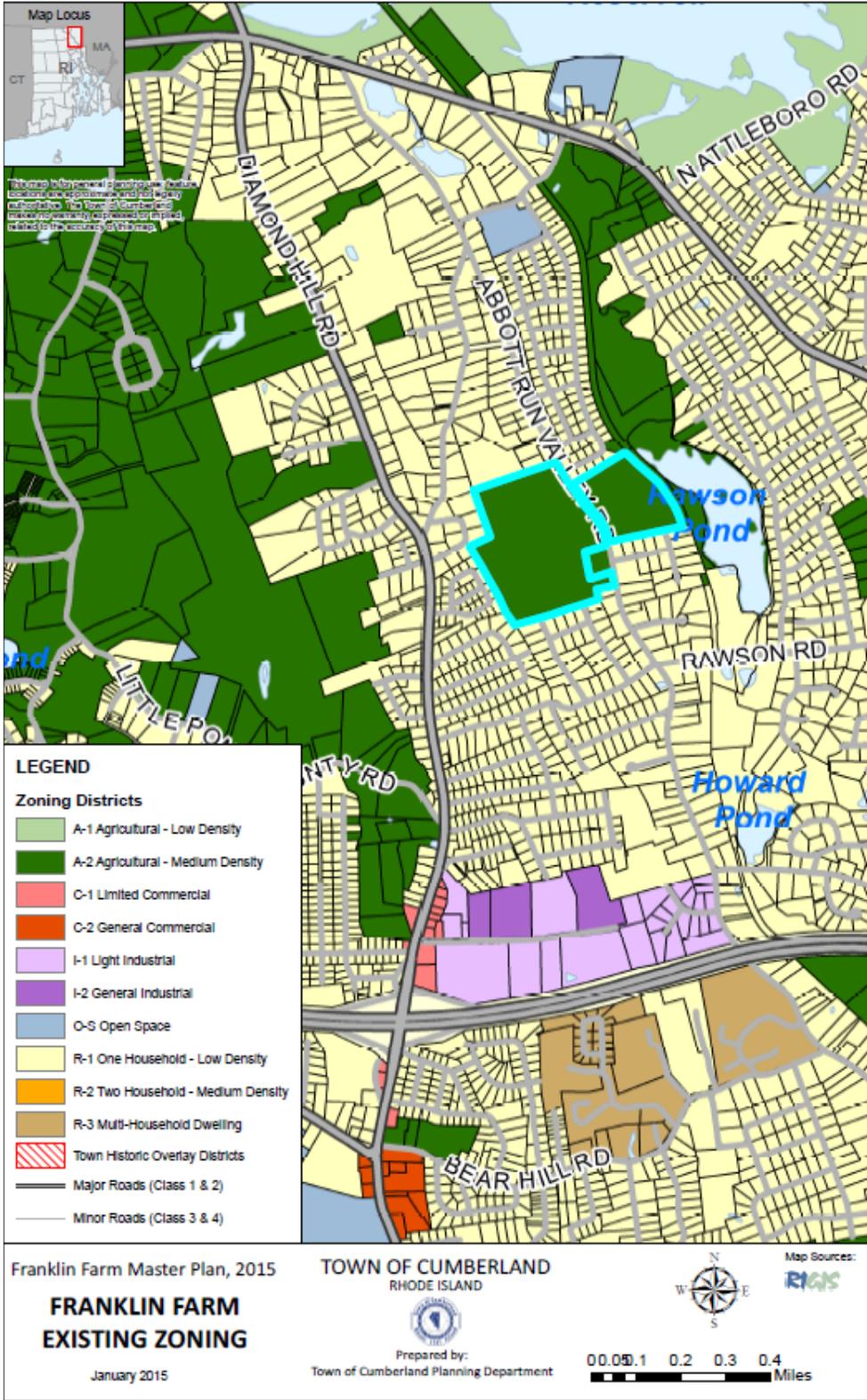
"A police power measure in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, height, lot coverage, placement, and other development standards." – APA Planners Dictionary, 2004.

In general, zoning regulations are used to control the pattern of development of a community over time so that incompatible uses are avoided in the development and siting processes. The types of zoning districts in the areas near Franklin Farm and shown in the accompanying map range from industrial uses about a half mile south of the farm to low density residential uses in the subdivisions along Diamond Hill rd. and Abbot Run Valley rd.

Franklin Farm currently resides in the Town's A-2 Agricultural Medium Density Zoning District. This zoning district is intended for agricultural use and rural density single dwelling unit detached structures, located on lots with a minimum land area of 80,000 square feet. The A-2 District itself does not protect or preserve land for strictly agricultural purposes, but limits the kind of development allowed in this part of town to a few specific allowed uses such as dairy farming, general crops, animal husbandry, open space, passive recreation, town government and single family dwellings.

As shown on the following Existing Zoning Map, the A-2 District in which Franklin Farm resides is immediately adjacent to large tracts of residential land that is zoned R-1 One Household Low Density. This zoning district is intended for low density residential areas comprised of single dwelling unit structures located on lots with a minimum land area of 25,000 square feet for areas serviced by sewer and water; 40,000 square feet for areas serviced by either sewer or water but not both; and 80,000 square feet for areas not served by both water and sewer.

The pattern of development that emerged over the decades which saw residential development overtaking land that was once used for strictly agricultural purposes has been a common pattern across Rhode Island and New England as a whole. There are multiples reasons for this outcome tas diverse as the institution of the 30 year mortgage as the standard form of financing home purchases, which made owning a home more affordable and stable and allowed for a building boom for decades; laws passed that banned direct sales of raw milk to customers which had a strong negative effect upon the dairy farming industry; as well as the growth of large agribusiness that used economies of scale to push out small farmers and take over markets that were once local. All these factors played into the decline of small farming in Rhode Island and across the region.



Preservation Strategies and Options:

Historic farms are living, working landscapes that have been changing since the first seeds were sown, and thus are in constant flux. The best way to preserve the appeal and value of such a place can be found in the correct preservation approach. In most cases, such as at Franklin Farm, preservation of a historic farm landscape will fall under *The Secretary of the Interior's Standards* treatment of *rehabilitation*, which allows for the adaptive reuse of a property, while preserving those features that convey its historical, cultural, or architectural values.

Under rehabilitation; alterations, additions, and repairs needed to keep the property in use should be compatible with the historically significant components or features of the landscape. For instance, at Franklin Farm, this might mean converting the extant structures to new uses, such as the farmhouse being used as meeting space for town committees and possibly as a town museum showcasing the agricultural history of the community. This farm, this agricultural landscape represents a continuum of agricultural practices. This type of landscape is among the most iconic landscapes we have and Cumberland is fortunate to have saved it through purchase and to have the Historic Metcalf-Franklin Farm Preservation Association continue to maintain the property on the Town's behalf. And although its primary use as a family farm has changed, the partnership between the Town of Cumberland and the HMFFPA will assure that new generations of Town residents will enjoy the land as a shared resource.

Currently, the property is being protected for historic preservation in several ways. The Town purchased the property from the private owners as discussed previously and have adopted a Management Plan outlining the appropriate uses of the property and the buildings. In addition, Franklin Farm is listed on the National Register of Historic Places allowing for Section 106 review by the State Historic Preservation Office (SHPO) for any federal projects or federal funding that would have an impact on Franklin Farm.

Throughout the drafting of this Master Plan, HMFFPA members and Town staff have identified that higher levels of preservation should be explored to assure Franklin Farm is preserved for future generations and that development pressures will not affect the pristine property in the years to come. With this in mind, a range of preservation options are considered below, with brief explanations as possible strategies for the Town and HMFFPA to consider implementing after the adoption of this Master Plan by the Town.

To further cement the historic preservation intentions of this Master Plan, we now reference the goals, policies and actions promoting historic preservation in the Town's Comprehensive Plan as Updated in 2015 and pending review and adoption by the Town Council.

