

HomeFarm at Undermountain, Inc.



Community Preservation Committee Funding Proposal

for

Jaques Stables and Dairy Barn Restoration (Phase I)

October 23, 2023

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Application for CPA Funding
TOWN OF LENOX
COMMUNITY PRESERVATION COMMITTEE

Date Received (office use only)_____

Applicant Name: HomeFarm at Undermountain, Inc.

Project Name: Phase I: Restoration of the Historic Jaques Stables and Dairy Barn

Project Address: 400 Undermountain Rd., Lenox, MA

Contact Person: Title: Gary Knisely, Board Chairman

Phone No.: 347-223-7330 E-Mail: garyknisely@gmail.com

Brief Project Description

HomeFarm at Undermountain (HomeFarm) requests CPA funding in support of the restoration of the 1902 Jaques Stables and Dairy Barn, the first phase of a multi-phase project to preserve and restore the early 20th-century farm complex as a historical, cultural, and recreational asset for the Town of Lenox.

The 95-acre property, the majority of which is under conservation protection, overlooks the iconic Parsons Marsh landscape. HomeFarm's mission is to preserve and restore the historic farm buildings, protect the beautiful views, and provide Lenox residents and visitors with the healthful benefits of interaction with animals and the land.

(Continued on next page)

Amount of CPA funding to be requested: \$189,750

The property is current with all payments to the town (taxes, water/sewer bills, etc.):
YES

In the following chart, mark the box(es) which best describe your project.

Boxes indicating “NO” are not CPA eligible activities.

Brief Project Description (cont.)

History and Overview

HomeFarm is a rare, surviving example of a complete estate farm, representing agricultural architecture of the Gilded Age. Built by Henry and Eustace Jaques in the early 20th century, the property included the Stables and Dairy Barn, a sheep barn, chicken house, and field barn; a tenant cottage and large horse barn and riding arena were added during the mid-20th century. HomeFarm has operated an equestrian facility since 1975. It is currently a nonprofit working farm and equestrian center that operates on a self-sustaining basis.

CPA funding will help to restore the oldest and most prominent structure on the property: the Jaques Stables and Dairy Barn, a massive 3-level, 14,000 square foot building built in 1902 in picturesque English style, that fronts on Undermountain Road.

Scope of Work

While the interior of the Jaques Stables and Dairy Barn is in reasonable condition, the exterior is in a precarious state, and must be restored and weatherproofed to prevent it from failing beyond repair. Once restored, the Jaques Barn will be repurposed for use in public educational and cultural programming and as studio space for local artists, artisans, and writers.

The goal of the restoration project is to preserve the historical appearance and aesthetics of the 1902 structure. Major components of the work are as follows:

- **Cupola:** remove 5 cupolas from roof, rebuild, repaint, and rescreen.
- **Windows:** repair or replace 56 windows.
- **Masonry:** repoint and waterproof stone foundation and seal holes to ensure structural integrity and prevent water and pest infiltration.
- **Sills:** replace rotted or weakened sill board to prevent furthering sagging of structure and prevent pest access.
- **Siding:** replace broken or rotted boards to secure against weather and pests.
- **Painting:** scrape, prime, and paint exterior surfaces.
- **Doors:** repair or replace 20 doors of varying sizes and functions.

Restoration of the roof of the Jaques Barn will be part of the next phase of work. A detailed analysis of the condition of the barn and the scope of work is in the [Appendix](#) (page 21).

Allowable Uses Chart

Allowable Uses Chart Check applicable category to the right.	□	X	□	□
	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
Definitions (G.L. c. 44B, §2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town.	Land for active or passive recreational use including, but not limited, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does <u>not</u> include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low- and moderate-income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80% of US HUD Area Wide Median Income.
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L.c. 44B.	YES	YES	YES	YES
CREATION To bring into being or cause to exist. <i>Sedeman v. City of Newton</i> , 452 Mass. 472 *200*)	YES	NO	YES	YES
PRESERVATION Protect personal or real property from injury, harm or destruction.	YES	YES	YES	YES
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing or to entity that owns, operates or manages such housing, for the purpose of making housing affordable.	NO	NO	NO	YES, INCLUDES FUNDING FOR COMMUNITY'S AFFORDABLE HOUSING TRUST.

REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties.	YES, IF ACQUIRED OR CREATED WITH CP FUNDS.	YES	YES	YES, IF ACQUIRED OR CREATED WITH CP FUNDS
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TOWN OF LENOX

COMMUNITY PRESERVATION COMMITTEE

APPLICATION FOR CPA FUNDING

Date Received (for office use only)_____

This application contains thirteen (13) questions which must be answered by ALL applicants. Category specific projects must also answer the specific category sections provided. If your project can be categorized into multiple CPA categories, you must provide responses to ALL pertinent category specific questions.

You may attach additional sheets as necessary to answer the numbered questions. Please clearly organize and mark your additional sheets for the Committee's review with your project name, contact information, and headings indicating which questions and category of project you are referencing in your narrative sheets. Please include page numbers.

Address: 400 Undermountain Road, Lenox, MA

Map 16 Lot 26

Deed Book/Page 7401 / 1

- 1) Existing use or deed restrictions, permanent easements, historic designations, special permits, etc. if any:

There is a Conservation Restriction held by the Berkshire Natural Resources Council for approximately 85 acres (recorded in Deed Book 5727, page 31). There is also an easement granted to Southern Berkshire Power and Electric Company. The Jaques Stables and Dairy Barn is not located on the property covered by the Conservation Restriction or the easement.

- 2) Project Budget (list all sources and uses, including grants, fundraising, etc.) **Please see below.**

Attach additional budget sheets or project budget as necessary. Include project management, oversight, engineering, and administrative costs that may be incurred.

HomeFarm at Undermountain, Inc.

Restoration of the Jaques Stables and Dairy Barn: Phase I

Project Budget 2023-2024: \$379,500

Estimated 18-month project budget for restoring the Jacques Stable and Dairy Barn:

JAKUES STABLE & DAIRY BARN RESTORATION: Phase I	BUDGET
Cupolas	20,000
Windows	80,000
Masonry	25,000
Sills	10,000
Siding	75,000
Painting	90,000
Doors	45,000
Project Management @10%	34,500
TOTAL	379,500

Potential Sources of Funds via 2024 Capital Campaign and Town of Lenox

	% of Total		
	<u>Projected Cost</u>		
Major Donors	\$100,000	26%	Committed
Berkshire Private Foundations	\$ 89,750	24%	In Progress (amount estimated)
<u>Lenox CPA Funding</u>	<u>\$189,750</u>	<u>50%</u>	Requested
Sources of Funds	\$379,500	100%	

Please see an analysis of condition, required restoration efforts, project budget, and statement on validity of cost estimates in the [Appendix](#) (pages 21-24).

3) Timing of Funds: Describe when CPA funds and other funding sources are to be received.

Due to the need to begin restoration work on the Jaques Stables and Dairy Barn structure before it deteriorates further, the management of HomeFarm plans to use funds already committed and to continue to secure additional donations from local foundations and individuals. CPA funding, if

awarded in mid-2024, will be critical to completion of the work within the 18-month schedule (end of 2024).

HomeFarm currently operates a nonprofit educational and recreational equestrian facility that is self-supporting. All grant funds will go directly to the restoration project.

4) Proposed Use or Deed Restrictions after Project Completion (in accordance w/ CPA rules):

No additional restrictions.

5) Describe the project team:

Project Team

The HomeFarm project team below brings years of collective experience in organizational and financial management, and in the design, construction, and restoration of structures in the Berkshires:

Lori Pestana, Executive Director

Lori Pestana brings to HomeFarm her experience as a business management consultant and almost 20 years at the U.S. Treasury Department. In 2008, Lori started her own consulting firm to work with a variety of small to mid-sized businesses providing advice in areas of organizational development, human resource management, labor relations, total quality implementation, business development, marketing, and data management and governmental compliance. Since 2022, Lori has managed the business affairs of HomeFarm in partnership with Danica Keenan.

Gary Knisely, Board Chair

Gary Knisely joined the HomeFarm at Undermountain when the nonprofit was gifted the 95-acre property in April 2023. He currently serves as its chairman. Gary's career includes 20+ years as an entrepreneur capped with the merger of his firm with a public company in 1998. Since then, he has been actively involved in philanthropic pursuits through his family foundation, GKV Foundation. Gary has lived in the Berkshires since 1972, most recently in Lenox with his wife, Jeanie.

Sam VanSant, General Contractor and Project Manager

Sam VanSant has 20+ years of experience in both residential and commercial construction, carpentry, construction project management, and administration. He's the owner and principal for Cobalt LLC, based in Pittsfield, MA, providing the above services with a specialization in historical restoration. His

expertise also includes project budgeting and pricing analysis, and general real estate consulting. Sam has a BA in History from Bard's College at Simons Rock.

Chris Johnson, Project Manager, Infrastructure

Chris Johnson graduated from University of Connecticut with a BS in Landscape Design. He was Operations Manager of Shagbark Farms (Columbia County NY) for 10 years before serving as the designer and construction manager at Nature Works Organic Land Care. He has extensive experience in construction, engineering and excavation for a wide range of projects.

Kevin O'Connor, Project Architect

Kevin O'Connor, based in Worthington, MA, has been a practicing architect for almost 40 years. He has a broad range of experience in architecture, design management, and campus and urban planning, as well as investigation and follow-up design and rehabilitation of older structures to continue their use. His projects have ranged from residential renovations and additions to urban planning, including large scale commercial and civic facilities, and assessments of clients' building portfolios. He has worked in small offices in New Haven, CT, and large multi-disciplinary design firms in Texas and New York

Thomas J. Rotolo, General Contractor and Project Consultant

Thomas J. Rotolo is a licensed General Contractor, Unrestricted Construction Supervisor, and Licensed Home Inspector in Massachusetts. He is based in Clarksburg, MA.

Danica Keenan, Program Manager

HomeFarm's senior barn manager at HomeFarm for 10+ years, Danica has lived her entire life in Lee. She attended Berkshire Community College and earned a degree in business administration. Her love for horses first brought her to Undermountain Farm in 1994 where she rode, worked, and earned her riding instructor license. Although she left the farm in 2002 to start her family and pursue other interests, those interests always included animals. Her extensive animal experience includes being a veterinary technician, groomer, certified equine massage therapist, and pet store owner. In 2016, Danica returned to Undermountain Farm as the barn manager and became an integral part of the forming of HomeFarm at Undermountain in 2021 and serving as its first treasurer.

- 6) Additional Information: Attach, as necessary, additional material including photographs, maps, letters of support, feasibility studies, ownership letters or site control verification, engineer or architect drawings. For Historic Preservation projects, if the project is not state register listed, the applicant must provide a letter from the Historical Commission which details the significance of the project to Lenox's history, culture, architecture or archeology.

The following items are included in the Appendix:

- Jaques Stables and Dairy Barn evaluation and restoration plan (page 21)
 - Photos of the current structure are [here](#) (page 22)
- HomeFarm overview and mission (page 27)
- HomeFarm Restoration Plan including financial plan and timeline (page 28)
 - Maps and architectural drawings of the property are [here](#) (page 34)
- HomeFarm Leadership (page 38)
- Letter from the Lenox Historical Commission is [here](#) (page 40).
- Letter from the Massachusetts Historical Commission attesting to HomeFarm's eligibility for listing in the National Register of Historic Places is [here](#) (page 41).
- Letters of support are [here](#) (page 43).

Funding Considerations

(All applicants must fill out this section)

7) In what way is CPA funding a catalyst for leveraging other funding sources?

CPA funding provides validation that the Town of Lenox values HomeFarm as a cultural and economic asset. HomeFarm's management team and Board are planning to launch a \$1,000,000 Capital Campaign directed to private, institutional, and Commonwealth funders. The Town's approval of CPA funds in support of this first phase of the restoration project will give HomeFarm credibility and support for its mission and goals that will motivate other potential individual and institutional donors. Evidence of community support is often a consideration for state and federal agencies and foundations in determining whether to fund a project.

8) What is the breadth of impact on the lives of the citizens of the Town?

HomeFarm's mission is to preserve and restore the historical farm buildings, protect the beautiful views and introduce people to the healthful benefits of interaction with animals and the land. More specifically, the restored farm complex will have the following impact:

- **Tourism:** HomeFarm will provide numerous opportunities for tourism based on outdoor recreation and enjoyment of nature and open space that will bring increased income to the Town.
- **Experience agriculture:** HomeFarm will give Lenox citizens a direct link to the Town's agricultural past and opportunities to interact with a working farm.
- **Enjoyment of open space:** The majority of the HomeFarm property is under permanent conservation protection, ensuring that it remains a place where Lenox residents can come to enjoy quiet, open spaces and the view of Parson's Marsh.
- **Farm-based health benefits:**
 - Residents will have access to community organic gardening, which promotes healthy eating as well as physical and mental well-being. Plans include providing acreage for a community organic garden, to meet in-town demand. (We understand that the community garden at Lilac Park has a waiting list.)
 - HomeFarm will offer local equestrians a safe and beautiful place to ride and train. We plan to partner with practitioners of animal-based therapeutic programs and provide care and shelter for the animals that are part of these programs.
- **Year-round Farmers Market:** Provide all-weather space for a Lenox Farmers' Market, to complement the current outdoor venue.
- **Community housing:** HomeFarm currently rents several below market rent housing units, which we will continue to maintain and make available for Town residents.

