



TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519

COMMUNITY PRESERVATION COMMITTEE
Application for Community Preservation Funding
 (Application Cover Page)

DATE: July 25, 2019

APPLICANT NAME: Nipmuc Nation, c/o Dr. Rae Gould

ADDRESS: 8 Teawaddle Hill Rd.
Leverett, MA 01054

PHONE: 860-287-7957 EMAIL: rgould@snet.net

SITE INFORMATION

PROJECT NAME: Hassanamisco (Cisco) Homestead Restoration Project

FULL ADDRESS: 80 Brigham Hill Rd.
Grafton, MA

ASSESSOR'S MAP 63 LOT# 3

PROPERTY OWNER'S NAME: Nipmuc Nation

Deed recorded in the Worcester District Registry of Deeds in Book: N/A Page: N/A

CPA CATEGORY (check all that apply)

Open Space Historic Preservation Recreation Community Housing

Total Project Cost \$45,000 CPA Funding Request \$45,000

Project Summary (a detailed description will be required with your supporting information)

Full interior plans, drawings and specifications by Austin Design (<https://www.austin.design/>) for interior restoration of the Homestead.

Project Budget:

Fiscal Year	Total Project Cost	CPA Funds Requested	Other Funding Sources
2019	\$45,000	\$45,000	\$0
2020			
2021			
2022			
2023			
Total	\$45,000	\$45,000	\$0

For Community Preservation Committee Use:



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519

Received: _____ Reviewed: _____ Approved Town Meeting: _____ Sunset Date: _____

COMMUNITY PRESERVATION COMMITTEE

Guidelines for Project Submission

1. Project requests must be submitted via email to: duncanj@grafton-ma.gov or in writing (10 copies) to the Community Preservation Committee.
2. Requests must include a statement of need and be documented with appropriate support information. The use of maps, visual aids and other supplemental information is encouraged.
3. Obtain quotes for project costs whenever possible. If not available, estimates may be used provided the basis of the estimate is fully explained.
4. Requests must be received at least three months prior to the spring or fall semi-annual Town Meeting. Complex projects may need more advance time.
5. If the request is part of a multi- year project, include the total project cost and allocations.
6. For applicants that have multiple project requests, please prioritize projects.
7. Applicants must be present at a CPC meeting to answer questions. The CPC meets the second Tuesday of each month.

Please note that there are legal limitations on the use of CPA funds. Additional information on the CPA and the Community Preservation Committee can be found at www.communitypreservation.org. If you are in doubt about your project's eligibility you are encouraged to submit an application so that the Committee can determine eligibility.

Please submit the project proposal and accompanying documentation to:

Community Preservation Committee
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519

General Criteria

The Grafton Community Preservation Committee will give preference to proposals which address as many of the following general criteria as possible:

- Are eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation; specifically:
 - The acquisition, creation, and preservation of open space.
 - The acquisition, preservation, rehabilitation, and restoration of historic resources.
 - The acquisition, creation, and preservation of land for recreational use.
 - The creation, preservation, and support of community housing (including items such as annual payments to the housing authority to preserve or expand the affordable housing supply).
 - The rehabilitation and restoration of open space, land for recreational use, and community housing that is acquired or created using monies from the fund.
- Is consistent with the current Master Plan and other planning documents that have received wide scrutiny and input and have been adopted by the town;
- Preserve the essential character of the town as described in the Master Plan;
- Save resources that would otherwise be threatened and/or serve a currently underserved population;
- Either serve more than one CPA purpose (especially in linking open space, recreation and community housing) or demonstrate why serving multiple needs is not feasible;
- Demonstrate practicality and feasibility, and demonstrate that they can be implemented expeditiously and within budget;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds;
- Preserve or utilize currently owned town assets; and
- Receive endorsement by other municipal boards or departments.

Category Specific Criteria

Open Space proposals which address as many of the following specific criteria as possible will receive preference:

- Permanently protect important wildlife habitat, including areas that:
 - are of local significance for biodiversity;
 - contain a variety of habitats, with a diversity of geologic features and types of vegetation;
 - contain a habitat type that is in danger of vanishing from Grafton; or
 - preserve habitat for threatened or endangered species of plants or animals.
- Preserve Grafton's rural and agricultural character.
- Provide opportunities for passive recreation and environmental education.
- Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats.
- Provide connections with existing trails or potential trail linkages.
- Preserve scenic views.
- Border a scenic road.
- Protect drinking water quantity and quality.
- Provide flood control/storage.
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones.
- Preserve a primary or secondary priority parcel in the Open Space Plan.

Historical proposals which address as many of the following criteria as possible will receive preference:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened;
- Protect, preserve, enhance, restore and/or rehabilitate town-owned properties, features or resources of historical significance;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Project is within a Grafton Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Grafton Historic Properties Survey;
- Project demonstrates a public benefit; or
- Project demonstrates the ability to provide permanent protection for maintaining the historic resource.