Comprehensive Plan Goals, Policies, and Actions supportive of this project

Goal NR.1 PROTECT AND PRESERVE THE TOWN'S NATURAL RESOURCES INCLUDING UNIQUE ENVIRONMENTAL AREAS; SURFACE AND GROUND WATER QUALITY AND QUANTITY; AGRICULTURAL SOILS; TREES; AND RURAL CHARACTER.

Policy NR.1.8 Encourage the preservation of prime agricultural soils and farmland for active agricultural use.

Goal CR.4 PRESERVE AND PROTECT HISTORIC TOWN-OWNED STRUCTURES AND REUSE HISTORIC TOWN BUILDINGS

Action CR.1.2.1 Integrate Historic Preservation Planning concerns with other areas of municipal planning and decision-making.

Review of Possible Preservation Options

Purchase of Development Rights

Purchasing Development Rights is usually a public program that pays landowners the fair market value of their development rights in exchange for a permanent conservation easement that restricts development of the property. PDR programs are strictly voluntary and are usually funded by the sale of bonds or property tax revenues. Once an agreement is made, a permanent deed restriction is placed on the property which restricts the type of activities that may take place on the land in perpetuity. In this way, a legally binding guarantee is achieved to ensure that the parcel will remain agricultural, or as open (green) space forever. This is because the agency involved retires the development rights upon purchase. The deed restriction may also be referred to as a conservation easement, or, since most PDR programs are designed to preserve agricultural use, an agricultural conservation easement

Historic Preservation Easement

An easement is a private, legal interest conveyed by a property owner to a qualified preservation organization or government agency. The donation of an easement is usually voluntary; once in place, however, most easements are perpetual (that is they are permanent) and bind both current and future owners to protect the historic character and values of the property. On occasion, an easement may last for a defined period of time (for examples, twenty or thirty years); this type of easement is referred to as a "term" easement and is often a condition of grant-funded projects on historic properties.

Legally, preservation easements are a "partial interest" in real property: owners retain numerous rights to the property (for example, the right to live in, use, maintain, sell, or give away) but transfer other specific rights to the easement-holding organization. These transferred rights protect a historic property from activities that would be inconsistent with the preservation of the property, such as the demolition or inappropriate alteration of historic buildings, or the subdivision of surrounding land. Preservation easements also typically protect against the deterioration of protected features by imposing maintenance obligations on the property owner.

Historic District Zone Addition

The Town of Cumberland has Historic District Zoning which allows for design review of alterations, additions, renovations to the exteriors of structures located within Town designated historic districts. Historic District Zoning is codified in article 8 of the Town of Cumberland Zoning Ordinance which sets forth the purpose of; Safequarding the heritage of the town by preserving designated districts and structures of historic or architectural value which reflect elements of Cumberland's cultural, social, economic, political, and architectural history.

This review process requires that before any external changes are made to a structure in a historic district, the proposed changes would have to be brought before the Town's Historic

District Commission (HDC) and approved at a meeting of the HDC. Historic District Zoning protects property by ensuring that changes to the property have to be reviewed and found consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties. If a new Historic District were to be created, it would have to be recommended and approved by the Town Council.

Preserve RI Curator – Caretaker option

Preserve Rhode Island currently runs a historic curator program that works to restore the state historic structures. The program is administered through a lease agreement between Preserve Rhode Island and the property owner which enumerates certain work and costs that can be born by the property and owner and cost for rehabilitation that will be borne by Preserve Rhode Island. The curator program assists property owners with management and ongoing care of their historic properties.

Recently, the curator program was utilized in Lincoln, RI to help preserve the historic Chase Farmhouse. That project consisted of a lease agreement between Preserve RI and the municipality of Lincoln as well as sub leases for a curator and a second tenant at market rate prices. Using the rent generated from the market rate tenant, the curator will be able to rehab the structure. The curator program is unique in Rhode Island as it allows rehabilitation and restoration of historic properties while requiring a full time presence of a curator to assure the completion of projects.

Management Plan Update

The Town of Cumberland currently has a Management Plan for the Franklin Farm. This plan was adopted in 2006 by a Resolution the Cumberland Town Council. The Management Plan specifies allowed and prohibited uses on the property and how it is to be managed and maintained. The Management Plan is now 9 years old and should be reviewed and updated. If the Town and HMFPA decide to update the existing Management Plan for Franklin Farm, there could be changes made to the sections on signage, property maintenance, and use categories. These changes could help to strengthen protection of the property and appropriate use of the buildings to assure long term protection of historic assets. If the Management Plan is updated, changes made should be harmonious with the goals and objectives of this Master Plan report.

Funding the Vision:

As described in the rehabilitation and Re-Use report and cost estimates provided by Haynes /De Boer Architecture and Preservation, the cost to fully rehabilitate the farmhouse at Franklin Farm is estimated to be \$496,160. With this cost be close to half a million dollars, the HMFFPA and the Town of Cumberland will likely have to pursue several sources of funding in the coming years to fully rehabilitate the farmhouse as described in this Master Plan. In the section below, we describe several entities, both governmental and private, in which grant funding could be secured over the next several years in order to attain the goals of this Master Plan. The HMFFPA, with the support of the Town of Cumberland Planning Department have already submitted a grant request to the Champlin Foundations for 2015 in support of this Master Plan to rehabilitate the historic farmhouse.

John H. Chafee Blackstone River Valley National Heritage Corridor

On December 19, 2014, President Obama signed the legislation that established the Blackstone River Valley National Historical Park, the 402nd park in the national park system. The same legislation also extends the authorization of the John H. Chafee Blackstone River Valley National Heritage Corridor for six years, through the end of Fiscal Year 2021, and adds the Town of Auburn, Massachusetts, and additional portions of Providence, Rhode Island to the Heritage Corridor.

The Blackstone River Valley National Historical Park was established to help preserve, protect, and interpret the nationally significant resources that exemplify the industrial heritage of the Blackstone River Valley. The park will also support the preservation, protection, and interpretation of the urban, rural, and agricultural landscape features (including the Blackstone River and Canal) of the region that provide an overarching context for the industrial heritage of the Blackstone River Valley

In recent years, the Blackstone River Valley National Heritage Corridor supported communities with grant funding as well as plan assistance for community planning as well as historic preservation efforts. Now with the establishment of a National Park, more federal funding will be available to communities within the Blackstone Valley for historic preservation efforts.

The Rhode Island Historic Preservation and Heritage Commission

In 2002, 2004, and 2014, Rhode Island voters approved bond issues to fund a historic preservation grant program operated by the Rhode Island Historical Preservation & Heritage Commission (“RIHPHC” or “the Commission”) to fund capital preservation for renovation projects at public historic sites, museums, and cultural art centers located in historic structures in the State of Rhode Island.

The State Preservation Grants Program was created because state lawmakers and voters recognized that many significant properties controlled by public agencies and non-profit organizations need extensive repairs or restoration; that it is essential to preserve landmarks that embody our heritage; and that arts, culture, and civic organizations face unique challenges in updating their historic facilities for new audiences and programs. Preserving these particular landmarks—theatres, museums, concert halls, dance spaces, art centers, public historic sites—contributes to the quality of life in Rhode Island and insures that our arts, culture, and civic facilities continue to inspire new generations. Moreover, historic preservation creates jobs, stimulates tourism, educates us about the past, revitalizes our downtowns and neighborhoods, and combats sprawl in rural places.

