



Spalding House Restoration Fact Sheet

Brief Overview:

The Spalding House was given to the Lowell Parks & Conservation Trust (LP&CT or Trust) by the Molly Varnum Chapter of the Daughters of the American Revolution (DAR) on November 22, 1996. Upon assuming ownership, the Trust began a four phase restoration project. The phases are as follows: phase I, the exterior restoration; phase II, the landscape restoration; phase III, the interior restoration; and phase IV, interpretive programming. Phase I was completed in November 1999. Restoration of the Spalding House exterior represented the first of four phases in the house's total restoration and its reintegration in to the city as a significant cultural resource. Phase II through IV are ongoing with each phase happening concurrently.

Phase I – Exterior Restoration

Project Costs:

Total Phase I Project Cost: \$212,232
(excluding volunteer time, in-kind contributions, and pro-bono services)

* Preliminary Architectural and Engineering Survey	\$25,000
* Architectural Design, Specifications, and Project Supervision	\$35,000
* Restoration Contract	\$152, 232

Funding Sources:

* Theodore Edson Parker Foundation	\$98,000
* Massachusetts Historic Commission's Preservation Projects Fund	\$49,000
* City of Lowell Community Development Block Grant Program	\$25,000
* DAR Spalding House Maintenance Fund	\$20,000
* Lowell Parks & Conservation Trust Members	\$20,232

Work Completed:

- * Removal of aluminum siding placed on the house in 1969.
- * Replication of 42 pairs of wooden shutters and recasting of historic shutter hardware.
- * Restoration of missing scarf-jointed white pine clapboards removed when aluminum siding was added.
- * Restoration of historic window banding details removed when aluminum siding was added.
- * Reconstruction of the rear porch removed in 1924.
- * Restoration of the western chimney to its original height.
- * Restoration of the ell chimney to its original height.
- * Repair of slate roof

(It should be noted that exterior restoration does not include restoration or repair of the windows. These are in varying degrees of repair and will be more exposed to the elements with the removal of the aluminum combination windows as part of the exterior restoration. Window restoration is part of Phase III.)

Principal Project Participants:

- * Stephen Conant, Project Director and President, LP&CT
- * Jane Calvin, Project Administrator and Executive Director, LP&CT
- * Timothy Anderson, Project Architect, Platt Anderson Freeman Associated Architects
- * Philip Wright, Historic Architect, Lowell National Historical Park
- * Lloyd Kimble, Project Construction Superintendent, Picard Construction
- * Eric Gradoia, Massachusetts Historic Commission
- * Brian Powell, Architectural Historian and Paint Analysis Consultant, SPNEA (now Historic New England)



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Spalding House – before exterior restoration



Spalding House – after removal of aluminum siding



Spalding House – after exterior restoration 1999



Spalding House - today





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Phase II – Landscape Restoration and Merrimack River Link

At one period in its history (~1780s) the Spalding House was used as an inn, the Moses Davis Inn that housed barge workers transporting goods down the Merrimack River to Newburyport and eventually to Boston. This historic connection to the Merrimack River is one of the primary reasons the Lowell Parks & Conservation Trust decided to accept ownership of the House and undertake its restoration. The property's original northern boundary was the Merrimack River thus our interest in restoring the House's connection to the Merrimack River.

Landscape Restoration

Project Costs - landscaping – to date (2007)*:

Front lawn landscaping and walkways	\$7,902 (\$5,652 in-kind)
Installation of historic tavern sign & signpost	\$1,505

*Excludes volunteer time and supplies for ongoing maintenance

Merrimack River Link - Acquisition of 391 Pawtucket St (abutting property) to protect the Spalding House.

As an environmental organization we do not wish to "freeze" the house in time but, rather explore the dynamics of how a house and its surrounding area change over time. Originally, the property was a ten-acre parcel that reached to the Merrimack River. Our 2004 acquisition of the abutting former Red Cross property (at market rate) enabled us to protect the historic integrity of the building, prevent its demolition by aggressive developers and allow us to reconnect the Spalding House to the Merrimack River via a new park overlooking Pawtucket Falls. This three year effort required us to carry \$1 million in debt, but resulted in increased awareness about our mission and ability to carry out complex projects. The Red Cross building was acquired by the City of Lowell in December 2006 and its sale even allowed us to provide some upgrades to Spalding House's security, signs, and landscape drainage.

Funding Sources for 391 Acquisition to protect Spalding House:

Theodore Edson Parker Foundation	\$230,000 programmatic investment/loan
Enterprise Bank	\$656,800 conventional loan
Lowell Development and Financial Corporation	\$50,000 no interest loan
Theodore Edson Parker Foundation	\$98,000 grant

Sources to transfer the property to the City of Lowell & establish a park

Main building – HOME funds	\$450,000
Acquisition of parkland - Federal earmark to the National Park Service	\$510,000
Park development (including moving historic carriage house & new foundation)	\$326,000
Federal earmark to the National Park Service	

Principal Project Participants:

- * Stephen Conant, Board of Directors (past President), LP&CT
- * Jane Calvin, Project Administrator and Executive Director, LP&CT
- * Michael Creasy, Superintendent, Lowell National Historical Park
- * Clarissa Rowe, Landscape Architect, Brown, Richardson & Rowe
- * Steven Joncas, Real Estate Consultant, Joncas Associates
- * Anne Barton, Deputy Director, City of Lowell: Division of Planning & Development
- * Steve Cosmos, Landscape Architect

Enhance connection to the Merrimack River:

- * Establish endowment fund for park – Spring 2007 (voted on at February 2007 Board of Directors meeting)
- * Work with City of Lowell's Landscape Architect on park design – 2007-2008 (ongoing)



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Spalding House – lawn



***Spalding House - front yard landscaping
and new brick walkways***



Spalding House – historic tavern sign





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Phase III – Interior Restoration

Major work on the interior of the House will need to be reviewed by the Massachusetts Historic Commission in accordance with the preservation restriction that the Trust received from the MHC as a condition of receiving state funds for the building's restoration. Therefore, all interior work must meet the National Park Service Standards for Historic Preservation.

Interior restoration components include:

- * Installation of a new heating system (completed February 2003)
- * Installation of interior storm windows (completed February 2003)
- * Historic paint analysis of all interior painted surfaces to determine historic colors (completed May 2005)
- * Determine interpretation periods for each room based partially on paint analysis (completed late 2006)
- * Upgrade security system (2007)
- * Address basement water issues by improving exterior landscape drainage issues (landscape services donated, fall 2007)
- * **Window restoration (current project)**
- * Painting of interior as determined by the paint analysis (after window restoration)
- * Historic analysis of wallpapers and recommendations for historically accurate wall coverings
- * Restoration/recreation of the Pentucket Hall wallpaper mural shown in photos from 1907 and using samples of papers found in the attic
- * Conduct historic door and hardware survey
- * Evaluation of the house's chimneys and feasibility study for the use of selected fireplaces
- * Restoration of the "Old Kitchen" fireplace and beehive oven for use
- * Restoration of the Entrance Hall and Tap Room fireplaces for use

Funding Sources to date:

KeySpan Energy Delivery Economic Redevelopment Grant – energy systems	\$13,550
The Lynch Foundation	\$5,000
Adelard A. and Valeda Lea Roy Foundation (2002, 2003)	\$6,000
Stevens Foundation (2002, 2003, 2006)	\$17,500
Sunfield Foundation (challenge grant) – paint analysis	\$6,500
Aubert J. Fay Foundation (match to Sunfield)	\$4,000
Joseph & Eileen M. Donahue Charitable Foundation Trust (match to Sunfield)	\$2,000
Anonymous donor (match to Sunfield)	\$ 650
Massachusetts Cultural Council – organizational grant 3 years (FY'06-FY'08)	\$9,470
Massachusetts Cultural Facilities Fund grant (fall 2007)	\$21,000
1772 Foundation (2008)	\$25,000
Picot Landscaping (in kind donation of landscape drainage repairs)	\$ 3,900

Principal Project Participants to date:

- * Stephen Conant, Board of Directors (past President), LP&CT
- * Jane Calvin, Executive Director, LP&CT
- * Kristin A. McCauley, Project Specialist, LP&CT
- * Philip Wright, Historic Architect, Lowell National Historical Park
- * Chuck Parrot, Historic Architect, Lowell National Historical Park
- * Brian Powell, Architectural Conservator, Building Conservation Associates



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Spalding House – old heating system



energy efficient heating system – 2003



Interior storm windows in the Spalding Room



In the “Tap Room”





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Phase IV – Interpretive Programming and Museum Operation

Reopening the Spalding House on a regular basis to the public will require development of an interpretive program that effectively uses the house and its artifact collection. To maintain momentum for the restoration, we open the House for a variety of programs such as talks about Pawtucket Falls, the early colonial history of the home, a master painting class, readings by authors such as John H. Mitchell and local historian, Marti Spalding, and presentations for school children about urban wildlife. We have also hosted special house tours for the Lowell National Historical Park, the Tsongas Industrial History Center, American Textile History Museum, University of Massachusetts Lowell architecture class, Bartlett School, and others.

Project Costs (Artifacts)

Total cost incurred to date \$9,680
(not including 500+ hours logged by volunteers)

Work Completed - Artifacts:

- * Inventory of 900+ artifacts in collection (completed 1999)
- * Professionally photograph artifact collection (completed 1999)
- * Collection appraisal (2001) by Skinner, Inc. Auctioneers and Appraisers of Antiques & Fine Art

Funding Sources for programming:

Lowell Cultural Council (2001) – Master arts class \$1,900
Lowell Cultural Council (2002) – Scholar in Residence \$2,500
Membership donations provide the bulk of our funding for programming.

Ongoing program development:

- * Establish exhibits using existing artifact collection, based on results from interior paint analysis and selection of period to represent
- * Expand hours of operation
- * Continue to showcase restoration process via workshops and presentations
- * Continue and expand partnerships with the Lowell National Historical Park, Tsongas Industrial History Center, American Textile History Museum, and others

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LP&CT Annual Meeting – Eyes on Owls in Pentucket Hall – Spalding House



Paul Hudon's Early History 1760-1790 Workshop



Doors Open Lowell visitors hear about the paint analysis study