Affordable Housing proposals which address as many of the following criteria as possible will receive preference:

- Contribute to the goal of achieving 10% affordable housing;
- Promote a socioeconomic environment that encourages a diversity of income, ethnicity, religion and age;
- Provide housing that is harmonious in design and scale with the surrounding community;
- Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units;
- Ensure long-term affordability;
- Promote use of existing buildings or construction on previously-developed or Town-owned sites;
- Convert market rate to affordable units; or
- Give priority to local residents, Town employees, and employees of local businesses.

Recreation proposals which address as many of the following criteria as possible will receive preference:

- Support multiple active and passive recreation uses;
- Serve a significant number of residents;
- Expand the range of recreational opportunities available to Grafton residents of all ages;
- Jointly benefit Conservation Commission and Park and Recreation Commission initiatives by promoting a variety of recreational activities;
- Maximize the utility of land already owned by Grafton (e.g. school property); or
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

Funding Rating General Criteria

The project must meet all the legal criteria of the Community Preservation Act. The project must be well documented and provide sufficient information to be feasible. The following criteria will be considered as the project is evaluated. However, meeting all of the criteria does not guarantee CPC support for the project. In addition to filling out the Funding Rating General Criteria, there are individual category rating criteria.

Answer each line as it applies (Yes/ No):

- No 1.) Does the project have other sources of funding? *Not for this specific component*
If so, indicate percentage: _____
- Yes 2.) Does the project require urgent attention?
- Yes 3.) Does the project serve a currently underserved population?
- Yes 4.) Does the project preserve a threatened resource?
- Yes 5.) Is the project consistent with existing Grafton Planning Documents such as the Master Plan or Open Space Plan?
- Yes 6.) Does the project fit within the current or already proposed zoning regulations?
- Yes 7.) Does the project have a means of support for maintenance and upkeep?
- No 8.) Does the project involve currently owned municipal assets?
- No 9.) Does the project have two other sources of funding?
- No 10.) Does the project have more than two other sources of funding?
- No 11.) Does the project involve two core concerns of the CPA?
- No 12.) Does the project involve all three-core concerns of the CPA?
- Yes 13.) Does the project have community support?
- Yes 14.) Does the project have sufficient supporting documentation?
- No 15.) Does the project have support from another Board or Committee?
- Yes 16.) Does the project provide a positive impact to the community?
- Yes 17.) Does the project have the support of the majority of immediate abutters?
- No 18.) Does the project reclaim abandoned or previously developed lands?
- No 19.) Does the project require special permitting?

Open Space Criteria for Parcel Selection

Answer each line as it applies to the parcel of land under consideration (Yes/ No):

- _____ 1.) Is it within a delineated wellhead protection area?
 If so, is it Zone I or Zone II? _____
- _____ 2.) Would it enhance protection of a wellhead area?
- _____ 3.) Is it within Grafton's water protection overlay system?
- _____ 4.) Is wetland protection a consideration?
- _____ 5.) Is vernal pool protection a consideration?
- _____ 6.) Is stream and bank protection an issue?
- _____ 7.) Is this an Area of Critical Environmental Concern?
- _____ 8.) Is this project within the Natural Heritage Endangered Zone?
- _____ 9.) Would this proposal contribute to a Greenway?
- _____ 10.) Would this proposal contribute to forested land?
- _____ 11.) Would this proposal enhance protection of any FEMA designated floodway?
- _____ 12.) Will this purchase protect other parcels?
- _____ 13.) Does this parcel abut protected land?
- _____ 14.) Does this parcel support a significant wildlife habitat?
- _____ 15.) Is this parcel at risk for development?
- _____ 16.) Is this parcel listed for sale?
- _____ 17.) Did this parcel have a past proposal for development?
- _____ 18.) Are grants available? If so has application been made?
- _____ 19.) Is there a historic significance to this parcel?
- _____ 20.) Are there any old foundations located in this parcel?
- _____ 21.) Are stone walls located within this parcel?
- _____ 22.) Does this parcel house any old roads, trails, cart paths, or scenic vistas?
- _____ 23.) Are there any active or passive recreation possibilities associated with this parcel?
- _____ 24.) Is this parcel suitable for a community garden or farm?
- _____ 25.) Is this parcel suitable for nature observation and educational programs?

Historic Preservation Selection Criteria

Answer each line as it applies (Yes/ No):

- Yes 1.) Is the building on the National Register of Historic Places?
- Yes 2.) Is the property eligible for listing on the National Register of Historic Places?
- Yes 3.) Is the property on the State Historic Register?
- Yes 4.) Is the property eligible for listing on the State Historic Register?
- Unknown 5.) Has the property been included in the local Survey of Historic Properties?
- No 6.) Is the property in danger of being demolished?
- Yes 7.) Are there potential archeological artifacts at the site?
- Yes 8.) Has the property been noted in published histories of the town or county?
- Yes 9.) Is there a realistic chance of restoring the property?
- No 10.) Are there other potential uses for the property, which could benefit the town?
- No 11.) Could the building be converted for affordable housing use while still retaining its' historic quality?
- No 12.) Is the property part of an historic area or district in the town?
- Yes 13.) Is the owner also interested in preserving the historic integrity of the property?
- Yes 14.) Is there an opportunity for other matching funding to preserve the property?
- Explain: MPPF for future projects (after drawings and specs) and possibly NPS funds
- Yes 15.) Are there any particularly important historic aspects about the property?
- No 16.) Was a known architect of the era involved in the design of the structure?
- Yes 17.) Did the property ever play a documented role in the history of the town?

