

# **Franklin County Agricultural Society**



**Application for CPC Funding  
from the City of Greenfield**

## GREENFIELD COMMUNITY PRESERVATION ACT APPLICATION FORM

Submit this application **by November 30, 2022** to:

Greenfield Community Preservation Committee

% Christian LaPlante

14 Court Square

Greenfield, MA 01301

Or by email: [cpc@greenfield-ma.gov](mailto:cpc@greenfield-ma.gov)

Date submitted: by U.S. mail \_\_\_\_\_, email 11/11/22, or in person \_\_\_\_\_

Project Title: Preservation of Greenfield's Agricultural History at the Fairgrounds

Applicant: Franklin County Agricultural Society

Are you an incorporated organization? ☒X ☐Y ☐N

If not, who is your fiscal sponsor?

Contact Name: Michael Nelson

Mailing Address: 89 Wisdom Way, PO Box 564, Greenfield, MA 01302

Daytime Phone #: 413-427-0244

Email Address: michaelnelsonmba@gmail.com

Date of Submission: 11/11/2022

Total Project Cost	CPA Funds Requested
\$ 159,845	\$ 79,845

CPA Category (Please check a minimum of one category below. Your project may involve more than one category (see CPA chart in application instructions). Please check as many as are appropriate. For instance, your project could be community housing that renovates a historic building. In that case, you would check Historic Preservation and Community Housing.

Open Space \_\_\_\_\_

Historic Preservation ☒X

Recreation ☐

Community Housing ☐

PROJECT DESCRIPTION:

- All of the following must be answered in the space provided
- Include supporting materials as requested or as you believe necessary as attachments

1. Describe the Project

Agriculture is the backbone of Franklin County, and Greenfield took a leading role in supporting the farmers of the region when the Franklin County Agricultural Society hosted the first ever Franklin County Fair on the town common in 1850. Following a successful first year, the Fair grew dramatically in size and soon led to the founding of the Franklin County Fairgrounds in 1865. For the 173 years since that initial incorporation, the primary mission of FCAS has been to promote agriculture in our region and it's crucial role on the economy of our county. During this extensive time period, many structures have been built on the fairgrounds, but unfortunately many have been demolished from disrepair.

This application seeks to prevent future demolition of our historic agricultural buildings by making critical rehabilitation efforts to the three cattle barns and the sheep barn at the Fairgrounds. The cattle barns were built in 1910 and the sheep barn in 1950. The four barns each have metal roofs which are rusting out with numerous holes, expediting the detriment of the structural integrity of the wooden frame and stone foundations. As of this grant application, nearly 1/3 of the 150 animal stalls are outside a state of utility. The remaining portions of the structures are in a state of rapid decline and need urgent rehabilitation to retain the historic character of the property.

The project has four components: structural rehabilitation, electrical rehabilitation, roof rehabilitation, and whitewashing. The structural rehabilitation focuses on repairing identified areas of foundation instability, replacing specific rotting woodwork, and restoration of wood framing. The electrical work replaces the obsolete lighting fixtures, wires, outlets, and breaker panels with modern-day, safe, code-compliant energy-efficient products. The roof rehabilitation repairs large holes, secures loose panels, reverses rusting, and seals the metal roof. The entire project is capped off with a full whitewash of all the wood framing to protect the integrity of the building and restore the original finish.

The project has received 3 vendor quotes and the work to be done is well-defined and certain. Financial numbers in this application are based on the low bidder quote. There is very low risk of any additional work as part of this rehabilitation. Upon grant approval, this rehabilitation is prepared to begin to allow Greenfield's Agricultural history to continue being written for generations to come.



## 2. What are the goals of the proposed project?

The goal of the proposed project is to fully rehabilitate three cattle barns and one sheep barn at the Franklin County Fairgrounds.