9) What is the economic benefit to the Town?

- **Tourism:**
 - HomeFarm will become a destination for the increasingly younger visitors to the Berkshires who are seeking outdoor activities for themselves and their families. A 2021 survey by 1Berkshire revealed that visitors are now trending significantly younger (median age of 41 vs. 52 in 2013), there is a 70% increase in those traveling with children, and nearly 90% of visitors participate in outdoor activities (an increase of 143% since 2013). HomeFarm will offer a farm experience, horseback riding, and gardening. The eventual connection of walking trails from Parsons Marsh to Kennedy park, will make the property an attractive venue for hikers, birders, and nature lovers.
 - Outdoor activity opportunities on 95 acres will stretch the tourism shoulder seasons, benefitting hotels, B&Bs, restaurants, retail and cultural attractions.
- **Employment:** HomeFarm anticipates employing up to 20 people to provide a range of services, including groundskeeping, building maintenance, farming, and animal care.
- **Year-round market for farms and small businesses:** An all-weather Farmers Market will complement the seasonal outdoors Lenox Farmers Market, providing a retail outlet for local farmers and artisans.
- **Property values:** Maintaining the beauty and function of the farm will increase the value of neighboring real estate.

10) What is the long-term benefit to the Town?

- Taking steps now to restore these historic structures will ensure that HomeFarm remains an integral part of life in Lenox long into the future. HomeFarm land and buildings have been recommended for listing in the National Register of Historic Places by the Massachusetts Historical Commission based on their architectural, historical and cultural significance (see page 39). HomeFarm is committed to preserving, protecting, and maintaining the property as a resource and tourism site for the Town of Lenox.
- HomeFarm will protect the property from development in perpetuity, preventing commercial development on the south side of Undermountain Road, and preserving the land and its iconic views.
- Future plans for the property will enhance its role as a tourism site and an amenity for Lenox residents:
 - Creating a walking path between Parsons Marsh through HomeFarm's pastures and woodland to Kennedy Park will link existing trails to form a unified trail system, consistent with the goals of the Open Space Master Plan.

- Some of the interior spaces in the Jaques Stables and Dairy Barn and the Field Barn are designated to be repurposed as studio space for local artists and writers, contributing to Lenox's role as a center for the arts.

11) What is the long-term cost to the town if action is not taken?

If not restored, HomeFarm's structures are in danger of deteriorating beyond repair and could be lost as an historical, agricultural, and scenic asset for residents and visitors to Lenox. Unless restoration of the Jaques Stables and Dairy Barn is undertaken soon, the structural integrity of the building could be compromised and it may have to be demolished. The Town risks losing the centerpiece of this irreplaceable historic farm complex along with its potential for cultural, health, scenic, and recreational value for residents and tourists.

12) What is the urgency of the project?

The historic Jaques Stables and Dairy Barn has deteriorated to the point where it is in danger of catastrophic weather damage and of failing entirely. In the short term, if Phase I of the restoration is not begun soon and it is determined that the Jaques Barn is in imminent danger, we may be forced to undertake unappealing and less effective emergency fixes such as stapling plastic drop cloths on the outside of the windows.

13) Explain any other factors which may [be] relevant to your specific project.

Since the nonprofit was incorporated in April 2023, the HomeFarm leadership team has moved swiftly to address financial, physical plant, and land management requirements to prepare the property for restoration and repurposing. Accomplishments to date include:

Financial Stability and Sustainable Operations: In five months, HomeFarm raised \$435,000 in private funding to pay off all debts that were assumed from previous ownership and to put the organization on a stable financial footing. The current farm and equestrian operations are self-sustaining.

Restoration and Capital Planning, and Governance:

- HomeFarm's management has assembled a team of advisors to provide guidance in key functional areas.
- The board has recruited 3 additional members and created a 15-member Advisory Board.

- HomeFarm has developed a comprehensive 4-year Restoration Plan to restore and re-use the six farm buildings and make other property improvements. Restoration of the Jaques Stables and Dairy Barn is part of the first phase of this plan. (See the Restoration Plan in the [Appendix](#), page 26).
- A four-year financial plan was developed for capital and operating needs going forward.
- Management has retained a grant writer and marketing counsel.

Projects Completed or Currently in Progress:

- Repaired major farm equipment.
- Began major repair and replacement of 3.5 miles of pasture fencing.
- Completed major repair of farm access and driveways to ensure safe access.
- Began work on a number of structures and agricultural elements: restoration of the sheep barn, field barn, horse stalls, and indoor and outdoor arenas; grading and fencing of community garden area.

Community Housing Projects

(Only Community Housing projects must fill out this section)

14) Please explain how this community housing project meets CPC goals, and goals expressed in other community planning documents:

N/A

15) Please Identify Affordability Level(s):

_____ % of area median income no. of units _____

_____ % of area median income no. of units _____

_____ % of area median income no. of units _____

N/A

16) Please describe any additional aspects to the project, including existing site conditions, remediation, permitting, zoning regulations, whether it is the adaptive reuse of an existing building or site, whether the site is close to community services (such as schools or transportation) etc. and how your project will address these:

N/A

17) Community housing projects should provide a letter of support from the Lenox Housing Trust and Committee indicating support of the project.

N/A

Historic Preservation Projects

(Only Historic Preservation projects must fill out this section)

Applicants should note: All CPA-funded historic preservation projects must comply with the US Secretary of the Interior's standards for the treatment of historic properties.

18) Clearly describe how the project meets Historic Preservation goals of the Community Preservation Plan and the 2021 Master Plan:

The Community Preservation Committee Master Plan (2018 update) and the 2021 Town Master Plan cite preservation of historic and cultural resources along with strengthening outdoor and recreational opportunities as priorities for the Town of Lenox.

The CPC Plan states that one of the major goals of the CPC is “to protect and preserve the historic resources of the community by acquiring, preserving, and restoring buildings, structures, property, and artifacts that are a significant part of the history of Lenox.” (p.1)

HomeFarm is a rare surviving complete estate from the Cottage Era, a pivotal period in Lenox history that continues to shape what the Town is today. We are seeking funding to restore the Jaques Stables and Dairy Barn, the oldest and most prominent building on the farm. Restoration of the Jaques Barn is the first phase of a comprehensive plan to restore, maintain, and re-use the entire historic HomeFarm complex. Between 2023 and 2026, we will restore five additional farm buildings and other farm infrastructure as outlined in the [Restoration Plan: Project Timeline and Investment Summary](#) (page 31).

The 2021 Master Plan states:

- “The relationship between the Town and its historical and cultural resources is vital...The unique combination of Great Estates, cultural amenities, and the historical New England character of its villages distinguishes Lenox from other popular destination towns. Because of tourism, Lenox has grown since the turn of the millennium...In order to maintain the unique combination of assets that attract visitors and residents, the Town should continue, if not increase, investment in the preservation of historical and cultural assets.” (pp. 140-141)
- “Lenox is known not only as a destination for history and culture but for outdoor recreation and health and wellness, as well. By strategically integrating its historic and

cultural resources with other amenities, the Town can promote increased visitation and appreciation of all it has to offer visitors and its residents.” (pp.142-3)

Preservation of the Jaques Stables and Dairy Barn at HomeFarm integrates the complementary values of preserving history and culture and promoting Lenox as a destination for outdoor recreation and wellness. As described in this application, we will restore and preserve historic Gilded Age farm architecture, and use the property as a center for connecting with our agricultural history, enjoying nature, and gaining the health benefits of animal-based therapy and community organic farming. Few other such estate farm landscapes survive in Lenox.

19) Describe any other relevant information about the project and the site.

The Lenox CPC Plan and the Open Space and Recreation Plan (Rev. 2015) both cite securing open spaces including agricultural land, fields, and vistas; creating recreational opportunities including walking trails; and preserving historical, cultural, and visual resources as key goals for the Town.

All of these objectives are fulfilled by the HomeFarm project as outlined in our Restoration Plan. HomeFarm at Undermountain has preserved 95 acres of historical farmland in Lenox, including 83 acres protected under conservation easement in perpetuity, with an iconic scenic vista across Parson’s Marsh. We are also planning to create a hiking trail along the west side of the farm that will connect Parson’s Marsh to the Kennedy Park trail system.

20) Historic preservation projects should provide information describing the historic, cultural, architectural and archeological significance of their site and a letter of support from the Historical Commission.

HomeFarm at Undermountain was built in Lenox in the early 20th century by Boston surgeon Henry P. Jaques and his brother Eustace Jaques as a gentleman’s farm complex. Farm management was a popular avocation among wealthy rural estate owners going back to the 17th century. HomeFarm is a rare surviving example of an intact country estate farm on sizable acreage from the Cottage Era.

The Jaques brothers were active in the Lenox hunt and carriage society and raised purebred Guernsey cows. The centerpiece of their farm is the massive 3-story 14,000 square foot Jaques Stables and Dairy Barn (subject of this application), built in 1902 in picturesque English style. The structure, a distinctive example of Gilded Age farm architecture, is covered

in wood board-and-batten siding with two gable-roofed wings: the west wing was built for stables and carriage storage and the east wing housed their prize cows.

Other agricultural buildings built on the farm during the early 20th century include a sheep barn, field barn, and chicken house. In the mid-20th century, a tenant cottage and large horse barn and riding arena were added. The property has been used as an equestrian facility since 1975.

A [letter of support from the Lenox Historical Commission](#) recommending CPC funding for the purposes of restoring the Jaques Stable and Dairy Barn is included in this application and can be found in the Appendix (page 38).

Open Space and Recreation Projects
(Only Open Space and Recreation projects must fill out this section)

21) Clearly describe how the project meets the Open Space and Recreation goals of the Community Preservation Plan and the 2015 Open Space and Recreation Plan.

N/A

22) Explain the long-term maintenance and operating plan for the project upon completion.

N/A

23) Explain how the site will be marked or signed to indicate it is a public resource.

N/A



*Rainbow, at sunset, over HomeFarm at Undermountain.
August 27, 2023*

Photo: Tania Deary

Certification

24) This application was prepared, reviewed, submitted by:

Name: Gary Knisely

Phone No.: 347-223-7330

E-Mail: garyknisely@gmail.com

I hereby certify that all of the above and included information is true and correct to the best of my knowledge. [for non-municipal applicants only: I further declare my willingness to enter into a Contract with the Town of Lenox, including liens, deed restrictions and other means of security to govern the use and expenditure of CPA funds.]

Signature: **Gary Knisely**

Date: October 13, 2023

Appendix

Jaques Barn: Evaluation and Phase I Renovation Plan

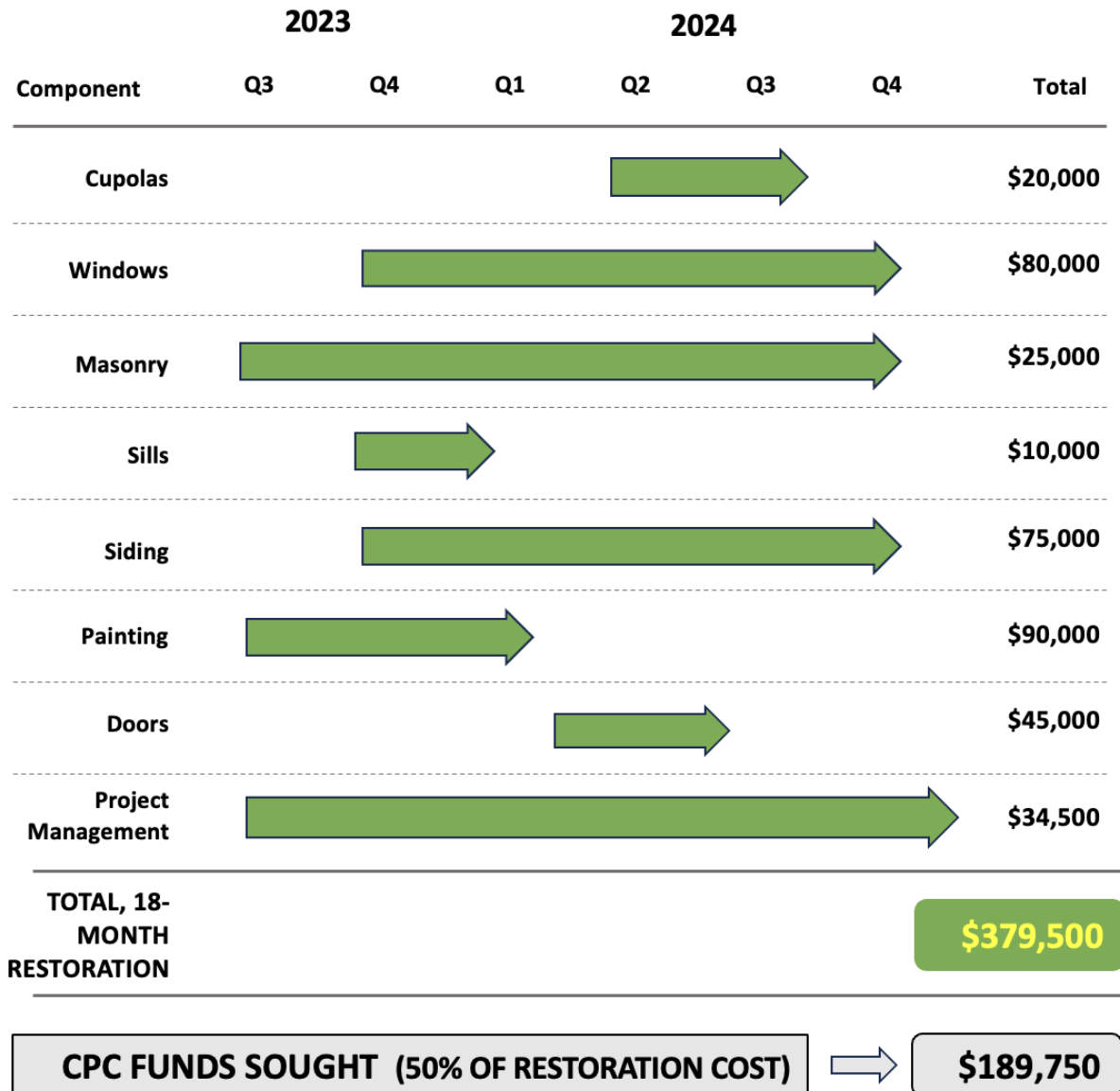
Statement of Condition and Necessary Restoration

