

1. Goals and Description:

The goal of this project is to restore the exterior of the farmhouse and barn to a functional and weatherproof condition.

Work on the farmhouse will include: Re-pointing and re-flashing red brick chimneys, strip and replace worn out roofing, repair and/or replace ornate trim on gable end and eaves. Replace gutters where needed, repair and re-glaze "6 over 6" wooden windows where needed. Repair and/or replace wooden storm shutters and storm windows where needed, strip and replace white cedar shingles on the north side of the house, remove and replace a section of sill and repair wooden doors on the woodshed.

Work on the barn will include: Repairing and replacing exterior trim as needed, stripping and replacing white cedar shingles on the north end of the barn and repairing and/or replacing complete window units.

The barn is the focal point for all activities at Soule Homestead. The barn houses the offices & classrooms and will soon house bathrooms and a commercial kitchen along with more traditional uses, like animal stalls, equipment and hay storage. The farmhouse has tenants who are involved at Soule Homestead in many ways, especially animal care.

These buildings were originally constructed about 1860 and are of historic significance.

Since 1991, the Soule Homestead Education Center has operated an Educational Non-profit on town owned property. Every year thousands of people visit the farm to take part in our programs and events. As part of our lease with the town, we make capital improvements as well as paying cash rent. We are in the process of completing a \$300,000.00 expansion project to improve the property for the good of the community.

2. Community Need

This project will benefit the community by insuring these historic structures are weather tight and safe. The property is insured by the Town of Middleboro, and used daily by the public and it is in our best interest to restore these buildings to good condition.

3. Community Support and Outreach

The Soule Homestead Education Center has broad based community and regional support. Our education programs reach over 2,000 school children annually and our family events reach another 3,000 people every year. We report to the Selectmen annually and receive consistent praise for our work. Every aspect of our work involves a volunteer component. We encourage citizen involvement. Our very mission cites stewardship of this property for the benefit of the community.

The project will be publicized in our quarterly newsletter, on our website, and through local newspaper, radio and other media outlets.

4. Credentials

The project will be overseen by the Soule Homestead Education Center's Board of Directors / Building Committee, including Bob Nichols, Bertha Terhune and Jeff Stevens. Bob has retired from Byrne Sand and Gravel, has practical knowledge of building construction. Bertha has been our treasurer for many years and also keeps the books for the 2nd Congregational Church on the Green. Jeff is currently the Town's energy savings consultant. These people have been very involved with the current \$300,000.00 expansion project and will be hiring and working with contractors and managing the finances. All contractors will have necessary licenses and insurance.

5. Maintenance and Ongoing Cost

Any maintenance involved after the completion of the project will be included as a line item in the Soule Homestead Educational Center's annual budget.

6. Success Factors

The project will be successful if it is completed in a timely fashion and comes in on budget. The biggest barrier to completing the project will be funding. We will only undertake this project if the CPC will fund it. As with any work on old buildings it's sometimes hard to foresee all possible problems. At this time Soule Homestead Education Center does not have the resources to absorb more than a 10% cost over run without further fundraising. Most of the work is straight forward and will offer no significant challenges for experienced workmen. We will be diligent in our conversations and agreement with contractors to assure CPA funding will cover costs.

7. Project Permits and Approvals

- A. Lease copy enclosed / Former deed copy enclosed. / As this is town owned property, we will be meeting with the Selectmen in the near future to ask permission to proceed with this application.
- B. Deed Restrictions: The property is under an Agricultural Preservation Restriction with the State and has a right of way across the back field. Work on the existing structures does not affect these things in any way.
- C. Hazardous Materials: Survey enclosed.
- D. Environmental Concerns: Though there are wetlands close to the barn, the nature of the work on the existing structures does not impact them in any way.
- E. Historical Significance: We have talked to members of the Middleborough Historical Commission about the project and will be meeting with them on December 17th to discuss this proposal in detail.
- F. Permitting: There are no known barriers to moving forward with the project. The only permit will be from the Building Dept.