

Town of Whately Massachusetts  
COMMUNITY PRESERVATION COMMITTEE

## Funding Request Form

Project Title: Quonquont Farm Silo Repair and Restoration

Submission Date: 11/25/22

Full Name of Entity Submitting Application: Quonquont Farm LLC

(If submitted on behalf of an organization, please include a statement from an officer of the organization certifying organization's approval.)

Contact Person: Name: Jenelle Wilkins

Address: 9 North Street, Whately, MA 01093

Telephone(s): 413-575-9766

Email: office@quonquont.com

Purpose: Please check all that apply:  Open Space  Community Housing  
 Historic Preservation  Recreation

Full Description of Project: (Attach a separate sheet if necessary.)

**A ceramic tile silo at Quonquont Farm urgently requires replacement of roof and complete masonry restoration. (See attachments.)**

### Requested Attachments:

- Property address including Whately Assessor's Map, Lot/parcel number with current owner
- Copy of deed to Current Owner, if available
- Description of the property
- Maps if relevant
- Surveys, if available
- Appraisals and Agreements, if available;
- Budget detailing construction/maintenance costs, and funding/revenue sources, if any

Each project request must be submitted to the Community Preservation Committee using the Funding Request Form as a cover sheet. Email submissions are acceptable as long as the time of the email meets the deadline requirement

Amount of Funding Requested: \$ \$48,700

Fiscal Year	Total Project Costs	CPC Funds Requested	Other Funding Sources (amount and source)
<b>2022</b>	<b>\$80,000</b>	-----	<b>\$80,000 (Quonquont Farm LLC)</b>
<b>2023</b>	<b>\$54,700</b>	<b>\$48,700</b>	<b>\$6,000 (Quonquont Farm LLC)</b>
Total			

Obtain quotes for project costs whenever possible. If not available, estimates may be used provided the basis of the estimate is fully explained

**Time Line of Project: 2023**

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**Town Boards/Committees which reviewed the project:**

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**For CPC use**

Funding application received on \_\_\_\_\_ by \_\_\_\_\_  
 Acknowledgment of receipt mailed on \_\_\_\_\_ by \_\_\_\_\_

**CPC review**

Further information requested \_\_\_\_\_ by \_\_\_\_\_  
 Requested information received \_\_\_\_\_ by \_\_\_\_\_  
 Meeting with applicant \_\_\_\_\_  
 Final review \_\_\_\_\_  
 Determination \_\_\_\_\_ by \_\_\_\_\_  
 Applicant notified of determination \_\_\_\_\_ by \_\_\_\_\_

Warrant item approved by the Town on \_\_\_\_\_ rejected on \_\_\_\_\_

## Quonquont Farm Silo Repair and Restoration

11/25/22

The third of three ceramic tile silos at Quonquont Farm requires replacement of roof and complete masonry restoration. This represents a second phase of conservation—Quonquont Farm completed the repair and restoration of the first two silos in 2020-2022 (phase I).

*Estimates for phase II work:*

Dave Miner Roofing: \$6,000

Galvin and Sons Masonry: \$48,700\*

Total: \$54,700

\*Repairs and restoration to conform to Secretary of the Interior Standards for masonry repair.

### **Property description:**

Quonquont Farm is 200 acres of diversified farm, pick-your-own orchard, and event venue in Whately, MA.

### **Historical significance:**

Built on property owned by one of the first English settlers in Whately, Quonquont Farm was begun in 1922 and became a highly respected stock and dairy farm, with a national reputation. The dairy operation was one of several on North Street in Whately, now lost. The giant Quonquont milk bottle, now at the Center School, was built to attract customers to the farm's restaurant on State Road/Routes 5&10.

Quonquont Farm is listed and an important historic asset of the Commonwealth in the MACRIS (Massachusetts Cultural Resource Information System). The MACRIS entry for this property describes the farm as "among the most impressive in Whately." More of the property history is described in MACRIS and is included in a separate pdf attachment.

Quonquont Farm is also included on Whately's Open Space and Recreation Plan map of "Scenic Resources and Unique Features" on the town's website.

The silo at the Quonquont Farm event barn was added onto an existing tobacco barn c. 1923 to adapt the building for livestock purposes. This silo is one of three constructed on the farm at the same time—two others are part of the dairy barn, also built c. 1923. All three silos are composed of glazed ceramic blocks manufactured by the National Fireproofing Co. (NATCO) in Pittsburgh, PA. The blocks and steel framing were shipped by train and assembled on site. Ceramic block silos were considered an improvement over wooden silos because of their fire-, water-, rodent-, and frost-proof benefits. This technology was utilized for a relatively brief period (1910s–1920s), and followed by the development of metal silos.