The State Preservation Grants Program is a 50-50 matching grant program. It promotes careful planning for the restoration, rehabilitation, and preservation of a variety of historic resources around the state. Through its matching requirements, the program stimulates broader support and participation in historic preservation projects statewide. In 2015, it is expected that the grant round for the State Preservation Grant program will begin in June with an application deadline of September. The rules and regulations for the grant program are currently being finalized and it is expected that for large projects requests there will be a cap of \$150,000

Preserve Rhode Island

Preserve Rhode Island provides preservation and project management services to improve the stewardship of Rhode Island's historic places. While Preserve Rhode Island does not have a direct grant program for historic preservation and rehabilitation they do now provide a loan program. Preserve Rhode Island has an emerging program for at-risk historic properties where we can provide:

- **Pre-Development loans** to support pre-construction planning including feasibility studies, State Register nominations, architecture and engineering services
- **Short-term construction financing** to help bridge the period between the commitment and the release of state grants or tax credits
- **Low-cost option agreements** to hold and market historic properties for resale with a preservation easement

The Champlin Foundations

Since 1932, The Champlin Foundations have distributed over \$497 million, almost entirely in the State of Rhode Island. The Champlin Foundations are private foundations as defined in Section 509 (a) of the Internal Revenue Code and are exempt from Federal income tax under Section 501 (c)(3). The Foundations make direct grants to tax exempt organizations, substantially all in Rhode Island, almost exclusively for capital needs. Capital needs may consist of equipment, construction, renovations, the purchase of real property and reduction of mortgage indebtedness.

The Town of Cumberland has applied and been awarded Champlin foundation grants in the past and will submit a grant application in 2015 in support of the rehabilitation of the historic

farmhouse at Franklin Farm. Grant request are accepted from March 1 through April 30 every year.

Blackstone Valley Tourism Council

The Blackstone Valley Tourism Council is a non-profit corporation registered with the Internal Revenue Service as a 501(c)(3) educational organization and was authorized under Section 42-63.1-5 of the Rhode Island General Laws as the State designated regional tourism development agency for the Northern Rhode Island tourism district. A 21 member Board of Director's with a full-time professional staff manages the Council.

The Council's development region follows the length and width of the Blackstone River Watershed, from the many tributaries in southern Massachusetts, to the River's termination at the Headwaters of the Narragansett Bay in Rhode Island. The Council represents the cities of Pawtucket, Central Falls, and Woonsocket, and the towns of Cumberland, Lincoln, North Smithfield, Smithfield, Glocester, and Burrillville.

In the past, the Blackstone Valley Tourism Council has managed Champlin grants for communities conducting historic preservation projects as well as provided funding for studies to support historic preservation. The Blackstone Valley Tourism Council has also donated funds to support diverse projects in Cumberland such as the Broad Street Regeneration Initiative and the Blackstone River Fish ladder project. The Tourism Council has been a great partner with the Town of Cumberland in the past and would be a logical choice to approach for funding to rehabilitate Franklin Farm.

The Rhode Island Foundation

The Rhode Island Foundation makes grants to support projects that address significant community challenges, aim for lasting impact, and serve disadvantaged Rhode Islanders. Grant opportunities are broken down as follows

- Grants made at the Foundation's discretion in their grant-making areas of focus
- Grants for particular topics or issues, determined by donors' charitable interests
- Grants for particular geographic regions, determined by donors' charitable interests

Each program has different purposes, application requirements, and deadlines. The R.I. Foundation has funded historic preservation projects such as funding for Preserve Rhode Island, and support of historic planning projects. The most likely source of funding that could match the needs of Franklin Farm would be attained from the discretionary grants of the R.I. Foundation under their focus area of arts and culture. The discretionary grants represent about 34% of total funds given out by the R.I. Foundation annually.

1772 Foundation

The 1772 Foundation, based in Newport, RI, is national leader in the field of historic properties redevelopment. The 1772 Foundation specializes in funding historic properties redevelopment programs. The funded programs have consisted of programs using conservation easements, options, purchase and resale, tax credits, and other means to preserve historic buildings. The 1772 Foundation was named in honor of its first restoration project, Liberty Hall in Union, NJ, which was built in 1772 and is the ancestral home of the Livingston and Kean families. The late Stewart B. Kean was the original benefactor of The 1772 Foundation. The Foundation seeks to continue his legacy throughout the country by helping preserve architectural and cultural history and agricultural landscapes for generations to come.

In the most recent grant funding period, Grants awarded ranged in amount from \$10,000 to \$75,000. The 1772 Foundation currently has announced that funding in the form of 1:1 matching grants of up to \$15,000 will be made available for the following historic preservation projects: exterior painting; finishes and surface restoration; installation or upgrade of fire detection, lightning protection and security systems; porch, roof and window repair/restoration; structural foundation and sill repair/replacement; and chimney and masonry re-pointing.

Appendix

Part A: Meeting Minutes

**Franklin Farm Rehabilitation Master Plan Minutes
December 10, 2014 at 10:00 AM
Cumberland Town Hall
45 Broad St., Cumberland, RI**

Meeting Participants

Denise Mudge, Franklin Farm Preservation Association
Pam Thurlow, Franklin Farm Preservation Association
Josh O'Neill, Town of Cumberland
Corrie De Boer, Haynes/de Boer Associates Architects

The meeting was called to order at 10:00am pm by Jess Stimson

Topics of Discussion:

1. Initial Finding from Haynes de Boer

- Corrie de Boer explained a few things in this house that were immediately noticeable for rehabilitation
- Corrie de Boer described issues with the columns and framings in the basement that were of concern to him
- He stated that the windows were failing and needed to be replaced
- He has not had his structural engineer go through the house yet to begin compiling cost estimates
- Plaster is in tough shape. We may want to add a dormer for more light
- Do we want to get rid of the non-functioning chimney

2. Future Use Discussion

- Corrie laid out copies of the site plan and as built drawings of the house and garage for review and discussion
- Corrie put together some draft floor plans and layouts for future use consideration
- The floor plans imply frequent use
- Expanded parking may be needed
- Pam and Denise both talked about using the Franklin Farm as a Town meeting space or as a museum
- These were some of the future uses laid out in the existing management plan with the Town and will be some of the most likely options for future use
- Corrie's draft floor plans show will show ADA compliant bathroom and one other bathroom
- Denise mentioned that a caretaker should stay in the house and we could have college students in sustainability programs at URI and RIC be

caretakers as part of a existing academic programs. Colleges could potentially kick in money at some point?

3) Preservation Options

- Pam and Denise stated that it would be vital to have long term historic protection on the property
- This will be important for securing grants and implementing long term visions of the plan
- The rehabilitation master plan should lay out a range of preservation options (e.g. add to local HDC zoning, creation of an ordinance, easement for the property, deed restrictions, updated management plan, etc...)
- Josh mentioned that he has just started putting together the historical aerial mapping for the project as well as land use and zoning analysis and background.

Additional Topics

- It was determined that before we moved any further on Corrie or Josh's work for the project, we should get the input of the new Mayor, Bill Murray, on his suggestions for future use
- The meeting convened with a decision to invite Mayor Murray to the next meeting of the Franklin Farm Board to continue this discussion

Adjourn

The Board adjourned the meeting at 11:00am

Next Meeting: The next meeting will be the Franklin Farm Board meeting on January 13th, 2015

Respectfully Submitted,

Josh O'Neill, Town of Cumberland

Franklin Farm Rehabilitation Master Plan Minutes
January 13, 2015 at 7:00 PM
Cumberland Library
1464 Diamond Hill Rd., Cumberland, RI

Meeting Participants

Denise Mudge, Franklin Farm Preservation Association
Pam Thurlow, Franklin Farm Preservation Association
Julie Guerin, Franklin Farm Preservation Association
Frank Geary, Franklin Farm Preservation Association
Craig Johnson, Franklin Farm Preservation Association
William S. Murray, Mayor, Town of Cumberland
Josh O'Neill, Town of Cumberland
Kelley Morris, Town of Cumberland
Corrie De Boer, Haynes/de Boer Associates Architects

The meeting was called to order at 7:00 pm

Topics of Discussion:

2. Overview of the Project

- Denise Mudge and Josh O'Neill gave an overview of the background of this project and the grant funding secured to create this Rehabilitation Master Plan
- Mayor Murray discussed his support of this project and his commitment to working collaboratively on planning for appropriate future uses
- Josh stated that Corrie's work will be complete by March 1 on the as built drawings, renderings, and rehabilitation cost estimates and then Josh will incorporate his work into the larger Master Plan which he will have completed by May since the grant deadline is June 30, 2015.
-