Work Detail	Condition	Restoration Summary
Cupolas	<ul style="list-style-type: none"> • Vent housing boards rotted and broken allowing bats access and infestation • Bases detached from roof in numerous places • Lightning rods detached 	<ul style="list-style-type: none"> • Remove 5 cupolas (\$4000 per) from roof • Rebuild, paint, rescreen • Add new lightning rods • Restoration Inhibits pest access.
Windows	<ul style="list-style-type: none"> • Window frames rotted • Window sills rotted • Missing/broken panes of glass allowing pests and water 	<ul style="list-style-type: none"> • Restore and/or replace (56 windows @\$1500 average cost per window)
Masonry	<ul style="list-style-type: none"> • Missing rocks and holes in foundation allowing pests and water to enter • Moss/algae growing on stone causing breakdown of mortar • Crumbling mortar/rocks 	<ul style="list-style-type: none"> • Repoint and waterproof stone foundation for structural integrity • Seal all holes to decrease pest and water access
Sills	<ul style="list-style-type: none"> • Sill boards are rotten or weakened • Sill deterioration has contributed to sagging of walls and roof • Evidence of pests inhabiting Stables 	<ul style="list-style-type: none"> • Replace rotten/weakened sill boards to correct/prevent further sagging of walls/roof and prevent pest access
Siding	<ul style="list-style-type: none"> • Numerous broken/rotted siding boards • Compromised siding which is letting elements (wind, rain, snow) penetrate building interior 	<ul style="list-style-type: none"> • Source supplier and replace broken/rotted siding boards to prevent weather and inhibit pest access • Prime for painting
Painting	<ul style="list-style-type: none"> • Peeling or missing paint across the outside of the structure 	<ul style="list-style-type: none"> • Scrape and capture peeling stain/paint • Prime surfaces • Paint
Doors	<ul style="list-style-type: none"> • Rotted or missing doors • Rusted hinges and handles 	<ul style="list-style-type: none"> • Restore and/or replace 20 doors of varying sizes to seal the building from weather, pests, control access and aesthetics.

Jaques Stables and Dairy Barn Photos: Urgent Restoration Needed



Jaques Stables and Dairy Barn: 18-Month Restoration Plan



Letters from Licensed Berkshire County General Contractor on Cost Estimates

Thomas J. Rotolo
General Contractor
685 Walker Street
Clarksburg, MA 01247

October 5, 2023

To Whom It May Concern:

I am a general contractor in Berkshire County since 1999 who has managed many building projects & renovations. I have surveyed the proposed work for phase 1 of the Jaques Stable & Dairy Barn restoration.

The Estimates for the work that is projected to be done through the end of 2024 is detailed on page 29 of the Appendix. They are based on my judgment enhanced by input from other professionals I have consulted with.

These numbers are very reasonable and I will be involved in soliciting and choosing the contractors and individuals who will complete the projected tasks.



Thomas J. Rotolo

MA CSL# 084881
MA HIC # 151204
MA Plumber Lie.# 34847
MA Corp. Plumbing Lie.# 15009
MA home inspectors lie.# 1076

Cobalt LLC
204 State Rd
Great Barrington MA 01230
Sam@cobaltllc.us/Ben@cobaltllc.us
(413) 429-7445/(413) 429-7779

October 19, 2023

Dear Lenox CPC:

I was asked by the Board of Directors at HomeFarm to review the estimated costs of the Phase I restoration of the Jaques Barn at HomeFarm at Undermountain. It's worth noting that the condition of the structure, in my opinion, is among the top 20% of the post and beam barns that I have seen in the Northeast. It is worthy of restoration.

It is difficult to accurately estimate the cost of restoring a barn built in 1901 given the uncertainties that may follow in the actual restoration process.

The estimates that are shown elsewhere in this application are, in my professional opinion, reasonable. They are perhaps ~20% lower than I might estimate for budgeting purposes, having walked and examined the property in person.

I would hope that I might be considered as a competitive bidder for this project as the decision process moves forward.

Very truly yours, Samuel VanSant



HomeFarm at Undermountain Report

Brian Eseppi
E&A LLC
Construction Control and Engineering

Hi Sam,

Thanks for meeting up yesterday.

Per our conversation we made a cursory observation to simply understand the condition of the barn in question. Our initial read of the framing of the structure is very positive. The barn involved several iterations built at separate dates. None appear to be modern however. The ridges have shifted some, but that is expected from the type of construction and its use. There are some age related degradation. Some are non-concerns such as checking in members likely due to drying, to things that need TLC, such as the sill plates.

The current understanding of the repairs is as follows: Re-point the rubble masonry foundation. Expose the sill plate and repair/replace it and the adjacent members as needed. Regrade to start a water infiltration mitigation plan. A re-roof effort is initiated as well.

I feel the facility rep, Chris, has a solid understanding of where this project needs to go and has initiated some repairs already. He appears to have gaged and is addressing the areas of concern. We can perform a formal review and provide a report for the organization. This will take about 16 hours to accomplish. Our standard rate is \$200 per hour, but because this is a non-profit we are happy to perform work at our preferred client rate of \$150 per hour.

We are also happy to provide support for the re-roof and construction control requirements for that. That effort to provide documentation suitable for permit and close out runs about \$2400 to \$3000. Any further services for the repairs and construction control can be done on a T&E bases. Tough the estimate that because it's a discovery effort that could expand when things open up.

Our noted concerns for the barn stem more from the code-related standpoint. The barn is an agricultural use structure and it has performed well in that use. Potential desires to use it as an assembly space may trigger a change of use. The code implications to do that can be aggressive and sometimes ignore the "past performance" argument. A preliminary code study and discussion with the building department should be considered if that desire moves forward.

Thanks

Brian Eseppi

HomeFarm Overview

Mission

To preserve and restore the historical farm buildings, protect the beautiful views and introduce people to the healthful benefits of interaction with animals and the land.

How we will deliver on this mission:

- Give visitors a direct link to Lenox's agricultural past.
- Provide residents and visitors walking trails to link Parsons Marsh with Kennedy Park
- Maintain a place where visitors can come to enjoy quiet, open spaces and Parson's Marsh. A way to be at peace with the world.
- Provide community housing opportunities.
- Make available to Lenox residents and visitors farm-based health benefits.
- Give residents access to community organic gardening. Great for food and mental health well-being.
- Provide equestrians a safe and beautiful place to ride and train.
- Provide artists with beautiful vistas to interpret on canvas and on camera.
- Provide all-weather space for the Lenox Farmers' Market.

HomeFarm's Restoration Plan

HomeFarm's mission, which is actively being achieved by its managers and Board, is to preserve and restore its historical farm buildings, protect its beautiful views and introduce people to the healthful benefits of interaction with animals and the land.

The HomeFarm land and buildings have been recommended by the [Massachusetts Historical Commission](#) as eligible for listing in the National Register of Historic Places based on their architectural, historical and cultural significance. They are in the MHC's view a treasure whose preservation and restoration HomeFarm's leadership is committed to protect.

The Farm operates at breakeven thanks to its experienced business and equestrian management. All new funds raised by HomeFarm, from this proposed grant and additional sources which are actively being pursued, will be applied to the physical property, not operations.

Berkshire Visitors: Younger, Outdoors-Oriented, With Children

HomeFarm's Restoration Plan recognizes the changing Berkshire County visitor demographics. According to the 2021 ISM Visitor Research Survey, commissioned by 1Berkshire, trends related to HomeFarm plan include:

- Lower median visitor age: 41 in 2021, down from 52 in 2013
- Dramatic increase in outdoor activity: 89.6% participated in recreation in 2021, a 143% increase since 2013
- 70% increase in Berkshire visitors who brought their children from 2013.

The planned projects are meant to make HomeFarm a welcome destination to active visitors to Lenox, giving tourists another reason to stay in town, eat in restaurants, and take advantage of other opportunities that benefit local businesses.

Four-Year Plan

This proposed funding for the Jaques Barn is a critical first phase of an ambitious and achievable five-year plan for the restoration of its six historic buildings.

In parallel, HomeFarm management and its Board are developing other programs that will make HomeFarm an even more attractive site for residents and visitors. The five-year plan, which has total capital project needs of approximately \$1.7 million, focuses on restoring its structures to benefit Lenox:

- The creation of special places on the land where visitors can enjoy the Farm, Parson's Marsh and its vistas.
- Forming partnerships with quality practitioners of animal-based therapeutic programs which provide care and shelter for the animals that are part of these programs.
- Developing and offering spaces on the property to give residents access to expanded community organic gardening opportunities, complementing the in-town community garden which we understand has a waiting list.
- Maintaining pastures, paddocks and arenas to provide equestrians safe opportunities to ride and train.
- Hosting vendors and shoppers at HomeFarm All-Weather Farmers' Market to complement Lenox's outdoor farmer's market.
- The rehabilitation of housing units available below market value, addressing a much-needed Town objective.

Four-Year Budget

	9/1/2023	Estimated Cost	2023	2024	2025	2026	23-'26
RESTORATION		2023-2026					
Roof		200,000	0	0	200,000	0	200,000
Cupolas		48,000	0	20,000	28,000	0	48,000
Windows		80,000	20,000	60,000	-	0	80,000
Masonry		25,000	5,000	20,000	-	0	25,000
Sills		50,000	10,000	0	40,000	0	50,000
Siding		75,000	10,000	65,000	-	0	75,000
Painting		90,000	5,000	85,000	-	0	90,000
Doors		45,000	0	45,000	-	0	45,000
Project Management @10%		61,300	5,000	29,500	26,800	0	61,300
TOTAL		674,300	55,000	324,500	294,800	0	674,300
				0	-	0	0
Other Structures to be Stabilized				0	-	0	0
Sheep Barn				0	-	0	0
Feasibility, Planning, Bidding		5,000	5,000	0	-	0	5,000
Execution*		50,000		50,000	-	0	50,000
Field Barn				0	-	0	0
Feasibility, Planning, Bidding		5,000	5,000	0	-	0	5,000
Execution*		60,000	10,000	50,000	-	0	60,000
Indoor Arena				0	-	0	0
Feasibility, Planning, Bidding				0	-	0	0
Execution*		80,000	8,000	72,000	-	0	80,000
Outdoor Arena				0	-	0	0
Feasibility, Planning, Bidding				0	-	0	0
Execution*		6,000	2,500	3,500	-	0	6,000
Stalls				0	-	0	0
Feasibility, Planning, Bidding				0	-	0	0
Execution*		120,000	20,000	60,000	40,000	0	120,000
Poultry House				0	-	0	0
Feasibility, Planning, Bidding				0	-	0	0
Execution*		10,000		0	10,000	0	10,000
Farm House-Roof				0	-	0	0
Feasibility, Planning, Bidding				0	-	0	0
Execution*		60,000		0	60,000	0	60,000
Camp Room - Interior				0	-	0	0
Feasibility, Planning, Bidding				0	-	0	0
Execution*		50,000		0	50,000	0	50,000
Tenant Cottage				0	-	0	0
Feasibility, Planning, Bidding				0	-	0	0
Execution*		40,000		0	-	40,000	40,000
Project Management @10%		48,600	5,050	23,550	16,000	4,000	48,600
TOTAL		534,600	55,550	259,050	176,000	44,000	534,600
				0	-	0	0
Projects				0	-	0	0
Create Connecting Trails				0	-	0	0
Feasibility, Planning, Bidding		5,000		5,000	-	0	5,000
Execution		50,000		0	50,000	0	50,000
Create All Weather Farmers Marketplace				0	-	0	0
Feasibility, Planning, Bidding		1,000		1,000	-	0	1,000
Execution		25,000		5,000	20,000	0	25,000
Create Community Garden Spaces				0	-	0	0
Feasibility, Planning, Bidding		2,500		2,500	-	0	2,500
Execution		20,000		0	20,000	0	20,000
Farm Equipment		100,000	20,000	80,000	-	0	100,000
Fencing		125,000	25,000	25,000	75,000	0	125,000
Prperty drnge/h2o lines		100,000	0	100,000	-	0	100,000
Viewing Platform		35,000	10,000	25,000	-	0	35,000
Project Mgmt=10%		46,350	5,500	24,350	16,500	0	46,350
TOTAL		509,850	60,500	267,850	181,500	0	509,850
GRAND TOTAL		1,718,750	171,050	851,400	652,300	44,000	1,718,750

Other Projects are in Progress

In addition, and separate from this proposal, HomeFarm has begun the physical work on the following structures and agricultural elements important to achieving its mission:

- New fencing to replace deteriorating fencing
- The Sheep Barn - restoration
- The Field Barn - restoration
- The Indoor Arena
- The Outdoor Arena
- Horse stalls - restoration
- All-weather Farmers' Market - creating within existing structures
- Community Garden - grading and fencing

HomeFarm commands the great vista of Parsons Marsh and the fields between the marsh and the Farm's buildings. It encompasses six farm buildings from the early 19th century.