There are no other examples of ceramic silos in Whately. We know of only one other in the Valley area at Hall Tavern Farm in Shelburne, MA. A ceramic silo on land trust property in Falmouth, MA, was restored in 2014 with historic preservation funds (\$86,251). See details on page 10 (<https://www.cpfundfalmouth.org/river-bend-silo-restoration>).

### **Demonstrable public good:**

At Quonquont Farm, one of our core values is community: we affirm our connection to our town, region, and land through philanthropy, stewardship, and a spirit of welcome. From growing healthy food to preserving

important habitat to supporting local charities, Quonquont Farm works to be an example of how a for-profit enterprise can contribute to the public good. Our commitment to preserving the agricultural landscape and the important historic buildings on our property earned us the 2017 Preservation Award from the Whately Historical Commission. In the more than 20 years we have operated Quonquont Farm, we have welcomed more than 200,000 guests to pick fruit or flowers, engage in guided nature walks, or celebrate an important milestone.

In 2021, we joined Whately's 250th celebration by creating an exhibition garden featuring the history of agriculture in Whately—from corn to tobacco to dahlias. This self-guided tour engages people of all ages. In 2022, we celebrated our own centennial through a series of "Centennial Sunday" open houses that welcomed even more people to experience the farm and its history.

Quonquont Farm's significant web and social media presence regularly engages people in our community and beyond who appreciate the history and beauty of our landscape and buildings. We have people who visit our farm having only had contact with us on social media—often planning trips here from hundreds of miles away. Each of these contacts is an opportunity to engage with our guests about the importance of preserving the farm for all of our community.

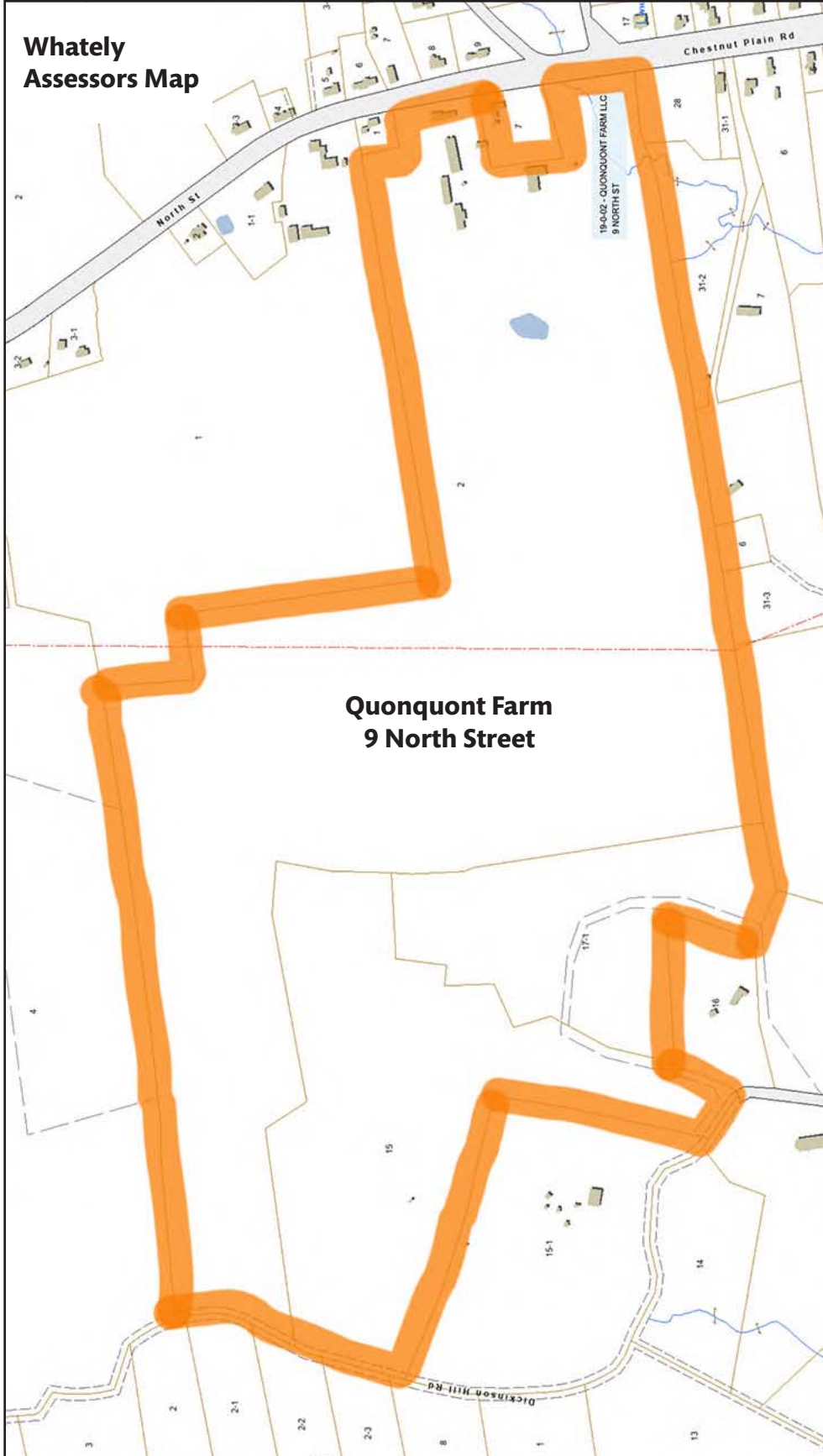
In addition to our agricultural, natural history, and special events efforts, Quonquont Farm works to uplift local charities by offering our event space at a steeply discounted rate. We have been pleased to help grow the capacity of local organizations like Cancer Connection, CISA, Dakin Humane Society, Jewish Family Services, Connecticut River Conservancy, the Food Bank of Western Massachusetts, and many more.

