

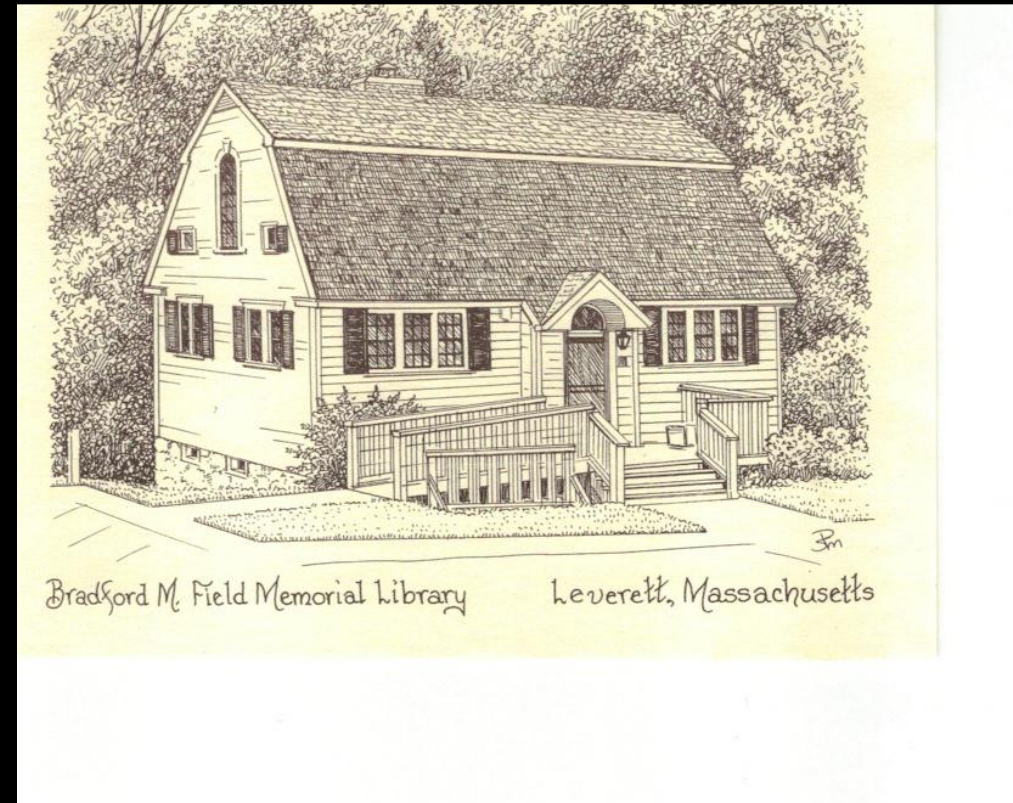
# Field Building Historical Summary



# 1916

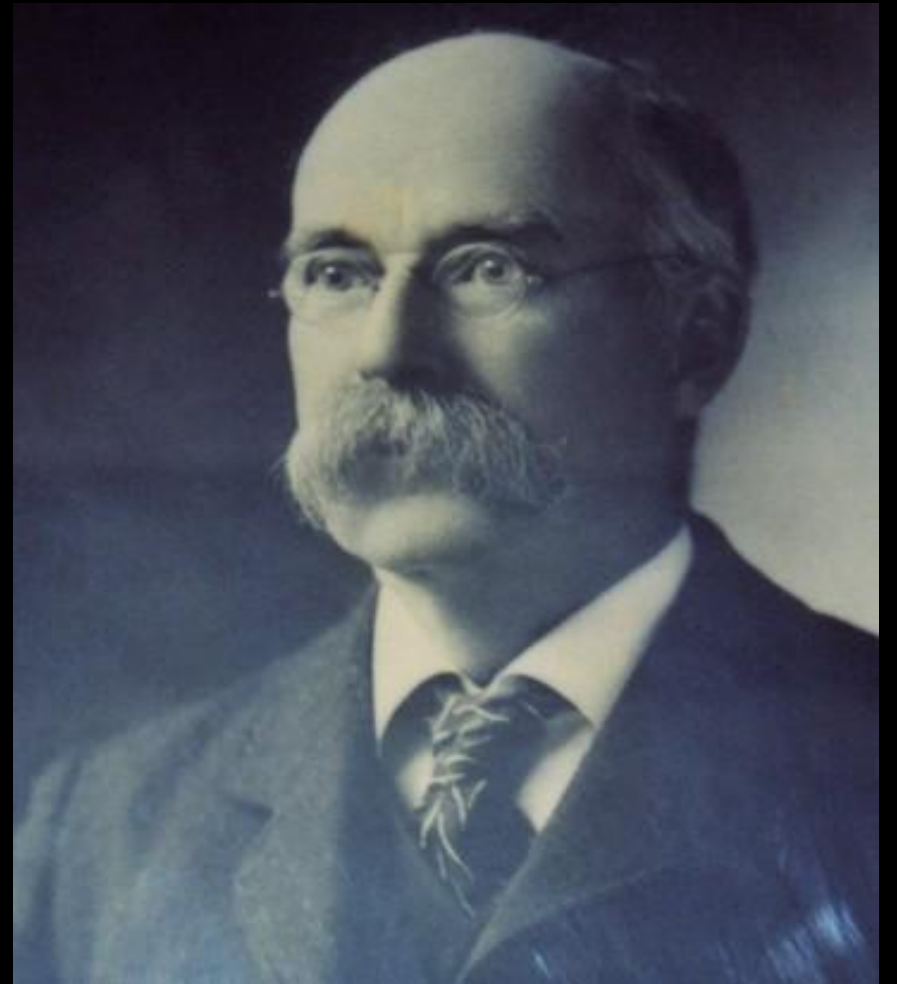
## The Bradford M. Field Memorial Library

In April 1916, Elizabeth Peck Field, only daughter of Bradford M. Field, proposed the construction of a memorial library in honor of her late father, Bradford M. Field.



# Who was Bradford M. Field?

- Bradford M. Field (1838–1913) was appointed Leverett Postmaster in 1863 by President Abraham Lincoln.
- He served in that position for 50 years, until his death in 1913.
- Field owned the general store in the building that is now the Leverett Post Office.
- Field also owned a large farm in Leverett and was a director of the Amherst Savings Bank.