By doing so, the buildings will be:

- Restored to original condition
- Preserved for the future generation
- Returned to full utility

## 3. Who will benefit from this project and why/how?

These four agricultural buildings are used throughout the year for housing of cattle, sheep, and goats during events and shows. Franklin County 4-H youth host three agricultural shows at the facility each year, housing over 300 animals cumulatively during the events. Over the summer, the Boer Silver Belt Buckle Show hosts a series of six goat shows in the barns, with a hundred animals coming to each show from across the northeast. The annual Franklin County Fair, for which the barns were originally built, hosts four days of shows with over 500 animals housed. Between all of these events, over 100 farms consisting of 1,000 people are served each year. These shows are all open to the public and available as entertainment and educational events. Up to 25,000 people who attend the Franklin County Fair each year are exposed to these agricultural shows.

The rehabilitation to these buildings is also beneficial to the emergency preparedness of Franklin County. In 2011 the Fairgrounds was incorporated into the County's Emergency Shelter Management Plan. While humans and pets would be housed at the Greenfield Middle School during a disaster, large farm animals such as cows and horses would be stabled in the Fairgrounds' cattle and sheep barns. Safe sheltering of our precious agricultural resources during a widespread emergency is essential. This housing for the animals will allow the herds to remain viable so that farms can quickly resume operations during the recovery period. This resiliency is vital to returning the Franklin County economy to normal operations – and that's a benefit for the whole community.

## 4. How will you measure your success?

This project will be a success upon complete rehabilitation of the three cattle barns and sheep barn as outlined in the project narrative. At the completion of this project all 150 stalls will be fully rehabilitated, fully functional, and returned to a full state of utility. These milestones will prove a successful project.

5. How does this project fit with the requirements of the Community Preservation Act? (See attached chart)

The Franklin County Fairgrounds is the largest event venue in Greenfield and is listed on both the State and National Registries of Historic Places. The four subject buildings are listed as "contributing" to the historic designation.

According to Websters Dictionary, "repair" is defined as "to restore by replacing a part" and "rehabilitation" as "the restoration of something damaged or deteriorated to a prior good condition". This project seeks to fully restore the damaged subject buildings to their prior good condition through a multipronged rehabilitation approach, as opposed to a "repair" which replaces a single *part*.

According to the Secretary of Interior, "Rehabilitation" is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The Secretary has 10 guidelines to follow for historical rehabilitation projects. Noted below are the correlating justifications for this project's adherence to the guidelines.

1. ***A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*** The proposed rehabilitation project will restore the buildings to be used as they have been historically. The subject buildings were erected for cattle and sheep housing in the 1900s. The proposed project seeks to continue this use through necessary rehabilitation.
2. ***The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*** The proposed rehabilitation project seeks to preserve the historic character of the property. No distinctive materials will be removed and no alterations that effect the facility will take place.
3. ***Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*** There are no changes in this proposed project that will offer a false sense of historical development. The basis of this project is to preserve the historical features of the buildings.
4. ***Changes to a property that have acquired historic significance in their own right will be retained and preserved.*** This is not applicable to the proposed project.
5. ***Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*** The proposed project seeks to rehabilitate the deteriorated structural areas of the buildings with construction that will be indistinguishable from the original craftsmanship.
6. ***Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in***



*design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.* The proposed project seeks to repair all possible structural components rather than replacing. There are areas of the structure that require wood to be replaced, but those areas are minimal to the entire project. Once whitewashing has been installed, the replacement wood will be indistinguishable from the original craftsmanship.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.** The proposed project includes a traditional whitewash application to the structure to preserve integrity of the wooden portions of the building. Whitewash has been used on the barns since they were built in 1910 and is integral to the full rehabilitation of the structures to their original state.
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.** This is not applicable to the proposed project.
- 9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.** There are no new additions with this project. The exterior alterations being made are limited to replacement of materials that are not able to be repaired, particularly rotted wood framing.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.** This is not applicable to the proposed project.

6. If appropriate, how does this project fit with existing City plans? (See GCPC Plan [\[hyperlink\]](#))

This project to preserve Greenfield's Agricultural History takes place at the Franklin County Fairgrounds – a location identified in the GCPC plan as one of thirteen defined areas of historic nature in the city. The proposed project falls within the GCPC's definition of rehabilitation, where the "CPA Eligibility of Historic Preservation Projects" notes that "CPA is allowed to fund improvements to make historical resources functional for their intended use". The project directly supports the GCPC's historic preservation goals to preserve historic facades which will enhance public enjoyment of a recreational and historic resource. The necessary rehabilitation of these barns is urgent, which aligns with the CPC's guiding principle and priority to "actively preserve and enhance the cultural and architectural heritage of our community". With failing roofs, the physical structure continues to deteriorate amidst increased pressures from wind, rain, and snow. This project provides a 1:1 match of CPA funds with donations raised through FCAS's capital campaign to

leverage the output of the completed work. Through these private funds the four barns will be fully restored. Once completed, the barns will align into the Fairgrounds' new strategic site-wide maintenance plan for proactive measures for building preservation. The ongoing maintenance will be funded by FCAS's maintenance and repairs budget.

7. Who is encouraging you with this project? If you have letters from organizations or City boards, please attach them.

This project is supported by the Greenfield Historical Commission, UMass Amherst 4-H Youth Development Program, and the Franklin County Chamber of Commerce as evidenced by the enclosed letters. Facility users including the Green River Festival, New England Van Council, and Massachusetts Good Sams have included their support. Additional encouragement for the project was received by State Senator Jo Comerford and soon-to-be Greenfield Rep. Natalie Blais; however they did not submit a letter as they did not want to advocate any particular project seeking CPC funding since all submissions to this grant would be of benefit to their constituents in the City.

8. Budget:

Budget Summary

Total Budget	CPA Funds Requested	Funds from Other Sources
\$ 159,845	\$ 79,845	\$ 80,000

Complete Budget Some definitions:

Personnel: Any paid staffing

Equipment: items with a useful life expectancy of more than one year.

Supplies: items with a useful life of less than one year.

Contractual: any work that is done for a limited period of time by a person/organization with specialized skills, e.g. lawyer, surveyor, etc.

Construction: all work done on a particular property or building including erecting, altering or remodeling.



Please leave any category blank that does not apply to your project.

Category	CPA Funds	Other Funds/In kind value (see below)	Total
Personnel			
Equipment			
Supplies			
Contractual			
Construction	\$79,845	\$80,000	\$159,845
Other			
TOTAL	\$79,845	\$80,000	\$159,845

**Other Funds:**

- Please identify the other sources of funding including federal, state, or local government or any other sources.
- Cash means that the source is providing funds.
- In kind means that the source is going to give labor or goods, but no cash. In kind support still has value. How much would it cost if you were to pay for the labor or goods?
- Confirmed means that the organization or business has made a commitment to supply the items, labor or funds

Organization	Item	Amount or value	Cash (Please check)	In kind (Please check)	Confirmed (Y or N)
Franklin County Agricultural Society	Structural Rehab	\$35,000	X		Yes
Franklin County Agricultural Society	Electrical Rehab	\$25,000	X		Yes
Franklin County Agricultural Society	Whitewashing	\$20,000	X		Yes



## 9. Timeline:

Please provide a schedule for project implementation. Please include major tasks, e.g. survey, acquisition of historic documents, etc.

Task	Estimated Start	Estimated completion
Structural Rehab	July 1, 2023	August 1, 2023
Electrical Rehab	July 1, 2023	August 1, 2023
Roof Rehab	July 15, 2023	July 31, 2023
Whitewashing	August 2, 2023	August 10, 2023
Closeout CPC Grant Documents	August 12, 2023	August 15, 2023

## 10. Implementation:

If you have a project manager already in place, please provide the following information. If you do not yet, have that information, please discuss the process to move forward on that task.