### **Commitment to preservation:**

Preservation of the buildings at Quonquont Farm has been an ongoing labor of love for the farm's owners and our team. Most of the buildings on the property—notably the farm house, the farmstand, and the event barn—have gone through extensive renovations to ensure they will continue to represent the history of the farm for years to come.

One of the most frequent conversations we have with guests at our farm is about the beauty, history, and technology of the Quonquont Farm silos. In winter 2020 and spring 2022, we invested in repairs and stabilization of the pair of silos at the east end of the farm's big red barn (cost: \$80,000). Our hope is to repair the third silo that stands at the entrance to the historic event barn in 2023.

**Whately  
Assessors Map**



**Quonquont Farm  
9 North Street**



413.253.6585  
AMHERST, MA

Ann Barker  
Quonquot Farms  
Whately MA

The Historic Masonry silo at Quonquot Farms is in dire need of repairs and weatherproofing. The silo roof is compromised and allowing water into the interstitial space of the masonry tiles adding to their degradation. Water is traveling in the open interior interstitial space of the tile, freezing and eroding the masonry joints of the silo as well as the tile themselves. Several, due to water intrusion, are no longer integral and whole, spalling and breaking away.

The tower requires roof repair and complete masonry restoration. The cutting and removal of joints is proposed, as well as repair/resetting/replacement of the masonry tiles. Improper cementitious masonry is contributing to the deterioration of the tiles. Historic Masonry should replace it immediately.

A detailed breakdown is given below:

#### Masonry Silo #3 Repair

- Secure man lift and work area
- Remove masonry joints and clean all dust and debris
- Repair/reset/replace silo tile as necessary
  - If tile is available replace in kind; if no tile is available replace each square with red brick and red mortar to lessen visual impact
  - Repoint tower with historic masonry
- Clean and wash building to remove masonry stains
- Water seal silo
- Clean and remove all debris

Total Estimated Cost  
\$48,700\*

Please sign and remit estimate with ~1/3 deposit to secure scheduling. 2nd 1/3 due at midway of project, and balance due at completion.

# Settle the Silo Question

—and settle it for good. Do away with repairs, with tightening of lugs and adjusting of hoops. *Know* that your silo won't blow over. Be sure of perfect silage at all times. Build the worryless, efficient



Permanency and Prosperity—Natco Silo, 18 x 36 and Natco Barn, 40 x 150, on High Hill Dairy Farm - Pulaski, Pa.

## Natco Imperishable Silo "The Silo that Lasts for Generations"

Its hollow, vitrified, clay tile are impervious to air and moisture—they preserve the silage *sweet and juicy*. The dead air spaces in the wall resist frost—making it the silo for severe climates. The continuous, reinforcing bands laid in the mortar hold it in a grasp of steel. It is a silo of *efficiency*, and a silo you'll be proud of. Send for our silo catalog describing it fully.

