

CAPE ANN MUSEUM

27 Pleasant Street. Gloucester, MA 01930
(978) 283-0455

May 21, 2020

Ms. Jaimie Corliss
Grants Administrator, City of Gloucester
City Hall Annex
3 Pond Road
Gloucester, MA 01930

Dear Jaimie,

The Cape Ann Museum is pleased to submit an application to the City's of Gloucester's 2020 Community Preservation Act grant program. Our application requests matching funds in the amount of \$125,000 to be used in stabilization of the Babson-Alling House, a c. 1740 historic structure located just off Grant Circle here in Gloucester. The Museum acquired the property, by gift, in 2019.

Thank you for accepting our application and we will look forward to moving through the review process with you in coming months. If you have any questions about the materials we have submitted or require addition information, please let me know.

Thank you again.

Sincerely,



Martha Oaks
Museum Curator
978-283-0455, ext. 17
marthaoaks@capeannmuseum.org



CITY OF GLOUCESTER COMMUNITY PRESERVATION COMMITTEE PROJECT APPLICATION COVER SHEET

I: Project Information

Project Title:

Stabilization of the Babson-Alling House (c. 1740), 243 Washington St., Gloucester, MA

Project Summary:

Over the course of the next two years, the Cape Ann Museum will undertake much needed stabilization and preservation work on the exterior of the Babson-Alling House and limited stabilization work on the interior. The House was built around 1740, has belonged to the Museum since February 2019 and has the potential to be the crown jewel of the Museum's architectural holdings. The property is listed on the National Register of Historic Sites and represents the final leg of the Route 128 Corridor, a priority heritage landscape that reflects the history of the area, provides an important sense of place, and contributes to the overall character of the community. Its prominent location on Grant Circle at the entrance to Gloucester makes it a highly recognized and beloved landmark—a true survivor in a neighborhood that has undergone substantial change.

While the Babson-Alling House is in fair condition, important work needs to be done to ensure its preservation. To that end, in 2019 the Museum had preservation architect Wendy Frontiero prepare a conditions assessment of the House. Her report will serve as the playbook for the Museum as we move ahead and help us accomplish the following work in a manner that is in keeping with the Secretary of the Interior's Standards for the Treatment of Historic Properties: repairs to the central chimney; repairs to isolated interior framing; a new red cedar roof and associated flashing around the chimneys; repairs to trim, gutters and downspouts; stabilization of a free-standing privy on the site; stabilization of existing window sashes (and replacement of inappropriate ones); installation of wooden storm windows over the sashes; restoration of the front entrance to the House; and stabilization and restoration of clapboards.

This work will take place in two phases. Phase one will begin in the summer of 2020 and will see the expenditure of funds provided by the Cape Ann Museum and private funders. Phase two of the project will begin in the spring of 2021 and will see the expenditure of funds provided by the City of Gloucester's CPA grant program.

Estimated start date: July 15, 2020 (phase one). Estimated completion date: Dec. 1, 2021 (phase two)

CPA Program Area:	
<input type="checkbox"/> Open Space	<input checked="" type="checkbox"/> Historic Preservation
<input type="checkbox"/> Community Housing	<input type="checkbox"/> Recreation
II: Applicant/Developer Information	
Contact with primary responsibility for project: Martha Oaks, Curator, Cape Ann Museum and Project Director	
Organization (if applicable): Cape Ann Museum	
Mailing Address: 27 Pleasant St., Gloucester, MA 01930	
Daytime phone #: 978-283-0455, ext. 17	E-mail address: marthaoaks@capeannmuseum.org
Federal ID#: 04-2143545	
Secondary Contact: Sheila Hruby, Director of Operations	
Organization (if applicable): Cape Ann Museum	
Mailing Address: 27 Pleasant St., Gloucester, MA 01930	
Daytime phone #: 978-283-0455	E-mail address: sheilahruby@capeannmuseum.org
III: Budget Summary	
Total budget for project: 247,350	
CPA funding request: 125,000	
CPA request as percentage of total budget: 51%	

Applicant's Signature: 

Printed name and Position: Martha Oaks, Museum Curator and Project Director

Co-applicant/ City Official (if required): _____

CITY OF GLOUCESTER

COMMUNITY PRESERVATION COMMITTEE

PROJECT SCHEDULE

Please provide a project timeline below, noting all project milestones. Please note that because the City Council must approve all appropriations, CPA funds may not be available until up to two months following Committee approval.

	Activity	Estimated Date
Project Start Date:	Phase one construction begins: chimney restoration; roof and flashing; front entry stabilization; privy stabilization; repairs to floor joists in the House; replacement of historically inappropriate windows and patio door in the kitchen ell of the House.	July 15, 2020
Project Milestone:		
50% Completion Stage:	Phase one work complete	January 15, 2021
Project Milestone:	Phase two construction begins: clapboard and trim stabilization on the House; stabilization of existing window sashes; manufacture and installation of storm windows.	Feb. 1, 2021
Project Completion Date:	Construction complete	Dec. 1, 2021

Please note: If the project is approved, the recipient must provide progress reports to the Committee on a quarterly basis (by the 15th of January, April, July and October) depending on the length of the project. The recipient shall also provide an interim report at the 50% Completion Stage, along with budget documentation.

Please feel free to photocopy or re-create this form if more room is needed.

CITY OF GLOUCESTER

COMMUNITY PRESERVATION COMMITTEE

BUDGET FORM

Project Name: Stabilization of the Babson-Alling House (c.1740)

Applicant: Cape Ann Museum

SOURCES OF FUNDING		
Source	Amount	
Community Preservation Act Fund	\$ 125,000	
(List other sources of funding)	50,000	Private contributions already made to the Museum for the project
	45,000	Promised gift of the Babson Historical Assoc. to be given over 3 yrs. Letter of commitment attached.
	27,350	Cape Ann Museum funds
Total Project Funding	247,350	
PROJECT EXPENSES		
Expense	Amount	Please indicate which expenses will be funded by CPA Funds:
Repairs to central chimney stack at foundation and above roof line	22,800	Museum and private funds
Roof restoration: removal of failing asphalt roof, repairs as needed to underlayment, installation of new red cedar shingles and related flashing around chimney	66,550	Museum and private funds
Stabilization of the privy including	11,350	Museum and private funds

foundation repairs, repairs to the floor joists and flooring, re-shingle roof, repair and paint clapboards and window		
Repairs to sagging floor joists inside the Babson-Alling House; removal of radiators and replace subfloor and framing as needed	3,650	Museum and private funds
Restoration and preservation of the main entrance to the Babson-Alling House (south façade)	4,240	Museum and private funds
Removal of modern patio door and window sashes on the “Beverly jog” wing of the Babson-Alling House containing the kitchen and chambers above.	15,870	Museum and private funds
Preparation and repairs to all trim and clapboards on the Babson-Alling House; caulking; washing and painting	65,000	CPA funds to be used
Stabilization and restoration of all windows on the House (with the exception of those in the “Beverly jog” (see above)	35,000	CPA funds to be used
Manufacture and installation of wooden exterior storm windows to protect and preserve sashes	22,890	CPA funds to be used
Total Project Expenses	247,350	

NARRATIVE

Organizational Mission

The mission of the Cape Ann Museum is to foster an appreciation of the quality and diversity of life on Cape Ann, past and present; to further the knowledge and enjoyment of Cape Ann history and art; to collect and preserve significant information and artifacts; and, to encourage community involvement with its programs and holdings. In all its activities, the Museum emphasizes the highest standards of quality and seeks to engage the broadest possible audience.

Organizational Vision and Values

The Cape Ann Museum’s vision is to be one of the finest small museums in the United States and an anchor in our community, celebrating the rich story of Cape Ann’s artistic and cultural history while affirming the area’s place in the history of our Nation. The Museum will engage and enrich the lives of residents and visitors, leveraging its expansive collection, its first-rate facilities, and its dedicated staff

to take full advantage of all resources. The Museum will carefully plan for growth and capacity, being mindful to preserve the intimate and inviting setting that is one of the organization's greatest strengths. As the Cape Ann Museum fulfills its mission and pursues its vision, the following organizational values will guide our efforts:

1. Excellence. The Museum strives for excellence in every aspect of its operations, including collections care, presentation, and access; staff; facilities; exhibitions; programming; and visitor services.
2. Community. The Museum maintains a strong commitment to its community as the repository for its art, artifacts, and archives as well as a champion of its traditions.
3. Collaboration. The Museum benefits greatly from collaboration with other cultural organizations and with individuals and will continue to foster such partnerships while maintaining its own distinct identity.
4. Scholarship. The Museum highly values scholarship and will continue to encourage it amongst staff members and those who use the organization's many resources.

Background on the Museum

Founded in 1873, the Cape Ann Museum maintains and shares with the public a nationally recognized collection of artwork, artifacts and archival material related to the history and culture of Cape Ann. A strength of the institution is its collection of paintings, many of which were done by some of this country's most important artists including Fitz Henry Lane, Milton Avery, Marsden Hartley, Winslow Homer, Stuart Davis and Cecilia Beaux. The Museum also has a strong collection of American sculpture including works by Walker Hancock, Anna Hyatt Huntington and Paul Manship. In addition to fine and decorative arts, the Museum's holdings include artifacts and archival material related to the area's principal businesses (the offshore fisheries, the granite quarrying industry, and tourism), and to the social, economic and artistic history of the community. Collecting began in the early 1920s and continues today. In 2023, the Museum will celebrate the 150th anniversary of its founding, a milestone that coincides with the 400th anniversary of the English settlement of Gloucester. The Museum's headquarters is located at 27 Pleasant Street in central Gloucester and includes exhibition galleries, a research library and archive, a 150-seat auditorium, and educational and administration spaces. The Museum also has a satellite campus (called Cape Ann Museum Green), located at Gloucester's historic Town Green just off Grant Circle.

The Cape Ann Museum preserves and shares with the public four historic structures: the Capt. Elias Davis House (c.1804) which is part of the Museum's downtown headquarter, the White-Ellery House (1710), an adjacent barn (c.1740) and the Babson-Alling House (c.1740). The latter three structures are part of the Cape Ann Museum Green site.



Figure 1. The south façade of the Babson-Alling House (c.1740) at the Cape Ann Museum Green as it looked in the autumn of 2019.

Later this year (2020), the Museum will open a new, state-of-the-art Collections Center at the “Museum Green.” The Center’s formal address is 13 Poplar Street. The Center will provide the Museum with much needed space for the care and preservation of its permanent collections, a vast array of artwork, objects and archives which collectively tell the story of Cape Ann. The Center will include an 1,800 square foot flex-space which will be used for educational programming and exhibitions. The land between the new Collections Center and the Museum’s three historic structures at the site will be preserved as open space for public use.

