

CHAPTER 2

HISTORIC & SCENIC RESOURCES

Traveling through the towns of Buckland and Shelburne, a person interested in the area's local history would be well satisfied by the visible richness in historic structures and landscapes. These views of Buckland's and Shelburne's local heritage can be seen by traveling over the many scenic roads that connect homes to farms, to old field forests and village centers. Someone visiting Shelburne could travel over many scenic roads to see over 160 different structures centered on 10 historic and cultural landscapes. Traveling across the bridge into Buckland would bring our sightseer over more scenic roads, to view approximately 170 structures and 2 special historical and cultural landscapes. To have so much of each community's history and scenic resources conserved is one of the reasons people choose to live in Buckland and Shelburne. According to the Shelburne Community Survey, over 80% of survey respondents felt rural character and scenic views were important in deciding to live in Shelburne. In Buckland over 80% of the survey respondents felt it was important to preserve scenic and important landscapes.

This section inventories the various historic and scenic resources of Shelburne and Buckland, their historical context, and the manner in which they are located within specific districts. First though, the goals and strategies focusing on the conservation of historic and scenic resources are summarized. Then, a brief history of Buckland and Shelburne lends the context necessary so that the following section, the inventory of historical structures and landscapes, and scenic roads, can be pictured. Each community is flush with precious examples of period architecture and settlement and farming patterns from as early as the 1760s.

Residents of Shelburne and Buckland understand the connection between community character and the protection of historic resources including structures and landscapes. Over 80% of the respondents to Buckland's Community Survey felt it was either important, or very important, to preserve historic buildings, places of historic value, and farmland and historic landscapes. In Shelburne, over 85% of the respondents to the Community Survey felt it was either important, or very important, to preserve historic buildings, districts and lands. Based on the community surveys completed in 1996 and 1997, each town's Master Planning Committee prepared Goals and Objectives for a Master Plan. These Goals and Strategies have been consolidated and are presented below.

Goals

- To identify and protect historic resources including buildings, sites, and landscapes.
- To preserve the natural rural beauty by protecting and supporting the rich farming heritage and ongoing agricultural activity.

Strategies

- Update the existing Massachusetts Historical Commission forms to create a more complete and accurate inventory of all historic buildings, sites and landscapes.
- Explore the feasibility of expanding the National Historic District in Shelburne Falls to include areas surrounding the commercial district.
- Explore the feasibility of establishing Shelburne Center and Buckland Center as National Historic Districts.
- Create voluntary architectural guidelines for the Shelburne Falls Business District that would support the protection of the historic character of the district.
- Create voluntary design guidelines for the Mohawk Trail and Route 112 that would support the protection of historic landscapes along these Scenic Byways.
- Explore the feasibility of establishing local historic districts in the old town centers and adopting bylaws designed to help preserve historic structures, sites and landscapes.
- Identify and pursue federal and state grants in support of historic resource protection.
- Identify and protect historic and scenic landscapes especially agricultural landscapes.
- Explore the feasibility of adopting special bylaws which help protect agricultural lands and scenic resources.
- Establish a local scenic roads program to help protect the quality of the towns' most important scenic roads.

Historical Perspective

The Village of Shelburne Falls is especially notable, according to the Massachusetts Historical Commission, for the fact that much of its original commercial blocks and residential neighborhoods are intact. These historical and cultural resources are icons representing various stages of population growth linked to agriculture and industrial development, which occurred over the past three hundred years. The information in this section has been obtained from the Massachusetts Historical Commission's 1982 Reconnaissance Survey Reports for Buckland and Shelburne.

The Contact Period of initial European settlement is considered by the Massachusetts Historical Commission (MHC) to be between the years 1500 and 1620. Although there are no native-period sites known, Shelburne Falls was very productive for salmon fishing and was probably used as a resource area by the Deerfield Pocumtucks.

Shelburne was settled in the early 1760's. Buckland did not have a colonial population until 1769. In 1760, Shelburne contained 5 families, in 1762, 14. Only a few structures remain from the Colonial Period (1675 – 1775). One is a portion of the 1842 Archibald Lawson House; the other two are taverns. The Clark Tavern was built in 1762, the Stebbin's Tavern, in 1770. During this same time period, the MHC estimates that there may have been 10 families living in Buckland. Residential structures in Buckland built during this time period were cottages with center chimney plans and included the Samuel Taylor (1770), Nathaniel Coleman (1774) and Wilder (1775) houses. Agriculture was the primary focus of local residents for both communities. Given the lack of industry in Buckland at the time, Deerfield was probably looked to for its commercial resources.

During the Federal Period (1775 – 1830) sawmills and gristmills took advantage of the waterfalls but, agriculture was still the number one commercial activity. Between 1760 and 1790 Shelburne's population expanded 105.3%. About two dozen houses of the Federalist style have survived in Shelburne from this period. Although there was considerable construction of libraries, banks, and schools, no buildings of this type survived. Buckland's population increased by 44.7% between 1790 and 1830, although the majority of that growth occurred in the 1790's. Federal style houses were built in Buckland Center, at Buckland Four Corners, and on Ashfield, and Conway Streets. Also, in Buckland, there were many institutional buildings constructed during this period. The survivors include the Grange Hall and a school at Four Corners (1829). Finally, two of the four taverns that were operating from that time period have survived. They are the Zenas Graham Tavern (1797) and the Freighters Inn (1827).

During the Early Industrial Period (1830 – 1870), the population in Shelburne grew by 58.9%, reaching 1,582 by 1870. This increase occurred mostly in the 1840's with the establishment of the cutlery company, Lamson and Goodnow in 1835, and the formation of a local church in 1851. Soon after, a commercial district was established in Shelburne on Bridge Street and a residential district along Water Street. Production of butter and cheese, small farming tools manufacturing, maple syrup, and apples for export produced prosperity in Shelburne and resulted in an expansion of the residential district. The residential structures built during this period include examples of the Greek Revival, Gothic Revival, and Italianate styles. Only two

institutional buildings survived from this period. These are the First Congregational Church, built in 1845 and the First Universalist Church, built in 1870. The commercial blocks along Bridge Street were all constructed during this period: the Thayer Block (1837), the Swan Block (1847), the Hotel Block (1852), the Baker Block (1853), and the Bank-Hillier Block (1858).

In Buckland, during the same period, the population was almost unchanged. It took the expansion of the Lamson Goodnow Company in Buckland in 1851 for the settlement patterns to shift. Also, small woodworking shops and cheese and butter producers helped to make Buckland prosperous. Most residential construction during this time period occurred in the Shelburne Falls section of the town and at Buckland Four Corners with Greek and Gothic Revival cottages. Institutional buildings built during this period include the Shelburne Falls Methodist (1842), Second Methodist (1850), and Saint Joseph's (1858) churches. Most of Buckland's commercial buildings of the time were located in Shelburne Falls and fell victim to fire in 1836. Lastly, the industrial buildings of the time were the Townsley Cobbler Shop, the Newton Griswold sash and blind factory (1836), the Hubbard and Hitchcock Clock Shop (1836), and the Lamson and Goodnow Cutlery Factory (1851 – 1870).

The Late Industrial Period (1870 – 1915) saw the construction of the Victorian iron truss bridge in 1896 and the concrete trolley bridge in 1908 (now the Bridge of Flowers) connecting Buckland with Shelburne. Both Shelburne's and Buckland's populations steadily decreased over this period but industrial activity in Shelburne Falls increased as a result of the arrival of the Troy & Greenfield Railroad in 1867 and the construction of two hydro-electric plants in Buckland.

In Shelburne, residential construction ceased outside of Shelburne Falls, but within the village both workers' cottages of the Queen Anne and Stick style designs and stylish 2 ½ story houses of the Queen Anne, Stick style and Craftsman types were built. It was also during this period that most of Shelburne's institutional buildings were built. These include the early Italianate schools, the Fox Town and Skinner Schools (1871), Victorian Gothic Arms Academy (1880), the granite Gothic Revival Trinity Church (1884), Neoclassical brick Town Hall (1897), Shelburne Free Public Library (1898), a fieldstone Tudor/Craftsman building at Shelburne Center (1905), and an Eastlake/Italianate Chapel (1875).

