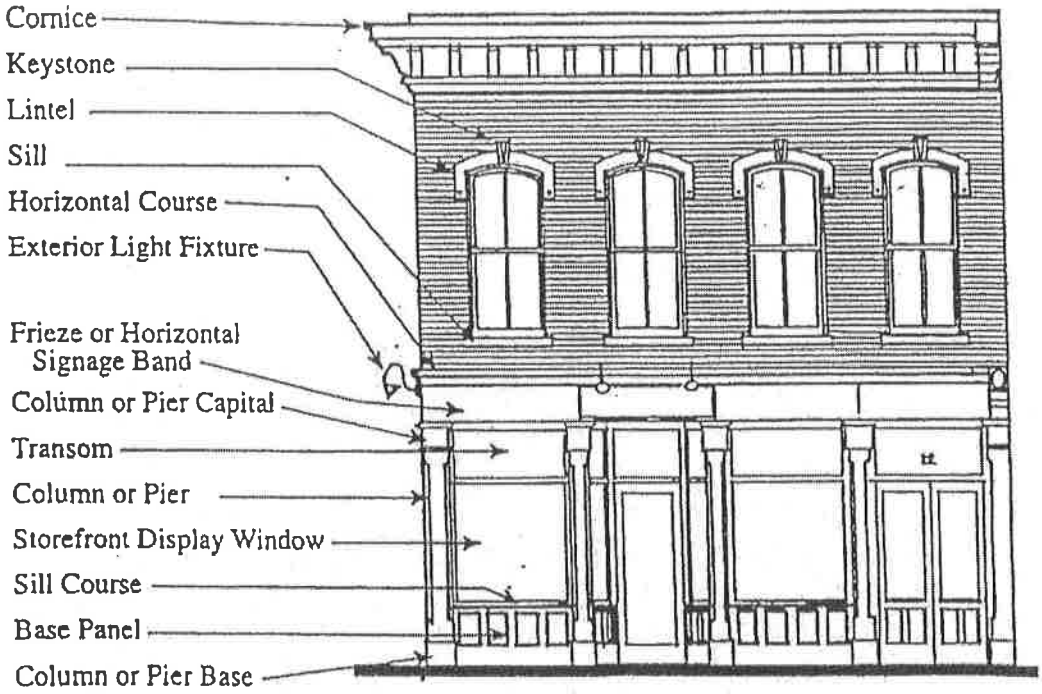

Shelburne Falls Design Guidelines

Shelburne Falls Design Committee
March 1999

Funded in part by a Small Cities Community Development Block Grant from the Massachusetts Department of Housing and Community Development

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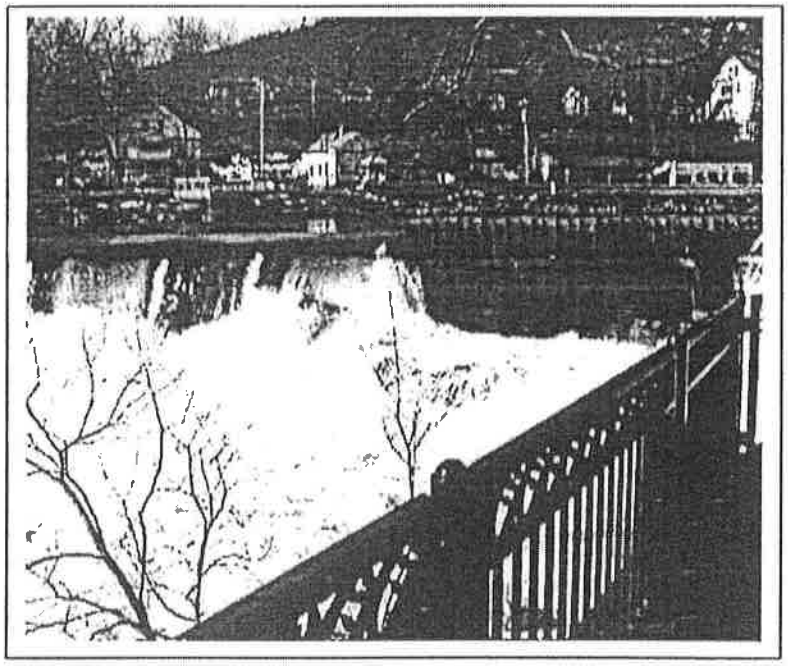


Part 1: Our Program

A. Introduction
B. Anatomy of a building
C. The history of Shelburne Falls

Part 1. A
Introduction

All businesses in the village can benefit from simple improvements to the building. With a little evidence of caring about the building, the shoppers and the neighborhood goes a long way. The life of the building is extended, business activity is enlivened and the Village's morale is positively stimulated.

The Board of Selectmen of the Towns of Shelburne and Buckland, in cooperation with the two Historic Commissions, met throughout 1998 and 1999 to develop these Design Guidelines. We evaluated the conditions of the buildings in the Village and met with property owners. The committee and staff gathered information about design guidelines from other communities. We also incorporated relevant materials from the National Main Street Center, The United States Secretary of the Interior, the Massachusetts Building Code, and the local zoning by-laws.

The Design Committee would like to acknowledge the work we used in the development of this report from the Marlborough, Ipswich, and North Attleboro Design Guidelines.

Many renovation projects are planned to change a downtown's image, modernize, or to attract attention. Long term costs and benefits, improvements that extend a building's usefulness and the coordination between several shops within a building are often overlooked.

The effect of these individual uncoordinated renovations tends to make the overall downtown appearance less attractive. The shopper and visitor are confused by the barrage of competing signage information, and the downtown loses the personal identity it once had.

In Shelburne Falls the change has been gradual and may not be noticeable on a daily basis. