

**APPLICATION FOR
COMMUNITY PRESERVATION FUNDING**

Project Title: Arrowhead Historic Structure Report

Project Address (if applicable): 780 Holmes Road, Pittsfield, MA 01201

Property Owner (if applicable): Berkshire County Historical Society

Name of Applicant: Lesley Herzberg, Executive Director

Name of Organization: Berkshire County Historical Society at Herman Melville's Arrowhead

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CPA Category (circle all that apply):

Open Space

Historic Preservation

Recreation

Community Housing

CPA Funding Requested: \$10,000

Total Project Cost: \$30,000

In addition to the information requested in the Community Preservation Funding Guidelines, please attach answers to the following questions. Include supporting materials as necessary.

1. **Project Description:** Please give a detailed project description, including specific objectives.
2. **Goals:** How does this project accomplish the goals of the CPA? (See Guidelines for Project Submission for general criteria)
3. **Timeline:** Describe the schedule for project implementation, including a timeline for all critical milestones? Will this be a multi-year project? If yes, what is the anticipated schedule and funding sources?
4. **Budget:** Please provide a full budget including the following information, as applicable.
 - a. Total amount of the project cost, with itemization of major components. Include all anticipated expenditures, such as engineering, architectural services, construction, landscaping any other relevant costs.
 - b. Additional funding sources. Please include those that are available, committed, or under consideration.
 - c. Describe the basis for your budget and the sources of information you used.
5. **Support:** Do you have authorization from the property owner? Have the appropriate City Boards and Commissions expressed support and/or approved the project? Who are the project partners? What is the nature and level of community support for this project?

Where appropriate, signature of property owner (or City representative if City-owned) and chief executive officer of organization:



Property Owner or Representative

Project Administrator (if different than owner)

1. Project Description:

The Berkshire County Historical Society is seeking grant funds to complete a full Historic Structure Report (HSR) for the main house at Arrowhead. This historic property requires care and thoughtfulness for its preservation. An HSR is the first step in adopting a disciplined approach for the care of a historic building. The historic structure report will benefit the BCHS as it will serve as an important guide and primary planning document as preservation proceeds at Arrowhead. Every future preservation team will be able to reference this report and be fully informed about the history and existing conditions of the building in order to repair, rehabilitate or restore this culturally significant landmark property.

In the history of the BCHS, many attempts have been made to complete an HSR for Arrowhead. Specific pieces have been completed and then not followed up on or put to further use. Grant funds have been secured in the past for this type of work, and then allowed to lapse as a result of a contractor that did not follow through. It is time that this work is completed in a thorough and thoughtful manner. All future historic preservation projects at Arrowhead should be guided by this document and having it completed represents a commitment by the BCHS that all preservation is important as we enter the next phase in the organization's history.

The HSR will include the following information: photography, architectural assessment, paint analysis, conditions assessment and documentary research fieldwork including deeds, probate, tax records, census records, nominative maps and primary documents such as letters, diaries, and journals.

We will select a historic preservation professional or firm to complete this work. Any brick and mortar preservation work that results from this report will be done by local contractors, bringing jobs to Pittsfield.

This report will allow the BCHS to preserve a National Historic Landmark, and allow the Berkshire County Historical Society to continue to educate visitors about the significant cultural attraction that is Herman Melville's Arrowhead.

2. Goals:

The stated goals of the Community Preservation Act are to "protect, preserve and/or restore sites of historical and cultural significance" in the city of Pittsfield and to preserve rural landscapes.

Herman Melville's Arrowhead was built in the early 1780s by Captain David Bush, the first City Town Clerk of Pittsfield. Captain Bush likely built the house on the occasion of his son David Jr.'s marriage in 1783 and the tradition is that the family kept the house as an inn or tavern. By 1840, David Jr.'s son Charles was in charge of the property and he built a new barn. In 1850 when Herman Melville bought the property, his goal was to be a gentleman farmer and continue his writing career in the peace of the countryside. The barn housed Melville's horse Charley and other livestock. It also features in his life as a type of escape from a houseful of women and

children. The barn became a place of quiet where he could have an uninterrupted conversation with friends like Nathaniel Hawthorne, and indulge his cigar smoking habit.

The house and barn are certainly a tourist destination, having an economic impact on Pittsfield. Our guests range from the merely curious, to students, writers, Melville scholars, and history buffs. While guests can choose to pay for a guided tour of the main house, admission to the grounds and the barn, as well as to a number of programs each year, are free. We are excited to join the Card to Culture and new Connect to Culture programs that will allow holders of EBT, WIC and Health Connector cards free tours of the house, allowing those from underserved populations to take advantage of the museum.

A historic structure report is the perfect tool to achieve the goals of the CPA stated above. This report will help us identify the work that needs to be done at Arrowhead, and will prioritize that work and allow us as an organization to fundraise strategically to accomplish projects that are integral to the historic preservation of this culturally significant treasure.

For more information about how an HSR can specifically benefit Arrowhead, please watch our fall fundraiser from 2020, available to view here: <https://berkshirehistory.org/fall-fundraiser-2020/>

3. Timeline:

We would like to have this work start in the early summer of 2021 and be completed by the end of the calendar year.

4. Budget:

Work consists of:

- Historic background research
- Site work (building condition survey, detailed site inspection, measured CADD drawings)
- Report development (historical development, condition assessment & recommendations, code analysis, space use analysis, prioritized work plan, magnitudes of cost)
- report production

Total cost of project: **\$31,150**

This budget is based on an estimate given by Landmark Consulting, a historic preservation and architectural services firm in Albany, NY. Please refer to the PDF attachment for a full project scope and budget.

Additional funding sources:

We have a matching grant in hand from the National Trust for Historic Preservation for \$5000. During our successful virtual fundraiser in October 2020, we raised the matching funds for this grant, and therefore have \$10,000 total. We will make a request to the Jane and Jack Fitzpatrick

Foundation in August for another \$10,000. We also expect to raise at least \$2,000 from local community partners and individual donors.

5. Support:

The Berkshire County Historical Society is the 501c3 that owns the Arrowhead property. The Pittsfield Historic Commission has given its support to this project by offering the BCHS the opportunity to apply for this grant, as well as supplying a letter of support. Community support will be apparent during the public meeting to present this grant application, with Arrowhead board members and other supporters in attendance.