Shelburne's commercial district along Bridge Street also expanded during the Late Industrial period, mostly during the 1870's. Almost all represent a style called Romanesque Revival with period storefronts. These well-preserved blocks are mostly made of brick: the Brick Bank Block (1871), the Merrill-Richardson building (1871), the second Swan block (1871), the Couillard Block (1876), the Wood Block (1879), the Stebbins Block (1880), and the Vice Block (1893).

In Buckland, during the Late Industrial Period, residential construction occurred mostly in Shelburne Falls as 1 ½ and 2 story Stick Style or Queen Anne style houses. At the same time institutional buildings were mostly located in Shelburne Falls. These include the Methodist Episcopal Church (1877) which is now used as the Buckland Town Hall, St. Joseph Catholic Church (1888), the Methodist church (1906), and the Romanesque Revival library in Buckland Center. Commercial construction included the Queen Anne/Colonial Revival Odd Fellows Hall (1877) and the 2-story brick Aubuchon Hardware block.

During the Early Modern Period (1915-1940) Shelburne's population declined initially until 1920 and then increased 10% over the next twenty years. Buckland's population remained relatively stagnant. The trolley line closed in 1927, yet Shelburne Falls remained a center of both commercial and industrial activity. A little residential development occurred in both towns. In Shelburne, most were cottages of the Colonial Revivalist style. Also, Route 2 saw auto related development and a few buildings were built in and around the Falls, including the Schack Block (1922) and Blassberg's Garage (1925). In Buckland, most construction happened in the Shelburne Falls area in the form of cottages (some of block concrete), small commercial buildings, and a two-story concrete block garage.

Many of the buildings discussed above still remain. In all, the inventories of both towns together contain over three hundred documented historic structures, evidence of the rich history of Buckland and Shelburne.

Inventory of Historic Resources

Introduction

The following inventories for historic structures, landscapes and scenic roads were constructed using information from the Massachusetts Historical Commission (MHC), the 1992 Franklin County Rural Historic Landscape Preservation Plan, and field surveys conducted by FRCOG Planning Staff. The MHC has a Statewide Inventory of Historic and Archaeological Resources of the Commonwealth. Structures are included in this inventory if an Historical Commission submits a completed inventory form for the structure to the MHC. The individual forms were filled out by various individuals and organizations, from members of the town's Beautification Associations to Historical Commission. These structures and sites were then tabulated based on their location within an expected 'district.' The location of each structure and site was then identified on the town's assessor's maps using the sketch maps and text descriptions provided on the MHC forms. The various districts were then mapped based on a process that sought to include as many significant historic structures while minimizing the inclusion of non-contributing structures (see Historic Resources Map). The tables of historic structures and sites included in this section contain the results of this inventory work.

The status of historical landscapes and scenic roads in Franklin County, was reported in the 1992 Franklin County Rural Historic Landscape Preservation Plan created by the Franklin County Commission (now FRCOG). In the Fall of 1998, FRCOG Planning staff conducted several field surveys to determine if development, or any other changes, may have compromised the quality of the landscapes selected for preservation in the 1992 plan.

The 1992 Franklin County Rural Historic Landscape Preservation Plan describes the status of historic landscapes in the region, the historic context that was used in its determination, and the methodology used in rural historic landscape reconnaissance. It distinguishes between the types of landscapes assessed (*agricultural, community development, recreation/conservation,*

industrial, transportation, scientific, religious, and engineering), identifies in general terms the locations of rural historic landscapes in each town, and provides examples of direct and indirect preservation strategies.

This methodology for identifying significant historical landscapes was based on the National Park Service criteria including area of significance, period of significance, and historical integrity. The National Park Service classifies landscapes into four different categories: landscapes that reflect major patterns of a region's history, i.e. agricultural landscapes; landscapes that are associated with historically significant individuals, i.e. institutional grounds and buildings; landscapes that are important due to their design or physical characteristics, i.e. an 18th century Colonial Period Connecticut Valley rural farm; and landscapes that yield or have the potential of yielding significant information on pre-history or history, i.e. a native American encampment site.

The significance of a rural historic landscape is that aspect of historical development that contributes to one of the above criterion where the "use, occupation, physical character or association, influenced the development or identity of its community or region" (U. S. Department of the Interior, 1990). The period of significance is the time span in which a property or area has attained its significance related to the National Park Service Criteria. The historic integrity and soundness of a landscape provides a sense of time and place and reflects significant aspects of use, design, association and information.

The purpose of the 1998 field surveys was to ascertain the current integrity of the rural historic landscapes identified in the 1992 Franklin County Rural Historic Landscape Preservation Plan. Planning Department staff utilized the same methodology used to assess the historical landscapes in 1992. The structure and site locations are estimated based on available information. The separate historic landscapes identified in the 1992 Franklin County Rural Historic Landscape Preservation Plan were often identified as "multiple properties along: (a particular road)." FRCOG Planning Staff have identified the approximate locations of these landscapes on the Historic Resources Map.

Shelburne Falls National Historic District

The Shelburne Falls National Historic District (NHD) encompasses 26 acres in the village center business district spanning both towns (see Historic Resources Map). The commercial core of the Shelburne Falls NHD, located ½ mile from Route 2, contains many contributing commercial, civic, and religious buildings located primarily to the north and south of Bridge Street in Shelburne and on State Street in Buckland. Within the NHD are the glacial potholes located in the Deerfield River, just south of the dam and falls.

The various historic structures and sites within the NHD have been compiled from the Massachusetts Historical Commission (MHC) inventory. The table includes the name of the feature, the date of origin, and its location. The tables also include a form number, assigned by the MHC and a feature number for most entries. The feature number refers to the location of a structure on the Historic Resources Map created by the FRCOG to illustrate historic resources. The form numbers were recorded from the individual MHC historical inventories. The structures and sites of the Shelburne Falls National Historic District are organized into two tables, one for Buckland and one for Shelburne (see Tables 2-1 and 2-2).

Table 2-1: Significant Structures and Sites within the NHD, Buckland

Name of Feature	Date	Location	Feature Number	MHC Form Number
Bridge of Flowers (1929 Flowers added)	1908 Const.	Across Deerfield River, State - Water Streets	9	903
B-28-22, Double Intersect. Through Warren Truss Bridge	1890	Bridge Street/Route 112	10	904
Potter Grain Company	1894	Off of Ashfield Street, west of Shelburne Falls	18	150
Engine House, Old Fire Station	1869	#4 and # 6 State Street	24	
Sash, door, and blind factory	1863	State Street, east of split with North St.	23	156
Methodist Episcopal Church	1877	Now Buckland Town Hall	22	28
Newell Block	1895	On State Street, opposite the Truss Bridge	21	27
Odd Fellows Building	1877	On corner of State and Clement Streets	20	32
Methodist Episcopal Church	1906	On corner of State and Clement Streets	19	31
Shelburne Falls Business District	Late 1860's to early 1900's	Ashfield Street and State Street	105	31-37 +903

Source: Compiled from Massachusetts Historical Commission Inventory forms.