2. Roundtable and Future Use Discussion

- Corrie laid out copies of the site plan and as built drawings of the house and garage for review and discussion
- Corrie put together some draft floor plans and layouts for future use consideration
- There was some discussion about the 1950's kitchen and removing it for the future bathrooms shown in the layouts
- There was discussion about how the house was originally heated and the fact that all of the existing steam pipes will likely need to be replaced

- Corrie will have a structural engineer go through the house in the next couple of weeks and begin compiling the cost estimates for rehabbing the property
- Denise brought up the future uses from the previous meetings and the group discussed how the caretaker function might work and what would be needed upstairs for an apartment for someone to live in
- The bathrooms and kitchen were discussed as absolutes for future use
- Other items could be more flexible in the long term
- Pam and others talked about using the farm as a meeting for school programs and not just small town board meetings
- Josh asked the Franklin Farm members to come up with their own “Future Use Table” and email so that he could incorporate it into the Draft Plan at this stage

3) Going Forward

- Pam and Denise stated that it would be vital to have long term historic protection on the property
- A range of preservation options (e.g. add to local HDC zoning, creation of an ordinance, easement for the property, deed restrictions, updated management plan, etc...) will be included in the Master Plan as discussed in the previous meeting
- Kelley and the Mayor discussed the differences between different preservation approaches
- Corrie will be wrapping up his work by March 1 and Josh expects a Draft to be completed by May for everyone’s review

Additional Topics

- None

Adjourn

The Board adjourned the meeting at 8:30pm

Next Meeting: TBA

Respectfully Submitted,

Josh O’Neill, Town of Cumberland

Part B: Consultant Reports

Structural Report by Yoder and Tidwell Ltd.



**YODER +
TIDWELL, Ltd.**
Architects and Engineers

February 4, 2015

Cornelis J. de Boer AIA
Haynes / de Boer Architecture + Preservation
One Park Row
Providence, RI 02903

Re: Metcalf - Franklin Farm
142 Abbott Run Valley Road – Cumberland, RI
Structural Observation of Farmhouse

Dear Corrie,

At your request, I visited the above referenced property with you on January 23, 2015 to make a structural observation of the existing farmhouse. The purpose of this observation was to make a brief walkthrough of the existing building in order to perform a general structural assessment and identify any visible structural deficiencies. The following is a brief summary of my observations.

1.0 General Structural Description

The existing farmhouse consists of a two story, wood framed structure with a full basement. Most of the structure is hidden by finishes, except for portions of the roof framing that could be observed through an attic hatch on the second floor, and the first floor framing which is mostly visible in the unfinished basement. The roof framing observed consists of conventionally framed wood rafters supported by the exterior wood stud bearing walls. The roof is a simple gable with several small gable dormers on the front and back of the building. The rafters are supported at the exterior by a partial height knee wall. The rafters then slope up to the full height ceiling that is created by the ceiling joists which also act as ties to prevent the roof from spreading. This type of raised ceiling tie system creates much larger bending stresses in the rafters than would occur in a typical tied rafter system restrained directly at the exterior wall. The second floor framing was not exposed, but is presumed to be similar to the first floor. The first floor framing consists of conventionally framed wood joists that are supported by heavy timber beams. The wood beams are supported by the foundation wall at the perimeter, and several interior posts. The foundation walls consist of rubble stone capped with large granite stones for the upper portion of wall exposed above exterior grade. The rubble stone foundation walls are mortared on the interior face.

333 Smith Street
Providence, RI 02908
Tel: 401-751-2460
Fax: 401-274-7517

2.0 Observed Structural Deficiencies

In general, the structural condition of the existing farmhouse is satisfactory. However, several minor structural deficiencies were noted during the walkthrough.

2.1 Roof Displacement

The raised ceiling tie condition at the roof has led to some warping of the roof planes and outward movement of the exterior knee wall. This was most noticeable in the areas of roof adjacent to the dormers and the gable end walls of the building. The movement of the roof is also the primary cause for the numerous cracks in the second floor ceiling and walls, in particular the intersections with the dormer walls and other interior partition walls that are perpendicular the exterior wall of the house. This roof issue is not a severe structural concern, however it should be noted that any repairs to the interior plaster finishes will most likely reoccur over time due to the flexibility and movement experienced by the roof when loaded with snow. Also, it should be noted that any future alterations to the existing roof that reduce the current load carrying capacity of the rafters will require localized reinforcements in the areas of the modifications in order to meet current snow design loads.

2.2 Front Porch Floor

The enclosed front porch, which does not have a full basement (may suggest that it was a later addition or an open porch at one time), has a noticeable slope toward the outside front corner of the porch. This appears to be due to localized deterioration of the sill and bottom of the corner post at the outside corner of the porch. The existing floor framing of the porch is not pressure treated framing and is exposed to moisture, particularly if it was an open porch at one time. The extent of the porch floor deterioration is not known, but it is likely that portions of the porch floor will need to reinforced or possibly rebuilt.

2.3 Basement Posts and Localized Beam Deterioration

Two of the interior posts (not part of the original structure) in the basement are not adequately supported. A newer wood post and a temporary metal shore post have been installed in the basement, presumably to replace the original deteriorated wood posts. The current posts do not appear to bear on a footing, but directly on the basement floor. I recommend that new permanent steel lally columns be installed on new concrete spread footings to replace the existing posts.

Also noted in the basement was the end deterioration of one of the main supporting beams. The beam that frames into the wood sill adjacent to the front door is severely

deteriorated at the end and has dropped about an inch. It is also likely that a portion of the exterior wood sill in this same area (next to the front porch stairs) could be deteriorated on the outside face. The end of the existing deteriorated beam should be locally sistered, and then supported by installing a stub column on top of the existing stone foundation shelf.

3.0 Conclusion

Based on our observations, it is the opinion of this office that in general, the current structural condition of the farmhouse is satisfactory. There are however a number of minor structural deficiencies noted above that may need to be addressed as part of any future renovation and use of the building.

This report is limited to that which could be reasonably assessed from visual observation alone. No detailed survey or probing was made of all structural elements. Due to finished ceilings and walls in the majority of the building, most structural elements could not be observed. No structural analysis was performed as part of this report.

If you have any questions or need any additional information in regards to these matters, please contact us.

If you have any

Sincerely,



Loren E. Yoder, PE
Yoder + Tidwell Ltd.

333 Smith Street
Providence, RI 02908
Tel: 401-751-2460
Fax: 401-274-7517

Budget Estimates by Architectural Preservation Group

Telephone (401) 737-2746



Architectural Preservation Group

Specializing in Old House Conservation
119 MEADOW STREET
WARWICK, RHODE ISLAND 02886

February 27, 2015



Franklin Farm House
142 Abbot Run Valley Road
Cumberland, RI

Dear Corrie,

The following budget prices are for the rehabilitation work outlined in your specification and drawings. These prices include all labor and material and are based upon the observable conditions and your direction. Thank you for considering our firm.