Affordable Housing Selection Criteria

Answer each line as it applies (Yes/ No):

- _____ 1.) Will this involve the renovation of an existing building? If so,
- _____ Is the building structurally sound?
- _____ Is it free of lead paint? (This would be necessary if children are to live there).
- _____ Is it free of asbestos, pollutants, and other hazards?
- _____ Is there Town sewerage?
- _____ Is the septic system in compliance with Title 5?
- _____ Does the building comply with building and sanitary codes?
- _____ Is it handicap accessible?
- _____ Is this a conversion of market rate to affordable housing?
- _____ Is this a tax title property?
- _____ 2.) Does this project involve the building of a new structure? If so,
- _____ Will the structure be built on tax title property?
- _____ Will it be built on Town-owned land?
- _____ Will it be built on donated land?
- _____ Are there other grants available to help fund this project?
- _____ Explain: _____
- _____ Are there other programs, such as Habitat for Humanity, involved?
- _____ Will the project be built on a previously developed site?
- _____ 3.) Does the project provide housing that is similar in design and scale with the surrounding community?
- _____ 4.) Does this serve the 60% income level population?
- _____ 5.) Does this serve the 80% income level population?
- _____ 6.) Will this be geared to one age group?
- _____ 7.) Is this infill development?
- _____ 8.) Will there be more than two bedrooms?
- _____ 9.) Will it be located near conveniences (grocery, mass transit, etc.)?
- _____ 10.) Does this project fit with the Master Plan?
- _____ 11.) Will there be multiple units?
- _____ 12.) Is long-term affordability assured?
- _____ 13.) Will priority be given to local residents, Town employees, or employees of local businesses?

Recreation Criteria for Rating CPC Proposals

Answer each line as it applies (Yes/ No):

- _____ 1.) Will the project be used by more than one age group?
- _____ 2.) Can the project be used for more than one activity (multiuse)?
- _____ 3.) Does the project require maintenance costs of less than \$1000 per year?
- _____ 4.) Does the project require maintenance costs of less than \$500 per year?
- _____ 5.) Would more than 12 participants normally use the project at once?
- _____ 6.) Would more than 20 participants normally use the project at once?
- _____ 7.) Is this project the first of its kind in the town?
- _____ 8.) Is this project the first of its kind in the county?
- _____ 9.) Can the project be used by the participants unsupervised by an adult?
- _____ 10.) Are grants available to help pay for the construction?
If so, has application been made for the grant? _____
- _____ 11.) Can at least 10% of the cost be done by "In Kind Services"?
- _____ 12.) Can at least 25% of the cost be done by "In Kind Services"?
- _____ 13.) Does the project include considerations for additional parking?
- _____ 14.) Can the project be used more than 1 of the 4 seasons per year?
- _____ 15.) Does the project match the look of the surrounding areas?
- _____ 16.) Does the project include all normal safety considerations?
- _____ 17.) Does the project meet all building and safety codes?
- _____ 18.) Is the project accessible by pedestrians? _____ cars? _____
- _____ 19.) Does the project take advantage of connections to other resources?



7/25/2019

Dear Rae,

This letter provides you with Austin Design's fee estimate for your pending project in support of the interior restoration of the Cisco Homestead, at the Hassanamisco Reservation in Grafton, MA. It is our understanding that you seek this estimate in order to complete your application for CPA funds from the Town of Grafton through the CPC.

To that end, our fee for services for full interior plans/drawings and specifications is calculated at \$45,000, inclusive of design/engineering of interior mechanical systems. These deliverables will allow you to then cost estimate and bid the actual restoration work with confidence, and will meet required Interior standards. Austin Design with our consultant team is fully qualified to perform the scope of work requested.

Following an anticipated Grafton CPC decision on July 25, 2019, we are prepared to execute a formal proposal/contract pending final Town funding (expected to be considered at a Public Hearing on Aug. 29, 2019) and a decision to proceed. We anticipate that the work would be completed over the winter of 2019-2020, in time for next steps in Spring 2020.

Thank you for this opportunity to partner with you, the Nipmuc Nation, and the Town of Grafton. Please let me know if you have any additional questions or comments.

Sincerely,

A handwritten signature in black ink that reads 'Richard Holschuh'.