The Cape Ann Museum’s headquarters in central Gloucester is open to the public throughout the year with annual visitation of approximately 25,000 families and individuals. The organization has a robust education program serving more than 11,000 adults, families and school children annually. The Museum is run by a professional staff of 13 with assistance from a large corps of trained volunteers. The organization is proud to be the cultural anchor in the Cape Ann community and is dedicated to advancing arts and cultural initiatives to the broadest possible audience.

More on the Babson-Alling House & its Neighborhood: The Project

The Babson-Alling House (c.1740), part of the Cape Ann Museum Green site, was acquired by the Cape Ann Museum in February 2019, having previously been in private ownership. The House sits on its original field stone foundation facing towards the south; it was once part of a group of structures surrounding Gloucester’s historic Town Green. Inside, the House retains much of its original architectural detailing including a steep central staircase that wraps around a massive chimney, raised paneling, interior window shutters, early plaster work, and original floorboards. Babson’s *History of*

Gloucester tells us that the House was constructed by Joseph Allen, a blacksmith, for his son William. From 1765 to 1779 it was owned by Isaac Smith who fitted out seven vessels for fishing on the Grand Banks in the early 1770s only to see his fortunes turn during the Revolutionary War. In 1779, Smith sold the property to the Low family and it was through the Lows that the House descended into the Babson family. Throughout the 1800s, the land surrounding the House was used by the Babsons for small-scale farming. In 1836, then owner of the property, Capt. Nathaniel Babson, kept four cows on the land along with oxen, steers, two horses and pigs. The land also supported a garden (for vegetables rather than flowers), an orchard and fields for grazing and haying. Successive generations of the Babson family continued to own and care for the property through the late 1970s. Pastureland, salt marshes and woodlots were sold off over the years, reducing the size of the property. In the 1940s, the construction of Rt. 128 and Grant Circle further eroded the site resulting in the loss of the gardens which had once terraced down from the front of the House. Today, the Babson-Alling House, the White-Ellery House and the shingled barn which sits between the two, are prominently visible to all entering Gloucester and Cape Ann via Rt. 128, stark reminders of the community's proud past.

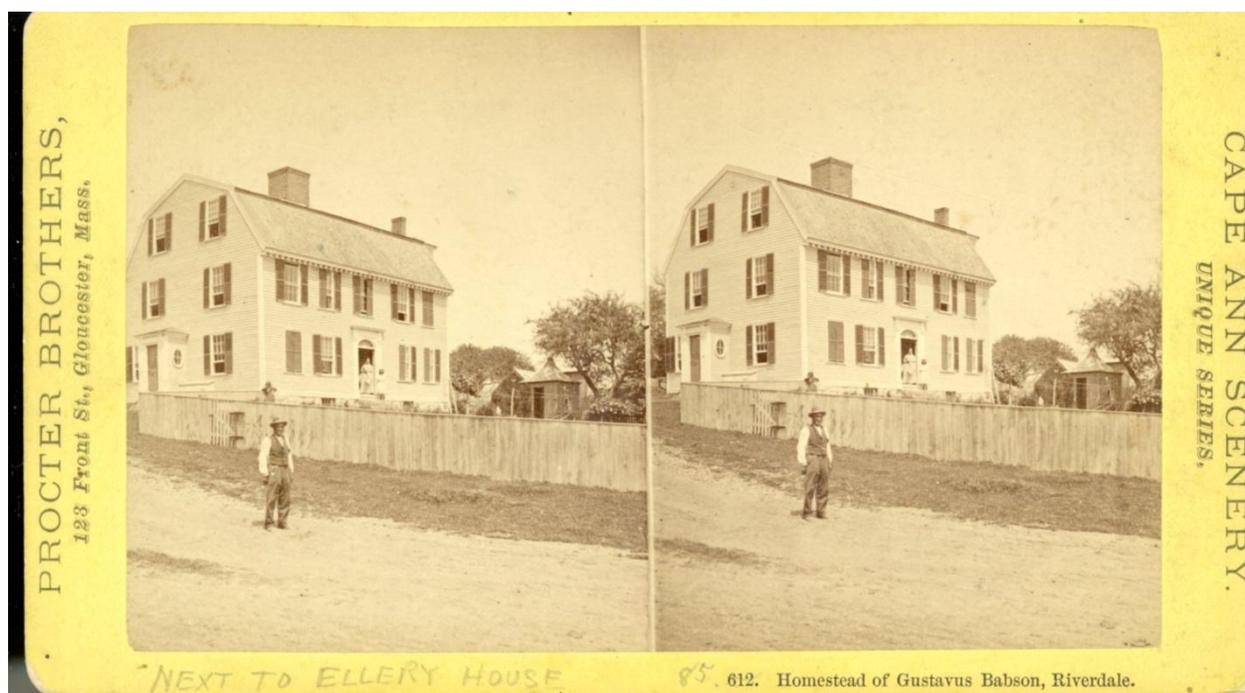


Figure 2: The Babson-Alling House, with Washington Street in the foreground, as it looked c. 1865.

Scope of work

The scope of work to be completed is aimed at stabilizing the Babson-Alling House by securing the envelope to the structure. Work will be done in two phases. **Phase one will include the following:**

- Repairs to the brick foundation of the central chimney which is an integral part of the structure and which has sustained damage over the years. The chimney will also be rebuilt from the top down to just below the roofline. Exposure to the elements over the years has weakened this

part of the stack. This masonry work was labeled as being “urgent” to have done in the condition assessment report prepared on the building by architect Wendy Frontiero. The Cape Ann Museum will work with restoration mason Richard Irons to accomplish this work. Irons comes to the project with the highest of recommendations.

- Removal of failing asphalt roof shingles, repairs to the wooden underlayment (as needed) and installation of a new red cedar roof with all related flashing around the chimney stacks. The current roof is at the end of its lifespan and should be replaced in concert with chimney and flashing work.
- Stabilization of the privy (outhouse) located adjacent to the Babson-Alling House. The privy appears to be very early if not original to the House. It is extraordinary that it has survived, given all the changes which have taken place around it. The structure is as much a local landmark as the House itself is. Repairs will be done to the framing, foundation, roof, siding, window and door.



Figure 3. This privy, which is thought to date perhaps as far back at the House, stands adjacent to the Babson-Alling House and will receive stabilization work.

- Isolated repairs to sagging floor joists inside the Babson-Alling House on the north side of the structure at the first-floor level. Also, inside on the first floor, one radiator which is no longer in use and is contributing to sagging floors will be removed. Flooring and subflooring beneath the radiator will be repaired once they are gone. The Museum is doing very little interior work at this time; however, these specific repairs were also called out as being priorities by the architect.
- Stabilization of the front entrance to the building which has been substantially altered and is currently in very poor condition. The door will be removed from the structure so that repairs can be done on it in the shop setting; all historic hardware will be reused. A Federal-era lintel over the door which was removed sometime during the early 20th century will be replaced, and the glass fanlight will receive much needed conservation work. The wooden columns that flank with door will also be preserved. (A modern spotlight over the entry will be removed.) Successfully completing this work will assure preservation of the entryway and vastly improve the historic integrity and appearance of the structure.



Figure 4. Stabilization work will be done to the front entrance to the Babson-Alling House. The image on the left was taken c. 1899; the image on the right was taken in 2019. A modern floodlight will be removed from above the door and the missing lintel replaced.

- Replacement of modern window sashes and a modern patio door on the north-facing end of the House, the kitchen ell, also known as the “Beverly jog.” This side of the House has experience more “unsympathetic” changes in recent years than the rest of the structure. To correct this work and enhance the historic integrity of the building, modern windows and a modern patio door will be removed and replaced with historically appropriate sashes.

Phase two of the project will include the following work:

- Stabilization of all existing windows sashes on all sides of the House (with the exception of the modern ones on the kitchen ell, or “Beverly jog” which will be handled during phase one of the project). There are various vintage window sashes on the structure; all will receive stabilization work and be preserved. Two very early sashes (one with 6-over-6 panes and the second with 12-over-8 panes) are on the north façade. The sashes on the south or front façade of the House appear to date to the first quarter of the 19th century. The oval-shaped sashes at the entry that faces Washington Street probably also date to the Federal period. All sashes are in need to re-puttying, some need glazing repairs and all need to be painted.
- Preparation and repairs to all exterior trim and clapboards on all sides of the House including cornice work, and window and door trim (with the exception of that work done on the front entry during phase one of the project). Caulking will be done as needed; protruding nails will be reset; mold and mildew will be removed; surfaces will be scraped/sanded, and finish paint applied. Existing paint which is solidly adhered to surfaces will not be removed.
- In order to protect the sashes, wooden storm windows will be manufactured and added to all openings. Current historically inappropriate aluminum storms will be removed. The presence

of interior sliding and/or folding shutters in the House make is impossible to resort to interior storm windows.

General Evaluation Criteria

- The Babson-Alling House, as a “Historic Resource” is listed on the National Register of Historic Places and is therefore eligible for CPA funding according to the requirements described in Massachusetts CPA legislation.
- The Babson-Alling House is also listed in the Essex Coastal Scenic Byway Corridor Management Plan (prepared for Essex National Heritage Commission in March 2011, appendix 3, pg. 7) and noted as being part of a site that reflects the history and character of the area.
- The Babson-Alling House (Babson Farm) is noted as being a “special place” in the City of Gloucester’s Community Development Plan, 2001 (prepared by The Cecil Group, Inc., appendix I).
- The Babson-Alling House is prominently located at one of the two gateways to Gloucester and stands in stark contrast to commercial development in the immediate neighborhood.
- In acquiring the Babson-Alling House in 2019 from a private owner, the Cape Ann Museum has committed itself to preservation and maintenance of the property.
- The Babson-Alling project not only assures the preservation of a historic structure but also the preservation of open space. Once stabilization work is done on the House, the grounds and open space surrounding it will be open, free of charge, for the enjoyment of all.
- Stabilization work on the Babson-Alling House is being done in phases to ensure budget and time constraints can be met.
- CPA funding will help leverage additional financial support for this project.
- The Babson-Alling House project has the support of the Gloucester Historical Commission (please see attached letters of support from Commission members).

Category Specific Criteria

- Successful stabilization and the Museum’s commitment to the on-going care of the Babson-Alling House will preserve an architecturally significant resource which in recent years has begun to show the effects of *benign neglect*.
- The Babson-Alling House is part of a larger Museum-owned site that includes two other historic structures (the White-Ellery House, 1710, and a 1740 barn); approximately 2 acres of open space; and a new collections center. The site will be open, free of charge, to the public.

Ongoing Maintenance

The Cape Ann Museum is dedicated to caring for and preserving its collections, including its historic buildings. The Babson-Alling House will be subject to on-going inspections by the Museum staff and team of contractors. As problems arise, they will be taken care of according to best practices.