I. General requirements include but are not limited to the following:

- Supervision
- Insurance
- Permits
- Temporary utilities
- Temporary barriers, shoring, etc
- Staging/scaffolding
- Dumpster/rubbish removal and disposal
- Submittals including window shop drawings, paint product data, wood molding samples, shingle samples, insulation data
- **Total.....\$6,550.00**

II. Site work includes but is not limited to the following:

- Selective removals
- Removal of hazardous materials (by others)
- Excavations for new back porch, steps and ramp
- Trench excavations for utilities
- **Total.....\$18,250.00**

III. Concrete includes but is not limited to the following:

- New concrete footings for the rear porch, steps and ramp
- New concrete footings for new steel columns in basement
- **Total.....\$2,400.00**

IV. Masonry includes but is not limited to the following:

- Spot repointing of stone foundation walls and brick piers at porch
- Repointing of both brick chimneys
- Granite field stone steps at front entry and front porch entry
- **Total.....\$12,700.00**

- V. **Metals** include but are not limited to the following:
 - New metal railings at rear porch and ramp
 - Two new steel columns, with cap and base plates, in basement
 - **Total.....\$2,200.00**

- VI. **Carpentry** includes but is not limited to the following:
 - Structural framing repairs to front porch, southeast corner
 - New wood framed rear porch
 - At front porch, repairs to floor deck, new round columns, railings, between columns, etc
 - An allowance of \$10,000 for miscellaneous existing wood repairs to existing framing, sheathing and finish woodwork
 - Interior woodwork including new partitions, reframing door openings and window frames, kitchen cabinets, countertops, etc
 - **Total.....\$92,400.00**

- VII. **Thermal and moisture protection** includes but is not limited to the following:
 - New cedar shingles on sloped roofs
 - New hanging half round lead coated copper gutters and rain leaders (connected to existing underground drains to dry wells)
 - New rubber membrane on shallow hip roof of rear porch/entry
 - Allowance of \$5,000.00 for miscellaneous flashing repairs as required
 - Blown-in fiberglass insulation in attic and in accessible stud spaces in exterior walls
 - **Total.....\$75,250.00**

ALTERNATE : Built-in lead coated copper box gutters add...\$9,360.00

- VIII. **Doors and windows** includes but is not limited to the following:
 - New wood sash. All new sash to match existing with new hardware to match
 - Repairs to existing basement sash
 - New fixed wood sash side lites for rear porch entrance
 - New velux skylights on west roof slope
 - New wood doors and frames as shown in specifications
 - New door hardware. Provide lever handles on new accessible doors 101, 105, 106 and 107
 - Repair existing doors, hardware to remain
 - **Total.....\$53,500.00**

- IX. **Finishes** include but are not limited to the following:
 - New gypsum wallboard with veneer plaster in new interior spaces
 - Strip wallpaper, make plaster repairs to receive finish paint
 - Install resilient sheet flooring in new toilet rooms
 - Install new wood flooring in rear entry area to match existing
 - Refinish existing wood flooring
 - Strip exterior paint down to bare wood
 - Prep and apply three (3) coats of finish paint
 - Prep interior, apply three (3) coats of finish paint to wood and plaster surfaces, color to be chosen by owner
 - **Total.....\$76,300.00**

- X. **Specialties** includes but is not limited to the following:
 - Toilet and bath accessories
 - **Total.....\$1,050.00**

- XI. **Mechanical** includes but is not limited to the following:
 - Install new central heating and cooling system
 - Install new natural gas service from street for heating and cooling
 - Install new plumbing system per code
 - Install ventilation for bathrooms and attic spaces
 - **Total.....\$85,000.00**

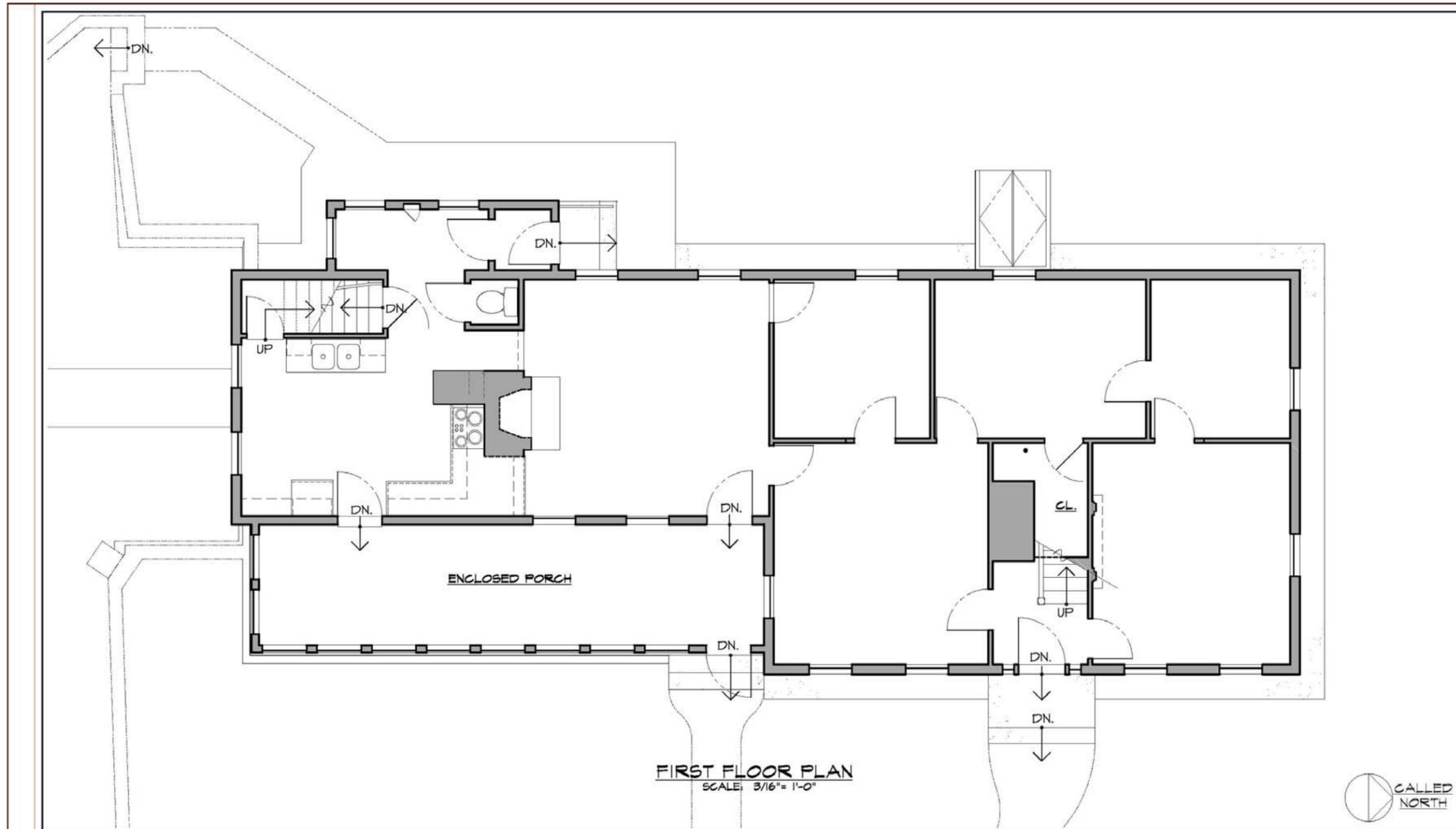
- XII. **Electrical** includes but is not limited to the following:
 - Install new electrical service underground from the new pole on the west side of the street
 - Install new panels, distribution and devices per code
 - Install new lighting fixtures
 - Install new telephone and data system
 - **Total.....\$19,500.00**