Project Manager (Paid or volunteer)	Phone	Email
Michael Nelson	413-427-0244	Michaelnelsonmba@gmail.com

Plans for hiring a paid or volunteer project manager:

Michael Nelson, President of the Fairgrounds, will be the volunteer project manager. Mr. Nelson served as a Selectman in the town of Montague for ten years, where he administered dozens of grants focused on capital asset implementation and improvement. Specific projects include 32 miles of road repairs, three bridges, and an \$8 million Department of Public Works building. Professionally, he works at the Massachusetts Department of Public Health as a regional coordinator for federal emergency preparedness funds. He has extensive experience in procurement, contracting, and grant reporting.

11. Maintenance (Leave blank if not applicable to your project)

If your project requires ongoing maintenance, who will be responsible for that for the 5 years after completion? How will that maintenance be funded?

The Franklin County Agricultural Society will be responsible for routine maintenance. With new executive leadership and management in the past three years, FCAS now has a strategic site-wide comprehensive maintenance plan for proactive measures for building preservation. The ongoing maintenance will be funded by FCAS's maintenance and repairs budget.

Maintenance Budget

Year 1	Year 2	Year 3	Year 4	Year 5
5,000	5,000	5,000	5,000	10,000

To the best of my knowledge and belief, all data in this application are true and correct. This document has been duly authorized by the individual or governing body of the applicant.

Name of authorized representative: Michael Nelson

Title, if appropriate: President

Email: michaelnelsonmba@gmail.com

Phone number: 413-427-0244

Signature of Authorized Representative

Date Signed



# Historic Designation Information



United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Franklin County Fairgrounds

other names/site number \_\_\_\_\_

### 2. Location

street & number 89 Wisdom Way

☐ not for publication

city or town Greenfield

☐ vicinity

state Massachusetts code MA county Franklin code 011 zip code 01301

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

☐ national ☐ statewide ☒ local

Brona Simon  
Signature of certifying official Brona Simon, SHPO, MA Historical Comm.

April 27, 2011

Date

Title \_\_\_\_\_

State or Federal agency/bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_

Date \_\_\_\_\_

Title \_\_\_\_\_

State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I, hereby, certify that this property is:

☒ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain): \_\_\_\_\_

Joe Edson H. Beall  
Signature of the Keeper

6.15.11  
Date of Action

# Contributing Buildings to Franklin County Fairgrounds Historic Designation

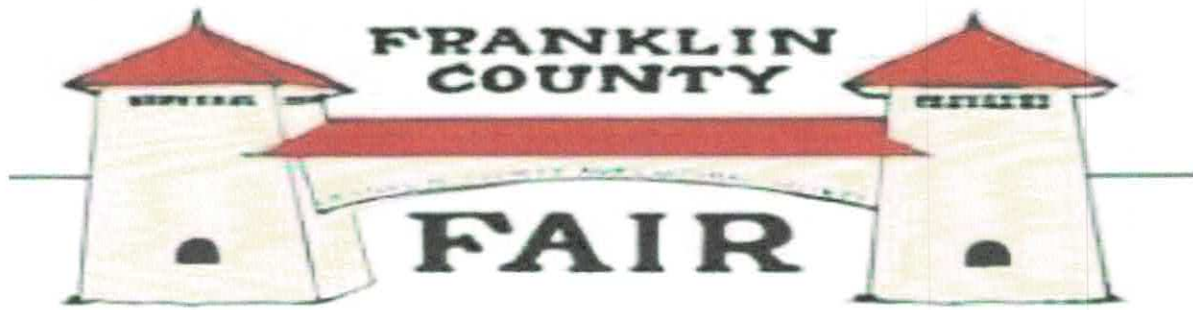
	Building Name	Description	ca.	Building	C	8
I	Old Sheep Barn	1-story wood-frame shed building, asphalt gable roof, wood novelty siding; 4 bays on S facade, W bay enclosed, E bay under roof of Sheep Barn (H) built over it.	ca. 1950	Building	C	
L	Cow Stall Building I	Wood-frame open-sided shed building, raised seam metal gable roof, T-111 plywood sheet siding; stalls enclosed on sides between exterior posts, center aisle for viewing. Building rehabilitated ca. 1990.	ca. 1910	Building	C	10 11 12
M	Cow Stall Building II	Wood-frame open-sided shed building, raised seam metal gable roof, T-111 plywood sheet siding; stalls enclosed on sides between exterior posts, center aisle for viewing. Building rehabilitated ca. 1990.	ca. 1910	Building	C	11
N	Cow Stall Building III	Wood-frame open-sided shed building, raised seam metal gable roof, T-111 plywood sheet siding; stalls enclosed on sides between exterior posts, center aisle for viewing. Building rehabilitated ca. 1990.	ca. 1910	Building	C	11