Richard Holschuh

TOWN OF GRAFTON
COMMUNITY PRESERVATION COMMITTEE
PROJECT FUNDING REQUEST



Submitted by
NIPMUC NATION
HASSANAMISCO (CISCO) HOMESTEAD
RESTORATION PROJECT

Phase 3

Rae Gould, Principal
Cheryll Holley

July 2019

Project Personnel and Contact Information:

Dr. Rae Gould, Nipmuc Nation
8 Teawaddle Hill Rd.
Leverett, MA 01054
860-287-7957
rgould@snet.net

Cheryll Holley, Chief
Nipmuc Nation
78 Randolph Rd.
Worcester, MA 01606
508-853-5575
crwritings@aol.com

Rich Holschuh
Austin Design Architects
Greenfield, MA
Brattleboro, VT
rich@austin.design

Introduction and Site History:

The Hassanamisco (or Cisco) Homestead on Brigham Hill Road in Grafton represents one of the most important—yet untold—stories in the town's history, as it is part of the Nipmuc people and their presence in this area before, during and after Euroamerican settlement of the Massachusetts Bay Colony. As one of the most unique Native American sites in Southern New England, the Homestead and its accompanying 3-acre reservation remind us that the presence of Nipmuc people in this region has been continuous and permanent. And as one of the last standing historic Native structures in the region, the Homestead also serves as a reminder of the tribe's continued interactions with the town of Grafton, and of the Cisco family, who maintained this important historic structure for 200 years.

Originally called *Hassanamesit*, the area today known as Grafton was recognized by John Eliot as the third 'praying Indian' town he preached at and served as a center of his missionary activities in central Massachusetts until the outbreak of King Philip's War of 1675-6. Euroamerican settlers purchased most of the town's land from the Hassanamisco Band of the Nipmuc Tribe in the early 1700s and incorporated Grafton as a town on April 18, 1735. Only a 3 ½ acre tract, the Hassanamisco Reservation on which the Homestead sits, remains in tribal hands.

The Cisco family and their ancestors have been an integral part of Grafton's history since the Hassanamesit praying town period of the 1650s, dating back to the famous Printer family of that era. James Printer is well-known for his contribution to printing the Indian Bible of the 17th century, also the first Bible printed in America. The present-day reservation is the last remaining parcel of Printer land and was part of a 1720s allotment to Moses Printer, a close relative of James. The Printers were one of the seven Nipmuc families that lived alongside the town's original 40 English proprietors, and the Ciscos (Printer descendants) were proud of their Printer heritage and their connection to the history of Grafton. This strong connection to the town continued into the 20th century, as Sarah Cisco Sullivan (1884-1964) and her daughter Zara Ciscobrough (1919-1988) were active participants in town affairs throughout their lives. Both headed the Grafton Cemetery Commission and participated in other civic duties, annual parades and public events. Zara also served on the Planning Commission in the 1960s and early 1970s and at one time sought to serve the town as a selectman.

In addition to serving as home to the Printer, Arnold and Cisco families over 200 years, the Homestead is also the principal location where members of the Nipmuc community have convened to continue cultural practices (such as the Annual Hassanamisco Indian Fair or Powwow held every July), other tribal functions and events (such as our annual Homecoming), ceremonies and annual meetings. The location of the present-day structure is the same as the 16- by 20-foot three-room house originally constructed in 1801 for Moses Printer's great-granddaughter Lucy Gimbee (Stachiw 2003; Izard et. al. 2007; Nipmuc Nation Tribal Archive; Guardianship accounts).

As well as having obvious cultural value, this structure's historical significance has also been documented. The Homestead is believed to be the oldest surviving timber-framed building built for and continuously occupied by Native Americans in the New England region. It provides important information about the early English-style houses of New England Indians, the ways they were utilized, and how they ultimately changed over the centuries (Stachiw 2003). In addition, this historic structure has housed a tribal museum since 1962 and served as tribal headquarters for most of the twentieth century. Restoration of the Homestead will enable the tribe to return its use to a museum that will be open to the public.

The Homestead is classified as a single story framed structure, the most common height for dwellings from its construction period (c. 1800). This type of structure has ground level (or first floor) living spaces and often an attic space (or garret) above (Stachiw et. al. 1997: IV-13), as the Homestead does. The Homestead was originally constructed in 1801, with eleven subsequent additions constructed between the early 1800s and the mid-1990s (Stachiw 2003; Izard et.al. 2007). Today the structure is in disrepair and in desperate need of restoration, both to continue in its function as an important cultural resource to the Nipmuc Nation and to service the public as a museum and educational space. We have successfully completed stabilization of the structure and restoration of the exterior envelope to date (excluding the roof), in part thanks to previous grants from the Grafton CPC.

Future Plans for the Hassanamisco Museum

Since it first served as a public space in 1962, the Museum has served researchers, tribal members and the public through special events, group activities and tours, hands-on learning experiences and a Native American research library. For several decades prior to the 1962 formal opening of the Museum, the Hassanamisco Reservation and the Homestead also hosted individual and group visitors on a regular basis. Over the past century, the Museum has helped to educate both Natives and non-Natives about the Eastern Woodland Indians of Southern New England and about Nipmuc culture in particular. Through the restoration of the Homestead, the Nipmuc Nation will be able to return this valuable resource in the Town of Grafton to the use it served as an educational center. We envision partnering with the Town and local schools for educational and public events and activities.