Table 2-2: Significant Structures and Sites within the NHD, Shelburne

Name of Feature	Date	Location	Feature Number	MHC Form Number
Bowling Alley	early 1900's	Memorial Drive	1	25
Residence	1940	12 Water Street	2	24
Veterans Club of Shelburne Falls-George G. Merrill	1905	10 Water Street	3	23
The Mowery House, Federal	before 1840	8 Water Street	4	22
Schack Block	1922	4 Bridge Street	5	21
Knowlton Block	1871	10 Bridge Street	6	20
Couillard Block	1876	20 Bridge Street, on corner of Water Street	7	19
Brick Bank Block	1871	22-26 Bridge Street	8	16
Merrill-Richardson Block	1871	28 Bridge Street	9	17
Shelburne Falls Bank-Hillier "Bank Block"	1858	30 Bridge Street	10	16
"Hotel Block"	1852	44 Bridge Street	11	15
Baker Block	1853	52-56 Bridge Street	12	14
Shelburne Falls National Bank - Country Bank	1954	58 Bridge Street, between Baker and Main Streets	13	13
Niagra Engine House and Lock-Out	6	Bridge Street, opposite Main Street	14	10
Blassberg-Shelburne Falls Garage	1925	90 Bridge Street	15	11
Chapman-Wilcox	1835	Bridge Street, opposite Main Street	16	10
Swan Block	1847-71	69 and 73 Bridge Street	17	9
Thayer Block	1837	9 and 15-17 Bridge Street	18	2
Schmidt Block	1907	3-7 Bridge Street	19	1
Wood/Nilman	1879	Bridge Street next to Town Hall	20	8
Shelburne Town Hall	1897	Bridge Street	21	7
Vice Block	1893	43 Bridge Street	22	6
Stebbins Block	1880	33-41 Bridge Street	23	5
Spencer Block	1856	19-23 Bridge Street	24	3B
Ott-Hosley Block	1870	25-31 Bridge Street	25	4
Haller Block	Pre-1837	19-23 Bridge Street	26	3A
Masonic Lodge	1870	Main Street	61	165
Pratt Memorial Library	1914	Bridge and Main Streets	128	30
Odd Fellows Building	1877	State Street	129	26
Residence/Gift Shop	1864	20 Water Street	135	205
The Frost Mill	1830	Deerfield Avenue	136	204
The Band Hall	1904-07	Memorial Drive	137	203
Fiske House	1814	31 Water Street	139	201
Merrill Tenements, 2 Story Federal	1858	26 Water Street	165	199
Totman Creamery	1907	30-32 Water Street	164	200

Source: Compiled from Massachusetts Historical Commission Inventory forms.

In addition to the structures and sites within the Shelburne Falls National Historic District, there is an historically significant landscape. This landscape includes the Deerfield River Mill (Frost Mill) and the Glacial Potholes at the bottom of Salmon Falls on the Deerfield River. The Glacial Potholes were formed as glaciers receded and meltwater caused smaller rocks to spin thus carving out these irregular holes. In their responses to the Community Surveys, 91% of Shelburne respondents classified the Glacial Potholes as their most favorite natural resource in Shelburne. The Deerfield River Mill, or Frost Mill, is located off Deerfield Avenue just north of the Glacial Potholes and is currently occupied by a retail store, which makes and sells candles among other items. The historic use of this land has been for industrial purposes. Although the mill is currently used largely for commercial purposes, much of the landscape appears to be unchanged since the 1992 Franklin County Rural Historic Landscape Preservation Plan with the exception of the new viewing deck added to overlook the Glacial Potholes.

Shelburne Falls Residential & Industrial Districts

Immediately adjacent to the Shelburne Falls National Historic District are historically significant residential areas, civic buildings and on the Buckland side an historically significant manufacturing site, the Lamson & Goodnow complex (see Historic Resources Map). The residential areas in Buckland are located along Williams, State, and North Streets, and contain twenty-seven buildings, only one of which would be non-contributing. In Shelburne, historically significant residential and civic structures are located to the south of Route 2 and include the Sweetheart Restaurant, an example of Federal Revival architecture, on South Maple Street near the intersection of Route 2.

Overall there are over 95 significant structures in Shelburne representing a variety of architectural periods that are integral to the historic character of Shelburne Falls including the Arms Academy (1880), Trinity Church (1884), and the Shelburne-Buckland Community Center (1928) (see Historic Resources Map). In Buckland, the National Historic District could be expanded to include over 40 additional structures that occur in clusters within the central village district. The expansion would be northward and include portions of State Street, North Street, and Williams Street; westward to include 4 structures off of Clement Street; and southward along the Deerfield to capture buildings off of Ashfield, Conway, and Summer Streets. Included in this expanded district would be the Lamson and Goodnow complex on Conway Street. Tables 2-3 and 2-4 list these structures currently located outside of the existing NHD.

Table 2-3: Significant Structures and Sites Adjacent to the NHD in Buckland

Name of Feature	Date	Location	Feature Number	MHC Form Number
Lamson & Goodnow Mfg. Co. buildings	1850	Conway Street on Deerfield River	15	162
First house built by Nathaniel and Gershom Coleman	1774	At corner of Clement and Sears Streets	16	161
Residence	1800	67 State Street	47	128
Residence	1800	46 North Street	72	8
Residence	1875	41 North Street	73	7
Residence	1865	45 North Street	74	6
Residence	1870	49 North Street	75	5
Residence	1882	62 North Street	76	4
Residence	1800	53 North Street	77	3
Residence	1775	56 Conway Street, between Summer and Elm Street	81	49
Residence	1770	62 Conway Street, " " " " "	82	48
J. S. Halligan House	c. 1880	64 Conway Street, " " " " "	83	47
Residence	1850	20-22 Summer Street, on corner of South Street	84	46
Residence	1830	26 Summer Street, on corner of South Street	85	45
Residence, Greek Revival	1820	9 Summer Street	86	44
Cobb House	1800	18 Ashfield Street, on corner of Green Street	101	29
J. W. Gardiner House	1775	14 Ashfield Street, near intersection w/ Conway Street	102	28
G. W. Ornaby House	1875	10 Ashfield Street, near church on Clement Street	103	27
The Clement House	1840	4 Clement Street	104	26
Lamson & Goodnow Mfg. Co. building	1846 - 1880's	Between Conway Road and the Deerfield River	106	50
Maintenance Building	c. 1920	Conway Road	132	208
Carpentry Shop/ Electricity Building	c. 1941	Conway Road	133	207
Office Building	1940	Conway Road	134	206

Residence	1850	8 Conway Road on corner of Ashfield Road	107	51
Jesse Thayer House	1874	19 Clement Street	156	25
Albert Pelton's Place	1880	23 Clement Street	157	24
The servant's quarters	1790	31 Clement Street	158	23
Residence	1835	Williams Street	159	21
The Richmond Place	1850	44 Williams Street	160	20
Residence	1850	39 Williams Street	161	19
Residence	1850	35 Williams Street	162	18
Residence	1850	33 Williams Street	163	17
Residence	1850	27 Williams Street	164	16
Residence	1850	8 Williams Street	165	15
Residence	1886	49-51 State Street	166	14
Residence	1875	63-65 State Street	167	13
Residence	1890	75 State Street	168	12
Residence	1875	79 State Street	169	11
Residence	1900	87 State Street	170	10
Residence	1880	89 State Street	171	9

Source: Compiled from Massachusetts Historical Commission Inventory forms.

Table 2-4: Significant Structures and Sites Adjacent to the NHD in Shelburne

Name of Feature	Date	Location	Feature Number	MHC Form Number
Residence, Victorian	unknown	3 Masonic Street, on corner of Bridge Street	27	125
Residence, Victorian	unknown	135 Bridge Street	28	124
Sweetheart Restaurant, Federal Revival	unknown	So. Maple Street	29	123
Residence	unknown	So. Maple Street	30	122
Residence, Greek Revival	unknown	8 So. Maple Street	31	121
Residence, Victorian	unknown	139 Bridge Street	32	120
Severance House	1784	Bridge and Maple Streets	33	119
Residence, Federal Revival	unknown	10 Maple Street, near corner of Bridge Street	34	118
Residence, Victorian	unknown	16 Maple Street	35	117
Residence, Federal Revival	unknown	42 Maple Street	36	116
Residence, Greek Revival	unknown	52 Maple Street	37	115
Residence, Italianate	unknown	Pleasant Street	38	113
Residence, Italianate	unknown	31 Maple Street	39	114
Residence, Victorian	unknown	23 Maple Street	40	112
Residence, Italianate	unknown	4 Warren Avenue	41	111
Residence, Italianate	unknown	6 Warren Avenue	42	110
Residence, Stick Style	unknown	Warren Avenue	43	109
Residence	unknown	Gardner Avenue	44	108
Residence, Italianate	1885	3 Pleasant Street	45	107
Residence	unknown	11 Warren Avenue	46	106
Residence, Stick Style	unknown	21 Maple Street, on corner of Maple Street	47	105
Residence, Victorian	unknown	11 Maple Street	48	104
Residence, Italianate	unknown	5-7 Maple Street	49	103
Woods House, Gothic Revival	1869	3 South Maple Street	50	102
Residence, Federal Revival	unknown	19 So. Maple Street	51	101
Residence, Victorian	unknown	35 Main Street, near Church Street	52	174
Residence, Greek Revival	unknown	Main Street	53	173
Residence, Greek Revival	unknown	31-33 Main Street	54	172
Residence, Greek Revival	unknown	29 Main Street	55	171
Residence, Victorian	unknown	25 Main Street	56	170
Residence, rural farm	unknown	21 Main Street	57	169
Residence, Victorian	unknown	15-17 Main Street	58	168
Residence, Victorian	unknown	11 Main Street	59	167
Residence	1835	9 Main Street	60	166
Residence, Victorian	unknown	22 Mechanic Street, near Cross Street	62	164
Residence, Greek Revival	unknown	Mechanic Street	63	163
Residence, Greek Revival	unknown	38 Mechanic Street	64	162
Residence, Colonial Revival	unknown	Adams Court	65	160