Respectfully submitted,



Stephen J. Tyson Jr., President
Architectural Preservation Group

Haynes / De Boer Drawings and Floor Plans



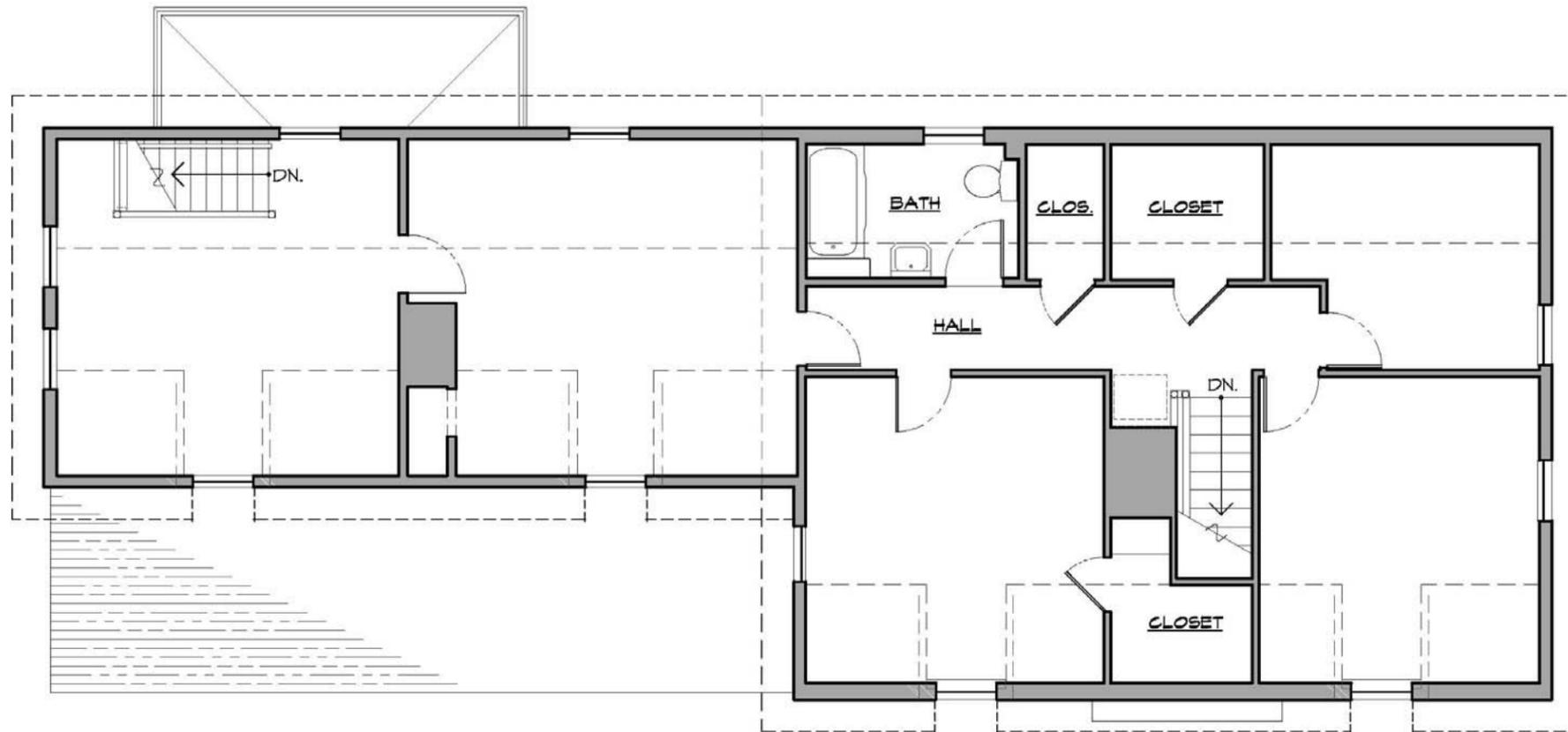
HAYNES / DE BOER
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 One Park Row • Providence • Rhode Island • 02903
 401 • 274 • 1555
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STUDY
THE FARMHOUSE AT THE METCALF-FRANKLIN FARM
 142 ABBOTT RUN VALLEY ROAD • CUMBERLAND • RI
 OWNER: THE TOWN OF CUMBERLAND

DRAWING TITLE:
EXISTING FIRST FLOOR PLAN
 SCALE: 3/16"=1'-0"
 DRAWING STATUS: **EXISTING CONDITIONS**

REVISIONS:
 PROJECT #: **0414-3**
 DATE: **2/27/2015**
 DRAWN BY: **PG**
 CHECKED BY:
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SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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DRAWING TITLE:
**EXISTING
SECOND FLOOR PLAN**
SCALE: 3/16" = 1'-0"
DRAWING STATUS: **EXISTING CONDITIONS**

REVISIONS:	PROJECT #:
	0914-3
	DATE: 2/27/2015
	DRAWN BY: PS
	CHECKED BY:
	SHEET OF

X1.2



EAST ELEVATION
SCALE: 3/16" = 1'-0"

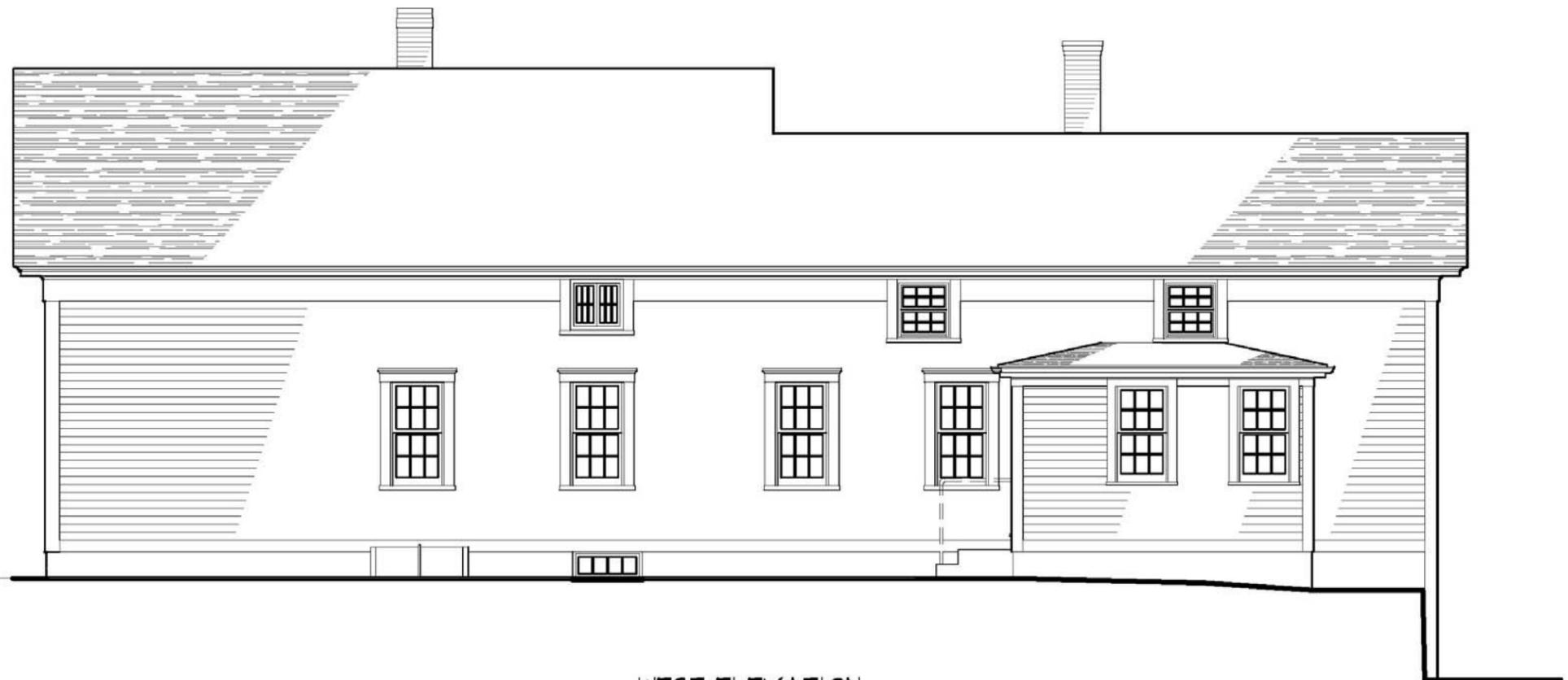
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DRAWING TITLE:
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EAST ELEVATION**
SCALE: 3/16" = 1'-0"
DRAWING STATUS: **PRELIMINARY**

REVISIONS:
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WEST ELEVATION
SCALE: 3/16" = 1'-0"

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WEST ELEVATION**
SCALE: 3/16" = 1'-0"
DRAWING STATUS: **PRELIMINARY**