Also get our splendid new book, "Natco On The Farm," describing other farm buildings made of Natco Hollow Tile and just as efficient. Both books free. We have many farm building plans to submit, and will help you solve your building problems, free. What are you going to build? Let's hear from you. Write today.

## National Fire Proofing Company

1112 Fulton Building  
Pittsburgh - - Pa.  
23 Factories—Prompt Shipments.



Natco Silo Wall.  
Note perforated shell, providing firm anchorage for mortar joints.

## One Follows Another

That's been our experience in selling the Natco Imperishable Silo. Feeding profits greatly increase with its use, and its durability, convenience, perfect silage preservation, freedom from upkeep expenses, and attractiveness make it the inevitable choice when an additional silo is to be built. A battery of Imperishables will successfully defend the feeding profits of several generations, for these silos are proof against time, storms, decay, fire and vermin. The

### Natco Imperishable Silo

is made of vitrified hollow clay tile which will last forever, and being air, moisture and frost-proof, preserve the ensilage perfectly. Steel reinforcing bands, laid in the mortar between each tier of tile, give this silo the strength to resist practically any pressure. Cannot warp, twist, crack, crumble or dry out. Needs no painting or adjusting. It is truly an imperishable silo.

A list of owners of Natco Imperishable Silos in your State sent upon request. Write nearest branch. Ask for Catalog E

**National Fire Proofing Company**

Organized 1889

Pittsburgh, Pa.

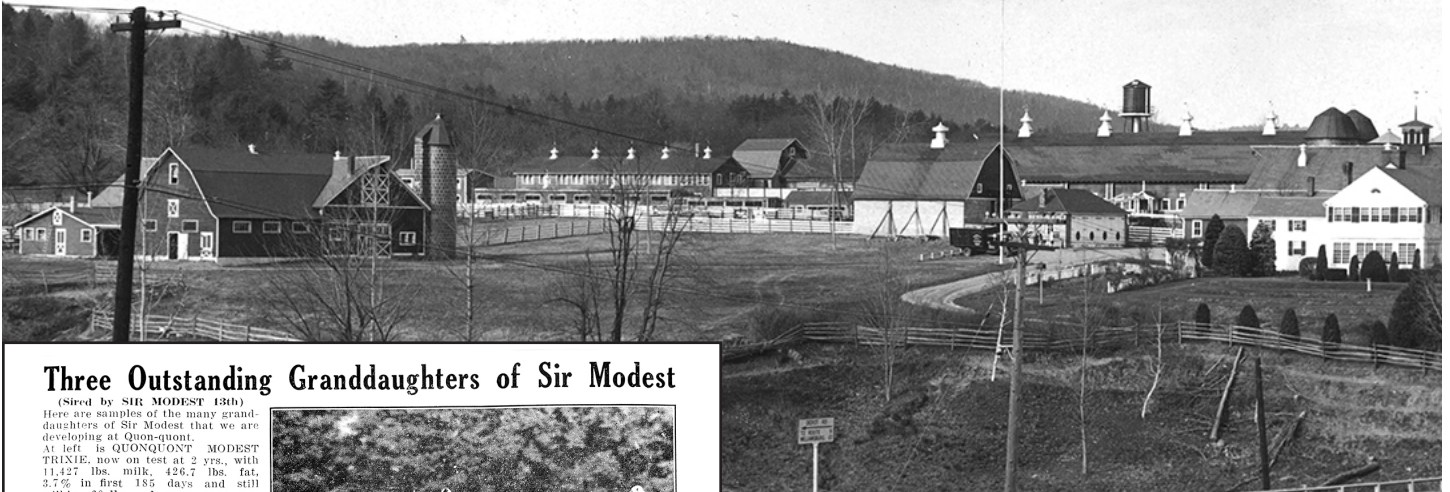
Huntington, Ind. Syracuse, N. Y. Philadelphia, Pa.  
Lansing, Mich. Madison, Wis. Bloomington, Ill.

"The Silo That Lasts for Generations"



Miniature sample  
NATCO ceramic tile

Quonquont Farm buildings, including converted tobacco barn with ceramic silo, 1930s



### Three Outstanding Granddaughters of Sir Modest

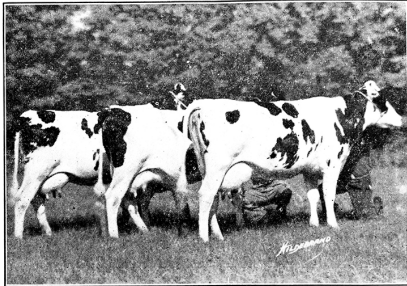
(Sired by SIR MODEST 13th)  
Here are samples of the many granddaughters of Sir Modest that we are developing at Quon-quont.