National Park Service  
U.S. Department of the Interior

National Park Service  
U.S. Department of the Interior







# Letters of Support



Roxann Wedergartner  
Mayor

City known as the Town of  
**GREENFIELD, MASSACHUSETTS**

**GREENFIELD HISTORICAL COMMISSION**

Town Hall • 14 Court Square • Greenfield, MA 01301  
Phone 413-772-1549 • Fax 413-772-1309  
EricT@greenfield-ma.gov • www.greenfield-ma.gov

Members:  
Passiglia, John (2021)  
Miller, Peter (2019)  
Ruggles, Arthur III (2020)  
Cook, Benton (2020)  
Blagg, Tim (2023)  
Doug Mayo (2021)  
Bob Moorhead (2022)  
Margo Jones (2023)

Michael Nelson, President  
Franklin County Fairgrounds  
November 3, 2022

Re: Support Letter for Barn Rehabilitation

Dear Mr. Nelson,

The Greenfield Historical Commission has received your request of support for a Barn Rehabilitation Project that encompasses four buildings at the Fairgrounds. We are pleased to support this project and encourage the Community Preservation Committee to consider funding this work.

We want to acknowledge the hard work that you and your society's members have done to preserve and improve the fairgrounds. We know that the fairgrounds are an essential part of Greenfield and have been a part of our community for over a hundred and fifty years. You can count on our continued support that helps preserve this landmark. We look forward to seeing the improvements when the project is completed and good luck with the work at hand.

Sincerely,

John S. Passiglia, Chair, Greenfield Historical Commission

*John S. Passiglia*





**FRANKLIN COUNTY CHAMBER OF COMMERCE**

79 Old Main Street, PO Box 6 – Deerfield, MA 01342-0898

PHONE: 413-773-5463 FAX: 413-773-7008

[www.franklincc.org](http://www.franklincc.org)

September 30, 2022

Dear Community Preservation Grant Review Committee:

The Franklin County Chamber of Commerce is happy to support the community preservation grant application of the Franklin County Fairgrounds through the City of Greenfield. This grant will provide urgent rehabilitation of the agricultural barns and improve visitor experience at a facility that is both historically significant and a popular destination for visitors and residents.

The Franklin County Fairgrounds is one of the oldest continuously running fairgrounds in the United States. Started as a cattle and farm animal exhibition in the 19<sup>th</sup> century, the Fairgrounds remain true to its roots 174 years later as evidenced by their commitment to rehabilitate the agricultural barns today for generations tomorrow.

We strongly support this grant application as being essential to the ongoing success of the fairgrounds. As an agency that is dedicated to strengthening and sustaining the economic and civic vitality of our region, we recognize The Franklin County Fairgrounds as critically important to the historical preservation of our past and the agricultural tourism of the future.

Sincerely,

Jessye Deane  
Executive Director



September 27, 2022

RE: Letter of Support – Franklin County Agricultural Society

Dear Greenfield Community Preservation Grant Review Committee Member:

I am writing in support of the grant submission by Michael Nelson on behalf of the Franklin County Agricultural Society. I work with youth programming with the Massachusetts 4-H Program. Every year, we hold various events at the fairgrounds for our dairy cattle youth. Annually, we have 65 youth attend the MA State 4-H Dairy Show in August. We utilize the cattle barns plus the Dole Building, Arena and the Baby Barnyard. Our youth appreciate the support of Michael Nelson and his staff.