Residence, Victorian	unknown	50 Mechanic Street	66	161
Residence, rural farm	unknown	Mechanic Street	67	159
Residence, Greek Revival	unknown	79-81 Mechanic Street	68	158
Residence, Greek Revival	unknown	45 Mechanic Street	69	157
Residence, rural farm	1800	41 Mechanic Street	70	156
Residence, Victorian	unknown	37/39 Mechanic Street	71	155
Residence, Victorian	unknown	25/27 Mechanic Street	72	154
Residence, Greek Revival	unknown	23 Mechanic Street	73	153
Residence, Italianate	unknown	19 Mechanic Street	74	152
Residence, Greek Revival	unknown	17 Mechanic Street	75	151
Residence, Victorian	unknown	5 Masonic Ave.	88	126
Residence, Victorian	unknown	7 Masonic Ave.	89	127
Residence, Victorian	unknown	11 Masonic Ave.	90	128
Residence, Victorian	unknown	12 Masonic Ave.	91	129
Residence, Victorian	unknown	132 Bridge Street, near corner of Maple Street	92	130
Residence, rural farm	unknown	124-126 Bridge Street	93	131
Residence, Victorian	unknown	11 Severance Street	94	132
Trinity Church	1884	Severance Street	95	133
Arms Academy	1880	Severance Street	96	134
Residence, Victorian	unknown	Church Street	97	135
Residence, Victorian	unknown	28 Severance Street	98	136
Residence, Greek Revival	unknown	18-20 Severance Street	99	137
Residence, Victorian	unknown	Severance Street	100	138
Residence, Greek Revival	unknown	4-6 Severance Street	101	139
Residence, rural farm with Greek Revival features	unknown	Bridge Street, on corner of Severance Street	102	140
Residence, Queen Anne style	unknown	5 High Street	103	141
Residence, Italianate	unknown	9 High Street	104	142
Residence, Italianate	unknown	11 High Street	105	143
Residence, Italianate	unknown	21 High Street	106	144
Residence, Italianate	unknown	23 High Street	107	145
Residence, Italianate	unknown	31 High Street	108	146
Residence, Victorian	unknown	14 High Street	109	147
Residence, Victorian	unknown	4 High Street	110	148
Residence, Victorian	unknown	High Street	111	149
Residence, Victorian	unknown	96 Bridge Street	112	150
Building	unknown	Deerfield Avenue	138	202
Shelburne-Buckland Community Center	1928	Main Street	140	175
Residence, Rural Farm	Unknown	55 Main Street	141	176
Residence, Victorian	unknown	8 Church Street	142	177
Residence, 2 1/2 Story Rural Farm	unknown	61-63 Main Street	143	178
First Shelburne High School (boarding)	unknown	77 Main Street	144	179
Residence, 2 1/2 Story Victorian	unknown	87-89 Main Street	145	180

Residence, 2 Story Greek Revival	unknown	93 Main Street	146	181
Residence, 2 1/2 Story Federal	unknown	99-101 Main Street	147	182
Residence, 2 1/2 Story Federal	unknown	105 Main Street	148	183
Residence, 2 1/2 Story Greek Revival	unknown	111 Main Street	149	184
Residence, 2 Story Italianate	unknown	119 Main Street	150	185
Residence, 2 1/2 Story Victorian	unknown	Main Street	151	186
Residence, 2 1/2 Story Victorian	unknown	127 Main Street	152	187
Residence, 2 1/2 Story Rural Farm	unknown	118 Main Street	153	188
Residence, 1 1/2 Story Greek Revival Bungalow	unknown	98 Main Street	154	189
Residence, 2 1/2 Story Victorian w/ Greek Revival features	unknown	36 Main Street	155	190
Residence, 2 1/2 Story Victorian	unknown	34 Main Street	156	191
Residence, 2 1/2 Story Victorian	unknown	24 Main Street	157	192
Residence, 3 Story Victorian	1850	16 Main Street	158	193
Residence, 2 Story Octagon	unknown	14 Main Street	159	194
Residence	1815-20	12 Main Street	160	195
Residence, 2 1/2 Story Federal	unknown	18-20 Baker Ave.	161	196
American Legion Post 135	unknown	Water Street	162	197

Source: Compiled from Massachusetts Historical Commission Inventory forms.

Buckland Center

Buckland Center (see Historic Resources Map and Table 2-5) has a wealth of historic resources. This area includes historic structures and sites located on Ashfield Road (Route 112), Upper Street, Maynard Hill Road, Charlemont Road, and Cross Street. Within this area there are 45 contributing structures, most of which are located on Upper Street between Orcutt Hill Road and Ashfield Road.

It is important to note that there are 5 or 6 structures that are in the surrounding area, close to Buckland Center but seemingly scattered amongst many non-contributing structures. Typically districts are mapped with the minimum number of non-contributing structures. Also, Buckland Center has been mapped based upon information taken from individual MHC forms. Numerous individuals, as stated before, have completed the forms, and the sketch maps included were often difficult to translate. Additional fieldwork will be needed prior to any district nomination of Buckland Center to the National Register.

Table 2-5: Significant Structures within Buckland Center

Name of Feature	Date	Location	Feature Number	MHC Form Number
No. 4 Taylor Cemetery	1850 - Present	Charlemont Road	3	803
No. 1 First Cemetery	1777- Present	East and North of the Congregational Church	5	805
Josiah Spaulding, Jr. Gravestone	1968	First Cemetery	6	806
Home of Robert Strong Woodward, the artist	mid 19th century	Upper Street	50	101
The Gould Place	early 19th century	Upper Street	51	102
The George Tower Place	1850's	Upper Street	52	103
Jabez Brooks House	pre-1800	Upper Street	53	104
Home of Colonel John Ames	1800	Upper Street	54	105
Buckland Grange Hall	1850	Upper Street	55	107
The Charly Shed Place	early 1900's	Rt. 112	56	108
Residence, 2 1/2 Greek Revival	1840	Cross Street	57	110
Josiah Spaulding, Jr. Place	1700's	Cross Street	58	111
Elmer House	1820	Cross Street	59	112
Residence, 1 1/2 Story Greek Revival	1850	Cross Street	60	113
Dan Townsley's Cobble Shop	unknown	Cross Street	61	114
The Lily Place	1830	Martin Road	62	115
Farm	1812	Ashfield Road	63	116
Residence	1790	Ashfield Road (Vight)	64	118
Residence	1875	Ashfield Road (Willis)	65	119
Residence	1825	Ashfield Road (Holmes)	66	120
Wilder Homestead	1775	Ashfield Road, just north of intersection with Upper Street	128	72
Parsonage	unknown	Upper Street, just north of Charlemont Road	129	74
The Forbes Place	1844	Ashfield Road	130	73
Graham Hall	pre-1800	Corner of Upper Street and Charlemont Road	131	12
Greek Revival	1850's	Upper Street	132	100
Sash and Blind Shop	1836	Corner of Cross Street and Rt. 112	133	99
Residence	1832	Ashfield Road (Mattie Wiley)	134	94
Purinton's House	Unknown	Ashfield Road	135	95
Daniel's General Store	1875	Ashfield Road (Lower Street)	136	96
Bronson Place	mid 19th century	Rt. 112, near intersection with Cross Street	137	97
The F. Ballard estate	1850's	Rt. 112, near intersection with Cross Street	138	98