These buildings, if not restored, will fall to the ground at some point in the future and destroy the view of the land and its historic buildings.
















The benefits to Lenox of this overall Restoration Plan, and how we are delivering these benefits, is summarized in the [table below](#).

Further below is the [restoration timeline and overall projected capital investment required](#).

Benefits to Lenox...and How HomeFarm is Delivering

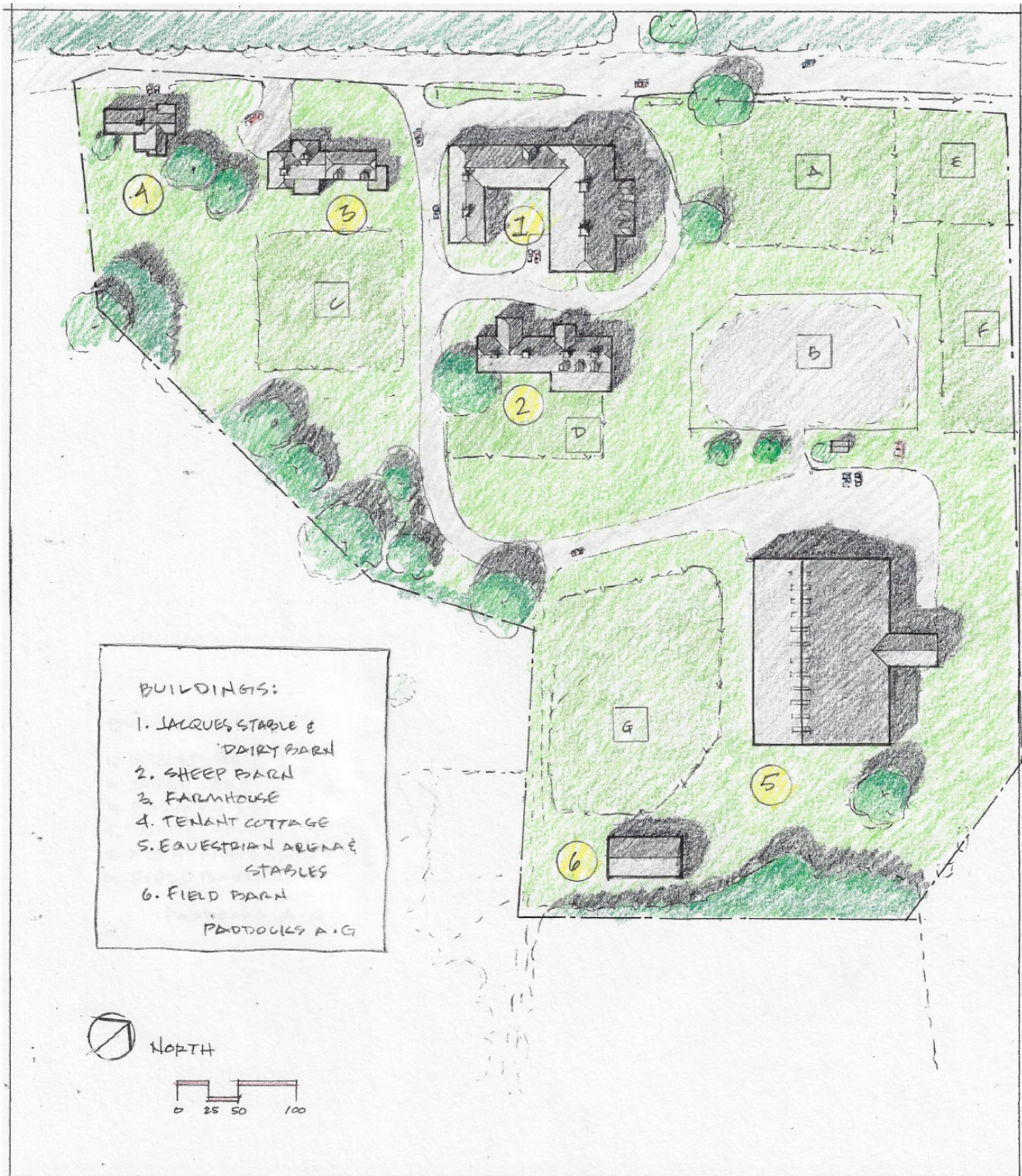
How HomeFarm's Physical Assets (view, buildings, animals) Can Benefit Lenox	How HomeFarm Will Deliver These Community Benefits
Give Lenox citizens a direct link to Lenox's agricultural past.	Restore farm structures that reflect late 19th century farm architecture.
Provide residents and visitors walking trails to link Parsons Marsh with Kennedy Park	Work with the Berkshire Natural Resources Council to create connections from Parsons Marsh, through HomeFarm's pastures and woodland, linking to Kennedy Park - inviting to walkers and safe for farm animals.
Maintain a place where Lenox residents can come to enjoy quiet, open spaces and Parsons Marsh. A way to be at peace with the world.	Create and maintain special places on the land where visitors can enjoy the Farm, Parsons Marsh and its vistas.
Provide community housing opportunities.	Maintain below-market housing units.
Make available to Lenox residents farm-based health benefits.	Form partnerships with quality practitioners of animal-based therapeutic programs and provide care and shelter for the animals that are part of these programs.
Give residents access to community organic gardening. Great for food and mental health well-being.	Provide spaces on the property to give residents access to community organic gardening opportunities.
Provide local equestrians a safe and beautiful place to ride and train.	Maintain pastures, paddocks and arenas to provide equestrians safe opportunities to ride and train.
Provide all-weather space for a Lenox Farmers' Market.	Host vendors and shoppers at HomeFarm All-Weather Farmers' Market to complement Lenox's outdoor farmer's market.

Restoration Plan: Project Timeframe and Investment Summary

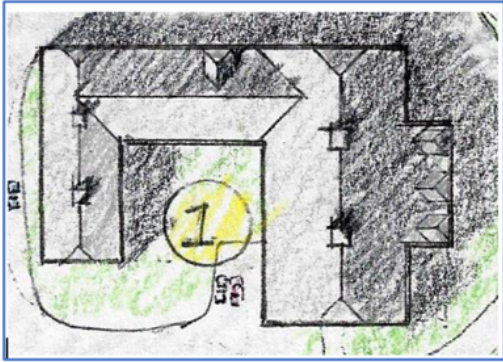
Component	2023	2024	2025	2026	Total
Jacques Stables and Dairy Barn					\$674,300
Sheep Barn					\$55,000
Field Barn					\$65,000
Indoor Arena					\$80,000
Outdoor Arena					\$6,000
Horse Stalls					\$120,000
Poultry House					\$10,000
Farmhouse Roof					\$60,000
Camp Room (Interior)					\$50,000
Tenant Cottage					\$40,000
Trails					\$55,000
All Weather Farmers' Market					\$26,000
Community Garden					\$22,500
Other**					\$360,000
Project Management					\$94,950
TOTAL RESTORATION BUDGET				\$1,718,750	

**fencing, equipment, drainage, viewing platform

HomeFarm Map of Structures



1. Jaques Stables and Dairy Barn



Future: Event Venue, Visitors Center

2. Sheep Barn



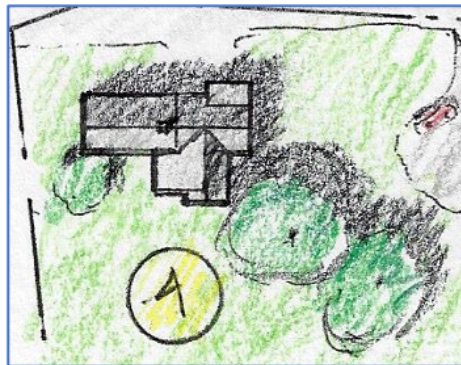
Future: Agricultural, office use

3. Farmhouse



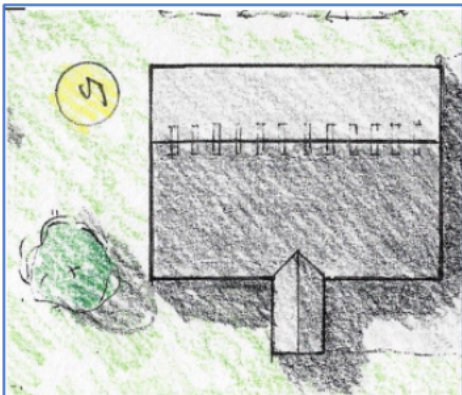
Future: Staff, Residential, other

4. Tenant Barn



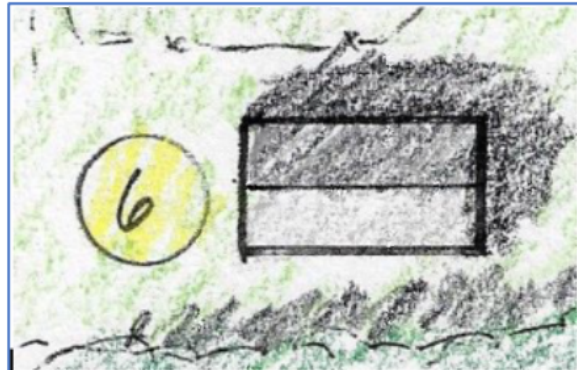
Future: Residential, rental

5. Equestrian Arena & Stables



Future: Equestrian Therapy, boarding facility, especial events

6. Field Barn



Future: Nature Education Center, event venue

HomeFarm - Success to Date

In the very short period since April 2023, when HomeFarm's ownership and oversight was assumed, the HomeFarm leadership team has moved quickly on a number of critical fronts to address financial, leadership, physical plant and land management to shore up HomeFarm for its next phase of rejuvenation and re-imagination.

These achievements are significant and are highlighted below.

Achieved Financial Stability

HomeFarm has paid off all debts which it assumed from previous ownership, and has raised significant funds privately, putting the organization on stable and predictable financial footing in a very short period of time. Key accomplishments:

- Raised \$455,000 since April 2023 (Sources: Neighbors, Kniselys, Anonymous)
- Managed Farm Operations at Breakeven
- Paid Town of Lenox Four-Years of Deferred Property Taxes from previous owner (\$125,000)
- Paid off Debt of \$157,500 that Accompanied the Sprague Gift (in escrow with Lori Robbins, Heller & Robbins, Attorneys at Law, Lenox, MA)

Farm Operations are Self-Sustaining

The projected full year 2023 summary shown below indicates that HomeFarm is operating at break-even status, with surplus income and substantial revenue growth opportunities described below. Also shown is a preliminary view of 2024 projected revenues and expenses, with revenues expected to exceed expenses by \$30,000.

Projected 2023 Summary

Revenue - \$241,298

Expenses - \$240,319

Projected 2024 Summary

Revenue - \$286,078

Expenses- \$256,302

Significant areas for revenue growth

- Implement farm experience stays.
- Gain additional revenue from animal experiences.
- Expand the donkey program to include “treks”.
- Expand partnerships for therapeutic offerings—schools, other service agencies, etc.
- Sell HomeFarm-branded retail items -clothes, gifts, etc.
- Rent event space – outdoor, arena, camp room, upper barn.

Significant areas for reduction in expenses

- Receive exemption from real estate taxes which begins July 1, 2024.
- Invest in newer equipment to maximize efficiency and reduce repair costs.
- Expand hay production to reduce HomeFarm hay expenditures.
- Develop partnerships and utilize volunteers to participate in farm care.

Developed Restoration Plan, Capital Planning Model and Governance

HomeFarm’s management team and board have created an expanded management structure that gives them guidance from experts in various functional areas. They have created a multi-year plan that addresses the capital and operating needs going forward, including the support of new offerings to the public. Key accomplishments:

- Developed 4-year Capital Budget to meet HomeFarm’s Restoration Plan
- Recruited three Board members that provide unique experience and insight
- Created 15-person Advisory Council
- Defined and in process of staffing Working Committees
- Retained Grant Writer and Marketing Counsels
- Repaired Major Farm Equipment
- Cut hay in 20 acres of Reclaimed Fields to feed horses stabled at HomeFarm
- Began major fencing repair and replacement of over 3½ miles of pasture fencing
- Completed major repair and regrading of farm access and driveways to allow safe access

HomeFarm Leadership

Board of Directors

Gary Knisely, Chairman of the Board
Jonas Dovydenas, Director
Gray Ellrodt, Director
Lori Pestana, Executive Director

Danica Keenan, Program Director
Jeanie Knisely*, Director
Yoanna Maitre, DVM, Director
[3 additional Directors to be named]

*Sharing board seat with Gary Knisely

Advisory Council

Lenox community leaders and neighbors who have agreed to provide guidance, support and expert advice in their areas of expertise and also to aid HomeFarm in advocacy, fundraising, networking in the community, and restoration planning.