Gloucester’s 400th

2023 will mark the 400th anniversary of the first English settlement in Gloucester. Like other cultural and civic organizations across the City, the Cape Ann Museum looks forward to actively participating in events and gatherings marking that milestone. 2023 will also be the 150th anniversary of the founding of the Museum, making it a doubly important year for the institution. It is anticipated that all

work will be done at the Babson-Alling House and the Cape Ann Museum Green before 2023 and that the entire site will be open for public programming, including that offered in connection with the 400th.

Applicant Qualifications

The Cape Ann Museum is operated on a year-round basis by a full complement of professional staff members including individuals trained in the areas of historic preservation, education and public programming, development and fundraising, historical research, archival preservation and management, and bookkeeping. The Museum is a 501(c) (3) organization and is audited annually by an independent outside auditor. A full slate of active and engaged individuals serves on the Museum's Board of Directors and several standing committees.

In recent years, the staff of the Cape Ann Museum has overseen and successfully completed numerous grant funded projects in a timely manner including those administered by the National Endowment for Humanities; Massachusetts Historical Commission; the Massachusetts Cultural Council; Mass. Humanities and several private foundations. The Museum has successfully completed six previous City of Gloucester CPA funded projects including creating universal access to a stage in the Museum's auditorium; conservation of an 1851 map of Gloucester; stabilization of the exterior of a c. 1740 barn at Gloucester's original Town Green; and installation in the Museum of the original First Order Fresnel lens from the south lighthouse tower on Thacher's Island. In each of these six projects the Museum has met all deadlines and matching fund requirements.

ATTACHMENTS

1. Plan of the property (1957)
2. Zoning of property
3. Conditions assessment report prepared by architect Wendy Frontiero
4. Assessment report prepared by Structures North engineers
5. Names of project architect, consulting historian and engineer
6. Topographical map
7. Letters of support including member of the Gloucester Historical Commission
8. Letter of commitment for funding from the Babson Historical Association
9. Detailed quotes for work to be done

1. Plan of the property (1957)

2. Zoning of Property

Zoning

The lot the Babson-Alling House sits on is zone R-10. The City's description of that zone is included below.

R-10 (formerly R-3) Medium/High Density Residential (minimum lot area: 10,000 sf)

The R-10 Medium/High Density Residential District is located along both sides of the western portion of Essex Avenue, on both sides of the Mill River, on a portion of the Annisquam River and in that area extending in a northeasterly direction from downtown to the Rockport line. This district is characterized by suburban residential development in existing neighborhoods and provides a transition from the suburban areas of the city to the more densely populated areas of downtown. This district is intended to accommodate single family residential development and, where appropriate, two family and multi-family development.

3. Conditions assessment report
prepared by architect Wendy
Frontiero

**CONDITIONS ASSESSMENT REPORT
BABSON-ALLING HOUSE, 243-245 WASHINGTON STREET,
GLOUCESTER, MASS.**



Prepared for the Cape Ann Museum
by Wendy Frontiero, Architect and Preservation Consultant,
with Brian Pfeiffer, Architectural Historian
September 2019

CONDITIONS ASSESSMENT REPORT
BABSON-ALLING HOUSE
243-245 Washington, Street, Gloucester, Massachusetts
September 2019

I. Historical & Architectural Background:

Constructed around 1740, the Babson-Alling House is a two-storey timber-frame structure with a nearly full storey contained beneath its gambrel roof. The house was built in four stages, namely:

- a. The main block of the house is a rectangular structure composed of three structural bays in length that consist of two room bays flanking a central chimney bay. The structure is enclosed by a wide gambrel roof. (Photos 1 and 2)
- b. A two-and-one-half-storey ell of timber-frame construction was an early addition (ca. 1775-1800?) to the east elevation of the main block. This ell is enclosed on its north side by a gambrel roof that continues the roof plane of the main block; on its south face, the ell contains a short area of pitched roof beneath which it has a three-storey wall, a form of construction known locally as a "Beverly Jog." A small chimney rises through this structure near its southeast corner. (Photo 3)
- c. A one-storey entry porch (ca. 1800-1825) stands near the center of the west elevation. This porch is enclosed by a half-hip roof and sits on a rubble foundation wall. In the cellar of the main house, two heavy wooden struts have been added in alignment with the north and south walls of this porch, perhaps to stiffen the structure after the removal of original partitions to create the entry vestibule. (Photo 4)
- d. A one-storey rear entry porch (pre-1825) at the north elevation provides access to the northwest kitchen. This porch is enclosed by a low-pitched roof and retains early, utilitarian interior finishes. (Photo 5)

For further information on the history and significance of the property, refer to the National Register nomination form that was prepared for the Babson-Alling House in 1996 by Candace Jenkins and Wendy Frontiero.

II. Existing Conditions - Exterior:

- A. **Site, Foundation & Drainage:** The house occupies an elevated site that has been enhanced by the creation of a terrace at the building's east and south elevations. This terrace was presumably created by soil and rock excavated to create the cellar. The foundation is made of rubble stone bedded in lime

mortar. Grade level at the south, east, and west elevations is well below the level of the wooden sill board and provides positive drainage away from the structure. At the north elevation and the north end of the east elevation, grade level rises to within a couple inches of the base of the wooden sill board exposing wooden elements to prolonged moisture. Some algae is visible on clapboards in these locations as well as backsplash from rainwater hitting the ground. (Photo 6) Leaves have accumulated in the east corner between the rear entry porch and the north elevation of the main block, increasing moisture in that location.

Rainwater run-off from the roof is drained at six points, namely, at the east and west ends of the façade (south elevation), the southeast corner of the east ell, the east and west ends of the north elevation, and at the southwest corner of the west entry porch. All downspouts are fitted with leaders that direct rainwater away from the building at grade.

Eroded and fractured mortar joints exist immediately east of the main (south) entry. At the south end of the foundation's west elevation, a large area of stonework has been disturbed by the recent installation of a high-efficiency furnace vent, leaving gaps in the foundation open to the weather around this vent. (Photo 7) The basement window on the south elevation of the ell has been infilled with plywood to accommodate a vent line; a significant gap exists between the vent line and the plywood.

The interior of the cellar shows little or no sign of excess moisture. Its floor has been finished with concrete (ca. 1930-50). A small stain from an apparent puddle is visible toward the center of the cellar's east end; however, its origin is unclear. No staining or streaking that might indicate leaks is visible on rubble foundation walls, nor is there evidence of dampness near the locations of exterior downspouts. Brick piers for the central chimney exhibit a very small amount of efflorescence/spalling at their bases, which suggests that the ground beneath the house is well-drained and mostly dry. Timbers are remarkably free of decay for a building of this age, and there is little to no smell of mold or fungal growth.

RECOMMENDATIONS:

- Inspect exterior downspouts and leaders at least twice annually to assure that water continues to be directed away from the structure; because of the proximity of grade level to the wooden water table, it is especially important that the north gutter be kept clear and that it not overflow.
- Inspect and clean all gutters and downspouts regularly: once a year minimum; two times per year ideal (in late spring and late fall).

Regularly inspect and clear leaves from base of building on north elevation.

- Replace crimped base of downspout at southeast corner of east ell.
- Repoint areas of missing mortar with high-calcium lime mortar to match existing.
- Replace missing stones at the west elevation to close the opening around the furnace vent and make it more secure against weather and vermin; close opening around vent in basement window of ell.
- Observe area of small puddle on cellar floor to determine if it was a one-time occurrence.

B. Exterior Wall Cladding & Trim: The exterior is clad with face-nailed clapboards that have some lapped and some butt joints. The lapped joints have shallow angles and an uncharacteristically short area of overlap that suggest they were sawn rather than skived with a draw-knife in the manner of the eighteenth and early nineteenth centuries. In addition, clapboards appear somewhat thicker and sharper-edged than historic clapboards. It seems likely that the building was partially or completely re-clad ca. 1930 as part of a Colonial-Revival style repair to the house. Clapboards are generally in good condition. Small areas of algae and mildew exist on the lowest seven courses of clapboard at the east end of the north elevation due primarily to splash-back from the overflow of the gutter above and the proximity of grade level. (Photo 6)

Exterior trim appears largely original and consists of a beveled sill board at the base of the main house's south, west and east elevations, flat-stock corner boards, a boxed cornice with modillions on the north and south elevations, and rake boards with a beaded lower edge and moulded upper edge beneath the roof covering. Near downspouts where it has been exposed to more moisture, some of the wood is checked and weathered, but fundamentally sound. Some of these locations, notably the southwest corner of the main block, have been caulked to close joints between boards; however, impermeable caulk is more likely to exacerbate damage from moisture that does get behind boards. (Photo 8) The sill board at the north end of the west elevation has an open seam and visible deterioration.

The rear entry has decayed trim along the sill board on the west elevation (Photo 9) and at the base of the raking fascia, where gaps with the adjacent horizontal trim have been crudely filled with flashing. At the east elevation of the main block, an approximately 1 ½ inch square hole exists at a seam in the water table, surrounded by punky material. Corner boards at the southeast corner of the ell exhibit numerous cracks, splits, and open seams in the multiple short lengths of boards constituting this trim.

Algae and mildew are present at the section of the beveled sill board at the west end of the north elevation; modillions on the north elevations appear sound but are unusually dark and should be checked for mildew and possible decay.

RECOMMENDATIONS:

- Maintain existing exterior woodwork through normal maintenance and painting. Caulk all perimeter joints between siding and frames of doors and windows, joints between all dissimilar building materials (e.g., basement window frames and foundation), and vertical joints where elements are not woven together, preferably using a permeable linseed oil putty after treating all dried and checked wood with tung oil to harden wood and reduce its absorption of oil from paint. Wash entire exterior with and apply biocide to areas with mildew or algae; prepare all surfaces. Apply a clear preservative treatment to all new or existing bare wood, using a solution of boiled linseed oil or tung oil and turpentine in a ratio of 2:1 to promote adhesion of paint to wood surfaces. Prepare and paint entire building, using hand tools to scrape and sand only as necessary to remove flaking paint.
- Inspect building corners that are subject to more weather/water. Where impermeable caulk exists, remove it. Conduct carpentry repairs to reduce gaps between boards, soak dry wood with tung oil to harden it and reduce absorption, then repaint.
- Clean mildew from trim using a mild bleach/biocide solution. **Included in painting.**
- Repair sections of trim at rear entry porch and on west and east elevations of main block to make sound and weather-tight. Replace corner boards at southeast corner of ell with continuous lengths of new wood.

Windows & Sash: Window cases appear to date from the first quarter of the nineteenth century. Openings are framed by flat stock trimmed with an ogee moulding and 2" sills. Nearly all sash appears to date from the nineteenth century and the early 2000s (at the east ell and attic), with the notable exceptions of two earlier windows on the north elevation of the rear entry (6/6) and the north elevation of the main block at the cellar staircase (12/8). Nearly all windows are equipped with triple-track storm sash. (Photo 10) Three window openings in the attic (two on the west elevation and one on the south elevation of the ell) have only storm panels, no primary sash. Sash and window cases appear generally sound with approximately 1/3 of the sash needing re-puttying and repainting.