Telling the story of this historic structure, in addition to its connection to the town's history, is an important end goal of this restoration project. The Nipmuc Nation's vision for the restored museum space includes interpreting different phases of the structure, beginning with the original 16- by 20-foot 1801 home of Lucy Gimbee, within the space. Each phase of the building (e.g., 1801, 1820-1835, 1850-1880, 1880-1920, etc.) will be interpreted for visitors as they walk through the Homestead through restorations to the respective time periods of the rooms. In addition, some structural elements will be left visible (such as original lathing on some walls) to educate visitors about construction techniques from the various time periods. The exterior of the Museum has been restored to its appearance at the turn-of-the-century 1900, or Phase V (dated to 1880 to 1920) (see Appendix B). This is the period when local historian Harriette Merrifield Forbes recorded her well-known image of the Cisco Homestead in her book *The Hundredth Town* (1889). An early 20th-century lean-to added to the east end of the structure will also be retained due to its use during the lifetimes of Sarah Cisco Sullivan and Zara CiscoeBrough as office and artifact storage space (see Appendix B).

Previous Funding Efforts and Historical Designations

The Nipmuc Nation has secured several grants in the past decade to further the preservation of the Homestead. In 2007 funding from the Fuller Foundation supported the completion of an HSR (Historic Structures Report). And in 2009, the Town of Grafton voted to support the stabilization of the Homestead through a CPA grant; this project was successfully completed the fall of that year. In 2010 the tribe was awarded a mini-grant from Preservation Massachusetts to complete a nomination for the National Register of Historic Places for the reservation and Homestead. In September of 2011 this property was officially placed on the National Register. The reservation and Homestead could also be added to the list of Special Places on Grafton's Master Plan and, specifically, to the list of Historic Structures in the plan. In 2012 and 2013 two grants were awarded from the Town of Grafton and Massachusetts Historic Commission's MPPF program, respectively, totaling just over \$90,000. These were used to complete three sides of the Homestead, including necessary structural repairs, and a survey and legal description of the property required for MHC to comply with state preservation restriction filing. All of this work was completed late summer 2015.

As part of its review of the Hassanamisco Reservation and Cisco Homestead, the Massachusetts Historic Commission (MHC) has recognized the importance of the Homestead to the state's list of historic resources, as has Preservation Massachusetts (which funded our National Register nomination efforts). The Reservation and Homestead have been on the National Register of Historic Places since 2011.

Project Description, CPA Criteria and National Standards:

The Historic Structures Report from 2007 identified a number of building phases and is being used as the basis for the restoration of the structure that will allow the Homestead to again serve the Grafton community (and beyond) as a public museum. The remaining tasks to complete restoration is anticipated to cost over \$200,000 once completed (see Appendix A for complete list of all tasks in the phases) and the tribe is seeking funds to complete the restoration process and return the Homestead to an educational space serving both the public and tribal members.

At this juncture, the Tribe seeks funding to support complete and detailed architectural plans, drawings and specs for the interior restoration—the first step of Phase 3—which will be complicated due to our plan to restore different sections of the interior to different time periods. The plans will provide details for the systems (HVAC, electrical, heating and plumbing) as well, and we plan to begin work on those as soon as possible once the architectural plans are completed.

The project qualifies for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation, and specifically, “the acquisition, preservation, rehabilitation, and restoration of historic resources.” The Homestead's restoration is also consistent with several elements of Grafton's Comprehensive (or Master) Plan. Preservation of this structure will:

- Contribute toward preserving the essential character of the town;
- Save a resource that would otherwise be threatened and that serves a currently underserved population;
- Be practical and feasible, and implemented expeditiously and within budget;
- Leverage additional public and/or private funds to complete the project (of complete restoration);
- Be endorsed by other municipal boards or departments (such as the Grafton Historical Commission).

This project also meets several other criteria, including to:

- Protect, preserve, enhance, restore and/or rehabilitate an historic and cultural resource of significance, especially those that are threatened;
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- Be on the National Historic Register; and
- Be a public benefit.

From the previous grants raised and the projects successfully completed to date, the Nipmuc Nation has demonstrated the desire and ability to provide permanent protection and maintenance for this important historic resource. Once open to the public as a museum again, the Homestead will provide educational opportunities to all of the town's residents not available at any other location because of the unique history of this site and its connection to the Indian population and shared settlement of Grafton dating back to the early 1700s. Funding for this project will also help support and expand the cultural resources and enrichment opportunities that help define the "quality of life" in Grafton.

Additionally, restoration of the Homestead will comply with the Secretary of the Interior's standards for the treatment of historic properties and, in particular, the guidelines for Restoring Historic Buildings (see <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>). According to the Secretary's standards, to rehabilitate/restore "means remodel, reconstruct or repair (extraordinary, not maintenance) to make property functional for intended use, including improvements to comply with federal, state or local building or access codes or with federal standards for rehabilitation of historic properties."