REVISIONS:	PROJECT #:
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SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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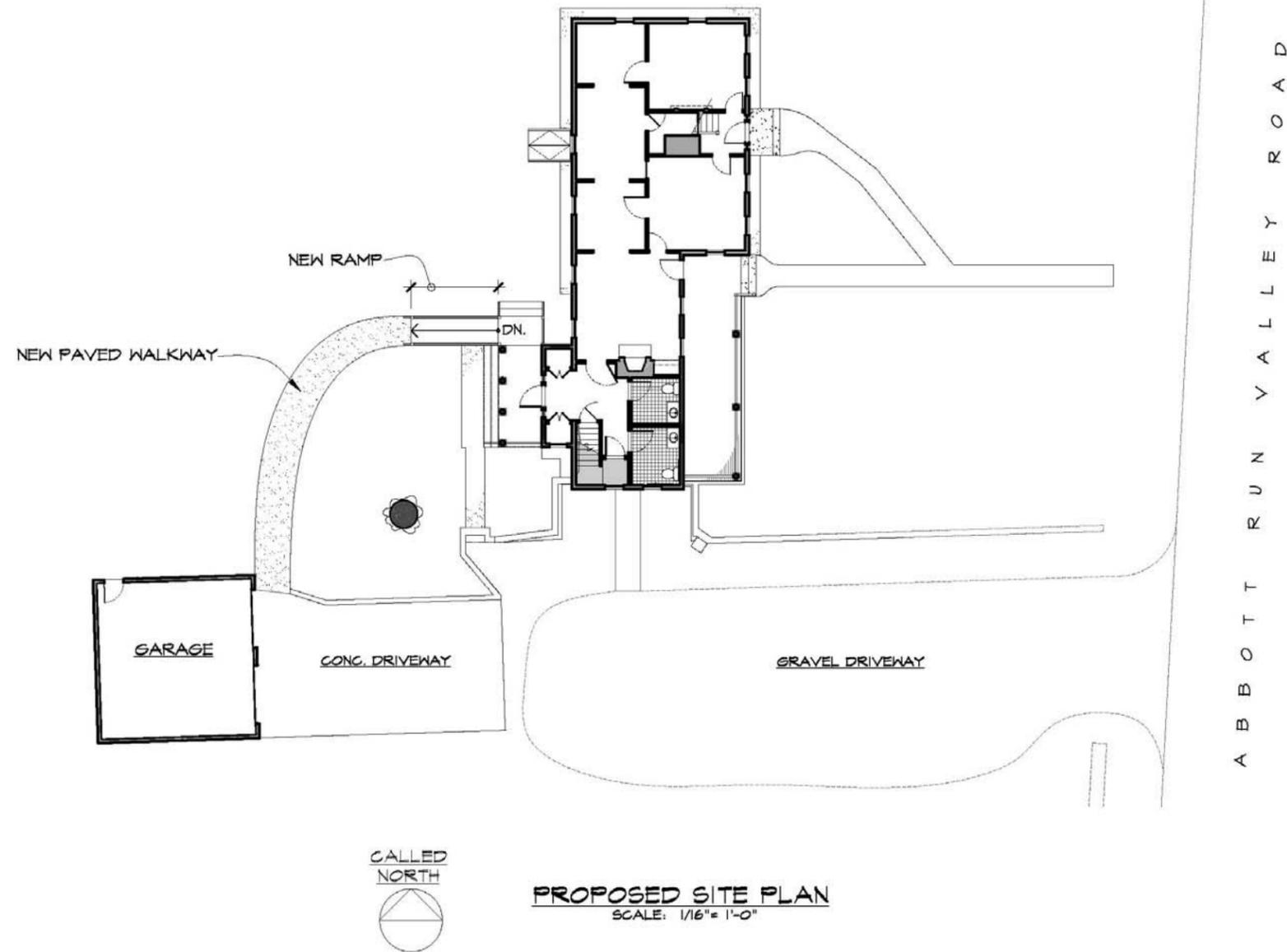
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DRAWING TITLE:
**EXISTING
SOUTH & NORTH
ELEVATIONS**
SCALE: 3/16" = 1'-0"
DRAWING STATUS: **PRELIMINARY**

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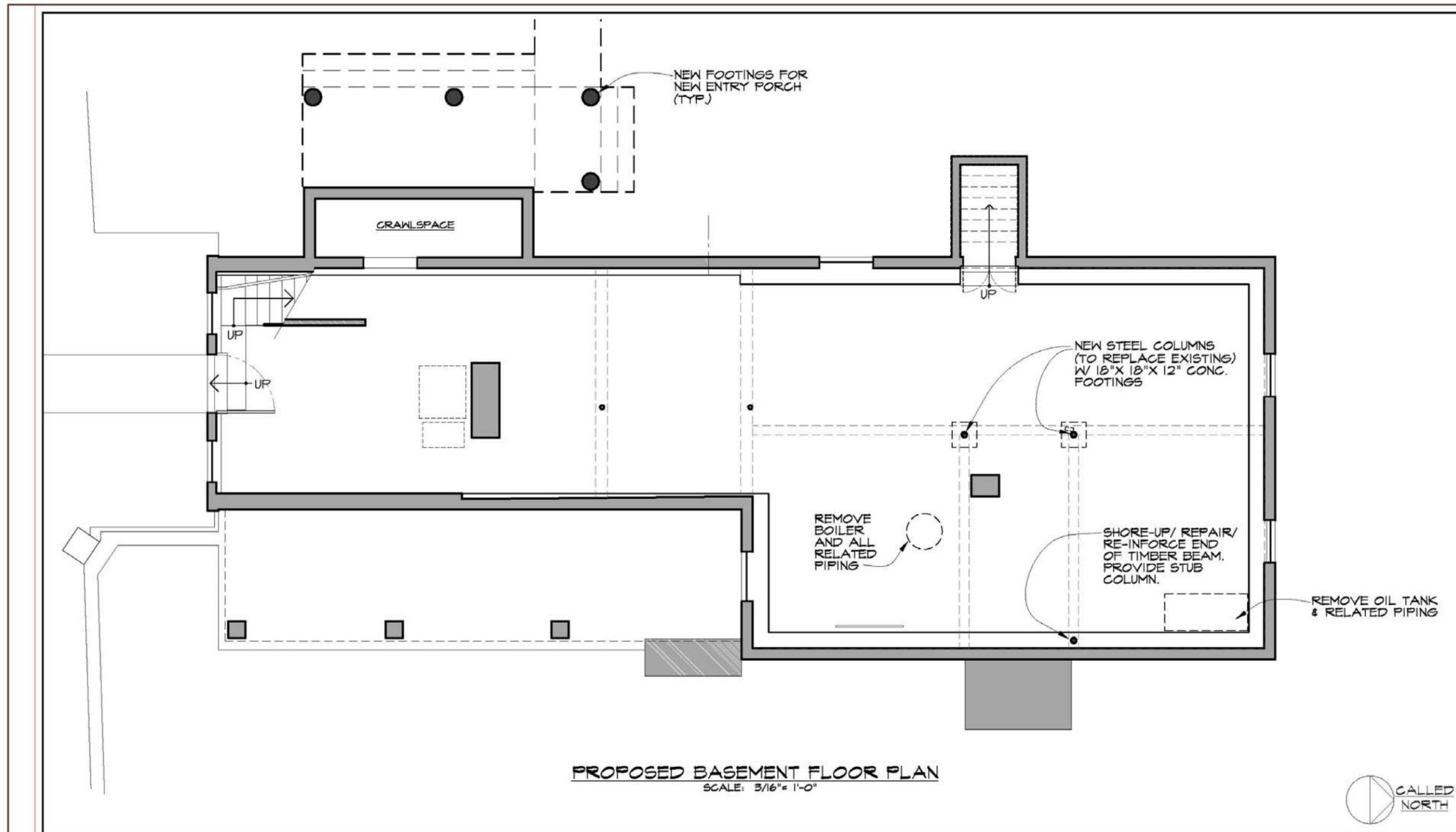


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DRAWING TITLE:
**PROPOSED
 SITE PLAN**
 SCALE: 1/16"=1'-0"
 DRAWING STATUS: **PRELIMINARY**

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PROPOSED BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