RECOMMENDATIONS:

- Repair windows and aging putty as part of routine maintenance/cyclical painting. Where sash require partial or complete re-glazing, treat all dry wood muntins with a coat of tung oil or boiled linseed oil before applying glazing putty.
- Repair damaged window trim.
- Install new, historically appropriate sash in the three attic openings where no primary sash presently exists.
- Repair existing combination storm windows to functional condition. Unless the house is to be interpreted for museum purposes, these storm sash provide practical protection from weather and augment the building's energy efficiency. They can be painted to match the color of surrounding trim to reduce their visual impact.

C. Doors: There are four sets of exterior doors:

1. The main entry is centered on the south elevation and contains a wide double door surmounted by a low elliptical fanlight and flanked by paneled pilasters. The entablature once supported by the pilasters appears to have been removed, perhaps ca. 1930 for the installation of a Colonial-Revival style portico. The double doors have three panels per leaf. Panels are framed by heaving mouldings around a center field that is raised in two stages. The doors appear to date from ca. 1930 and lack traditional mortise-and-tenon joinery with pinned joints that would be characteristic of such doors made before ca. 1830-40. In addition, their heavy iron hinges are fastened by screws rather than rivets, and the heavy brass slide bolts and latches are more characteristic of ca. 1930 than pre-1830. The fanlight contains muntin profiles and old glass of types that could easily pre-date 1830. These elements suggest that a double door existed in this location prior to 1930 and was replaced by the present double door. (A photograph dated 1899-1900 shows double-leaf doors of the same or similar configuration; these may have been replaced in-kind post-1930.) The wood of the doors is dry and paint is peeling. Water has been absorbed through end grains at the bottom of the doors causing more deterioration at the doors' bases. (Photo 11) Glazing putty on the fanlight has deteriorated. The original entablature and cornice above the pilasters have been removed; the surviving trim above the pilasters has not been examined for weather-tightness; metal flashing is evident on its top surface.
2. The west (side) entry contains a six-panel door that appears to date from ca. 1930 when major work was done on the exterior of the

house. The door's condition appears generally sound, with some open joints at the base of the pilasters and several open seams at the oval side windows. (Photo 4)

3. The rear (north) entry retains a notable batten door hung on hand-forged strap hinges fastened to the door with rivets set in leather washers. The exterior face of the door is concealed by a batten storm door of beaded tongue-and-groove boards. The early batten door is in good condition. (Photos 5 and 12)
4. The south entry to the east ell dates from ca. 2010-15 and is entirely modern, consisting of a pre-fabricated unit of 15-light French doors set in a casing of flat stock. Of the three openings, only the center one functions as a door. In scale, proportion and detail, this doorway is inappropriate to a building of this period and quality. (Photo 3)
5. The cellar bulkhead is located on the west elevation immediately south of the west entry vestibule. Its location appears to be original, and the steepness of the pitch of its double doors also appears to match historic practice of the period. Its two-leaf door and side walls of beaded tongue-and groove boarding appear to post-date 2000. (Photo 13)

RECOMMENDATIONS:

- The double doors at the main entry would benefit from a shop repair in which all mouldings could be examined and secured; water-damaged wood could be inspected and Dutchmen installed, if needed. Shop repair would also allow careful preparation of peeling paint surfaces, application of tung or boiled linseed oil to dried wood, and full re-painting.
- The west entry needs only periodic re-painting and routine maintenance. **Included in painting budget (below).**
- The north entry needs only periodic re-painting and routine maintenance. If the doorway is not to be used, retention of the exterior wooden storm door provides useful protection from the weather. **Included in painting budget (below).**
- The south entry of the ell is inappropriate in scale, proportion, and detail. Replacement with a more appropriately designed door and window is recommended; however, this recommendation arises more from aesthetic/interpretive judgment than from functional necessity. **Do not make a change until the building's new use has been decided.**

- The cellar bulkhead is in good condition and requires nothing more than routine cyclical maintenance.

D. Roofs & Gutters: All roofs are covered with architectural asphalt shingles that appear to have been installed within the last ten years. Most surfaces appear flat and well-secured to the roof deck. Organic growth is present on the lower slope of the north roof of the main house and on the roof of the rear entry; roof shingles on the rear entry are also cupped. North and south eaves, as well as the eaves of the west entry are fitted with moulded copper gutters. The gutters are mounted to the fascia on blocking that leaves a gap of 1" or more between gutter and fascia. The visible face of the gutters bears a cyma reversa moulded face. Downspouts are rectangular in section. (Photo 14)

The gutters on the west entry porch are clogged with organic debris. At the southeast corner of the east ell, the at-grade downspout elbow is crimped, obstructing water flow.

RECOMMENDATIONS:

- Roof surfaces are generally in good condition and seem likely to last a minimum of 15 years. Inspect shingles on rear entry roof and replace as necessary or treat with biocide.
- Gutters and downspouts are not historically accurate, but they provide a useful protection for the house and should be maintained. Inspection and cleaning twice annually (at the end of Spring and Fall) is recommended to ensure that rainwater continues to flow away from the house. Repair planning estimate included with A. Site, Foundation and Drainage (above).

E. Chimneys: The house has two chimneys:

1. Central Chimney:

- The central chimney rises from a broad base supported by two brick arches through the house with three fireboxes at both the first and second storeys, and a small firebox in the southwest attic chamber. Inside the attic, the chimney is plastered; above the roof line, the chimney cap is exposed red brick that displays some bowing and eroded joints.
- At the north side of the chimney's base in the cellar, there is some bowing and settlement at the springer of the north arch. This settlement appears as a crack and separation of brickwork at the northeast corner of the chimney. Missing brickwork at the

northwest corner of the chimney may partially be the result of this movement, but it may also have been chiseled out as part of a furnace and ducting installation during the twentieth century. (Photos 15 and 16)

- Fireboxes throughout the house appear in sound condition and do not display streak lines, debris, or other marks of open flues that allow rainwater to enter the flues.
 - The kitchen fireplace appears to date from ca. 1800-25 and to have been built inside a larger firebox which remains in position behind the later brickwork. Evidence for the earlier firebox can be seen in the form of fire-damaged bricks from the back wall of a firebox visible at the rear of the ash pit where walls of the ash pit are set atop but not tied into adjacent masonry.
2. The east ell chimney contains one or perhaps two flues with a small fireplace at its first floor and a thimble at the second. The first-storey fireplace is consistent in style and detail with an installation date in the first or early second quarter of the nineteenth century. The firebox is in sound condition.

RECOMMENDATIONS:

- The central chimney and east chimney caps above the roofline should be inspected for cracks and open joints. If spot-pointing is needed, it should be accomplished with lime mortar made from lime putty and sand without cement. Such an installation requires that bricks and open joints be damped down before the installation of lime mortar and that they be protected from drying out and be damped down for a minimum of two-to-four weeks following installation, which should take place in the early spring to take advantage of cool, wet weather to achieve a proper cure. See Flues (below)
- The base of the central chimney should be examined by a skilled mason and, if necessary, an engineer to devise a method of cribbing and shoring up the chimney mass to allow traditional repair of the bowed and cracking brick on the north wall of the chimney's base. Selectively disassembly of separating brick work and repair with lime mortar will allow new mortar to bind into old and will provide a repair with compressive strength that is compatible with surrounding original masonry.
- Flues of the central chimney and east chimney should be inspected to determine if they are open to the weather. If they are, and if they will not be used for burning, they should be fitted with ventilated caps or top-mounted dampers to reduce the flow of rainwater into

the flues. Unprotected flues that are no longer in use can hold substantial amounts of moisture that damage both the masonry and, eventually, nearby woodwork and plaster.

- III. **Frame:** The house's timber frame appears to be in exceptionally good condition. At the cellar, timbers exhibit no signs of moisture or fungal decay; their edges are sharp and dry, indicating that they have never been exposed to a prolonged period of dampness. Near the mid-point of the west wall of the cellar, two large timber struts have been added, extending from the foundation wall to the first girt; these appear to relate to the addition of the west entry porch and may have been intended to stiffen the structure after the removal of interior partitions to create the entry vestibule. At the first and second storeys, corner posts, girts, and summer beams are boxed or concealed by plaster. The relatively small amount of settling for a house of this age, and the firmness of the structure under foot indicate that the frame is in solid, good condition. The roof frame at the attic consists of five bents framed by six sets of rafters including those built into the end walls. No notable cracks or sags exist in the rafters, purlins or ridge of the roof.

RECOMMENDATIONS: The house's frame appears to be in excellent condition for continued use as a residence. If uses that impose heavier loads are contemplated, it should be evaluated by a timber-frame carpenter and/or an engineer specializing in timber frame structures to determine if any supplemental bracing would be needed to protect the structure from a more intense use.

- IV. **Existing Conditions - Interior:** The house preserves exceptional integrity of design and materials from its first period of construction (ca. 1740) and from ca. 1800-1825, a period during which part of the exterior and southwest room of the first storey was remodeled. The building's floor plan and partition locations are characteristic of center-chimney houses with two first-floor rooms and second-storey chambers flanking the central chimney, and a central room with a fireplace flanked by smaller service rooms at the north side of the chimney. The original function of the East Ell is unclear. Its lack of evidence for a kitchen hearth and small surviving firebox (2nd quarter of the nineteenth century) suggest possible use as a counting house based upon its location in relation to the main body of the house. Surviving interior finishes run a full range from the ambitious Georgian paneling of the parlor and best chamber at the southeast corner of the main block (Photo 17) to an exceptionally fine curved corner cupboard with scallop-shell head (Photo 18), interior shutters with original foliate-end hinges throughout (Photo 19), original plaster (Photo 20), and the main entry hall with its ramped railing

with turned balusters (Photo 21). In addition, the house retains humble original finishes in spaces such as the chimney cupboards with early (if not original) clothes pegs (Photo 22), lime-plaster flashing of joints between sheathing boards at the attic secured with lath fastened by handwrought nails, as well as a very unusual configuration of bricks bedded in lime mortar at the attic's eaves to reduce drafts (Photo 23). Other rare elements include an unexplained range of open storage areas at the north side of the attic where slat-work frames are secured by handwrought nails (Photo 24), unusual louvered sliding shutters (ca. 1800-25?) at the southwest parlor (Photo 25), the rear stair railing at the attic which is fastened into position with handwrought nails (Photo 26), and a variety of small furniture locks on cupboard doors.

RECOMMENDATIONS: The high quality of the house's design and features places it in the upper rank of ambitious Georgian houses of its period, similar in character to the [Captain Richard Derby House](#) (ca. 1735 - 27 Herbert Street, Salem, Mass.) and the [Quincy Homestead](#) (17th & 18th centuries, 34 Butler Road, Quincy, Mass.). The extent to which both elaborate ornamental finishes and simple, utilitarian finishes survive from the 18th and early 19th centuries is remarkable and increasingly rare. To protect this unique character, it is strongly recommended that the building be conserved as found rather than restored to some specific period, or adapted to any use that would require the removal of its rare features.