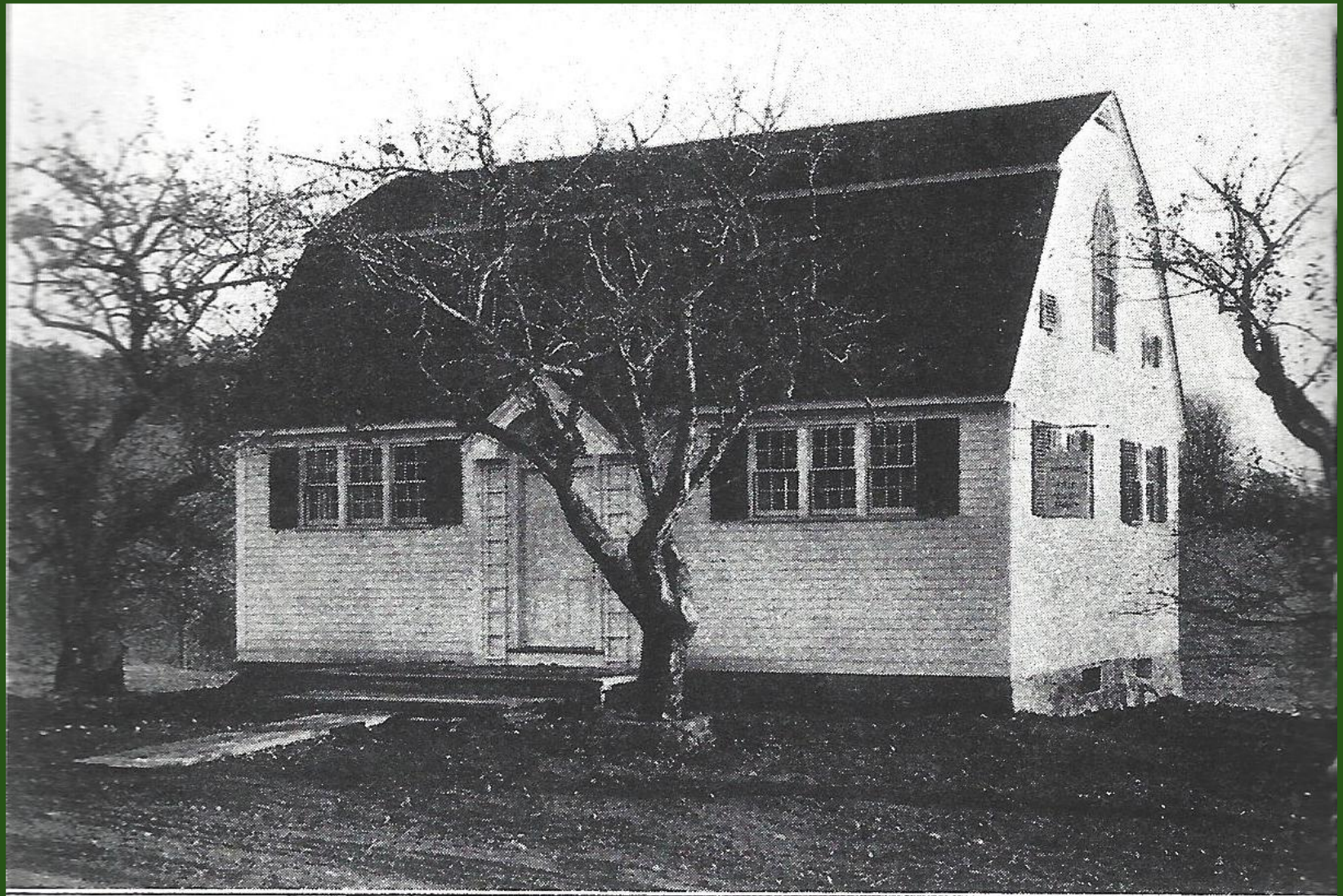
# Construction of the Library

- The Colonial Revival (2-story plus basement) structure was built in 1916.
- Elizabeth Peck Field gave the land to the town and financed its construction, with instructions in the deed that the main floor was to be a Library, the second floor used for archives and artifacts.
- Construction took just over 4 months, cost reported as \$3,500.
- The original land was essentially the building's footprint, Edward & Ruth Field later donated the additional land behind the building to be used for parking.

# Construction of the Library

- It was the first central Free Public Library in Leverett, prior to this, publicly owned books were stored and circulated in private homes.
- A dedication ceremony was held Sept. 30, 1916. →





**Bradford M. Field Memorial Library, Leverett.** — Cost, \$3,500. Capacity, 2,500 volume  
Population, 763. Gift of Mrs. Judson Field, 1916.

Image from *History of The  
Worthington Library*, Sheila  
Kinney

# 2003

## The Field Family Museum

- The building served as the town library until 2003, when a new library was built.
- After 2003, it became the Field Museum, or Field Family Museum, housing unique historic documents, books and artifacts from the Field and other Leverett families.

# The Field Family Museum

- Today the museum holds roughly 3200 artifacts and documents. There are about 623 physical artifacts, over half have been donated since 1974.
- Ruth Field was a library trustee in the 1970s, she organized and collected many items.



# The Field Family Museum

The basement level holds large artifacts including sleds, tools, and an 18<sup>th</sup> or 19<sup>th</sup> c sign from the Field Tavern.



# The Field Family Museum

- Main floor artifacts include a uniform and other memorabilia from the Civil War belonging to Putnam Field, and 2 pieces of the Atlantic Cable donated by Fanny Taylor.
- There are over 60 pieces of clothing stored in archival boxes on the second floor.



# Today

## The Field Family Museum

- Some of the records and artifacts are the property of the Leverett Historical Society, some of the artifacts were donated, or loaned, directly to the museum from Leverett families.
- In the 2000s, Edie Field and volunteers, including Elizabeth Carlisle, Susan Mareneck, Louise Minks, Sara Robinson, Betsy Douglas, Annette Gibavic and others tended the collection, mounted exhibits, and held open hours for the public.
- Today Leverett Historical Society and Leverett Historic Commission members welcome visitors researching their family histories and open the museum on request.