Statement of Need and Funding Requirements:

As the attached from Austin Design indicates, full interior plans/drawings and specifications, inclusive of design/engineering of interior mechanical systems, for work that will meet the Secretary of the Interior standards and provide the foundation for completion of Phase 3, is estimated to be \$45,000. The Nipmuc Nation is fund raising and hopes to raise a portion of these funds but we have only a small amount to contribute as of this date. If able, we would like to reserve tribal funds for much-needed electrical work (a portion of which was just completed as an emergency project for several thousand dollars).

Therefore, the Nipmuc Nation is requesting a total of \$45,000 from the Grafton Community Preservation Committee to begin this first step of Phase 3, interior restoration of the Cisco Homestead. We would request that the architectural drawings be completed over the winter so we would be able to begin actual work on the structure's interior next Spring or Summer if funding permits. As the images in Appendix B indicate, we have made amazing progress on the project so far, thanks to the continued support of the Town of Grafton in the past. Thank you for your consideration of this proposal. If you have any questions, please contact Rae Gould at 860-287-7957, rgould@snet.net.

Sincerely,

D. Rae Gould

D. Rae Gould, PhD
Nipmuc Nation

ATTACHMENT A:

**SCOPE OF WORK and BID
FOR RESTORATION PHASE 3 –
Completion of Interior Restoration**

From the 2007 Conditions Assessment of the Historic Structure Report (Paske 2007) completed for the Cisco Homestead, the scope of work for the restoration of the Homestead includes the following items and tasks. Phase 3 tasks are highlighted below. Architectural drawings, plans and specs are Step 1 of Phase 3 (Interior) Restoration.

5.2 Short-term maintenance issues

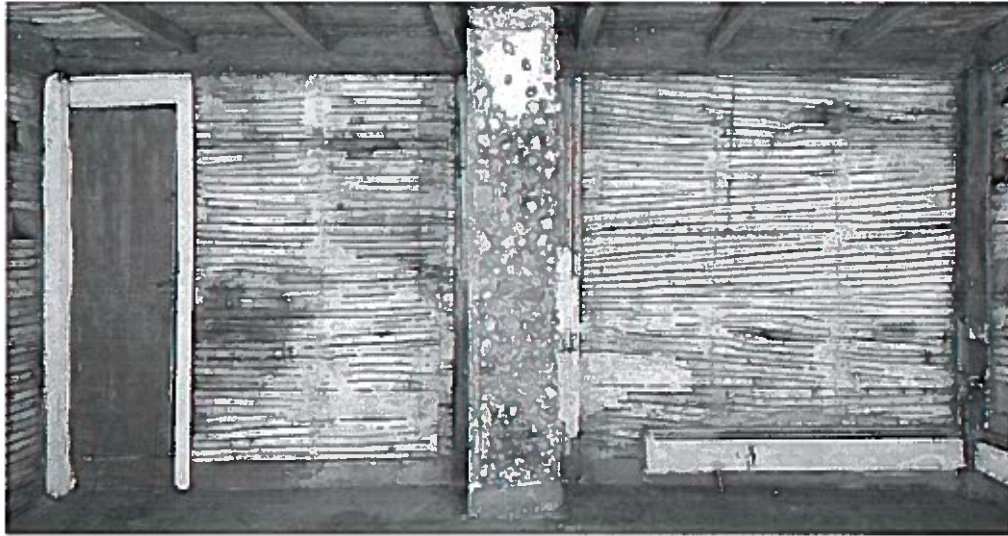
- Install smoke and fire detectors (Phase 3)
- Develop a preservation plan and specifications (Phase 3)
- Develop and institute a maintenance plan (Phase 3)
- Undertake an aggressive pest control program (Phase 3)
- Salvage and store relevant artifacts from basement (Phase 2 – In kind)
- Remove debris from basements (Phase 2 – In kind)
- Reactivate or install new sump pump (Phase 2 alternate or Phase 3)
- Improve ventilation in the basements (Phase 2)
- Install vapor barrier in the central, east, and north sections of the basement (Phase 2)
- Improve drainage around the perimeter of the building (Phase 3)
- Replace roof (Phase 2)
- Perform necessary structural repairs and reinforcement (Phase 2)
- Upgrade the electrical system replacing all existing components (Phase 3)
- Begin repairs to the siding and trim (Phase 2)
- Repair or remove the north chimney (Phase 2)
- Begin the design process for a HVAC or climate control system (Phase 3)
- Install a security system (Phase 3)

5.3 Long-term maintenance issues

- Repair or replace damaged and inappropriate windows and doors (Phase 2)
- Complete repairs to the exterior envelope (Phase 2)
- Repairs and restoration of the interior (Phase 3)
- Install HVAC system with improved climate control if necessary (Phase 3)
- Repair plumbing system as necessary (Phase 3)
- Comply with all ADA regulations as necessary (Phase 3)