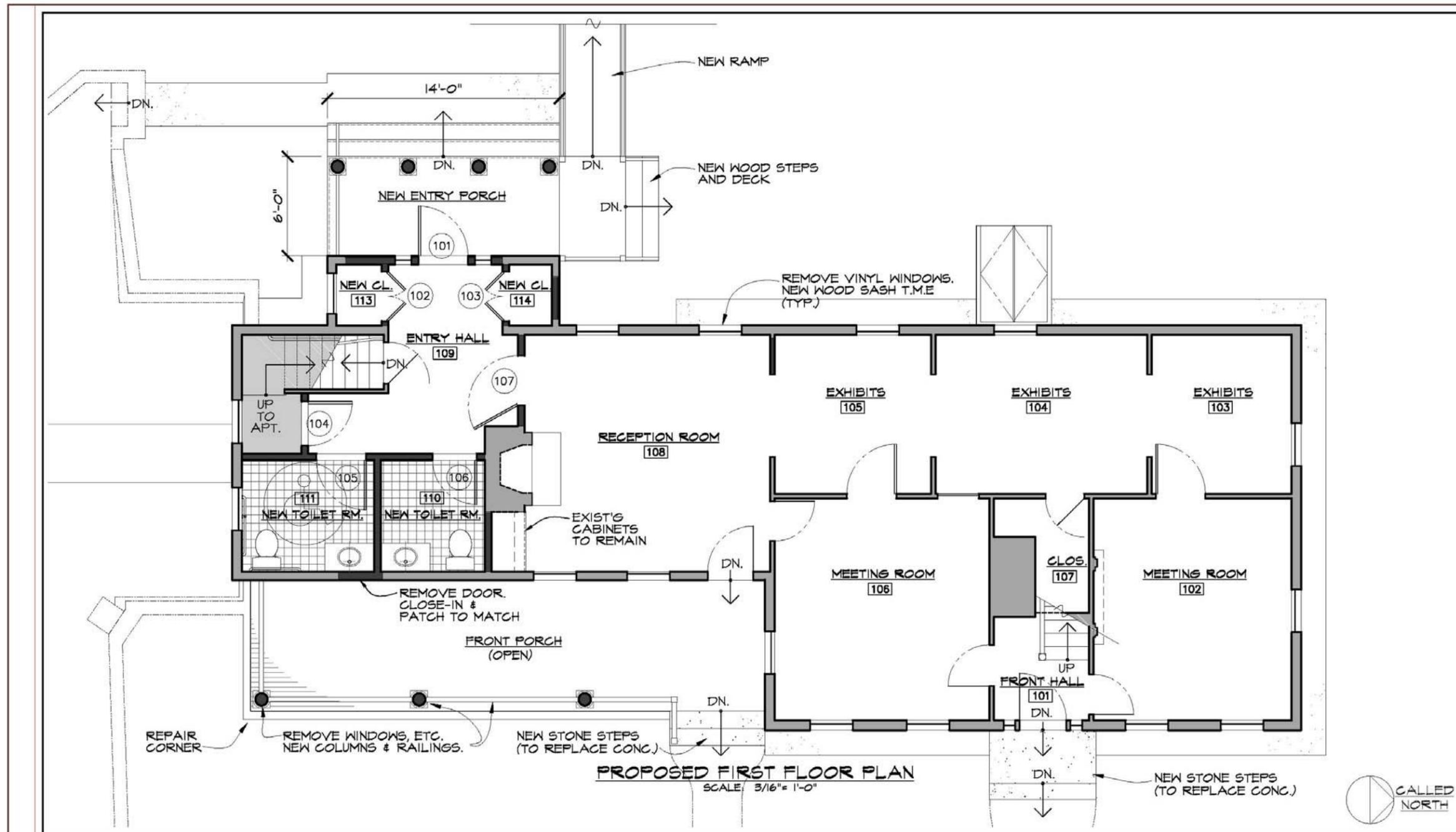
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PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

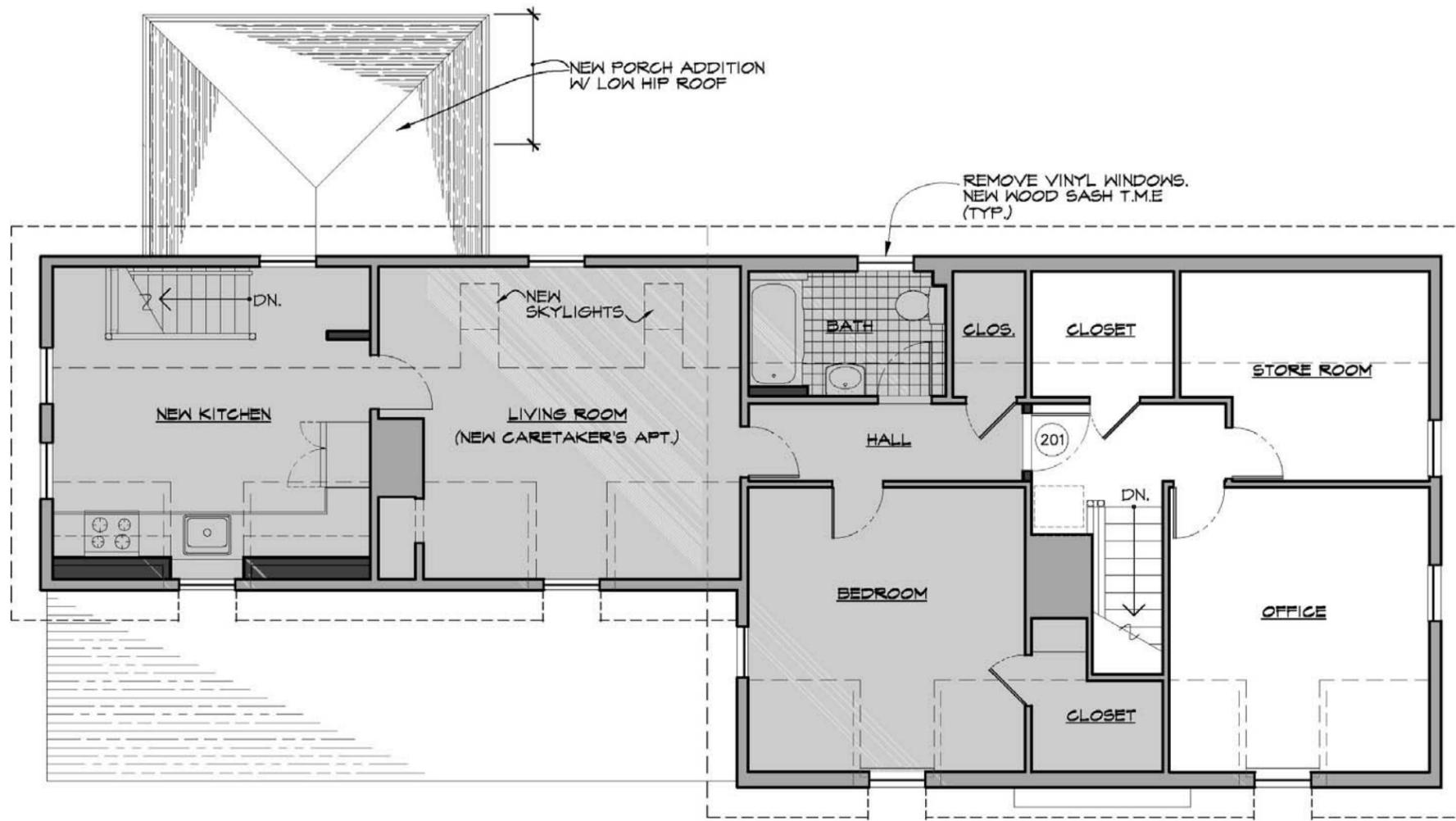


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DRAWING TITLE: PROPOSED FIRST FLOOR PLAN	REVISIONS:	PROJECT #: 0914-3
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DRAWING STATUS: PRELIMINARY		DRAWN BY: PS
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PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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