# Who was the architect?

- Architect **Karl Scott Putnam** (1883 -1965) was born in Leverett and was the son of Roswell Field Putnam, also a prominent local architect.
- Roswell Field Putnam (1840-1911), also born in Leverett, designed many structures in the area, including, with his partner Lewis Bayley, what is now the North Amherst Library,
- **Karl Scott Putnam** designed and renovated numerous buildings, in Northampton, Amherst and throughout western Massachusetts. His projects included houses, banks, churches, stores, and schools.



“The architect Karl Scott Putnam (1883-1965) studied architecture at the University of Pennsylvania and worked in architectural offices in Boston and New York before returning to the Pioneer Valley in 1913 to practice. He designed many homes, mostly in a classical New England vocabulary, with careful attention to historical detail. Beginning in 1929 he taught architecture at Smith College, where his papers now reside. He was a director of the Northampton Historical Society and president of the New England Architectural Society for several years. His institutional projects include many buildings at Smith College.”

Massachusetts Historical Commission  
Archives

191 Lincoln Ave,  
Amherst





HOUSE OF A. S. WARREN, ESQ., NORTHAMPTON, MASS.  
MR. KARL SCOTT PUTNAM, ARCHITECT

# The Worthington (MA) Library

In 1915, Karl Scott Putnam also designed a library in Worthington, MA, which is almost a twin to Leverett's Bradford M. Field Memorial Library.

Owned by a non-profit library association, this structure is still Worthington's working public library and hosts other activities and programs for families.

Sheila Kinney has written a *History of the Worthington Library*, available at the Field Museum, courtesy of Don Robinson.

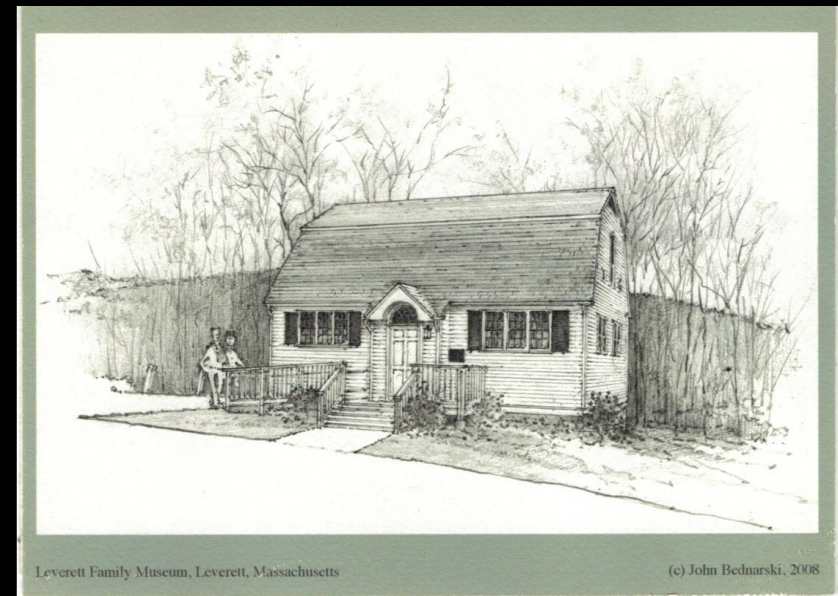


# Historical & Architectural Context

“During much of the 19<sup>th</sup> century and early 20<sup>th</sup> century, Leverett was a self-supporting community, both supplying the needs of its own citizens and exporting goods...three buildings in Leverett Center [including the Box Shop and Post Office] are indicative of this period of growth...The Bradford M. Field Memorial Library, a Colonial Revival built in 1916, served cultural needs.” From MACRIS database on Leverett Center Historical District, 1990

“One of the very few Colonial Revival buildings in Leverett, this small civic building has a side gabled gambrel roof, six over six double hung windows and a center projecting doorway. Also of note is the massive granite doorstone.” Massachusetts Historical Commission Archives – National Register Criteria Statement

It was a “contributing building” in the Town’s successful application to place Leverett Center Historical District on National Register of Historic Places in 1990.