Elizabeth Aspenlieder, Lenox
Keith Belton, Lenox
James Brooke, Lenox
Dan Bross, Lenox
Diana French, Pittsfield
Catherine Hibbard, Lee
Lucy Kennedy, Lenox

Yoanna Maitre, DVM, Lenox
Janet Pumphrey, Lenox
Jana Purdy, Stockbridge
Neil Purdy, Stockbridge
Matt Tannenbaum, Housatonic
Chris Johnson, Lee
Kevin O'Connor, Worthington

Advisory Council Committees

HomeFarm is in the process of creating Advisory Council Committees that will guide the organization's future direction the following areas:

Development – Objective: Identify individuals with specific skills and expertise who have a passion for the mission of HomeFarm, as potential members of the Council and/or Board.

Strategic Planning – Objective: In consultation with HomeFarm Management and its Board, look beyond 2023 to develop Objectives, Strategy and Plans for the refinement and expansion of HomeFarm's programs.

Operations – Objective: Work hand in hand with the Strategic Planning Committee to scope out, plan and prioritize actions to maximize the ability of the Farm to serve the Lenox community. This would include assessment of current assets; prioritization of planned projects; budget development (both operational and capital).

Institutional Advancement – Objective: Fundraising. Augment and support HomeFarm's actions to apply for grants from government and private sources.

Consumer Marketing – Objective: Communicate to relevant audiences, through social and other consumer media, HomeFarm's existence and programs.

Walking Trails from Parsons Marsh to Kennedy Park – Objective: plan and create ways to connect the Farm to its surrounding nature trails

Partnerships and Community Relations – Objective: Reach out and connect with relevant parts of Lenox and surrounding communities, such as the hospitality sector, recreation areas, medical practices, etc. which should know about HomeFarm. Also, establish mutually beneficial relationships with other Lenox nonprofits.

Fund-raising Events – Plan 2-3 Fund-raising events a year: when, what, promotion.

Historical Significance

Lenox Historical Commission Letter of Support



LENOX HISTORICAL COMMISSION
6 WALKER STREET, LENOX MASSACHUSETTS 01240

August 1, 2023

Community Preservation Act Committee
6 Walker Street
Lenox, MA 01240

This is to document the Lenox Historical Commission's support for the work now beginning to preserve Undermountain Farm.

Undermountain Farm is a special Lenox historic resource and the Historical Commission encourages the use of CPA funds to preserve it. The Farm captures three important parts of Lenox's history: its agricultural heritage, the gentlemen's farms of the Cottage era, and a widely recognized historic scenic vista. The existing structures are of historic architectural interest in their own right, but the preservation of the property in its entirety captures the unique characteristics of Gilded Age farms. This uniqueness is recognized and National Register status is under consideration.

The 501c formed to preserve the Farm and organize community activities is following historic preservation guidelines and has welcomed partnership with the Historical Commission as preservation activities continue.

Although the Historical Commission speaks primarily for the benefits of preserving this historic property, we note the community benefits in other areas it will provide:

- Opportunities for Lenox residents and visitors to interact with a working farm
- Potential use of the significant spaces in the buildings for youth and cultural programming.

The Historical Commission wholeheartedly supports this important effort.

Sincerely,

Olga Weiss for the
Lenox Historical Commission

Letter of Preliminary Approval – MA Historical Commission



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

January 18, 2022

Neil Larson
Neil Larson & Associates
PO Box 4496
Kingston, NY 12401

Dear Mr. Larson:

Staff at the Massachusetts Historical Commission have evaluated the properties at 385–399 and 390–400 Undermountain Road (MHC # LEN.K in the State Inventory) and Belvoir Terrace, 80 Cliffwood Street (also referred to as 20 Greenwood Street; MHC # LEN.102 in the State Inventory), both in Lenox, at your request to see whether, in our opinion, they meet the criteria for listing in the National Register of Historic Places. I am happy to tell you that it is our opinion that both retain integrity and are eligible for listing in the National Register.

LEN.K, known as Home Farm, is a 96.25-acre potential district comprised primarily of residential and agricultural buildings with a significant amount of open space. The earliest buildings, the ca. 1902 Jaques house on the north side of Undermountain Road and the early 20th-century farmhouse and farm building complex on the south, represent an important, intact local example of a gentleman's farm from the Summer Cottage Era (approximately 1870–1930). Other buildings, including the ca. 1920 Slater guest house and associated later buildings as well as the mid-20th-century tenant cottage adjacent to the farm complex, are also significant. The potential district is eligible under Criterion A in the areas of Agriculture and Entertainment/Recreation for its farming history and association with the Summer Cottage Era, and under Criterion C in the area of Architecture for the ensemble of buildings, including the Jaques house and farm buildings, which appear to be an usually intact group on sizable acreage to survive from this period in Lenox. A nomination would develop a comparative context for estate farms in Lenox to demonstrate the significance of this example as well as supply the context to establish the significance of the Jaques house as one of the grand residences in Lenox from the Summer Cottage Era. The period of significance would begin in 1902 with the construction of the Jaques house and continue to 1975 to encompass the construction of the two buildings adjacent to the Slater guest house, the studio/guest house and garage.

It is the opinion of MHC staff that LEN.102, known as Belvoir Terrace, is eligible as a district encompassing the 19th-century estate and 20th-century camp buildings. It is significant under National Register Criteria A and C at the local level in the areas of Entertainment/Recreation and Architecture. The property as a summer estate from the Summer Cottage Era as well as its

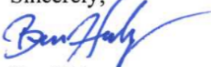
220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.sec.state.ma.us/mhc

transition to use as a summer camp for girls in the mid-20th century both relate to Entertainment/Recreation as an area of significance under Criterion A. The nomination would develop a comparative context to demonstrate significance as both a Summer Cottage Era estate property and as an important representative of the trend of adapting estates to new uses in response to the challenges faced at many such properties in Lenox by the mid-20th century. The property is eligible under Criterion C for the architectural significance of the late 19th-century house built between 1888 and 1891 with two important rooms added by Cram & Ferguson in 1929. A National Register nomination would need to provide a comparative context to establish its significance as one of many grand summer houses erected in Lenox during the Summer Cottage Era as well as it being an unusual and possibly unique example in Lenox of a Chateausque-style mansion. The building is significant as a work by Rotch & Tilden, and such significance would be established through demonstrating its importance within their oeuvre. If important landscape features by Ernest Bowditch survive, the property may also be eligible under Landscape Architecture. The period of significance would begin with the construction of Belvoir Terrace and end sometime 50 or more years from the present to encompass the camp buildings and structures on the property (ending perhaps with the date of the most recent camp building that is 50 or more years old and retains integrity unless there is some other logical end date discovered during research).

The MHC strongly encourages the Lenox Historical Commission to undertake more comprehensive survey work on the town's estate properties, many of which have little documentation, and to consider developing a multiple property context for listing eligible properties in the National Register.

Please be in touch with any questions.

Sincerely,



Ben Haley
National Register Director
Massachusetts Historical Commission

cc: Olga Weiss, Chair, Lenox Historical Commission
Tjasa Sprague
Belvoir Manor, Inc

Other Letters of Support

Letters from the Community

Community Preservation Committee
Town of Lenox
8 Walker Street
Lenox, MA 01240
C/O HomeFarm email: gkhomefarm@gmail.com

Dear Members of the CPC:

I am a resident of Berkshire County and want to express my hopes that the Community Preservation Committee will fund HomeFarm's mission of historic preservation and conservation, farm-based health and support for the Lenox Arts Community.

HomeFarm's commitment to preserving historical farming structures and landscapes will honor the rich history of Lenox while also providing future generations with a glimpse into our past. By maintaining these structures they will preserve a valuable part of the community's identity and protect the area's natural beauty.

Home-Farm's farm-based health focus reflects their belief that interacting with animals, nature and soil has a positive therapeutic impact for humans. This will be accomplished through both equine-assisted therapeutic activities and organic food garden programs.

HomeFarm envisions supporting local artists to create reminders of the beauty of nature.

Please add my name to the list of supporters who understand the importance of preserving this valuable part of the community's identity.

Sincerely, the undersigned,
(signed letters on file)

Last name, First name	Residence
Armstrong, Harold	Lee
Armstrong, Heather	Pittsfield
Armstrong, Olivia	Pittsfield
Aspenlieder, Lizzie	Lenox
Beiser, Maya	Lenox
Belton, Keith	Lenox
Bleich, Allison	Brooklyn, NY
Brennan, Ddevin	Lenox
Brennan, Kristen	Lenox
Brooke, James	Lenox
Bross, Daniel T	Lenox
Bross, Daniel T	Lenox
Cason, Angela	Tyringham
Cobb, Jocelyn	Pittsfield
Cohen, Mary Manning	Becket
Cohen, Robert	Becket
Consolati, Pat	Lee
Cundall, Robert S.	Lenox
Daley, Kate	Becket
Deary, Tania and Jack	Lenox
Delevingne, Lionel	Stockbridge
Dilone, Madeline	NY, NY
Drennan, Molly	Lenox
Egelhofer, John & Janet	Lenox
Ellrodt, Gray	Lenox
French, Diana	Pittsfield
Giglio, Lauren	E. Nassau, NY

Last name, First name	Residence
Goldberg, Barbara S.	Lenox
Grimmett, Randy	Lenox
Hibbard, Catherine	Lee
Hyman, Allen	Stockbridge
Johnson, Chris	Lee
Kaminski, Dr. Rami	Lenox
Kennedy, Lucy	Lenox
Krupp, Lisa	Richmond
Lender, Helaine	Lenox
Lender, Marvin	Lenox
Maitre, Yoanna	Lenox
Maitre, Yoanna	Lenox
Matsusaka, Kazuko	Richmond
Mauro, Christine	Lenox
Miles, Micah	Lenox
Morin, Mindi	Lenox
Nash, Mitchell	Lenox
Nash, Seth	Lenox
O'Connor, Kevin	Worthington
Pellegrino, Lisa	Lenox
Portillo, Karen	Pittsfield
Pulitzer, Ramelle	Lenox
Pumphrey, Janet	Lenox
Purdy, Jana	Stockbridge
Purdy, Neil	Stockbridge
Raymond, George	Lenox
Rekeda, Kelly	Pittsfield

Last name, First name	Residence
Reynolds, Skylar	Pittsfield
Rotolo, Tom	Clarksburg
Salerno, Robert	W. Stockbridge
Sprague, Tjasa	Lenox
Tannenbaum, Natt	Housatonic
Taylor, Richard	Lenox
Toomey, Amanda	Pittsfield
Truon, H. Carl	Dalton
Vallick, Richard	Lee
Wells, Dean	Pittsfield
Werman, Tom & Suky	Lenox
Whitman, Brian	Pittsfield
Whitman, Pamela	Pittsfield
Wilkenson, Judy	Stockbridge
Wyatt, Marilyn	Lee
Yadav, Vik	Lenox

Lenox Inns and Bed and Breakfasts - Letters of Support

Community Preservation Committee
Town of Lenox
8 Walker Street
Lenox, MA 01240

Dear Members of the CPC:

I own and operate a special Bed & Breakfast in Lenox and know well HomeFarm at Undermountain. I want to express my hopes that the Community Preservation Committee will fund HomeFarm's mission to preserve and upgrade this beautiful land and its buildings.

The Farm is one of many reasons that our clients love Lenox. They don't all ride horses, but I bet that they all pass the Farm on their way to Tanglewood or just driving or hiking around our great town.

The Farm needs your help. The fencing is in disrepair and the farm structures look like they might fall down if they aren't stabilized soon. And I hate to think what this place would be like if they were replaced by modern houses.

HomeFarm's commitment to preserving historical farming structures and landscapes will honor the rich history of Lenox while also providing future generations with a glimpse into our past. By maintaining these structures HomeFarm will preserve a valuable part of the community's identity and protect the area's natural beauty. And, my clients will continue to have one more reason to come to my B&B.

Please add my name to the list of supporters who understand the importance of preserving this valuable part of the community's identity.

Sincerely,

(signed letters are on file)

James Khaghan, Apple Tree Inn

Stan Rosen, Hampton Terrace Inn

Michelle Buckingham, Gateways Inn

Donna Hammer, 33 Main - *An Anne Selke Luxury Lodging*

Randy Grimmett, Stonover Farm

Erika Martin, The Wheatleigh Inn

HomeFarm Advisory Council - Letter of Support

Community Preservation Committee
Town of Lenox
8 Walker Street
Lenox, MA 01240

Dear Members of the Community Preservation Committee,

I serve on the Advisory Council of HomeFarm at Undermountain. We serve on the Council because we believe in the mission of the Farm and we want to be available to help the managers realize that mission.

We urge the Town to fund HomeFarm's specific aims which include stabilizing the Farm's century-old structures, replacing miles of fences, and creating organic-based gardens for use by our town's citizens.

We believe it is important to preserve the historic farming structures and beautiful landscapes of the area. We want to do our part to support animal-based therapy programs and the cultivation of food-based gardens.

We want to honor the rich history of Lenox while also providing future generations with a glimpse into the past.


We want to do our part to preserve a valuable part of the community's identity and help to protect the area's natural beauty and century-old structures that serve as a reminder of Lenox's agricultural heritage.