Most original and/or early features, including wood floors; wood wainscot, paneling, and trim; cased beams and posts; window trim and shutters; doors, door trim, and hardware; and plaster walls and ceilings are intact. Wall, floor, and ceiling surfaces on the interior are generally in good condition. Plaster ceilings in the southeast and southwest parlors on the first floor and in the southwest chamber on the second-floor exhibit considerable flaking probably attributable to the application of oil paint over calcimine paint. (Photo 20) Hairline cracks are visible and some unevenness of finished surfaces, both of which are characteristic of lime plaster of this age, especially if applied as a single coat, which much of the plaster appears to be. Most plaster appears well-adhered with few areas of detachment. Minor plaster damage is also evident on the walls of the back stairway between the second storey and attic.

The exceptional corner closet in the southeast parlor is in fair condition, with cracked original glass and cracked wood trim around the arched top. (Photo 18) The front staircase shows minor damage to stair treads and nosings, where several pieces have worn or come loose.

RECOMMENDATIONS:

Plaster Repair: Lime-and-hair plaster constitutes a large and important element of the house's original building fabric, one that protected the interior from drafts, provided a degree of insulation, offered smooth surfaces to reflect limited light, and set off classical architectural elements. Because lime plaster will bind into existing lime plaster to provide a continuous, tightly adhered surface, repair in-kind is recommended. The introduction of consolidating resins interferes with vapor permeability and creates surfaces that are discontinuous in physical properties, as do gypsum plaster repairs. These techniques of repair were developed in the 1980s when there were no or nearly no lime plasterers in New England; however, there are now practitioners who can repair lime plaster with the same materials and methods as the original installation, thereby preserving more of the original fabric and retaining the integrity of its physical properties.

- Engage a skilled lime plasterer to examine all wall surfaces in the house, to note all areas of loose or detaching plaster, and to prepare prioritized repair recommendations; also, to prepare and test specifications for the removal of peeling ceiling paint and the underlying calcimine paint that causes failure of ceiling paint.
- For planning purposes allow 2 weeks' worth of plaster repair by a skilled plasterer and helper; if more is needed, develop a prioritized repair plan to start with the most endangered areas and defer less damaged areas adjusting for available funding.
- Replaster the southwest attic room (?) - Unless there is a use for the room, confirming the condition of remaining plaster and securing it from further detachment would be a reasonable short-term treatment. **Included in estimate for plaster repair.**

Carpentry: Repairing interior woodwork will help protect the historical integrity of the building, especially if it is placed in service as an actively used structure. Among the woodwork elements that should be inspected and examined to assure that they operate easily and do not bind or have other conditions that will result in damage are:

- Interior shutters: Inspect all hinges, slides, and other operable features; adjust edges to fit without binding, confirm that 18th century hinges are firmly attached and swing properly, repair louvered sliding shutters to operate without sticking.
- Interior doors, hinges, and latches: Adjust as needed to operate and close 33 doors.
- Staircase and Corner Cupboard: Select a skilled joiner or finish carpenter to re-attach loose mouldings and to replace missing

mouldings to match originals (such as the nosing of stairs) where they are missing and the evidence is clear.

The condition of electrical wiring, plumbing, HVAC and other systems has not been evaluated as part of this initial Conditions Assessment. A Property Inspection Report was prepared by Jim Tebo of Jim Tebo Home Inspections, Inc., in October 2018, and should be consulted for preliminary assessment of the conditions of plumbing, electrical, and heating and cooling systems in the Babson-Alling House. Once a use has been identified for the property, further investigations should be undertaken by qualified tradesmen who are experienced in working with historic properties, in the context of code and program requirements appropriate for the new use.

- V. **Privy** – Set near the southeast corner of the house, the Privy is a one-storey, timber frame structure with a bell-cast hipped roof covered with three-tab asphalt shingles. (Photo 27) Lichen was observed on all four roof slopes. Walls are clad with painted wooden shingles and trimmed with flat stock fasciae. The wood shingles are generally in good condition, although heavy algae/mildew growth is evident on the north elevation. The fascia board on the east elevation is missing. The west elevation has a single three-panel door (ca. 1850-70) that may originally have had four panels. The door is moderately deteriorated. Exterior trim around the door opening has decayed at the top left and at the base of the jamb on both sides. The door is secured by only a hook and eye latch. A modern 6/6 window sash is centered on the south elevation. The privy has recently been used for storage of construction tools and materials

The structure is lightly framed and finished on the interior with a horizontal-board wainscot, above which walls were plastered with lime plaster on accordion lath, a technique generally associated with the very late eighteenth and early nineteenth centuries. (Photo 28) The floor is finished with softwood boards, many of which are missing or damaged toward the center of the structure. The hip roof is framed with timber joists and a heavy timber truss running east/west. Powder post beetle decay is evident in the west end of the truss beam (Photo 29) and in the beam at the top of the south wall.

RECOMMENDATIONS: Surviving privies are rare in New England, and those with architectural ambition, as expressed by the curved hip roof on this one, are rarer still. The structure is currently weather-tight and stable. Even if there is no functional use for this structure, retaining it and keeping it from deteriorating further by maintaining the roof and exterior are strongly urged as part of the possible interpretative fabric of the property.

- Engage a timber-frame carpenter to examine the privy's framing and recommend repairs, as needed, using traditional timber-framing techniques and heavy timber stock; includes allowance for repair.
- Replace the east fascia board to match existing; wash organic growth from all roof slopes; clean lichen from shingles on north elevation with a mild solution of bleach. Allowance included in repair above.
- The paneled door at the west facade would benefit from a shop repair in which all mouldings are examined, secured, and replaced in kind where necessary; water-damaged wood could be inspected and Dutchmen installed, if needed. Shop repair would also allow careful preparation of peeling paint surfaces, application of tung or boiled linseed oil to dried wood, and full re-painting.
- Engage a pest management professional to assess active areas of infestation in the beams and to address prevention and control; repair beams as required. Devise a method of reducing ambient humidity in privy to reduce insect activity – possibly installing a vapor barrier on the ground beneath the Privy.

Clean debris from inside of privy structure and **secure the door with a lock.**

Discontinue construction-related uses of the building.

VI. Landscape Features

North of the house, an L-shaped retaining wall, possibly dating to the 19th century, has three distinct sections. The east/west portion of the wall is constructed of granite block north of the house and boulders and fieldstones to the east of the house, extending to the east property line. Approximately six feet south of this portion of the wall runs a line of granite curbstones set in the ground, terminating at its west end in an irregularly shaped granite post. The north/south segment of the retaining wall, lining the asphalt-paved driveway, is built of fieldstones and boulders. (Photo 30)

The corner of the L-shaped driveway, near the northwest corner of the house, is lined with a Colonial Revival style wood fence, likely dating to the 1930s renovation of the house. The fence is comprised of vertical boards configured in concave-arched panels, framed by square wood posts with large concrete ball finials on the east side of the driveway and ball-topped wood finials on the south side. The fence is generally in good condition. Minor decay is evident in the caps and bases of the posts on the east side of the driveway, and one finial is missing at the inside corner of the fence.

The west, south, and east building entries are accessed by granite block steps; rubble cheek walls frame the topmost steps at the main (south) entrance). A

series of terraces on the south side of the house is defined by granite block and rubble retaining walls, steps, and landings. A fieldstone retaining wall terminates the west end of the main entry terrace; random fieldstone and granite curbing is found to the west of the house.

The terrace adjacent to the ell is supported by a low granite block retaining wall, which encloses a granite-paved patio to the south of the ell, a grid of granite paving block paths to the east that encloses panels of grass, and a stone path leading to the privy, which has its own granite block stoop. Large granite slabs adjacent to the east side of the ell may be related to a previous entry. Small areas of granite block pavers are found adjacent to the north side of the house. All terraces and their associated retaining walls and paths likely date to the 1930s renovation of the house.

RECOMMENDATIONS: The evolution of historic and current landscape features should be further studied in relation to proposed uses of the property. Preserve and protect the dry-laid granite wall behind the house.

PRELIMINARY BUDGET FOR RECOMMENDED REPAIRS

	Task	Planning Estimate/ Allowances
1.	Inspect and clean all gutters and downspouts regularly: once a year minimum; two times per year ideal (in late spring and late fall).	\$400/year
2.	Replace crimped base of downspout at southeast corner of east ell.	\$300
3.	Repoint areas of missing mortar in foundation with high-calcium lime mortar to match existing.	\$4,000
4.	Replace missing foundation stones at the west elevation to close the opening around the furnace vent.	\$500
5.	Prepare and paint entire building; clean mildew and algae from trim.	\$20,000 - \$30,000
6.	Carpentry repairs, if not done at same time as overall painting.	\$1,700
7.	Repair sections of trim at rear entry porch and on west and east elevations of main block. Replace corner boards at southeast corner of ell.	\$3,250
8.	Repair, re-glaze, and re-paint window sash.	\$5,000
9.	Repair damaged window trim.	\$2,000 - \$3,000
10.	Install new, historically appropriate primary sash in three attic openings.	\$4,000
11.	Repair existing combination storm windows	\$2,500
12.	Repair double doors at main entry.	\$1,500 - \$2,000
13.	Conduct an examination and analysis of damage at base of central chimney; make recommendations for treatment. Includes allowances for services of an engineer (\$4,000) and for making repairs.	\$15,000 - \$25,000
14.	Install ventilated flue caps for two chimneys; minor re-pointing.	\$3,000 - \$5,000
15.	Inspection by timber-frame carpenter to examine timbers of main house and to confirm condition of wood and joints	\$1,200
16.	Engage a skilled lime plasterer to examine all wall surfaces in the house, to note all areas of loose or detaching plaster, and to prepare prioritized repair recommendations; also, to prepare and test specifications for the removal of peeling ceiling paint and the underlying calcimine paint.	\$2,600
17.	Implement plaster repair by a skilled plasterer and helper.	\$13,250
18.	Inspect and repair all interior shutters to make operable and secure.	\$3,900 - \$5,500

19.	Adjust and make fully operable interior doors, hinges, and latches.	\$3,200
20.	Repair front staircase and corner cupboard in Southeast Parlor.	\$1,900 - \$2,200
21.	Privy: Engage a timber-frame carpenter to examine the privy's framing and recommend repairs, as needed; includes allowance for making repairs.	\$7,200 - \$8,000
22.	Privy: Repair door and doorway at west façade.	\$750 - \$1,000
23.	Privy: Assess active areas of pest infestation and develop a prevention plan; reduce ambient humidity.	\$500 - \$1,000

REPAIR PRIORITIES

It is difficult and not necessarily productive to prioritize preservation and restoration work on the house and privy until a use for the property has been determined. Very few items are broken and require immediate repair for weather-tightness or to prevent significant further deterioration. Once a use has been decided upon, a full scope of work can be prepared that addresses the particular needs of such use, and economies will be found for having workpeople on site who can undertake multiple categories of repair.