Leverett Family Museum, Leverett, Massachusetts

(c) John Bednarski, 2008

# What does Leverett want?

- In the 2017/2018 Historic Assets Survey, 57% of respondents felt the town should maintain the Field Family Museum, the highest percentage among all the Leverett historic assets listed. See the full report on the Leverett Historic Commission web page <https://leverett.ma.us/g/52/Historical-Commission>
- In 2008 – A vote at Leverett Town Meeting authorized the sale of the Field Museum to the Leverett Historical Society to oversee its historical collections. The sale never took place.
- Currently, the Leverett Historical Society (LHS) does not wish to own the building.

# Overview of Options

- Option 1 assumes the building stays at its current location – the committee has identified 3 basic choices within this option.
- Option 2 assumes the building is moved.

**Note:** *This structure has had several different names over the years, when discussing these options, the committee will use the “Field Building” designation for consistency.*

# Option 1A

Town retains ownership and commits to paying ongoing maintenance costs. Partnership with Leverett Historical Society (LHS) or oversight by Leverett Historical Commission (LHC ) assumed to enable museum operation.

- **Considerations:**

- The Field Building was a gift to the town and the town accepted it.
- The Field Building still fulfills one of its original purposes as a museum, and while no longer the town's lending library, it serves as a family research library.

## Option 1A (continued)

Town retains ownership and commits to paying ongoing maintenance costs. Partnership with Leverett Historical Society (LHS) or oversight by Leverett Historical Commission (LHC ) assumed to enable museum operation.

The Field Building is principal site for archival storage of thousands of historical records & artifacts, some are the property of Leverett Historical Society (LHS), but others donated or loaned directly to the Field Museum.

- Donors expected their donations to remain in the museum in perpetuity.
- Currently there is no other facility suitable for this purpose in town.

## Option 1A (continued)

Town retains ownership and commits to paying ongoing maintenance costs. Partnership with LHS or oversight by LHC assumed to enable museum operation.

- If building remains solely a museum/research library, it does not need full bathroom, Sani-Can (Port- a - potty) could be used.
- The historic siting and current topography provides a walk-out basement, which offers options for accessibility and usage.
- The Field Building must remain on its current site or risk losing its designations as a “contributing building” in the Leverett Center Historic District, which could mean loss of grant opportunities.

## Option 1A (continued)

Town retains ownership and commits to paying ongoing maintenance costs. Partnership with LHS or oversight by LHC assumed to enable museum operation.

- To keep open as a museum, a viable staffing strategy would be required, either with volunteers, interns, grant-funded, or paid, employees. Past efforts have been inconsistent.
- Parking is limited, and creating more parking, such as behind the building, would be an additional expense. Edward & Ruth Field donated the additional land behind the building to be used for parking.

# Option 1B

Town retains ownership, commits to paying ongoing maintenance costs, and explores options for a multi-use building.

- **Considerations:**
- The Field Building would be used as more than a museum/archives. Archives and artifacts would be on basement level and 2<sup>nd</sup> floor. The main floor could be used for other purposes.
- As in Option 1A, in partnership with the LHS and/or oversight by LHC, the historical assets and family genealogy would be accessible to the public.

## Option 1B (continued)

Town retains ownership, commits to paying ongoing maintenance costs, and explores options for a multi-use building.

- **Considerations:**
- Revenue could be generated from alternative uses, which could defray town maintenance costs.
- Multiple uses would bring more Leverett residents to the building, increasing their support for paying the maintenance costs.
- The historic siting and current topography provides a walk-out basement, which offers options for accessibility and usage.

## Option 1B (continued)

Town retains ownership, commits to paying ongoing maintenance costs, and explores options for a multi-use building.

- There is a significant cost to install a septic system, and drill a well, build a bathroom with associated plumbing and bring the building up to code for fire, electrical, and accessibility.
- Grant money will need to be obtained to pay for upgrades.
- Considerations of historic integrity would need to be part of any plans for multi-use, incorporating the Department of the Interior's Standards for Treatment of Historic Properties.

# Option 1C

Town sells the building at auction to the highest bidder.

- **Considerations:**

- The Town would no longer be legally or financially responsible for the building.
- The Field Building was a gift to the Town and played a significant role in the town's history as its first library.
- The Town could irrevocably lose a publicly accessible historical asset.

## Option 1C (continued)

Town sells the building at auction to the highest bidder.