**ATTACHMENT B:
IMAGES and DRAWINGS OF THE HOMESTEAD**

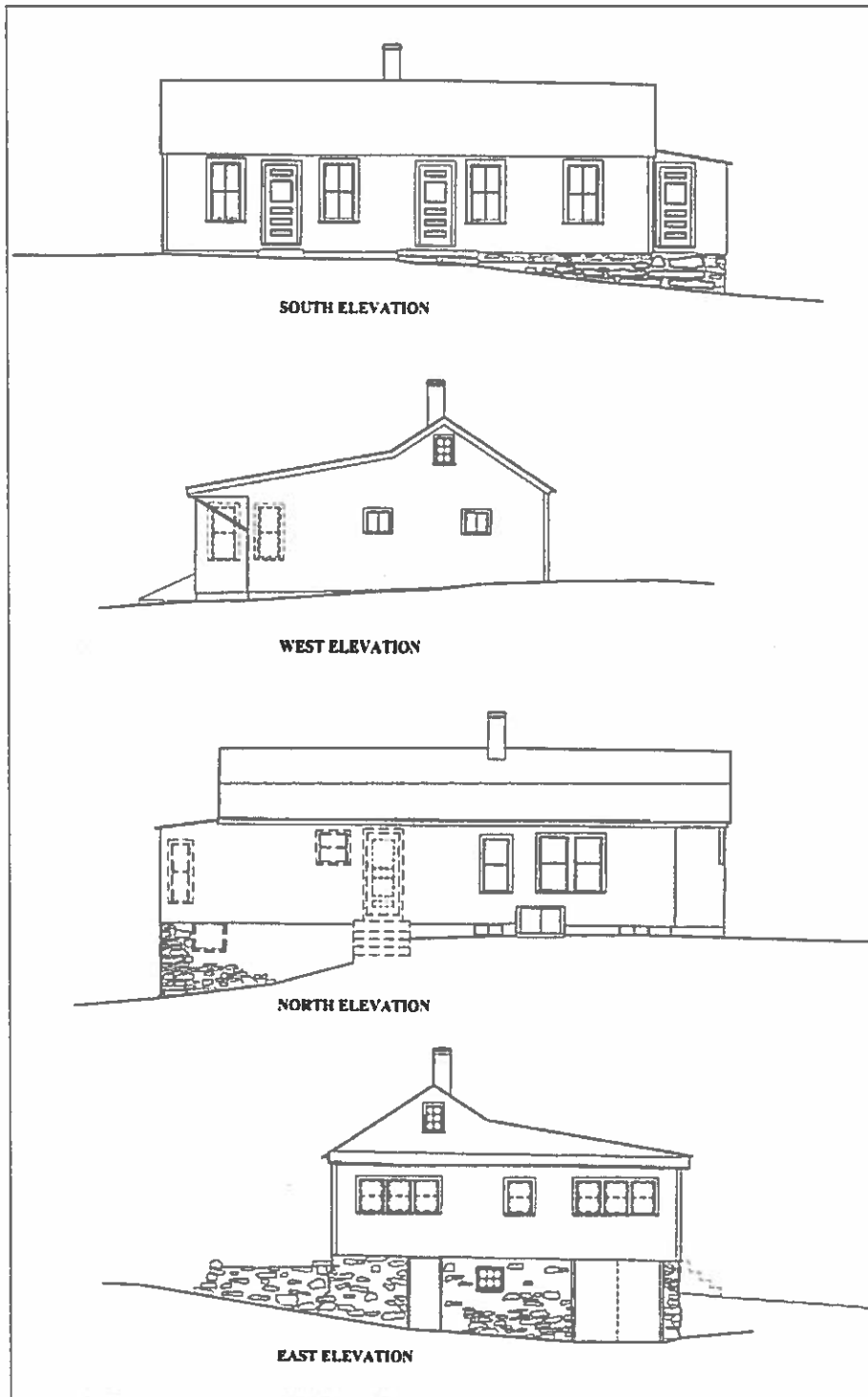
Cover Photo: The Homestead following exterior restorations, 2019.