RECOMMENDATIONS FOR SPECIALIZED EXPERTISE

Structural Engineers for Timber Framing:

Janet Kane

JK Structural Designs
Winooski, Vermont
Phone: 802-598-6582
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Carmen Bombeke

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Ben Brungrabner

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Masons

Michael Burrey

MLB Restorations
Phone: 508-277-4468

Fabio Bardini

Florentine Renaissance Masonry
Phone: 978-825-9922

Colin Evans

Phone: 603-988-8127

4. Assessment report prepared
by Structures North
engineers

26 July 2019

Wendy Frontiero
18 Walnut Road
South Hamilton, MA 01982

Reference: Babson-Alling House Conditions Report

Dear Wendy:

We have completed a visual survey at the Babson-Alling House in Gloucester, Massachusetts. For the purposes of this the main entrance is located on the south elevation.

General Description

The Babson-Alling House is a two-story timber frame structure constructed in 1740. A small two story addition was constructed at the east end of the building.

There is a full basement is located below the entire house, which allowed the first floor framing to be observed. A brick chimney support is located in the central portion of the main house. Timber beams span between the east and west foundation walls with 3x4 floor joists running between them. In the addition, a new post was installed to help support the second floor.

The framing of the second floor and attic were not readily visible but most likely of similar construction to the first floor framing. The gambrel roof framing consists of timber rafters corresponding to the first floor timber beams, with tie beams at the knuckle joints between the upper and lower slopes. A purlin and common rafter system spans between the timber rafters. The roof framing of the east addition was not readily accessible but is most likely of similar construction.

Noted Building Conditions and Repair Recommendations

The following conditions were noted at the Babson-Alling House, for which we have the *following recommendations noted in italics*:

Degrees of Urgency

- 1 Possible or eventual threat to public safety and/or stability of the structure (level 1) if not corrected soon.*
- 2 Will worsen to level 1 or cause other problems if not corrected. Recommended to be repaired within 2-5 years*

- 3 *Would be a good improvement to make, eventually. Recommended to be repaired within 5-7 years*

Basement and First Floor Framing

- Overall the stone foundation wall is in good condition, though there are two areas of concern. Along the north wall near the end of the most western timber beam and at the southeast interior corner, the stone mortar joints are open. On the exterior face of the foundation, there are cracked and open mortar joints all around the perimeter of the building. *The cracked open mortar joints should be cut and pointed with a compatible mortar.*

Urgency Level 3

- The sill is located at the exterior face of the 24 to 30 inch thick foundation walls, so it was not accessible at all locations. From what was visible there are areas of deterioration along approximately half of the south wall and a third of the west wall. The west sill of the back entrance is also rotted. *The deteriorated timber sill should be removed and replaced.*

Urgency Level 3

- The bricks and mortar joints at the base of the chimney, mostly along the southern support wall and the base of the newer chimney, are deteriorated. This is a common condition as moisture from the ground is absorbed by the brick masonry; it is known as rising damp. *The worst of the brick units should be replaced, and the mortar joints cut and pointed with a compatible mortar.*

Urgency Level 3

- To install the newer square brick chimney, the southern chimney arch was partially dismantled. It appears to be stable as there is no visual evidence of cracking or movement in the brick masonry. *The masonry should be monitored for cracking or new movement.*

Monitor

- At the northwest corner of the chimney support, the brick masonry is missing at the spring point of the arch. This weakening of the brick masonry has resulted in the brick arch to flatten and cracking in the masonry above the outer pier. *The brick masonry should be reconstructed where it has been removed. After the springer has been repaired, the arch masonry should be removed and any loose or shifted bricks should be reset and cracked mortar joints cut and pointed with a compatible mortar.*

Urgency Level 1

- Floor planks below radiator in the hallway near the kitchen are rotted and have allowed the radiator to settle. *The radiator should be disconnected and removed to allow for the damaged floor planks to be replaced. When the planks are removed, the exposed top faces of the adjacent framing member should be reviewed and*

replaced or repaired as needed. After the repairs are complete the radiator can be reinstalled.

Urgency Level 1

- A joist end is not supported along the north foundation wall, where it appears an infilled window is located. This has caused settlement of the flooring above. *Blocking should be installed below the end of the joist to fully support the framing member.*

Urgency Level 1

- The original stairway to the basement was most likely located below the back stairs where there is now a closet. Because of this there is a long distance between the joists at each side. *A new joist should be installed before the closet is used again.*

Urgency Level 3

- There is beetle damage to the east beam running north-south near the basement stairs. There is also damage to the southern joist below the kitchen and a joist below the main entry area at the southern part of the building *The damaged beam and joists should be sistered and the floor framing treated with Boracare.*

Urgency Level 2

- There is a vertical plank wall at the southeast corner of the basement to create a small room. At the south end of the wall, the base of the planks are deteriorated. *Because this is not a structural element, the area should be monitored and repaired if the deterioration continues.*

Monitor

First Floor

- The floors are sloping throughout the house, the slopes correspond to the settlement and deflection of the floor framing members, with the floors slope away from the timber beams and towards the exterior walls, and also where there is damage to the framing, as described above.
- The plaster ceiling in the southeast parlor is in poor condition and the connection between the plaster and the lath is failing. This can be seen by the deflections in the plaster and the cracking. *The connection to the lath should be reinforced by screws and ceiling buttons at the face of the plaster or it should be replaced in its entirety. Another repair option would be to reinforce the plaster keys, which is the plaster that extends through the spacing in the lath to create the connection, but the flooring of the second floor would need to be completely removed and replaced in order to access the keys.*

Urgency Level 1

- In the closet off the eastern hallway there is old deterioration at the visible timber wall plate. *At this time no repair is necessary, but it should be monitored for new deterioration.*

Monitor

- In the kitchen, the second floor framing is exposed and there is a floor joist that is not attached to the masonry chimney. *A new hanger should be installed at the end of the joist and anchored into sound masonry.*

Urgency Level 2

- There are rotted floorboards in the kitchen doorway. *The rotted floorboards should be replaced and the tops of any exposed framing members reviewed and repaired as needed.*

Urgency Level 2

- The plaster ceiling located in the closet below back stairs is loose. *The plaster should be removed and replaced.*

Urgency Level 2

- There are deteriorated mortar joints in the lower oven of the large fireplace in the northwest room. *The mortar joints should be cut and pointed with a compatible mortar.*

Urgency Level 3

- There are open joints in the board walls of the side entrance. *These boards do not appear to be structural and this condition is most likely the result of wood shrinkage.*

Monitor

Second Floor

- The floors are sloping throughout the house, all of which correspond to the floor framing with the floors sloping away from the timber beams and towards the exterior walls.

- The floorboards in front of the north bedroom fireplace are burnt from sparks from fires.

- The ceiling plaster in the eastern closet of the north bedroom is failing along with the ceiling plaster at the back stairs. *The plaster should be removed and replaced.*

Urgency Level 2

- There are open joints and holes in the floor of the kitchen chamber. *If the openings are not to be used, the floorboards should be replaced.*

Urgency Level 3

- The floorboards in the southeast chamber are buckling by the northern entrance. *The boards should be removed and the exposed framing reviewed for damage and repaired as needed.*

Urgency Level 3

- Plaster is bulging outward at the east wall of the southeast chamber. *The wall plaster should be removed and replaced.*

Urgency Level 3

- The mortar joints in the back face of the southwest chamber and north bedroom are eroded. *The joints should be cut and pointed with a compatible mortar.*

Urgency Level 3

- In the northwest bedroom the ceiling plaster has pulled away from the lath but appears to be stable at the time of our visit. *The area should be monitored for cracking and indication that the plaster keys are failing.*

Monitor

Attic/ Roof Framing

- In the southern attic stairs, the treads have pulled away from the wall. *The stairs feel solid underfoot but should be monitored for new movement.*

Monitor

- Beetle damage is visible at a number of locations throughout the attic, specifically at the southwest and northeast tie beams, the northeast rafter and at the studs of the east end wall. The floorboards prevented all of the tie beams and floor framing to be reviewed. *As damage appears to be old and there was not any visual structural failure from the damage, not work is required. The framing members should be monitored for new beetle damage and the wood treated with Boracare and repaired as needed.*

Monitor

- The upper tie located at the east end gambrel wall is rotted. *The timber tie should be replaced.*

Urgency Level 3

- The brick chimney is in poor condition with the parging peeling away on over half of the masonry within the attic, exposing eroded mortar joints. *The mortar joints should be cut and pointed with a compatible mortar and any loose bricks reset. If the parging is reinstalled after the repairs are completed, a mix compatible with the historic brick masonry should be used to allow for the masonry to breath and not trap moisture.*

Urgency Level 2

Outhouse

The old outhouse is constructed of timber framing studs at the corners and third points of the walls and rafters at the corners and midpoints of the hip roof. The floor framing is lightly framed with openings and cut joists, most likely from its original use. The rubble stone foundation is dry laid. New dimensional lumber was used for a new floor joist and a portion of the wall that was rebuilt.

- There is beetle damage on the wall plates and roof tie as well as at the base of the studs, where exposed. *The wall plate over the doorway should be replaced and the*

rest of the framing treated with Boracare to prevent additional damage. Where damage is found to reduce the area of the studs by 25% or more, new sisters should be installed.

Urgency Level 3

- The existing floor joists are spaced at a large distance and at least one joists is cut near the center of the structure. The plank flooring is loose or missing. *New floor joists and planks should be installed to create a safe walking surface.*

Urgency Level 2

Report Limitations

This report is a summary of readily visible observations conducted during a single site visit to the property. No finishes were removed to expose hidden structure, and no calculations have been performed to determine if the overall building framing or foundations of the structure comply with past or present building codes. This report is strictly limited to structural considerations noted. Egress, guard rails, fire protection, and other building systems were not reviewed, and they are beyond the scope of this report.

If you have any questions regarding this report or should need further assistance in the modifications, please do not hesitate to contact us. We would be happy to provide further assistance with the repairs, including as-needed sketches or complete construction documents.

Respectfully Yours,
Structures North Consulting Engineers, Inc.