At left is QUONQUONT MODEST TRIXIE, now on test at 2 yrs., with 11,427 lbs. milk, 426.7 lbs. fat, 3.7% in first 185 days and still milking 60 lbs. a day.

Center, QUONQUONT M O D E S T VALENCIA, with 16,857 lbs. milk, 592.4 lbs. fat, 3.5%, in Class B at 2 yrs.

Right, QUONQUONT MODEST SUN MAID, with 13,673 lbs. milk, 557.8 lbs. fat, 4% test, in Class B at 2 yrs. and third prize 2-yr.-old at Eastern States 1937.

While at Eastern States Exposition this year, see our show herd and plan to visit our farm, only 28 miles from Springfield, to see what the Modests and Plutos are doing at home.



A TRIO OF MERIT

Remember QUON-QUONT, Where Quality Prevails

## QUON-QUONT STOCK FARM

F. U. WELLS, Owner—HUGH MORRILL, Gen'l Supt. **WHATELY MASS.**  
HARVEY SINCLAIR, Herd Supt.  
HERD FULLY ACCREDITED SINCE 1923



### Our All-American Nomination for 1938

Produced by that Famous Cross  
QUONQUONT SIR MODEST  
Mated with a Daughter of  
ABEGWEIT PLUTO

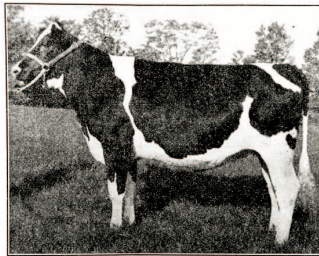
Her dam, Quonquont Roosevelt Pluto, has in her first 133 days, 10,638.2 lbs. milk, 429.8 lbs. fat, 4% test.

Her sire, Quonquont Sir Modest, has an average for his first 13 unselected daughters of 15,893 lbs. milk, 622.3 lbs. fat, 3.92% as two-year-olds.

A Great Combination for

**SHOW TYPE**  
**PRODUCTION**  
**HIGH TEST**  
**GOOD UDDERS**

Let Us Help You with a Bull of This Cross  
For Your Next Herd Sire



QUONQUONT RUBYCREST MODEST  
First Prize Junior Yearling at Eastern States  
First and Junior Champion at Rutland, Vt.

Where Quality Prevails  
Remember Quon-Quont,

## QUON-QUONT STOCK FARM

F. U. WELLS, Owner—HUGH MORRILL, Gen'l Supt. **WHATELY MASS.**  
HARVEY SINCLAIR, Herd Supt.  
HERD FULLY ACCREDITED SINCE 1923