- There is no other building in town with room to house the historical documents and artifacts that are currently in the building.
- The historical integrity and the appearance of the building could be radically altered or destroyed if the building was sold. The town could make the sale contingent on the placement of a Historic Preservation Restriction on the building. This could affect the attractiveness of the sale, depending on the range of restrictions the HPR would entail.

## Option 2

Field Building is moved to a suitable site owned by the Town.

Town retains ownership of the building and pays for the cost of the move (and contents), and commits to paying maintenance.

- **Considerations:**

- Another site could allow more parking.
- Another site could provide a better location for a multi-use purpose.
- No consensus if sites at school or library suitable, some of the recreation area would need to be used. No site other than the existing site has been significantly evaluated.
- Personnel at school and library do not currently feel the multi-use possibilities offset the disadvantages of losing recreational space.

## Option 2 (continued)

Field Building is moved to a suitable site owned by the Town.

Town retains ownership of the building and pays for the cost of the move (including its contents), and commits to paying maintenance.

- As well as the moving costs, there could be added expenses to build a new foundation (the existing basement floor cannot be moved), rebuild chimney, install a new septic system, and bring the building up to code compliance.
- If moved, the Field Building could lose its designation as a contributing building to Leverett Center Historic District, which could mean losing grant opportunities.
- The Building Conditions Assessment report submitted by Eric Gradoia to the committee did not recommend moving the building.

# Facts Presentation

- **Survey** by Harold Easton and Associates
- **Septic Field Evaluation/Wetland Delineation** by Tighe and Bond
- **Perc Test** – Per Steve Ball: Successful perc. There is enough space to put in a system that can handle 330 gallons per day ( enough for 3-bedroom dwelling or comparable usage).
- **Well** – Estimate from Henshaw \$12,000 -\$25,000 to drill well.
- **Lead Paint** – positive test in 2011 – lead paint on window sash, siding, and skirt board. Lead abatement including painting is \$180,000. Abatement would mean volunteers could paint building in the future. Current estimate to scrape, paint, glaze windows is \$50,000.

# Facts Presentation (continued)

- **Moving building** – Estimate from Payne Construction Services to move 1 mile down road is \$98,000. This is only cost of the moving company. Does not include cost to pour a new foundation, new chimney, or cost of police detail and charges from Eversource or Verizon for lines.
- **Building Assessment** –
  - Current needs:
    - New roof
    - Chimney repair
    - Porch repair
    - Painting
    - Replace rotten boards on siding
- **Town of Leverett Assessed Value** - \$294,400

# Facts Presentation (continued)

## **Possible Upgrades:**

- Install septic system, well and related plumbing.
- Build a bathroom.
- Change of use will require the building be brought back to code - electrical, fire, accessibility, internet, security.
- Additional parking – Possibly in back of building.

# Facts Presentation (continued)

## **Ongoing Maintenance:**

Roof: Once roof is replaced, average life of roof is 30 years.

Exterior Paint: Will need to be repainted approximately every 10 years.

Chimney will need to be inspected for damage every 5 to 10 years.

Porch (after replacement) will need repair after 20-30 years.

Other annual costs to town include grounds maintenance, insurance, heat, and electricity.

## **Current Estimated Annual Maintenance Costs:**

Electric: \$700

Heat: \$1300

Furnace service: \$500

Grounds: \$200

Insurance: \$460

**Total: \$3160**

# Grant Opportunities

List compiled by our consultant Eric Gradoia.

## **Massachusetts Preservation Project of the Massachusetts Historical Commission**

- matching grant (50/50)
- preservation restriction must be placed on the building
- does not fund building additions or mechanical systems

## **Municipal ADA Improvement Grant from the MA Office of Disability**

- up to \$250K on municipally-owned properties

## **Community Development Block Grant from the MA Department of Housing and Community Development**

- renovation and infrastructure improvements

# Grant Opportunities (continued)

List compiled by our consultant Eric Gradoia.

## **MassWorks Infrastructure Program from the Executive Office of Economic Development**

--covers design services, building systems, building repairs, and accessibility improvements

## **National Trust Preservation Fund of the National Trust for Historic Preservation**

--matching grant (50/50) for adaptive reuse

--does not cover repair or construction work, but provides funding for architects and engineers



Leverett Family Museum

OPEN

## Sara's Dream