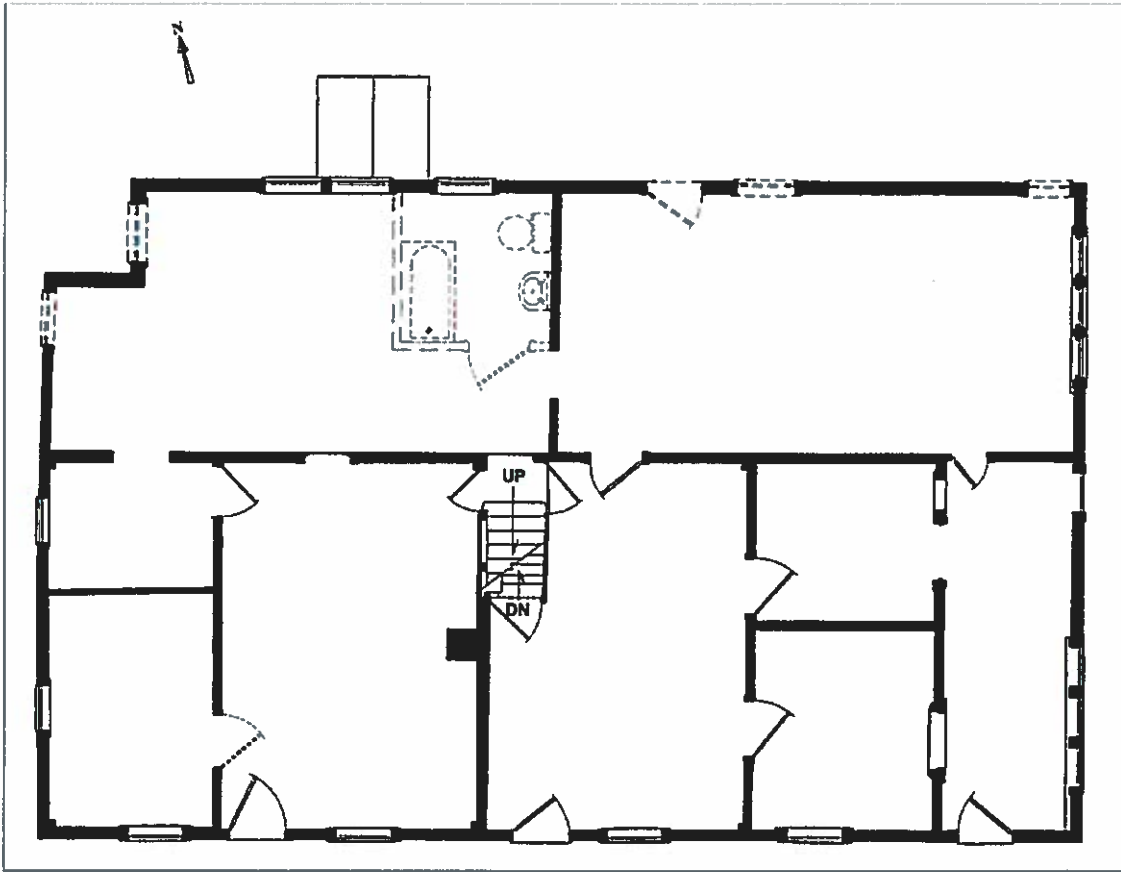
An interior view of the east wall from the original 1801 structure, showing lathing and an original door with hardware. While this room will be restored to its original time period, some structural components (such as lathing) will remain exposed in spots to educate visitors about construction techniques of this time period.



The exterior of the Homestead as it appeared in the early-to-mid 20th century, with the turn-of-the-century structure plus the addition of a lean-to on the west end of the building.



Elevation drawings by Tom Paske (Izard et. al. 2007: 142) of the Homestead's exterior, showing the period the Museum building will be restored to (early-mid 20th century).



Floor plan of the Homestead from the Historic Structures Report (Izard et. a., 2007: 143), indicating which rooms will remain and be restored to their respective time periods during this restoration project. ADA accessibility will be achieved through modification of the left wall in a former bedroom in the rear of the building, which will now serve as an entrance and office for the Hassanamisco Museum.



The façade of the Homestead during restoration of the exterior in Summer 2014 (top) and one year later (bottom). Stosz Construction completed restoration of three sides of the Homestead. Removal of the original sheathing revealed structural damage (see lower left corner as one example) requiring additional work not included in the original bid (a change order).

Bibliography

Forbes, Harriet M.

1889 *The Hundredth Town: Glimpses of Life in Westborough 1717-1817*. Boston, MA: Press of Rockwell and Churchill.

Gould, Donna Rae

2010 *Contested Places: The History and Meaning of Hassanamisco*. PhD Dissertation, University of Connecticut, Storrs.

Izard, Holly V., Thomas Paske and Myron O. Stachiw

2007 *Historic Structure Report: Hassanamisco Reservation House, Volume 1*. Grafton, MA: Nipmuc Nation Tribal Office.

National Park Service

2012 Standards for Restoration and Guidelines for Restoring Historic Buildings.

http://www.nps.gov/hps/tps/standguide/restore/restore_index.htm (accessed Feb. 6, 2012).

Paske, Thomas

2007 *Historic Structure Report: Hassanamisco Reservation House, Volume III – Conditions Assessment*. Grafton, MA: Nipmuc Nation Tribal Office.

Stachiw, Myron

2003 Preliminary Architectural Assessment and Preservation Recommendations for the Homestead on the Hassanamisco Reservation. Nipmuc Nation Tribal Archive, Nipmuc Nation Tribal Office.

Stachiw, Myron O., Claire W. Dempsey, and Thomas Paske

1997 *A Mashantucket Pequot 1780 Era Farmstead Dwelling House: A Research and Design Project*. Mashantucket, Ct.: Mashantucket Pequot Museum and Research Center.