We believe that this one-time investment is essential to modernize HomeFarm's facilities so the organization can operate as a healthy, on-going, self-sufficient financial operation for years to come.

In summary, we need the support of Lenox's Community Preservation Committee. If we cannot together save this area from development the Town's future generations might see five MacMansions replace these classic farm structures, forever altering an unmatched pastoral landscape and stunning views that contribute to Lenox being the wondrous, pristine paradise that we all love.

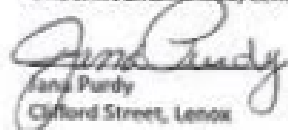
Sincerely,



Keith Belton
Fairview Avenue Lenox



Gray Elrod
Clifford Street, Lenox



Catherine Hibbard
Laurel Street, Lee



Joanna Maitre
Undermountain Road, Lenox

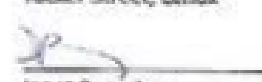

Jana Purdy
Clifford Street, Lenox


Neil Purdy
Clifford Street, Lenox


Dan Bross
Main Street, Lenox



Diana French
Lowden Street, Pittsfield


Lucy Kennedy
Tucker Street, Lenox


Janet Humphrey
Undermountain Road,
Lenox


Lizzie Asperlieder
Clifford Street, Lenox


Chris Johnson


Kevin O'Connor
Worthington


Matt Tannenbaum
Main Street, Housatonic

HomeFarm Application for State Register of Historic Places

Massachusetts Cultural Resource Information System Scanned Record Cover Page

Inventory No: LEN.K

Historic Name: Home Farm

City/Town: Lenox

Village/Neighborhood:

Local No:

Year Constructed:

Use(s): Agricultural; Horse Or Cattle Farm;

Significance: Agriculture; Architecture; Commerce;
Recreation;

Designation(s):

Building Materials:

Demolished No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc.macris.net/macrisdisclaimer.htm>)

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Wednesday, June 7, 2023 at 1:21 PM

FORM A - AREA

MASSACHUSETTS
HISTORICAL
COMMISSION
MASSACHUSETTS
ARCHIVES

Photograph

BUILDING 220
MORRISSEY
BOULEVARD
BOSTON,
MASSACHUSETTS
02125

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area



View of stables and cow barn complex from NW,



Place (*neighborhood or village*):
Lenox

Name of Area: Home Farm

Present Use: Commercial & Residential

Construction Dates or Period: 1900 - 1920 Overall

Condition: Good

Major Intrusions and Alterations: Riding facility built,
1987

Acreage: 96.25

Recorded by: Neil Larson

Organization: Neil Larson & Associates **Date**

(*month/year*): October 2022

Locus Map

Town/City: Lenox

RECEIVED

DEC 15 2022

MASS. HIST. COMM.

Source: [Mass GIS MassMapper Parcel Viewer](#)

see continuation sheet

4/11 Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

INVENTORY FORM A CONTINUATION SHEET LENOX HOME FARM

MASSACHUSETTS HISTORICAL COMMISSION Area Letter Form Nos. 220 MORRISSEY BOULEVARD,
BOSTON, MASSACHUSETTS 02125

LEN.296
LEN.448-457
LEN.922

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

Home Farm is located at the northern end of a valley bounded by Lenox Mountain on its north and west sides; the Lenox Club is located on the east side. It is a fertile agricultural area with large wetlands on its southern end. The farm has frontages on both sides of Under Mountain Road with a residential complex centered on a large stone and stucco mansion on an elevated site overlooking the valley on the north side of the road, and a farm complex including a barn, outbuildings and agricultural and wetlands comprising a model farm on the south side. The farm has been reduced by subdivisions on its periphery, but the core buildings and land remain intact. Components are as follows:

1. Residential Complex, 385-399 Under Mountain Rd.
 - a. Henry P. & Caroline Jaques House, 399 Under Mountain Rd., 1902 (LEN.296)
 - b. Jaques House Garage, 399 Under Mountain Rd. 1902 (LEN.448)
 - c. Slater Guest House, 385 Under Mountain Rd., ca. 1920 (LEN.449)
 - d. Guest House Studio and Garage, 385 Under Mountain Rd., ca. 1975 (LEN.450)
2. Farm Complex, 390-400 Under Mountain Rd.
 - a. Jaques Stables & Dairy Barn, 394 Under Mountain Rd., ca. 1902 (LEN.451)
 - b. Sheep Barn, 394 Under Mountain Rd., ca. 1902 and later (LEN.452)
 - c. Poultry House, 394 Under Mountain Rd., early 20th century (LEN.453)
 - d. Field Barn, 394 Under Mountain Rd., early 20th century (LEN.454)
 - e. Farmhouse, 394 Under Mountain Rd., ca. 1902 (LEN.455)
 - f. Tenant Cottage, 390 Under Mountain Rd., mid-20th century (LEN.456)
 - g. Equestrian Arena & Stables, 400 Under Mountain Rd., 1987 (LEN.457)
 - h. Agricultural Landscape, (LEN.922)

1a. Henry P. & Caroline Jaques House. 1902 (LEN.296) PHOTOS 1-3

The two-story stone and stucco house was completed in 1902. It was designed by George C. Harding, partner in the Pittsfield architectural firm, Harding & Seaver, which had commissions for numerous country houses in Berkshire County. The house was described in a B Form completed in 2012.

This is a 2-story, 5-bay, stone and wood framed house built in the Tudor Revival or English Cottage style. It is oriented to the south, with a hill rising up behind it. It is clad with stone and stucco with some half-timbering. It has a gable roof with asphalt shingles; it extends down to the top of the first floor in the rear. There are six chimneys, most of them brick, with corbelling and flared tops. However, the exposed front wall chimney is of stone a typical feature of the Tudor Revival style. The front façade is distinguished by three pavilions, all with steeply pitched front gable roofs; the center one is smallest but is stone clad, features a king post at its peak, and contains the Tudor-arched entrance. The front door is recessed, creating a shallow entry porch. Above the door is a set of three casement windows. The first floor also has a group of three windows in the bay left of the entrance pavilion and a pair of windows in the bay to its right. Paired windows are above these. A large brick interior chimney is in this section of the house. There is a right side ell with the basement exposed at its right side due to the slope of the site. Above, on the front, the stuccoed second story overhangs the first floor and there is a brick end-wall chimney. Around the right corner is a balcony with an X-patterned railing. A set of three windows is on the first floor front facade and paired windows are on its second. A newer 1-story hipped roof ell is off the left end of the house. A brick end-wall chimney is located between it and the main section. There are four gabled dormers on the rear. Most of the windows are intact 4-o-4 double hung sashes. The foundation is stone. A detached, hipped-roof, 2-stall garage is located to the right (east) of the house. There is an in-ground swimming pool in the rear yard, separated from the house by a stand of coniferous trees. A circle driveway centered on the front entrance is fronted by a stone wall. A long driveway off Under Mountain road connects with it from the east.¹

¹ See MHC B Form for 399 Under Mountain Road, Lenox.

Continuation sheet 1

INVENTORY FORM A CONTINUATION SHEET LENOX HOME FARM

MASSACHUSETTS HISTORICAL COMMISSION Area Letter Form Nos. 220 MORRISSEY BOULEVARD,
BOSTON, MASSACHUSETTS 02125

²"Seniors Buy Mrs. Feather's Lenox Estate," *Berkshire Evening Eagle*, Oct. 17, 1972.

³Ibid.

Continuation sheet 2

INVENTORY FORM A CONTINUATION SHEET LENOX HOME FARM

MASSACHUSETTS HISTORICAL COMMISSION Area Letter Form Nos. 220 MORRISSEY BOULEVARD,
BOSTON, MASSACHUSETTS 02125

LEN.296
LEN.448-457
LEN.922

K

manure dumps that were transported out of the building through vehicle doors in the stone walls. A wood-stave silo was engaged to the rear wall of the cow barn; it was toppled in 2012 by Hurricane Sandy. A low wing on the east side of the cow barn, now containing a dwelling, likely functioned as a milking parlor and milk storage area. This annex was an addition made when milking methods and sanitary requirements evolved later in the 20th century. The barn remained essentially intact until it was bought by the present owner in 1974 and was adapted for uses associated with a commercial and educational stable.

2b. Sheep Barn. ca. 1902 and later (LEN.452) PHOTO 16-19

Named the Sheep Barn by the present owner, the precise functions of this multi-part building are unclear. The western section with wood board-and-batten siding, jerkin-head roof with ventilators matches the design features of the 1902 barn. It appears to have been an animal habitation, perhaps calves or heifers, with a haymow under the roof. There may have been a sheepfold or piggery in the basement. A front-gable wing centered on the front has the appearance of a granary: a low two-story building with doors at both levels and grain storage in the upper story. A 1915 site plan shows footprints for cylindrical structures on both sides, probably wire mesh corn cribs. The 1915 plan also shows a second detached building to the east, also designed in the manner of the 1902 barn. It is lower in height and has shed-roof extensions both front and rear (the rear one recently rebuilt for use as a day camp classroom). The building could have functioned as a piggery (the whey and waste of such a large dairy operation would have supported numerous swine). Sometime after 1915, the gap between the buildings was enclosed with vehicle doors front and rear.

2c. Poultry House. early 20th century. (LEN.453) PHOTO 20

Called the Chicken Palace by the present owner, it is a small, one-story wood frame building with door and animal hatch on the tall, east side.

2d. Field Barn. formerly piggery. ca. 1915 (LEN.454) PHOTO 21

Located in a pasture at the southern edge of the complex, the so-called Field Barn is a one-story, wood frame agricultural outbuilding with three interior bays. The fenestration pattern of the north elevation, with a small central flanked by four windows on each side. Positioned high on the wall, the windows indicate there were divided stalls within. It currently is used for machinery storage, with vehicle access on the south side.

2e. Farmhouse. ca. 1902 (LEN.455) PHOTO 22-23

Sharing design features with the neighboring barn, the two-story farmhouse with its wood board-and-batten siding and jerkin head roof, provided accommodations for a farm manager (or perhaps Eustace Jaques). It has a three-bay front façade with a center entrance and twin chimneys. A small one-story wing is attached to the east end, and a farm-related outbuilding, known as the "Cheese House" engaged to the west end via an open porch (since enclosed for a bathroom). A tiled interior, steam pipes and ventilators in the roof of this L-plan annex are consistent with a dairy processing function. The Cheese House has a slate roof, which the barn and perhaps other outbuildings would have had originally. The house with the Cheese House has been divided into four apartments. A wing on the far west end has been converted into a two car garage.

2f. Tenant Cottage. mid-20th century. (LEN.456) PHOTO 24

One-story wood frame, wood clapboard dwelling with a gable roof built in two sections. The western portion has an entrance offset to side with multiple windows. The east wing is smaller with an entrance tucked under a porch.

2g. Equestrian Arena and Stables. 1987. (LEN.457) PHOTO 25-26

A large wood frame building with metal siding and roof with large vehicle doors on the ends opening on a large open

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A 1954 newspaper article on the sale of the house provides further information about the interior; the plan was common to the standard country house.

One first enters a handsome oak-paneled reception hall with beautiful fireplace with hand-carved mantel, which opens a spacious living room with fireplace and alcove opening upon an enclosed stone terrace; a large oak paneled library with built-in shelves and fireplace; sunken study with private bath; and an attractive dining room with two alcoves. The service section included a modern kitchen, butler's pantry, additional food pantries, servants' dining room and screened porch. On the second floor are a master suite of bedroom with fireplace, dressing room and bath; four other bedrooms three with fireplaces, and three baths. In the servants' wing are four bedrooms, sitting room and bath.²

The article stated that the previous owner, William S. Slater, had renovated the interior, although no changes were noted except for a reference to a "modern kitchen." Subsequent owners contributed alterations as well, but the exterior of the house continues to reflect the original design.

1b. Jaques House Garage. 1902 (LEN.448) PHOTO 4

The two-car garage is located east of the house at the head of a driveway that enters the property at the southerly end of the frontage and splits into two legs, one running west to a *cul de sac* in front of the house and one leading north to the garage. Built into the hillside, the building has stone walls on the back and sides, mostly subterranean. The front wall is wood frame with board-and-batten siding and contains two vehicle bays with pairs of sliding doors, each one paneled with a multi-pane window at the top.

1c. Slater Cabin. ca. 1915 (LEN.449) PHOTO 5

A one-story log and wood frame dwelling with a *crosswing* plan designed in rustic chalet manner with gable roofs with deep eaves and shed dormers. Main section constructed of logs is exposed and chinked on the exterior. South gable end contains center entrance and open decks at both lower and upper levels. Cross-gable wing is wood frame construction with clapboard siding; it is linked to the log section by a hyphen. A 1942 account describes and interior with "large living hall, stone chimney and huge fireplace and six rooms and four baths."³ Construction date estimated based on 1915 site plan that does not show the building.

1d. Guest House Studio and Garage. ca. 1975 (LEN.450) PHOTO 5

A one-story wood frame domestic outbuilding with a *crosswing* plan designed in similar manner as the Slater Guest House above and with a wing on the opposite side, built later, containing a garage. It may incorporate a smaller, earlier outbuilding. Central front-gable section has a recessed entrance on one side offset by paired windows on the other. A balconette with railings above scroll-sawn panels is centered in the gable. Deep eaves (not as extreme as on the Slater Guest House) distinguish the roof edge. A one-story cross-gable wing on the east side is fronted by a deep recessed porch; the cross-gable garage wing on the west side has a wide overhead door.