Stephanie Davis, EIT



John M Wathne, PE

5. Names of project architect,
consulting historian and
engineer

Project Architect, Historian and Engineer—Babson-Alling House Project

Wendy Frontiero
Architect and Preservation Consultant
32 Abbott Street
Beverly, MA 01915
617-290-8076

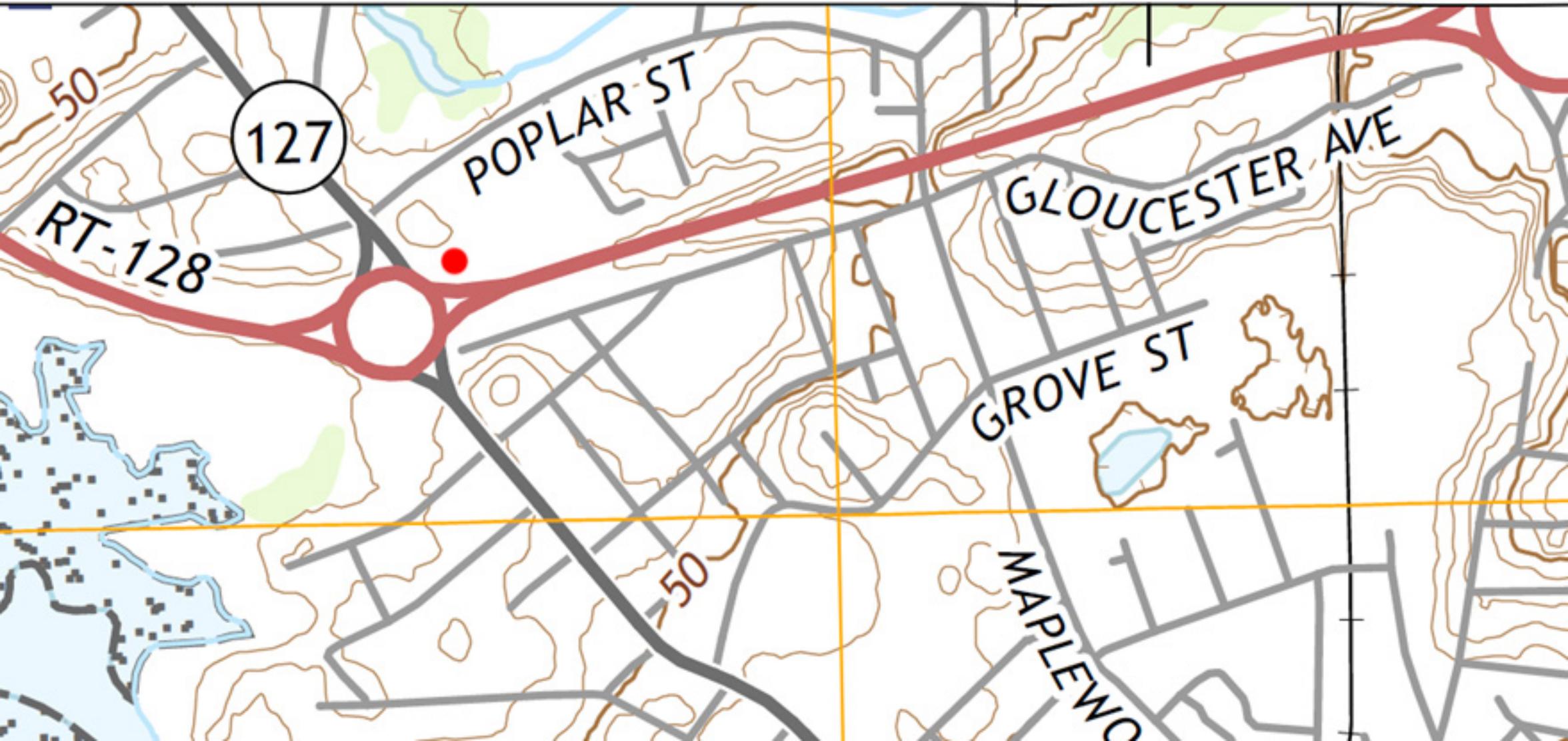
Brian Pfeiffer
Architectural Historian
c/o Wendy Frontiero
32 Abbott Street
Beverly, MA 01915

Stephanie Davis
Structures North, Consulting Engineers
60 Washington Street, Suite 401
Salem, MA 01970-3517
978-745-6817

6. Topographical map

● = Babson-Alling House

363 40'



7. Letters of support including members of the Gloucester Historical Commission

May 8, 2020

To the Community Preservation Committee, City of Gloucester,

Many communities have an old house that everyone admires without really understanding why they are so attracted to it. Often you hear someone say, "I've always loved that house" referring to an antique house. This admiration is explained in a book called *The Old Way of Seeing* by Jonathan Hale. This book sheds new light on why, over the centuries certain houses draw so much admired and loved.

The theory is that old time house wrights had an innate sense of proportion, style and how the architectural elements work together. Builders were aware of symmetry and patterns, successfully designing houses so satisfying that they have withstood the test of time and centuries later many are still drawn to favorite houses.

In Gloucester the Babson-Alling house is one of those houses. It attracts attention. Not only is it satisfying to look at but at the entrance to the City, it has high visibility. After two hundred and eighty years it is still an object of interest and admiration, proof that the original old-time builder had that innate sense of proportion and pattern and "got it right".

In addition to the pleasing architecture of the house, there is a rare privy with a pagoda roof dating to the colonial period. The inside of the privy was carefully finished with plaster. This ornamental little building in the side yard is also of great interest to architectural historians.

Other notable features are to be found on the interior. The present dining room is perhaps one of the best rooms in New England. There are four walls of raised field paneling with bolection molding setting off the panels and framing the fireplace opening. Folding Georgian shutters, window seats and, in the corner, a very rare and valuable shell cupboard complete a room as superb as can be found anywhere. Another room was updated in the Federal period with pocket shutters that slide out of the walls to cover the windows. They are not paneled but are louvered. I believe them to be the work of Jacob Smith, Gloucester's architect/builder who built the Universalist Unitarian Church on Middle Street and the Davis house at the museum. He was the Bulfinch or McIntire of Cape Ann.

After a series of short term owners the Cape Ann Museum has rescued this architectural treasure from its downhill spiral and every effort must be made to correctly restore what needs to be restored.

Therefore, considering the importance as well as the popularity of this landmark, I enthusiastically endorse the proposed work necessary to stabilize the house as soon as possible.

Yours truly,

Prudence Paine Fish

prufish@comcast.net

978-283-1458



Steven C. Mallory

Manager of Historic Structures and Landscapes

18. May, 2020

Martha Oaks
Curator
Cape Ann Museum
27 Pleasant Street
Gloucester, MA 01930

Dear Martha,

Thank you for reaching out to me regarding your ongoing preservation efforts of the Babson-Alling House, a recent acquisition by the Cape Ann Museum. Please accept this letter of support as you work to secure funding for exterior stabilization work.

Last summer when you invited me over to give an initial walkthrough and visual assessment of the structure's historical integrity, I was stunned at not only the extremely high degree of historical integrity and that it is overall in surprisingly stable overall condition given its more recent history. However, beyond that I was quite literally stunned at the quality of the surviving first-generation woodwork on the interior. In the past 25 years of my career I can't remember discovering such treasure hiding in plain sight. Judging from related surviving structures I know of, this building may be the finest example of pre-Revolutionary War architecture on Cape Ann. Moreover, the only peer I am aware of for the 1740s Queen Anne woodwork in the southeast parlor would be the Jeremiah Lee Mansion, a National Historic Landmark in Marblehead.

The building is not only an important strategic acquisition by the Museum, but is brimming with potential for educational programming among many other possible Museum functions.

I wish you, the Cape Ann Museum, and the Babson-Alling House success.

Sincerely,
Steven C. Mallory

Lillian Olmsted
10 Eastern Point Blvd
Gloucester, MA 01930
lillian.olmsted@gmail.com
May 20, 2020

Community Preservation Committee
9 Dale Avenue
City Hall
Gloucester, MA 01930

Dear CPC,

I would like to communicate my support for the Cape Ann Museum's CPC grant application. The preservation work that is being proposed is very important in order to protect the historic Babson-Alling House.

The Babson-Alling House is a very significant building in Gloucester history and is most deserving of this preservation work. I have not had the opportunity to meet Wendy Frontiero in person but I am acquainted with some of her earlier work for the city. Wendy is very knowledgeable and has extensive experience in historic preservation. She is an excellent choice to take on this project.

Sincerely,

Lillian Olmsted
Member
Gloucester Historical Commission

Robert K. Whitmarsh, Jr.
2 Blueberry Lane
Gloucester, MA 01930
978-283-0498

Community Preservation Committee
9 Dale Avenue
City Hall
Gloucester, MA 01930

Dear CPC,

I would like to express my support for the Cape Ann Museum's CPC grant application. The preservation work that is being proposed is necessary to protect the historic Babson-Alling House.

The proposed work described in the application is to the highest standards of historic preservation.

I am familiar with Wendy Frontiero's work and have the greatest respect and confidence in her expertise in historic preservation.

Thank you,
Bob Whitmarsh
Historical Commission Chair

Sandy Barry
93 Wheeler Street
Gloucester, MA 01930
978-500-7854

Community Preservation Committee
9 Dale Avenue
City Hall
Gloucester, MA 01930

Dear CPC,

I would like to express my support for the Cape Ann Museum's CPC grant application. The preservation work that is being proposed is necessary to protect the Babson-Alling House a historic colonial house at 245 Washington Street in Gloucester, Massachusetts.

The proposed work described in the application is to the highest standards of historic preservation.

I am familiar with Wendy Frontiero's work and have the greatest respect and confidence in her expertise in historic preservation.

Thank you,
Sandy Barry
Gloucester Historical Commission

Community Preservation Committee
City Hall
9 Dale Ave
Gloucester, MA 01930

19 May 2020

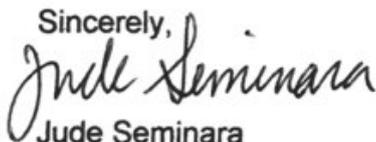
Dear Community Preservation Committee members:

I am writing to express my support for the Cape Ann Museum in their application for a grant to conduct preservation work on the Babson-Alling house.

Built in 1740, the Babson-Alling house is one of only two period houses that remain at the Green, the former center of Gloucester in the early Colonial period. With that in mind, I believe any work to preserve such a historical asset is critical work and should be undertaken with the support of the community.

Because of Wendy Frontiero's reputation as a competent preservationist, she is an appropriate choice for the project.

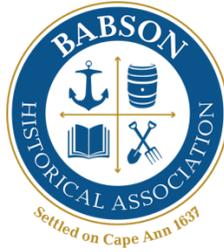
Sincerely,

A handwritten signature in cursive script that reads "Jude Seminara".

Jude Seminara

Gloucester Historical Commission

8. Letter of commitment for
funding from the Babson
Historical Association



November 8, 2019

34 Indian Hill Road
Medfield, MA 02052

Mr. Oliver Barker
Director
Cape Ann Museum
27 Pleasant Street
Gloucester, MA 01930

Dear Oliver:

Thank you again for your time and extensive tour of the Babson-Alling House and the new Archival Center for the Cape Ann Museum (CAM) on Saturday, November 2nd. These projects, which you are in the middle of, will serve to put CAM squarely front and center for anyone wishing to experience the dynamic cultural, social and economic history of Cape Ann in general and Gloucester specifically!