Rural Farm	unknown	Upper Street	139	93
Edmond Smith Place	1797	Upper Street	140	92
Alpheus - Brooks House	Sometime after 1790	Upper Street	141	91
Griswold Place / Mary Lyon House	1818	Upper Street	142	13
The "Red House" overflow of Griswold Homestead	unknown	Upper Street	143	89
Residence, Greek Revival	1830's	Upper Street	144	88
Buckland Library	mid 19th century	Upper Street	145	87
Residence (Currently Post Office)	1700's	Upper Street	146	86
The Trow House	1870	Upper Street	147	85
District No. 1 Schoolhouse	1860	Upper Street	148	84
The Temple Cottage	unknown	Charlemont Road	149	83
Samuel Taylor Place	1770	Charlemont Road	154	78
Sherwin's Clocks	1830	Clock Hollow Road	155	77
Mary Lyon Church	1793	Cross and Upper Streets	172	106

Source: Compiled from Massachusetts Historical Commission Inventory forms.

Shelburne Center

Unlike Buckland Center, the five buildings listed below in Table 2-6 are spread out with only the Kingsbury House and the building called the Four Chimneys located on the same road. It is unlikely that with only these five structures involved, a National Historic District could be established. However, if and when a more complete inventory of historic structures and sites is completed in the environs of Shelburne Center, it might be found that there are enough significant structures clustered in the same area. In that case, establishing a National or Local Historic District would be the best strategy for their long-term preservation.

Table 2-6: Significant Structures within Shelburne Center

Name of Feature	Date	Location	Feature Number	MHC Form Number
Kingsbury House	1775	Barnard Road	113	48
Four Chimneys	1812	Barnard Road	114	47
First Congregational Church	1845	Mohawk trail	120	41
Elihu Smead House	1812	Bardwell's Ferry Road	115	46
Shelburne Free Public Library	1898	Shelburne Center Road	116	45

Source: Compiled from Massachusetts Historical Commission Inventory forms.

Other Historic Resources

Shelburne

There are a number of significant historic structures in Shelburne that are located outside of Shelburne Falls and Shelburne Center. These are scattered throughout the town from the Deerfield Town Line North to Smead Road on the Colrain border. The only visible pattern to these structures is their association with both historic landscapes and scenic roads that connect the structures to Shelburne's expansive natural and pastoral beauty. These structures are listed in Table 2-7 and their approximate locations are identified on the Historic Resources Map.

Table 2-7: Other Significant Structures and Sites – Shelburne

Name of Feature	Date	Location	Feature Number	MHC Form Number
The Taylor House	1845	Taylor Road	76	56
Wood Barn	early 1860's	Taylor Road	77	57
Dairy Barn	1815-1818	Hawks Road	78	59
The John Joseph House	1775-1777	Taylor Road	79	58
The Herron Home	1815-1818	Hawks Road	80	60
The Tractor House	1871	Colrain Road	81	63
The Joseph Torras House	1780-1790	Bardwell's Ferry Road, @ Hawks Brook	82	61
Foxtown District School	1871	Bardwell's Ferry Road and Taylor Road	83	62
The Long House	1784	Little Mohawk Road	84	64
Archibald Lawson House	1760 - 1842	Reynolds Road	85	65
The New Patten School House	1902	Patten Road	86	66
Richard Phelps's Place	1778	Lucy Fiske Road	87	55
The Wells Tavern	1790	Old Greenfield Road	117	44
Theophilus Packard House	1802	Frank Williams Road	118	43
The Parson Hubbard House	1778	Old Village Road	119	42
First Congregational Church	1845	Mohawk trail	120	41
Mountain View Farm Cow Barn	1850	Patten Hill Road	121	38
Mountain View Farm House	1850	Patten Hill Road	122	37
The Anderson Farmstead Barn	1859	Anderson Road	123	36
The Anderson Farm House	1858	Anderson Road	124	35
Stebbins Tavern	1770	Smead Road	125	33
Clark Tavern	1762	Wilson Graves Road	126	32
Ira Arms House	1811	Colrain Road	127	31

Source: Compiled from Massachusetts Historical Commission Inventory forms.

Buckland

Unlike Shelburne, the historically significant structures and sites that exist in Buckland outside of Shelburne Falls or Buckland Center do occur in clusters of their own. The clusters of historic structures include those found on, or in: Clesson Brook Road, west of Shepherd Road; the triangular grouping of Ashfield, Purinton, and Depot Roads; the Goodnow and Stone Road cluster; and the area known as Buckland Four Corners. The approximate locations of these structures and sites have been identified on the Historic Resources Map. These locations are not exact given the fact that the forms and associated sketch maps locating these structures and sites were often vaguely rendered. The structures and sites are listed below in Table 2-8.

Table 2-8: Other Significant Structures and Sites - Buckland

Name of Feature	Date	Location	Feature Number	MHC Form #
No. 2 East Buckland, Cemetery	1804 - 1876	Old County Rd. (abandoned)	1	801
East Buckland Cemetery	1849 - Present	East Buckland	2	802
Upper City Cemetery	1841	Old Apple Valley Rd.	4	804
Mary Lyon birth place, bronze plaque on a rock	1887	East Buckland Rd.	7	901
Mary Lyon's first school, bronze plaque on quartz boulder	1968	Walker Road	8	902
Boston and Maine Railroad Trestle	Circa 1867 - 1900	Approx. 300 meters northwest of Gardner Falls Hydro Facility	11	905
Gardiner Falls Station Power House, Canal and Dam	1904	Gardner Falls Station Road	12	159, 906, 907
Glacial Pothole	unknown	Near feature # 13	14	904
Residence	1800	South Street	17	160
Home of Lois Buell	pre 1800	Off of Old Goodnough Rd.	25	151
Salt Box Home	1880	Off of Stone Rd	26	150
FR Bray Farm	early 1800's	On West side of Bray Rd	27	148
Residence	1840	Stone Rd.	28	149
The Elmer Place	1876	Off of Bray Rd, north of Stone Rd.	29	147
The Drake Place	1780	On Bray Rd. 100 yards north of Ashfield	30	146
The Nilman House	1846 (probably earlier 1800)	Off of Neilman Rd	31	145
The Johnson House	1907	East Buckland Rd.	32	144
The Bellows Place	1810	East Buckland Rd.	33	143
Hog Hollow Schoolhouse	before 1850	Hog Hollow Road	34	142
Purinton House	1852	Hog Hollow Road	35	141

Goddard Place	1812	Hog Hollow Road	36	140
The Hartwell House	not available	Hawley Road	37	138
The Rood Place	c.1830	Hawley Road	38	137
The Cranson Place	c.1700	Hawley Road	39	136
The Sanderson Ruddock Place	c.1800	Dodge Road	40	135
The Dodge Place	1805	Dodge Road	41	134
The Orta Kenney Place	1750	Hawley Road	42	133
Residence	1780	Hawley Road	43	132
The Ward Place	1790	Hawley Road	44	131
High Street School House	after 1850	Hawley Road	45	130
Auge Place	1880	Hawley Road	46	129
Scott House	1830	Hawley Road	48	127
The Hartwell House	1790	Hawley Road	49	126
The Lily Place	1830	Martin Road	62	115
The Wood House	1810	Ashfield Road	67	121
Hathaway Place	1750	Hawley Road	68	122
District No. 5 Schoolhouse	1829	Hawley Road, Buckland Four Corners	69	123
The Kenney Place	1750	Hawley Road	70	124
Enoch Wells Place	1814	Hawley Road	71	125
Residence	1788 and 1871	85 North Street	78	2
Freighter's Inn	c. 1800	124 North Street	79	1
Residence	1800	South Street	87	43
'raehead Farm	1795	88 Elm Street, near intersection of Homestead Ave.	88	42
Residence, Salt Box	1795	65 Elm Street, near intersection of Laurel Road	89	41
Residence, Greek Revival	1830	41 Elm Street	90	40
Residence	1850	Bray Road, just south of Ashfield Street	91	38
Residence	1815	Elm Street, on corner of Birch Road	92	39
The Lanfair Estate	1830	26 Walker Road	93	37
Residence	1850	9 Kendrick Road	94	36
Residence, Cape	1875	79 Ashfield Street	95	35
Parsonage for Catholic Church	unknown	Monroe Ave. on corner of Ashfield Street	96	34
Crittenden School	after Dec. 6, 1919	Ashfield Street, near intersection with Franklin Street	97	33
E. B. Sherwin House	1830	50 - 52 Ashfield Street, on corner of School Street	98	32
Slattery House	1830	49 School Street	99	31
Nathaniel Lamson House	1850	39 Green Street	100	30
The Spencer- Woodsome House	1790	Rand Road, opposite the high	108	52