I am a Franklin County resident plus a dairy farmer and exhibitor at the annual fair. I was a 4-H member and spent many years showing our cattle. The fairgrounds are a great place to hold an event not only because of their great location but the friendly staff.

My observation as an exhibitor is that the barns need to be rehabilitated, both the roof and some of the siding. Our 4-H youth assist each year with painting and general grounds clean-up so we are familiar with the buildings on the grounds. The cattle barns are one of the latest that need rehabilitation.

Please consider funding this grant request. The fairgrounds are some of the best in the Commonwealth and certainly host an annual event that people look forward to.

If you need any additional information, please feel free to contact me at [ccsears@umass.edu](mailto:ccsears@umass.edu)

Thank you again for your consideration.

Best Regards,



Carrie Chickering-Sears

State 4-H Animal Specialist

Massachusetts 4-H Program, UMass Amherst

University of Massachusetts • 100 Venture Way, Suite 334 • Hadley, MA 01035-9462 • Serving Hampden, Hampshire, Franklin, Berkshire Counties

413.577.0754 and 800.374.4446 • [www.ag.umass.edu/mass4h](http://www.ag.umass.edu/mass4h)

# SIGNATURE SOUNDS

FOLK, AMERICANA, ROOTS, SINGER-SONGWRITER, ROCK, INDIE.



**Signature Sounds / The Parlor Room / Green River Festival  
32 Masonic Street, Northampton, MA 01060**

November 3, 2022

Dear Reviewer,

We are writing in strong support of The Franklin County Fairgrounds' application for funding to rehabilitate four buildings at the historic grounds.

As the promoters of the 35-year old Green River Festival we have, for the last 2 years, hosted our festival at the Fairgrounds. We use many of the historic buildings for live music and food vendors. It has been a fantastic arrangement, as our festival goers love the feel of the beautiful cultural and historic grounds, and we are proud to do business with FCF, one the oldest continuously running fairs in the United States. As one of many organizations who rent the grounds for public use, we always appreciate the FCF's work to keep the grounds in stellar condition. These ongoing improvements make it possible for us to sustain this positive relationship with the Fairgrounds and to continue to bring rental income to FCF each summer.

Thank you for your consideration.

Jim Olsen  
Festival Director



**The New England Van Council, Inc.**  
329 Wildwood Avenue  
Worcester, MA 01603

Michael Nelson, President  
Franklin County Agricultural Society  
89 Wisdom Way  
Greenfield, MA 01301

Dear Michael,

It is with great pleasure that we support the Franklin County Agricultural Society in its application to the City. We have collaborated with the Franklin County Fairgrounds for many projects and events that have utilized the entire facility including the 48<sup>th</sup> National "Truck-In" - the largest event of its kind in the world bringing visitors from all fifty states and five countries. With all the increased events held at the grounds for the benefit of the community, it is fantastic that the Agricultural Society has pursued this grant to further rehabilitate these beautiful grounds to the community. We support this project and await this applications approval.

Sincerely,

Dave Desaulniers  
New England Van Council, Inc.  
National Truck-In Board





**Massachusetts Good Sam Camping Club**

Walter & Donna Swenson – State Director

2 Jackson LN

Millbury, MA 01527

Phone: (774)287-2941

Fax: (508)635-6891

To whom it may concern,

It is my pleasure to write a letter in support of the work proposed by The Franklin County Fair and their application for a grant that supports rehabilitation of agricultural buildings at the Franklin County Fairgrounds.

The Mass Good Sam Camping Club has used the Franklin County Fairgrounds as a home base for 50 years. We average 5,000 attendees on Memorial Day weekend with RVs coming from all across the country. The ongoing preservation work taking place at the Fairgrounds is a beacon for tourism for our group and so many others.

I fully support the efforts of the Franklin County Fair as they seek grant funding for this project.

Sincerely,

*Walter K Swenson*

Walter Swenson

Massachusetts Good Sam Camping Club State Director



# **Pictures of Areas for Rehabilitation**