As I mentioned during a portion of our tour in the Archival Center, the Babson Historical Association Trustees voted unanimously to financially support the ongoing work associated with the Babson-Alling House restoration. We propose to provide CAM with 3 annual payments of \$15,000 beginning with the start of our fiscal year in July 2020. Similar payments would occur in July 2021 and July 2022.

Our financial support for CAM reflects our longstanding commitment to local institutions connected in some way with the Babson family. Our support is particularly appropriate in this instance, given the fact that Roger Ward Babson and Elizabeth L. Alling (who was living at 245 Washington Street) were two of the founding members of the Babson Historical Association in 1950.

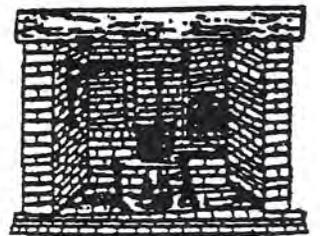
We look forward to seeing the progress on the new CAM campus, and in particular the revitalization of the Babson-Alling House.

Best regards,
Robert G. Babson
Chairman-Board of Trustees
Babson Historical Association

9. Detailed quotes for work to be done

325 Lesiure Lane
 Limerick, Maine 04048
 (207) 793-4655
 Cell: (207) 632-2806

Richard Irons Restoration Masons



~ Insured ~
 Mass. Lic.#019238

Web: www.RestorationMasons.com
 Email: ironsrestoremason@yahoo.com

TO: Cape Ann Museum % Martha Oaks
27 Pleasant St.
Gloucester, MA. 01930

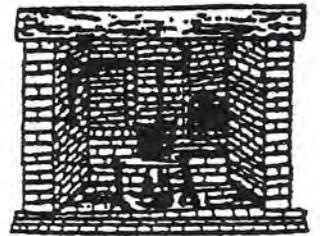
DATE: 12/3/19

INVOICE

DESCRIPTION	AMOUNT
Suggested treatment plan to secure and stabilize chimney arch base, w/ estimates.	
Phase I:	
① The north brick wall of the arch has moved out of plumb (1" in 4' vert. max) causing the top of this arch to "flatten" and "key" bricks to drop. This arch also has a vertical crack 44" in from west end. Brick removal + poss. past earthquake may be the cause. Monitor cracks. - Rebuild the North East + Northwest corners at the spring point of the arch. Repoint the vertical, inside crack. Relay key bricks from below (as many as possible).	\$4,000 -
② Southwestern corner of the arch was disturbed w/ brick removed for a past chimney for a furnace. - Rebuild the section of arch.	\$1,500. -
③ Long horizontal small crack - south wall - repoint	\$300 -
Phase II - if cracks reappear, or N wall shows more out of plumb. Brace North Wall w/ cribbing/posts off foundation wall. *If accepted, insurance, contract w/ payment schedule, and more detailed spec + costs provided. If more more work should be priced for grant money, let me know. Call call w/ questions, etc.	est \$5,000
- Chimney rebuild from below roofline mentioned by Structural Eng. rough est \$12,000,	TOTAL 22,800

325 Lesiure Lane
Limerick, Maine 04048
(207) 793-4655
Cell: (207) 632-2806

Richard Irons Restoration Masons



~ Insured ~
Mass. Lic.#019238

Web: www.RestorationMasons.com
Email: ironsrestoremason@yahoo.com

978-283-0455 x17

TO: Cape Ann Museum % Martha Oaks
27 Pleasant St.
Gloucester, MA. 01930

DATE: 12/3/19

INVOICE

RE: Babson-Alling House

DESCRIPTION	AMOUNT
- Consultation + Inspection on 11/29/19 ^{1 hr. travel} 10-12 AM.	
Review Structures North report, write mine Fee	\$ 260.00
- A complex 6-7 flue center chimney, much is original to circa 1740, but ridden by fireboxes and bakeovens built 1790-1820. Both clay and lime were used. The double arch base, approx $12\frac{1}{2}' \times 10\frac{1}{2}'$, is properly laid w/lime to resist "rising damp" + set on a fieldstone base. This arch is the primary structural concern, showing past movement and stress cracks from displaced load. Most c 1800 fireboxes are laid w/lime putty, but original behind would be in clay. The attic brick work is laid in lime ^{CLAY} to just below roofline (orig) + covered in an old lime plaster (damaged by H ₂ O freeze/thaw cycles. Above the roof is rebuilt (date unknown) w/old brick in lime mortar. Much more time inspecting (incl above roof) is needed to document all suggested repairs. Proposing only structural based repairs. I have studied Structures North report + generally agree w/it.	* please mail.
TOTAL	

W. Herbert Goodick, Inc.

Riverdale Station
Box 6072
Gloucester, MA 01930

ESTIMATE

Date	Estimate #
5/13/2020	2019-1178

Name / Address
Babson Ailling House Martha Oaks Cape Ann Museum 27 Pleasant Street Gloucester, MA 01930

Description	Cost
We are pleased to offer for your consideration the estimated price: Includes: Site Services Ground Coverings Staging- Erection of proper staging to the roof line on the north and south sides of the house. Strip away existing roofing materials, and dispose. Remove existing gutters and downspouts, and dispose. Supply and Install New 18" blueable red cedar roof shingles, at 5" to the weather. + or -. Red cedar shingles to be installed by hand nailing. Weave in red cedar shingles to the new lead flashings of the restored chimnies. Install 1x5 wood ridge cap. Clean up and removal of all debris. This price excludes permitting.	59,750.00
Miscellaneous Unforseen, Trim and Sheathing replacement /repairs. This is a budget, and an extra to the work described above.	6,800.00
Total	\$66,550.00

Phone #
978-283-0556

E-mail
ninajgoodick@comcast.net

W. Herbert Goodick, Inc.

Riverdale Station
Box 6072
Gloucester, MA 01930

ESTIMATE

Date	Estimate #
5/15/2020	2019-1180

Name / Address
Babson Ailling House Martha Oaks Cape Ann Museum 27 Pleasant Street Gloucester, MA 01930

Description	Cost
We are pleased to offer for your consideration the estimated price for the interior and exterior repairs to the PRIVY at the Babson Ailling House. This price includes: Replace Missing Foundation Stones, and repoint entire foundation. Repair wood floor structure including, floor joist and flooring as necessary. Mend and repair hip rafters and plate as necessary. Strip and reshingle roof system with 18" red cedar shingles. Clean up and removal of all debris. Excludes permitting if necessary.	11,350.00
Total	
\$11,350.00	

Phone #
978-283-0556

E-mail
ninajgoodick@comcast.net

W. Herbert Goodick, Inc.

Riverdale Station
Box 6072
Gloucester, MA 01930

ESTIMATE

Date	Estimate #
5/15/2020	2020-1179

Name / Address
Babson Ailling House Martha Oaks Cape Ann Museum 27 Pleasant Street Gloucester, MA 01930

Description	Cost
We are pleased to offer for you consideration this estimated price for interior work at the Babson Ailling House. This includes: Shore up, mend, or replace, sagging unsupported floor joists at the first floor level. We will remove radiators, and replace flooring, subfloor, and framing as necessary. Clean up and removal of all debris.	3,650.00
Total	
\$3,650.00	

Phone #
978-283-0556

E-mail
ninajgoodick@comcast.net

W. Herbert Goodick, Inc.

Riverdale Station
Box 6072
Gloucester, MA 01930

ESTIMATE

Date	Estimate #
5/19/2020	2020-1181

Name / Address
Cape Ann Museum Att: Martha Oaks 27 Pleasant St. Gloucester, MA 01930

Description	Cost
We are pleased to offer for your consideration the estimate price to restore and preserve the Main Entrance Door way to the Babson Ailing House, south facing side.	4,240.00
Total	
\$4,240.00	

Phone #
978-283-0556

E-mail
ninajgoodick@comcast.net

W. Herbert Goodick, Inc.

Riverdale Station
Box 6072
Gloucester, MA 01930

ESTIMATE

Date	Estimate #
5/19/2020	2020-1182

Name / Address
Cape Ann Museum Att: Martha Oaks 27 Pleasant St. Gloucester, MA 01930

Description	Cost
We are pleased to offer for your consideration the estimated price. This price includes removing and replacing patio door and window sashes on the "Beverly jog " wing of the Babson Ailling house, containing the kitchen and chambers above.	15,870.00
Total	
\$15,870.00	

Phone #
978-283-0556

E-mail
ninajgoodick@comcast.net

DeFalco Painting & Decorating
44 Thurston Pt. Rd.
Gloucester, MA. 01930
(978)-281-5616

Proposal for Preservation of Exterior of Babson-Alling House



May 18, 2020

The exterior work includes preparation and repair of trim, siding, and flashings. Job site to be kept clean and all debris moved daily. Following are the steps involved in the preparation and repair:

- Install scaffolding progressively as project advances
- Removing all cracked and failed coatings, all rusted fasteners, opening of seams and cracks.
- Washing of all surfaces on building
- Make any needed repairs
- Application of one full coat oil base primer
- Filling of nail holes
- Caulking of appropriate seams
- Application of two full coats 100% acrylic finish

Cost: \$65,000

Existing Window Sash:

- Restore existing sash
- Install four new Brockway-Smith windows in attic to match existing

DeFalco Painting & Decorating
44 Thurston Pt. Rd.
Gloucester, MA. 01930
(978)-281-5616

- Repair jambs and sills as needed

Cost: \$35,000

- Manufacture and install wood storm sash to all restored sash

Cost: \$22,890

	Cost Summary
Preparation, Repair, Painting, & Scaffold	65000
Existing Window Sash	35000
Manufacture & Install Wood Storm Sash	22890
	122,890

Respectfully submitted:

Michael C. DeFalco

Community Preservation Committee
City Hall
9 Dale Ave.
Gloucester, MA 01930

May 21, 2020

Dear Committee Members:

As a member of the Gloucester Historical Commission, I am writing to convey my full support of the grant application before you from the Cape Ann Museum that requests funds for preservation work on the Babson-Alling House.

Built in 1740 in what was the Colonial Period center of Gloucester, it has long been a landmark for people entering Gloucester and Cape Ann. It still is in fair condition, but the center chimney and several interior ceilings need repairs and some exterior features are no longer waterproof. They are of major concern to the CAM as it plots the future uses of the house, which retains some extraordinary Georgian paneling and plaster.

Close by is the White-Ellery House, which is also owned by the CAM and has received funding from the CPC for vital preservation work. It is now a major attraction for visitors to Gloucester and for historic researchers. And in between the two houses is a three-bay barn that is a remarkable Colonial Period survivor that also has received preservation funds from the CPC.

Preservationist Wendy Frontiero has been involved in all these projects and is the appropriate person to manage the Babson-Alling preservation and restoration effort.

Thank you for all your work on behalf of Gloucester.

Sincerely

David H. Rhineland
Gloucester Historical Commission

David H. Rhineland
16 Pine St.
Gloucester, MA 01930
h - 978-281-3798
cell 978-325-0518