		school		
Patch Farm	1785 - 1790	Crittenden Hill Road, near intersection with Rand Road	109	53
The Luther Dunnell House	1840	Ashfield Road	110	54
Pine Brook Farm	1809	Ashfield Road, near intersection with Rand Road	111	55
The Gould Place	1875	Woodward Road, near intersection with Ashfield Road	112	56
Boehmer's Mill	1810	Rt. 112 and Woodward Road	113	57
The Lightning Splitter	1900	Ashfield Road, on corner of Depot Road	114	58
Bert Shaw's House	1830	Depot Road, near corner of Ashfield Road	115	59
William Taylor House	Pre - 1800's	End of Depot Road	116	60
Dunbar House	1776, 1821	Dunbar Road	117	61
Burdick Place	1796	Purinton Road	118	62
The Otis Field House	1790	Purinton Road	119	63
The Sweet Place	1890	Purinton Road	120	64
Residence	1850	Purinton Road (Mowry's)	121	65
Goodnow Farm	1860	Purinton Road	122	66
Scott's Dairy	1780	Ashfield Road	123	67
Cooper's Shop	Pre - 1800	Ashfield Road, opposite Purinton Road	124	68
The Silas Trowbridge Place	1829	Ashfield Road, opposite Purinton Road	125	69
Enos Taylor House	Pre - 1800's	Ashfield Road, just north of intersection with Purinton Road	126	3
The Buckland Post Office	1819	Intersection of Depot Road and Rt. 112	127	6
Koonchaug Farm	1800	Avery Road	150	82
Keach Place	pre - 1793	Charlemont Road	151	81
The Ward Place	1858	Charlemont Road	152	80
The Manard Place	1812	Charlemont Road	153	79

Source: Compiled from Massachusetts Historical Commission Inventory forms.

Historically Significant Landscapes

Another category of historic resources is landscapes. A listing and description of each of these landscapes are provided below and are summarized in Tables 2-9 and 2-10. The approximate locations of these landscapes are identified on the Historic Resources Map. Many of these landscapes are tied to the agricultural history of both towns and remain largely intact, but are most at risk from Approval Not Required (ANR) development.

Table 2-9: Historically Significant Landscapes in Buckland

Early Industrial Areas along the Deerfield River and Related Neighborhoods
Buckland Center, Charlemont Road and Cross Street
Numerous Properties along Route 112
Orcutt Hill Road
The Guilford homestead

Table 2-10: Historically Significant Landscapes in Shelburne

O. Long and I. Cole Properties
Davenport Farm
Patten Road Properties
“Wheel View” Property
The Peck Property
Mohawk Orchards along Route 2
Bardwell’s Ferry Bridge
Wells Property, c. 1871
High Ledges Viewshed

Early Industrial Areas along the Deerfield River

The 19th Century Lamson Goodnow Manufacturing complex remains largely intact and provides a rare example of an historic manufacturing landscape. Located on the Deerfield River there are excellent views, of this “landscape” from the end of Deerfield Avenue in Shelburne.

Buckland Center, Charlemont Road and Cross Street (Buckland)

In the 1992 Rural Historic Landscape Preservation Plan, Buckland Center is considered a scenic and historic landscape of the type, *community development*. As the old village center it contains over forty historic features (see Table 2-5), Charlemont, Cross, and Upper Streets included. In addition, there are significant scenic and historic landscapes to the southwest of Cross Street and to the northeast of Upper Street including old pastures and apple trees which surround the historic structures of the old town center mostly built in the early to mid-1800’s.

Numerous Properties along Route 112 (Buckland)

According to the 1992 Rural Historic Landscape Preservation Plan and the Route 112 Scenic Farm Byway Final Report, published by the Franklin County Commission in 1995, this roadway in Buckland contains historic *agricultural* landscapes which are interspersed with villages and other developed landscape patterns. Amidst the farm and forest landscapes are twenty-six significant historic structures with a variety of architectural forms including Greek Revival, Federal, Italianate, Georgian, Queen Anne, and Gothic. Route 112 is an important scenic resource area as well. The 1995 Route 112 Scenic Byway report presented rankings of outstanding, excellent, and high for over 95% of this roadway's landscapes.

Orcutt Hill Road, and the Guilford Homestead (Buckland)

Orcutt Hill Road has two significant historic *agricultural* landscapes. The first is located looking south of Orcutt Hill Road as you travel west from its intersection with Upper Street. This landscape includes abandoned pastures, active fields, stone walls, old but well maintained barns, and old apple trees. The second historic landscape off of Orcutt Hill Road is located after one has traveled down Orcutt Hill and leveled off right before the intersection with Clesson Brook Road. To the northwest the landscape includes open pasture and the rolling, tree covered slopes of Hog Mountain. To the south, from this point, one can see another farm, more pasture and in the distance, Drake Hill. In the foreground, at this intersection, is the old farm homestead of C. S. Guilford, c. 1871, which includes pastures and a low barn.

O. Long and I. Cole Properties (Shelburne)

At the intersection of Cooper Lane Road, Cooper Lane Ave., and Route 2 are the Long and Cole farm properties. A significant historic *agricultural* landscape and scenic viewshed exists south of Route 2 with old apple orchards and views of distant hills. Off of Cooper Lane Road at its intersection with Cooper Lane Ave., farm fields occur on both the eastern and western sides of the road.

Davenport Farm (Shelburne)

This scenic *agricultural* landscape begins at the intersection of Cooper Land Road and Tower Road. Wide-open views of cultivated fields and hillsides spread out from this intersection to the north. To the northeast, high atop a hill, there is a dramatic view of a well-thinned hedgerow back lit by open sky. Farther east along Tower Road, at its intersection with Patten Road, again this agricultural landscape encompasses views of farms and wooded hills to the northeast and east.

Patten Road Properties (Shelburne)

According to the 1992 Franklin County Rural Historic Landscape Preservation Plan, there are multiple properties along Patten Road which are considered to have, or contain, significant historic *agricultural* landscapes. The 1998 field survey identified two areas of considerable historic and scenic value. The first begins soon after the road's intersection with Tower Road. The viewshed is to the north and northeast and includes rolling wooded hills in the foreground, and in the distance, patches of orchards and cornfields. A mile up, just opposite a residence, #3604 Patten Road, the second historic and scenic landscape includes pastures, cultivated fields, spruce hedgerows, high stone walls, antique rustic homes, barns and a view to the northeast, into Colrain.

"Wheel View" Property (Shelburne)

This historic *agricultural* landscape includes viewsheds of 270 degrees of long rectangular shaped fields, hedgerows, stone walls, a Christmas tree farm, flower gardens and rolling, wooded hills.

The Peck Property (Shelburne)

The Peck Property is currently owned by Dole and Apex Orchards and is located at the top of the hill on Peckville Road. This historic *agricultural* landscape includes homesteads, orchards, and rolling hills in the distance.

Mohawk Orchards along Route 2 (Shelburne)

At the intersection of Colrain/Shelburne Road and Route 2, Mohawk Orchards is a significant historic *agricultural* landscape that depicts a traditional use of the region's land.