2a. Jaques Stables & Dairy Barn. ca. 1902 (LEN.451) PHOTO 6-15

A huge model barn with a U-shaped footprint measuring 140 ft. by 100 ft. is located within a complex of farm buildings on the south side of Under Mountain Road. The walls of the building are sheathed with wood board-and-batten siding. Two wings with jerkin-headed gable roofs are connected by a central cross-gable *hyphen*, which may contain elements of an earlier barn. The west wing, measuring 30 ft. x 80 ft., was built to contain stables and carriage storage and remains essentially intact. The east wing, measuring 50 ft. x 100 ft., was built to house the farm's dairy herd; stations have been cleared from the interior and replaced with additional horse stalls. The 60 ft. x 30 ft. hyphen contained additional stalls, tack room, feed bins and spaces for other functions. (Small windows on the façade indicate the plan of stalls within.) The upper story of the hyphen contained feed bins in the east end with a loading door on the front and a ventilator in the roof, and accommodations for drivers and stable hands on the west end. Both wings have hay mows in their upper stories, hay tracks, loading doors and ventilators in the roof. The stone basements of all three sections are exposed at grade on the rear (south side) of the building. It does not appear they were fitted for animal habitation; rather, they likely contained

²"Seniors Buy Mrs. Feather's Lenox Estate," *Berkshire Evening Eagle*, Oct. 17, 1972.

³Ibid.

Continuation sheet 2

INVENTORY FORM A CONTINUATION SHEET LENOX HOME FARM

MASSACHUSETTS HISTORICAL COMMISSION Area Letter Form Nos. 220 MORRISSEY BOULEVARD,
BOSTON, MASSACHUSETTS 02125

LEN.296
LEN.448-457
LEN.922

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2c. Poultry House, early 20th century. (LEN.453) PHOTO 20

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2f. Tenant Cottage, mid-20th century. (LEN.456) PHOTO 24

One-story wood frame, wood clapboard dwelling with a gable roof built in two sections. The western portion has an entrance offset to side with multiple windows. The east wing is smaller with an entrance tucked under a porch.

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³Ibid.

Continuation sheet 2

INVENTORY FORM A CONTINUATION SHEET LENOX HOME FARM

MASSACHUSETTS HISTORICAL COMMISSION Area Letter Form Nos. 220 MORRISSEY BOULEVARD,
BOSTON, MASSACHUSETTS 02125

LEN.296
LEN.448-457
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2g. Equestrian Arena and Stables. 1987. (LEN.457) PHOTO 25-26

A large wood frame building with metal siding and roof with large vehicle doors on the ends opening on a large open

arena space. An extension under the roof on the east side has smaller doors leading to a string of horse stalls on the interior. A small wing centered on the east wall is for handling and loading manure. The facility was built by Morton Buildings, which specializes in such buildings, in 1987. An open riding ring is located north of a parking area in front of the arena.

2h. Agricultural Landscape (LEN.992) PHOTO 27

The farm building complex occupies ten acres on the south side of Under Mountain Road. South of the building group are 83 acres of open agricultural land. Some of it continues to be farmed for hay and some is fallow, while a portion contains part of a wetland known as Parson's Marsh. Sixty-four acres at the south end of the farm contains the rest of the marsh

Continuation sheet 3

INVENTORY FORM A CONTINUATION SHEET LENOX HOME FARM

MASSACHUSETTS HISTORICAL COMMISSION Area Letter Form Nos. 220 MORRISSEY BOULEVARD,
BOSTON, MASSACHUSETTS 02125

LEN.296
LEN.448-457
LEN.922

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and has been acquired from the farm by the Berkshire Natural Resources Council as a conservation area. (The BNRC also owns an easement for the 83 acres still associated with the farm. This remaining landscape provides an important physical context for the historic Home Farm. Few other model farm landscapes survive in Lenox. A swimming pool on the Jaques House parcel and a tennis court on the Slater Guest House parcel are not inventoried.

HISTORICAL NARRATIVE

The earliest map depicting buildings in Lenox is dated 1854, and it locates a building on the north side of Under Mountain Road property denoted "L. Butler" (Fig.1). Levi Butler (1798-1866) was the son of Jethro Butler and apparently inherited the farm from him. Jethro Butler (1750-1838) was a native of Martha's Vineyard, where he was a fisherman. The fishing industry on Martha's Vineyard (and Nantucket) was severely disrupted during the Revolutionary War and many mariners left the island. Jethro Butler had moved to Conway in western Massachusetts by 1776, the year he married Rebecca Dunham (1762-1840) there. Butler is listed as a head of household in Conway in the first U.S. Census in 1790. In 1792 he began buying land in Lenox and two years later he was cited in deeds as living there.⁴

According to an article in the June 18, 1957, edition of the *North Adams Transcript*, the house with the current address of 409 Under Mountain Road was built for Jethro Butler. (The article states it was built in 1776, but it more likely was erected around 1792.) It was described as a two-story garrison dwelling of plank construction. The house retains the second-story jetties characterizing the garrison type, but the new owner in 1957 was reported to have "gutted the entire first floor... and is having the framework reinforced."

Jethro's son Levi Butler (1798-1866) evidently inherited his farm and was enumerated as a Lenox householder in the 1840 census. Ten years later, Levi was enumerated with his wife, Nancy Sears, sons Martin (b.1828), Cornelius (b.1831) and John (b.1836), and daughter Maria (b.1854). His farm, valued at \$6000, comprised 100 acres of improved land and 230 acres unimproved. On this farm he had five milk cows, four oxen and seventeen cattle. Unlike his neighbors, Levi raised no sheep, and the large number of cattle indicates that he was focused on beef production. His son John W. Butler (1836-1895) represented the third generation of Butlers on the farm. In 1860 John was head of a household including his wife Frances Cooper, who he married in 1857, their two-year-old son, Martin, and farm laborer Antoine Steinhardt, born in Wurtemberg in Germany.

John W. Butler's widow, Frances, sold the Butler homestead and farm to Henry P. Jaques and his brother Eustace Jaques in 1900.⁵ The brothers were sons of Francis J. Jaques, president of the National Webster Bank, in Boston and Caroline Louise Merriam.⁶ The family was living in Framingham when Henry Percy Jaques (1854-1932) and Eustace Jaques (1860-1920) were born; by 1880 the family, with three sons, two daughters and four servants, was living at 135 Commonwealth Avenue in Boston. Henry had attended Harvard and graduated with a medical degree in 1880; he went on to be a successful and respected surgeon in Boston. Eustace was identified as a clerk, perhaps in his father's bank. It seems he was dependent on his family for financial and personal support. The third son was Herbert Jaques, an MIT

educated architect who achieved some renown as partner in Andrews, Jaques and Rantoul, Boston architects known for their designs of country houses. Henry practiced medicine in Boston and maintained residences in both Milton and, after 1898, Lenox. He married Gertrude Burlingame in Pittsfield in 1880, with whom he had a son, Francis, and Caroline Parsons (1859-1943) of Milton in 1889.

With his brother Eustace, Henry P. Jaques acquired acreage in 1898 from Henry M. Braem, which appears to have been west of the Lenox-Pittsfield Road and south of the Butler farm.⁷ The 1900 census locates the Jaques brothers on Lebanon Road, a previous name for Under Mountain Road, and the 1904 map of Lenox depicts them there under the name Home

⁴ The two earliest deeds indexed in the Berkshire County Middle Registry of Deeds in Lenox conveyed to Butler parcels of 100 and 40 acres located in Lots 30 of the First Division and 38 of the Second Division. See BCMR 42:189, Jan. 18, 1792, and 32:551, Jan. 25, 1792. The deed index lists seven additional deeds granting land to Butler, some said to adjoin his farm, by 1816. ⁵ BCMR 306:570, May 5, 1900.

⁶ The family name is spelled variably as Jaques and Jacques; the first spelling is used here.

⁷ BCMR 303:121, 1898.

Continuation sheet 4

INVENTORY FORM A CONTINUATION SHEET LENOX HOME FARM

MASSACHUSETTS HISTORICAL COMMISSION Area Letter Form Nos. 220 MORRISSEY BOULEVARD,
BOSTON, MASSACHUSETTS 02125

LEN.296
LEN.448-457
LEN.922

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Farm, a moniker that has continued with the property into the present (Fig.4). A new house had been built west of the old Butler farmhouse (LEN.296).

On September 20, 1902, the *Boston Home Journal*, published a notice stating, "Nearly completed is the Lenox home of Dr. Henry P. Jaques. Situated on Richmond Road, it overlooks a beautiful country from its eminence on a pleasant knoll (PHOTO 1)."⁸ Described in a 1910 *House and Garden* article as designed in the "Modern English Plaster House Style," it

was designed by Pittsfield architect George C. Harding (1867-1921), a Pittsfield native educated in architecture at the Massachusetts Institute of Technology.⁹ At the time the Home Farm house was being built, Harding formed a partnership with Henry M. Seaver (1873-1947). One source estimated the cost of building the house at \$225,000.¹⁰

The firm of Harding & Seaver designed prominent buildings in Western Massachusetts. Buildings designed by them are numerous in Pittsfield and include the Berkshire Museum, YMCA, Boys' Club, and Berkshire Life Insurance Company West Street Addition. In Lenox their work includes the Lenox Brotherhood Clubhouse, Curtis Hotel, Lenox Town Hall and Firehouse, Leonard C. Peters Block and Frank C. Hagyard Store. In addition to the Jaques house, Lenox homes designed by Harding & Seaver were for Cortland F. & Amy B. Bishop (Ananda Hall, not extant), R. Jay Flick (now part of Windham Hill Condominiums), J. Frederick & Mary Louisa Schenck (Valleyhead), George E. & Elizabeth L. Turnure (Breaupre, not extant), and Kate, Clarence & Lucy Buckingham (Seranak).¹¹

In addition to this substantial country house, the Jaqueses constructed an elaborate barn complex, also depicted on the 1904 map, as the centerpiece of his model farm (PHOTO 6). Incorporated in it were stables and carriage house as both brothers were active in the Lenox hunt and carriage society and a wing for the Jaqueses' prize Guernsey cows. The rambling building with board-and-batten and clipped gables along with a farm manager's cottage of similar design, obviously was designed by a specialized farm architect, not by Harding & Seaver, which had no demonstrated expertise in this category. Older framing in the connecting portion of the U-shaped plan suggests that a surviving barn from the Butler farm was incorporated in the new building.

Henry P. and Eustace Jaques sold the Home Farm in 1913 to William A. Slater of Washington, D.C.¹² Eustace relocated to Paris, where the family seems to have had a home, while Henry and his wife Caroline moved to a house in the village. A notice on page 10 in the April 12, 1915, issue of *The American Architect* announced, "Dr. Henry P. Jaques has

purchased some land of the Homestead property on Cliffwood and Yokun sts and will erect a residence thereon.” He was deeded the northerly part of the Homestead parcel, which included the carriage house, by Helen L.P. Stokes who had acquired it from Charles F. McKim in 1889.¹³ This property is now addressed 124 Yokun Avenue (LEN.112). But Jaques did not build on the Homestead parcel, rather he and Caroline moved into an existing house at 16 Cliffwood where they both were enumerated in 1930 and the widowed Caroline was in 1940.

William Albert Slater (1859-1919), a native of Norwalk, Connecticut, was scion of the cotton manufacturing company dating back to the first water-powered textile mill to be established in America (1793) in Slatersville (Pawtucket), Rhode Island. The family was headquartered in Norwalk near their cotton mill in Jewett City. He evidently was seeking a country retreat, which he found in Lenox; he also owned a plantation in Pinehurst, North Carolina. By one account, Slater “practically tore down the original [Butler] house (409 Under Mountain Rd.) and rebuilt the present main dwelling, although it shows no evidence of a major exterior renovation. He also built a guest cottage west of the house.”¹⁴ Slater lived for only

⁸ Vol.58, No.38, 8.

⁹ The *House and Garden* article is cited in Lenox Library Association, *Lenox* (Charleston SC: Arcadia, 2016), 86. Harding bio found in Henry F. Withey & Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* (1956; rpt. Los Angeles: Hennessey & Ingalls, Inc., 1970), 264.

¹⁰ *The Berkshire Evening Eagle*, Oct. 17, 1942.

¹¹ Obituary of George C. Harding, *Berkshire County Eagle*, Dec.10, 1947, 1-2. Also, Richard S. Jackson Jr & Cornelia Brooke Gilder, *Houses of the Berkshires, 1870-1930*, Revised Edition (NY: Anacanthus Press, 2011).

¹² BCMR 362:477, Oct. 15, 1913.

¹³ BCMR Stokes to Jaques 384:85, May 17, 1915; McKim to Stokes, 271:356, 1889.

¹⁴ *The Berkshire Evening Eagle*, Oct. 17, 1942.