Above: Quonquont dairy workers, 1920s

Left: magazine ads for Quonquont Farm, 1930s

Quonquont Farm dairy herd and buildings, 1930s







Above: Quonquot barn and silo, 1930s



Right: Quonquot barn and silo, 2010

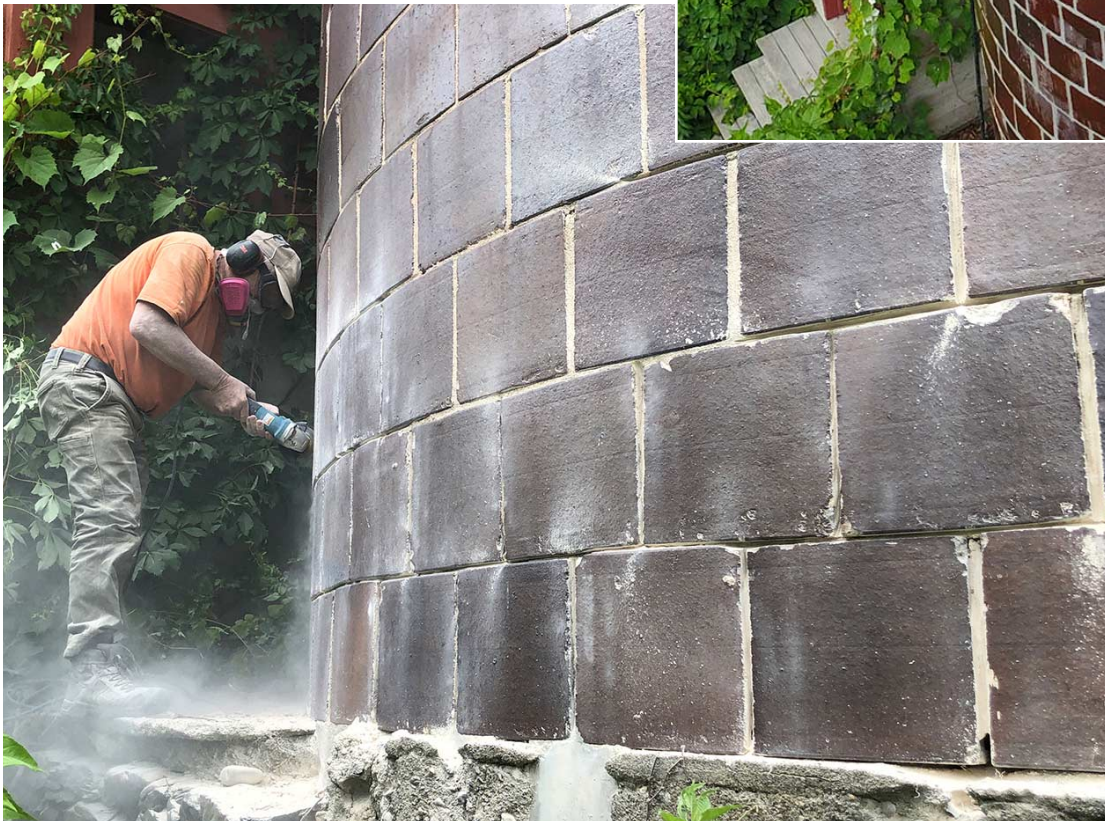
Below: Quonquot barn and silo, 2021





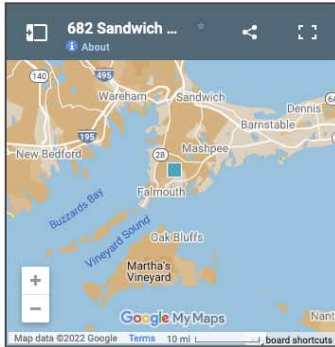
Left: Quonquont dairy barn silos roof replacement, 2020

Below: Quonquont dairy barn silos tile and grout restoration, 2022



## River Bend Silo Restoration

### HISTORIC PRESERVATION



**Location:** 682 Sandwich Road, East Falmouth

**Applicant:** The 300 Committee and the Falmouth Historical Commission

**Allocation:** \$86,251

**Year/Article:** April 2013, A39

In 2007 The 300 Committee Land Trust (Committee) purchased the 10.1 acre River Bend Farm Kennel property at 682 Sandwich Road using \$1.2 million in private funding. The 300 Committee is dedicated to preserving, protecting and managing open space in Falmouth for conservation, recreation and water protection. Part of a long-term effort to permanently protect lands along the entire Coonamesset River corridor, the Committee's intention was to restore the property as an open space conservation area. The Falmouth Historical Commission reviewed the planned demolition of the River Bend Farm buildings and urged preservation of historically significant structures and materials to the extent possible. In response to community concern for the historic ceramic tile silo on the property, The 300 Committee joined with the Falmouth Historical Commission to apply to the CPFund for \$90,550 to restore the silo. The 2013 spring Town Meeting appropriated \$86,251 for the project and work began in that year. Restoration required repair of the silo's foundation and masonry to address damage by water infiltration, replacement of the silo roof, and repair and roofing of the wing enclosure.



The Silo is likely the only ceramic silo standing on Cape Cod. Its configuration of block tile suggests a Sugar House design, with transom style windows in a small clerestory that is integral to the roof structure.

It stands as a rare monument to Falmouth's agrarian past – and present – just as the Nobska lighthouse stands for Falmouth's maritime past and present. It also gives witness to the importance of local food production. Farming, especially in Hatchville and East Falmouth, was once essential to the character and economy of the Town. The Massachusetts Historical Commission has suggested that the old farmhouses and associated buildings along Sandwich Road leading to the East End Meeting House have the potential for inclusion in a to-be-designated Hatchville National Register Historic District.



The 300 Committee installed an educational kiosk on site to provide an opportunity for people to learn about the history of the River Bend site and the significance of the silo. Before the conservation area was a farm, it was a mill, using the dammed waters of the Coonamesset River for energy, and before that, it likely was a valued site for Native Americans, although that history remains to be researched. The 300 Committee will assume the responsibility for managing funds raised for the structure's long-term maintenance. The conservation area was open to the public in 2010 and the restoration of the silo was completed in 2014.

[Back to Historic Preservation Projects >](#)