Bardwell's Ferry Bridge (Shelburne)

Bardwell's Ferry Bridge provides views of an historic *transportation* landscape, including the Deerfield River, its steep rock banks and of the iron suspension bridge itself.

Wells Property, c. 1871 (Shelburne)

Located on Old Greenfield Road, the Wells Property is considered to be an historic *agricultural* landscape with farmland that is also considered to be of statewide importance. The Wells homestead is a well maintained complex on the southern side of Old Greenfield Road. Opposite the farmstead is a large sloping open field fringed in the distance by hardwood forests.

High Ledges Viewshed

High Ledges is a Massachusetts Audubon Sanctuary located high above the Deerfield River in the Northwest corner of Shelburne. There are dramatic views of the Deerfield River Valley from pedestrian trails.

Scenic Roads in Shelburne and Buckland

In many parts of Shelburne and Buckland, especially in those areas outside of the old town centers, historic landscapes blend with scenic viewsheds. Scenic roads, which access these special places overlap both. It is for this reason that we list the scenic roads for each Town here. There is some overlap with historic landscapes, but the intent is to identify and characterize those scenic roads that contain the most important historic and scenic resources. In a few cases the only way to identify the location of an historic landscape that did not include a structure, was to identify it by the road which accesses it. For this reason, some of the historically significant landscapes are listed in this section.

Table 2-11: Scenic Roads in Buckland

Dodge Road
Clesson Brook Road
Purinton Road
Crittendon Road

Dodge Road (Buckland)

Dodge Road is a dirt road that offers access to long stretches of woodland, large diameter maple trees, stone walls, and open pastures.

Clesson Brook Road (Buckland)

Clesson Brook Road, south of its intersection with Orcutt Hill Road, is bordered to the east by the wooded slopes of Orcutt Hill, and to the west by Shepherd/Clesson Brook. Old pastures can be seen between the trunks of large maples and other species. Most of the land viewed is either farm or forest. One scenic viewshed to the east encompasses nearly 180 degrees.

Purinton Road (Buckland)

The scenic portion of Purinton Road begins as you travel northwest from its intersection with Dunbar Road, in the northern part of Buckland, less than a mile from the Deerfield River. Here to the northeast are active cornfields, and to the southwest more cornfields backed up by open pastureland and tree-covered Walnut Hill. The landscape abruptly changes to residential

development of the ANR type (Approval Not Required) where homes of different styles are scattered close to the road. However after descending the hill, the viewshed is spectacular with open pastures to the southwest, a lone maple tree in one field, white pine forests, farms, and only a few houses dotting the scenic view of the hillside.

Crittendon Road (Buckland)

Located above the Shelburne Falls Village Center there is a spectacular view from the North end of the road across the Clesson Brook Valley.

Table 2-12: Scenic Roads in Shelburne

Route 2 and Cooper Lane Road
Tower Road
Patten Road
Reynolds Road
Old Greenfield Road
Carpenter Road and Peckville Road
Colrain/Shelburne Road
Skinner and Williams Roads
Zerah Fiske Road and Bardwell's Ferry Road

Route 2 and Cooper Lane Road (Shelburne)

A significant scenic and historic viewshed exists south of Route 2 with old apple orchards and views of distant hills. Off of Cooper Lane Road at its intersection with Cooper Lane Ave., farm fields occur on both the eastern and western sides of the road. Farther north on Cooper Lane Road are two viewsheds of scenic landscapes to the northeast. The first, located ½ mile north of Cooper Lane Ave., includes views of distant, rolling and wooded hills, pastures, riparian woodlands, hedgerows, and small patches of woodlands. Another ½ mile and a similar view is to the northeast while a small apple orchard is on the left.

Tower Road (Shelburne)

At the intersection of Cooper Land Road and Tower Road wide-open views of cultivated fields and hillsides spread out from this intersection to the north. To the northeast, high atop a hill, there is a dramatic view of a well-thinned hedgerow back lit by open sky. Farther east along Tower Road, at its intersection with Patten Road, this agricultural landscape is as scenic as it is historic with views of farms and wooded hills to the northeast and east.

Patten Road (Shelburne)

As mentioned in the inventory of historic landscapes, the 1992 Franklin County Rural Historic Landscape Preservation Plan identifies multiple properties on Patten Road that contain historically significant *agricultural* landscapes. The 1998 field survey identified two areas of considerable scenic value along this road (see Historically Significant Landscapes section).

Reynolds Road (Shelburne)

From its intersection with Tower Road in north central Shelburne, Reynolds Road runs north atop highlands until its intersection with Little Mohawk Rd. This scenic road connects the historic *agricultural* landscape of the “Wheel View” property with other scenic landscapes in a viewshed of long rectangular shaped fields, hedgerows, stone walls, distant farms, and rolling hills.

Old Greenfield Road (Shelburne)

Starting at the Greenfield-Shelburne town line, there are a series of beautiful farms and pastures. This changes to forest as the road winds its way among ledge and streams. Of interest are the low stone bridges which mark the location of stream crossings. Spectacular views of mountain ridges to the West can be glimpsed through the trees as Old Greenfield Road approaches its intersection with the Mohawk Trail.

Carpenter Road (Shelburne)

In the 1992 Franklin County Rural Historic Landscape Preservation Plan, Carpenter Road is not listed as having any significant historic landscapes and instead named Fisk Mill Road as containing multiple *agriculturally* historic landscapes. The 1998 field survey found the opposite to be true. Carpenter Road provides access to views of open fields, on both sides, stretches of undeveloped woodlands, and distant farmhouses, orchards, and winding roads.

Peckville Road (Shelburne)

Peckville Road provides views of the Peck Property, an historic agricultural landscape with farm homesteads, orchards, and hardwood covered hills in the distance to the northwest, northeast, and to the south. It appears as if there has been some recent residential, Approval Not Required (ANR) development in the area.

Colrain/Shelburne Road (Shelburne)

There are two ½ mile sections of the Colrain/Shelburne Road which, to the east and west, provide views of historical *agricultural* landscapes that are primarily extensive orchards. This road has been designated by the Town of Shelburne as a Local Scenic Road pursuant to Chapter 40 Sec. 15C.

Skinner and Frank Williams Roads (Shelburne)

The 1992 Franklin County Rural Historic Landscape Preservation Plan indicated that there were several historic *agricultural* landscapes along both of these roads, although they were not specific about exact locations. At the intersection of Skinner and Frank Williams Roads is a little village center with fields and woodlands to the east and west of Skinner Road. Frank Williams Road contains historic *agricultural* landscapes including working farms with hayfields, farmhouses, barns, and hedgerows, old maple trees along the roadside, and creeping juniper on hillsides in the distance that indicate abandoned pastures.

Zerah Fiske Road and Bardwell's Ferry Road (Shelburne)

South of its intersection with Shelburne Road, Zerah Fiske Road provides access to scenic landscapes including Shingle Hill to the east and Buckland's hills to the west. In the foreground are long hay fields and a large barn with a weather vane on top of a cupola. Farther down this road and on Bardwell's Ferry Road are historic red brick homes, barns, fields, hedgerows and stone walls. Bardwell's Ferry Road has been designated by the Town of Shelburne as a Local Scenic Road pursuant to Chapter 40 Sec. 15C.

Historic Issues

Incomplete Inventories

The historic inventories that this plan contains are from detailed Massachusetts Historical Commission forms of existing historic resources. They have been costly to analyze and no doubt, they were time intensive in their creation. As part of any future effort to expand or establish new historic districts, additional work by an historic preservation expert will be needed to confirm the inclusiveness of the inventory and completeness of the forms for both towns.

Deterioration of Historic Structures

Without due attention, neglect and deterioration may threaten significant structures in both towns. Demolition by neglect of farm buildings is one of the most pervasive threats to historic

rural resources. If structures deteriorate too far, restoration becomes cost prohibitive, resulting in the eventual loss of the structures. In order to preserve historic resources it is necessary that a preservation and protection plan be devised before structures deteriorate too far. Additionally, tools like a Demolition Delay Bylaw or Farm Structure Reuse Bylaw may offer communities the opportunity to find alternative uses for unused historic properties.