Continuation sheet 5

INVENTORY FORM A CONTINUATION SHEET LENOX HOME FARM

MASSACHUSETTS HISTORICAL COMMISSION Area Letter Form Nos. 220 MORRISSEY BOULEVARD,
BOSTON, MASSACHUSETTS 02125

LEN.296
LEN.448-457
LEN.922

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another six years, and his heirs sold the Home Farm to Springfield lawyer Charles W. Bosworth in 1922.¹⁵ Bosworth was a breeder of Guernsey cows and “famous” show horses.¹⁶

Bosworth separated the house and about 20 acres on the north side of Under Mountain Road (now 399 Under Mountain Rd.) from the rest of the farm and in 1935 sold it to Mary Kavanaugh Feathers (1884-1973), wife of Leonard C. Feathers (1896-1961), vice president of the Colvinex Corp, manufacturers of electrically heated flight suits, in New York. Mary K. Feathers was a daughter of Charles Kavanaugh, a cotton knit manufacturer in Waterford, New York. Her husband was a native of Troy they lived on Park Avenue in New York. Mary K. Feathers spent summers in Lenox until 1942 when she sold the house to John L. Senior of Roxbury, Connecticut. Senior was head of several cement manufacturing companies and chairman of the board of Consolidated Cement Corporation.¹⁷ *The Berkshire Evening Eagle* published a long article on the sale of the house, in which it was estimated to have amounted to \$15,000, substantially less than the \$34,000 Mary K. Feathers had reputedly paid for it in 1935 reflecting a diminishment of real estate values with the Depression and, perhaps, the condition of the building.

In 1939 Charles W. Bosworth sold the farm buildings and 158 acres on the south side of Under Mountain Road to Otto T. Hofmeister, a New York obstetrician.¹⁸ A little over three years later, Hofmeister conveyed the property to John L. Senior rejoining the farm and the house.¹⁹ The Sprague Family Nominal Trust purchased Home Farm from John L. Senior's estate in 1974.²⁰ In 2011 the portion of the property on the north side of the road was subdivided into three parcels, two were conveyed to members of the family and the third, comprising 11.45 acres and the house was sold to Susan Nicole Gibbs aka Twin Home Cottage LLC in 2018.²¹ Gary Knisely, the current owner of record, acquired the deed in 2022.²² The

farm continues to be owned and managed by the Sprague Family Nominal Trust.

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¹⁵ BCMR 408:425, Nov., 21, 1922.

¹⁶ *The Saddle and Show Horse Chronicle*, vol. 7 (1917), 7.

¹⁷ *The Berkshire Evening Eagle*, Oct. 17, 1942.

¹⁸ BCMR 492:60, Dec. 2, 1939.

¹⁹ BCMR 511:235, March 25, 1943.

²⁰ BCMR 947:1020, Feb. 27, 1974.

²¹ BCMR 6163:189, March 19, 2018.

²² BCMR 7125:54, Feb. 8, 2022.

Continuation sheet 6

INVENTORY FORM A CONTINUATION SHEET LENOX HOME FARM MASSACHUSETTS

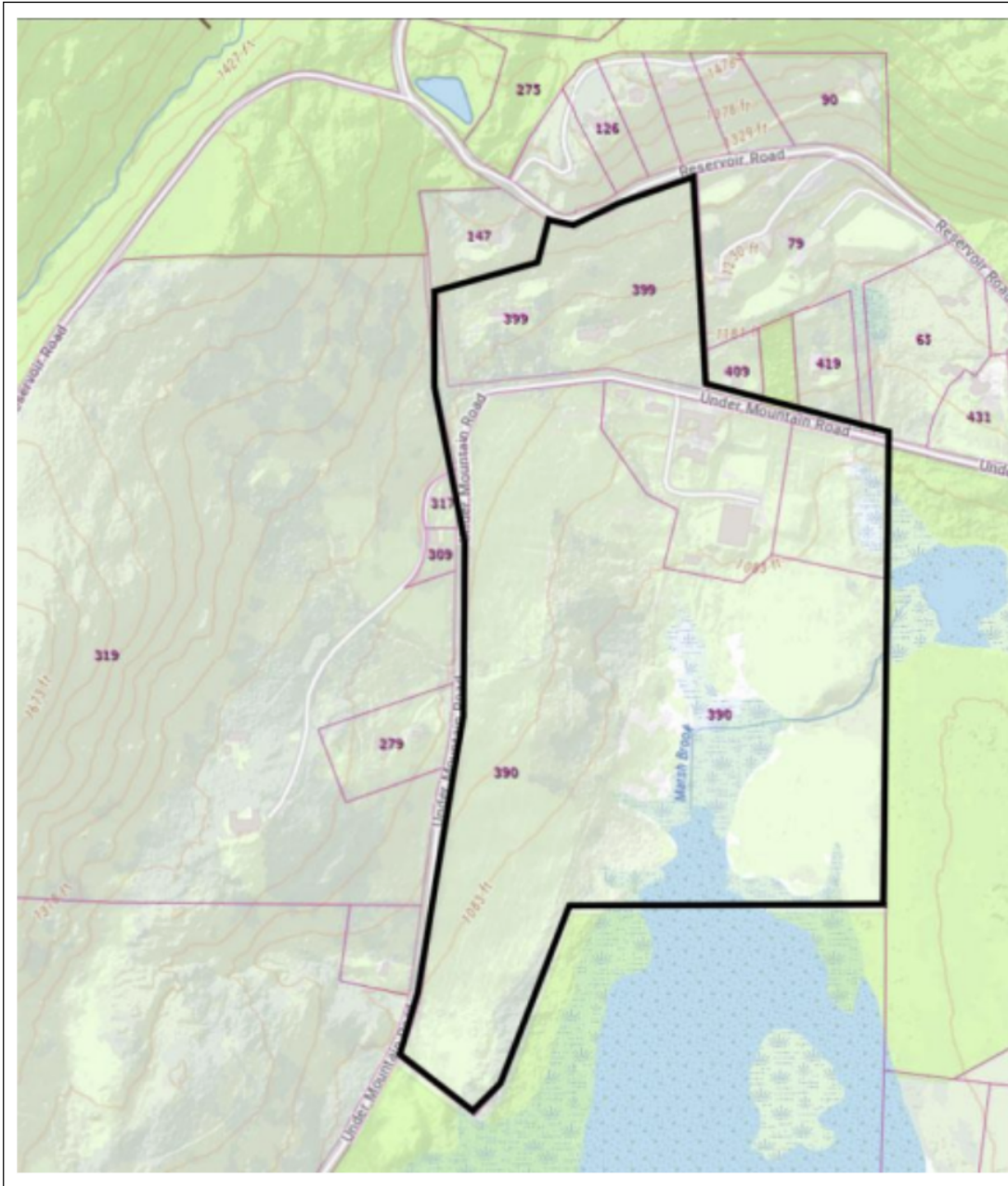
HISTORICAL COMMISSION Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON,
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Boundary Map (MassMapper Parcel Viewer)



Continuation sheet 7

INVENTORY FORM A CONTINUATION SHEET LENOX HOME FARM

MASSACHUSETTS HISTORICAL COMMISSION Area Letter Form Nos. 220 MORRISSEY BOULEVARD,
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PHOTO 26: Aerial view of Home Farm. googlemaps.com

Continuation sheet 27

INVENTORY FORM A CONTINUATION SHEET TOWN NAME OF AREA

MASSACHUSETTS HISTORICAL COMMISSION Area Letter Form Nos. 220 MORRISSEY BOULEVARD,
BOSTON, MASSACHUSETTS 02125

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LEN.451-460
LEN.922

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National Register of Historic Places Criteria Statement Form Check all that

apply:

Individually eligible Eligible **only** in a historic district

Contributing to a potential historic district Potential historic district

Criteria: **A B C D**

Criteria Considerations: **A B C D E F G**

Statement of Significance by Neil Larson *The*
criteria that are checked in the above sections must be justified here.

Home Farm is a significant example of an early 20th-century country seat with an architect-designed mansion and associated stock farm centered on a model barn and related buildings. Occupying nearly 100 acres of farmland, it is a rare surviving example of a complete country estate in the Lenox resort colony and retains integrity of location, design, setting, materials, workmanship, feeling and association. The property meets National Register Criteria A for its historic significance and C for its architectural design qualities.

When successful Boston surgeon Henry P. Jaques and his brother Eustace Jaques bought Home Farm in 1902 from the Butler family who had owned the land for nearly a century, they proceeded to create a model stock farm raising purebred Jersey cows; farm management was a popular avocation of many wealthy gentlemen on their country estates. The centerpiece of the farm was a large board-and-batten barn with jerkin-head gable roofs that housed cows on one side and a large stable and carriage house on the other; horse breeding, coaching and fox hunting also were favorite pastimes of elite "cottagers." Henry P. Jaques hired the Pittsfield architectural firm of Harding & Seaver, designers of a number of country houses in the Berkshires, to design a large English Revival mansion on a site overlooking the farm and the valley below. The Jaques sold Home Farm to textile manufacturer William A. Slater in 1913; his grandfather had built the water-powered textile mill in America in Slatersville (Pawtucket), Rhode Island in 1793. Charles W. Bosworth, a Springfield lawyer, purchased the farm in 1922 and raised Guernsey cows and horses. The house and farm have been divided and are in separate ownership.

The Home Farm is a distinctive example of a "gentleman's farm" built for wealthy capitalists as rural retreats in Lenox and other elite areas, a tradition stretching back to the 1700s. The house and barn

represented two architectural focal points and at the turn of the 20th century, architects specialized in both. The architect of the Home Farm barn with its functional areas enveloped in a large U-shaped building designed in a picturesque English manner with board-and-batten siding and jerkin-head gable roofs (once distinguished by slate shingles), is unknown. Harding & Seaver's design for the English Revival stone and stucco mansion was distinctive but characteristic of many other country houses in the

Continuation sheet 28

INVENTORY FORM A CONTINUATION SHEET TOWN NAME OF AREA

MASSACHUSETTS HISTORICAL COMMISSION Area Letter Form Nos. 220 MORRISSEY BOULEVARD,
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region created by them and others: large, pretentious edifices with strong historical references containing highly-decorated rooms for entertaining houseguests and neighbors at soirees. There were numerous bedrooms for family and friends and work and living space for staffs of servants in dependent wings. The house at Home Farm has been altered on the exterior and interior by changing owners, but it still retains essential elements of its original design.

Type: ☐ Individual ☒ District (Attach map indicating boundaries) Name: Home Farm

Inventory Forms: LEN.K

Address: 385–399 and 390–400 Under Mountain Road

Requested by: Neil Larson

Action: ☒ Honor ☐ ITC Grant R & C Other:

Agency: Staff in charge of Review: BH

INDIVIDUAL PROPERTIES DISTRICTS

Eligible ☒ Eligible
☐ Eligible, also in district ☐ Ineligible
☐ Eligible only in district More information needed ☐ Ineligible
More information needed

CRITERIA: ☒ A ☒ B ☒ C ☒ D LEVEL: ☒ Local ☐ State ☐ National

STATEMENT OF SIGNIFICANCE by Ben Haley

LEN.K, known as Home Farm, is a 96.25-acre area comprised primarily of residential and agricultural buildings with a significant amount of open space.

The earliest buildings, the ca. 1902 English Revival Jaques house on the north side of Under Mountain Road, one of a few such houses in the style documented in Lenox, and the early 20th-century farmhouse and farm building complex on the south, represent an important, intact local example of a gentleman's farm from the Summer Cottage Era (approximately 1870–1930). The Jaques house was designed by Pittsfield-based George C. Harding, a partner in the firm Harding & Seaver, for Dr. Henry P. Jaques (1854–1932). By 1904 the barn complex across the road was built, which was used for the Lenox hunt as well as for raising Guernsey cows.

In 1913, the farm was sold to William A. Slater (1859–1919), a scion of the Slaters who established the cotton manufacturing company in Pawtucket in 1793. He used the property for his country retreat and also built a guest house, now with the address of 385 Undermountain Road, near the Jaques house. Other agricultural buildings dating to the

LEN.K

early 20th century were built to the south of the barn complex, including a sheep barn, a field barn, and a chicken house. In the mid-20th-century, a tenant cottage adjacent to the farm complex was built.

In 1922, Slater's heirs sold the property to Charles W. Bosworth, a Springfield lawyer and breeder of Guernsey cows and show horses. He separated the Jaques house and about 20 acres on the north side of Undermountain Road and in 1935 sold it to Mary K. Feathers (1884–1973), who used it as a summer house until 1942 when she sold it to John L. Senior, a Roxbury, CT-based head of several cement-manufacturing companies and chair of the board of the Consolidated Cement Corporation. Senior also reunited the house and farm by acquiring the land from Otto Hofmeister. The current owners acquired

the property in 1974 and have used it since that time as an equestrian facility, necessitating some modifications to the barn complex. Some land has been subdivided and sold.

Two buildings adjacent to the guest house built by Slater at 385 Undermountain Road date to around 1975. A sizable barn and riding area relating to the property's use as an equestrian facility since 1974 are located to the south of the historic farm complex and date to 1987.

The area is eligible under Criterion A in the areas of Agriculture and Entertainment/Recreation for its farming history and association with the Summer Cottage Era, and under Criterion C in the area of Architecture for the ensemble of buildings, including the Jaques house and farm buildings, which appear to be an usually intact group on sizable acreage to survive from this period in Lenox. A nomination would develop a comparative context for estate farms in Lenox to demonstrate the significance of this example as well as supply the context to establish the significance of the Jaques house as one of the grand residences in Lenox from the Summer Cottage Era. The period of significance would begin in 1902 with the construction of the Jaques house and continue to 1975 to encompass the construction of the two buildings adjacent to the Slater guest house, the studio/guest house and garage.

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