Loss of Historic Elements

Historic details on many houses may be potentially lost, such as door and window moldings, porch supports, eaves brackets, etc. In some cases they are replaced by cheaper or mass-produced versions that lack the character of the original. Similarly, alterations to windows such as the insertion of stock bay windows can occur. This change in the details and patterns of facades is very detrimental.

The use of vinyl siding and the use of vinyl replacement windows with fake muntins are a double threat to the appearance of the historic properties in both towns. An education program for property owners to illustrate the negative impacts to historic clapboard buildings caused by siding and replacement windows would be valuable. The Historical Commissions could sponsor workshops in each town.

Incentives and Financing for Historic Resource Preservation

Preservation and restoration of historic structures can often be a prohibitively expensive prospect for landowners. A 20% Investment Tax Credit is currently available for rehabilitation of commercial properties on the National Register of Historic Places. At present, there is no parallel program that helps to allay the cost for restoration of residential properties. Such legislation does have support both at Federal and State levels. It is hoped that a tax credit program for residential structures will be passed in the next few years. Private funding initiatives may offer another avenue for financing restoration. Some of the successful strategies that have been used in other parts of the country are revolving funds, facade easement donations held by land trusts, and loans by local banking institutions interested in the long term economic effects of historic preservation.

Integration of Land Conservation and Historic Preservation

Buckland and Shelburne both contain cultural resources that include historical structures, sites, and landscapes. Traditionally, land conservation and historic preservation have been treated as separate issues. The close link between these two areas calls for an integrated strategy. For example, Sunderland's Historical Commission is integrating the town's recent cultural resource inventory with information on farms in the APR program. They are including barns and other outbuildings in their historic structure inventory. Buckland and Shelburne should consider a similar integrated approach to land conservation and historic preservation.

Accessibility

Most historic buildings were not built to be wheelchair accessible. It is important to carefully design the access to historic buildings as required by the American with Disabilities Act. This may include moving the ramps to a side entrance, and reducing ramp widths, as appropriate.

Recommendations

Short Term

Expand the Existing Shelburne Falls National Historic District

Expand the existing Shelburne Falls National Historic District to include the residential, civic and industrial structures and sites adjacent to the current district. This would encompass the structures and sites listed in Tables 2-3 and 2-4. The potential expansion of the boundary is shown on the Historic Resources Map. The steps required would be a review of the existing inventory, editing of existing forms, preparation of new forms for missing structures and sites, determination of exact boundary lines, and research and preparation of a National Historic District nomination package by an Historic Preservation Planner.

Establish Buckland Center as a National Historic District

Create a new National Historic District in Buckland Center. The steps required would be a review of the existing inventory, editing of existing forms, preparation of new forms for missing structures and sites, and research and preparation of a National Historic District nomination package by an Historic Preservation Planner. The potential boundary is shown on the Historic Resources Map.

Complete a Planning Survey and Inventory for Shelburne Center

Given the limited number of structures currently listed on the State Register of the Massachusetts Historical Commission for Shelburne Center, completing a Planning Survey and Inventory would be the next step. Massachusetts Historical Commission provides grant funds for this activity to help communities document historic structures and sites although a cash match is required.

New nominations to the National Historic Register

As an area with historically significant, predominantly *agricultural* landscapes, Buckland and Shelburne's historic resources are both its buildings and its cultivated landscapes. This close link between land and buildings poses a double challenge to historic preservation of the area. Traditionally, land protection and historic preservation have been treated separately and the advantages of placing restrictions or covenants on farm buildings have often been overlooked when a farm enters the APR program.

As new nominations to the National Register are made for individual farms or for extended districts, the relationship between the cultural landscape, buildings and structures should be thoroughly documented and established to facilitate the integration of these two strategies. Further, to reinforce the importance of preserving the farm buildings as well as the farmland, it is recommended that Historical Commissions identify farms in the APR program and their associated farm buildings. Preservation restrictions should then be considered for those farm buildings of historical and architectural significance. Taken together, the Agricultural Preservation Restrictions and building preservation restrictions would act in concert to protect an entire farm.

Use Investment Tax Credits for Historic Preservation

A 20% Investment Tax Credit is currently offered for rehabilitation of commercial properties on the National Register. Traditionally used for urban commercial and rental properties, this program should be promoted for use in the rehabilitation of barns and other significant outbuildings and structures. There are few sources of support for the preservation of barns and other outbuildings, but this is one that should be considered.

While there are no current programs for owners of historic houses to help offset the costs of rehabilitation, there is strong support in Congress for such legislation, and it may be assumed that a tax credit program will be developed in the next few years. Therefore, it is important for Buckland and Shelburne to secure nominations for all the eligible properties in their communities.

Local Historic Districts

This is potentially the most effective preservation tool and one that should be considered. Local Historic Districts are defined by a community and are tailor-made to the strengths and characteristics of a particular area. The district and associated bylaws must be voted on by Town Meeting. Typically, Historical Commissions set up a committee to identify the districts and to prepare bylaws which will outline the features in the district which will be reviewed and regulated.

National Historic District status is an honorary designation. In Local Historic Districts alterations, demolition, and new construction are reviewed for their impact on the building itself

and on the district as a whole. Each town chooses elements for review that they consider historically significant. For instance, most communities decide to review only work that is visible from a public way; but some communities choose to adopt more detailed guidelines such as reviewing the use of artificial siding or exterior paint color. The Local Historic District tool could be established for the existing National Register Historic District. In addition, it would be appropriate for any new or expanded National Historic District in either community.

Demolition delay bylaws

A demolition delay for a set period of time, up to six months, allows alternatives to be studied such as tax credits for rehabilitation, alternative uses, and as a last resort, moving the structure. Buckland and Shelburne should consider adopting a demolition delay bylaw to protect historic properties.

Long-term

A revolving fund for the preservation of historic properties

A revolving fund is a long-term strategy, which has had success in many parts of this country. Usually organized and managed by a nonprofit group, an historical society or community development organization, a revolving fund is established which offers low-interest loans for the rehabilitation of historic properties. Revolving funds also are used to buy historic properties, rehabilitate them and sell them with protective covenants in place. A revolving fund offering low-interest rate loans for preservation of historic buildings in Buckland and Shelburne would be a welcome tool at a time when grants and tax credits for private historic house owners are not available. Revolving loan funds can provide funds to act quickly, as land trusts often do to buy a threatened property, giving local organizations additional time to raise the needed money.

Commercial Facade Easement Programs

Commercial facade easement programs have been developed through Housing and Urban Development grants. These are deferred interest loans for commercial buildings for the rehabilitation of properties according to the Secretary of the Interior's Standards. If the property remains in the same ownership for an established period of time, the loan is forgiven. The loan must be repaid with interest if the property is sold before that date.

Protection of Historic Landscapes and Scenic Roads

The goal of identifying the historic landscapes and scenic roads of Buckland and Shelburne is to implement preservation strategies with willing landowners. Preservation strategies for landscapes and scenic roads include acquisition of land in fee simple by a public or private preservation or conservation organization, or acquisition of a scenic easement by same. Other

mechanisms include tools such as siting and design guidelines, right-of-first-refusal agreements, site plan review, transfer of development rights, and cluster/open space zoning. Using historic landscape patterns to shape and guide new development helps to protect historic rural landscapes. Site planning and design based on historical or contextual elements can help new development fit in with the rural historic landscape when permanent protection is not impossible.

M.G.L. Chapter 40, Section 15C, authorizes towns to pass local by-laws designating certain town roads as scenic. Each community determines on its own which roads should be designated as scenic. Planning Boards, Conservation Commissions and Historical Commissions typically play an active role in recommending which roads should be included in the local bylaw. Once designated, the Planning Board must give written approval before any repair, maintenance, construction, or paving of the road is allowed if that activity would involve the cutting or removal of trees, or the tearing down or destruction of stone walls in the public Right of Way.

HISTORIC & SCENIC RESOURCES..... 1
Historical Perspective 3
Inventory of Historic Resources 5
Historically Significant Landscapes 21
Scenic Roads in Shelburne and Buckland 24
Historic Issues..... 27
Recommendations..... 29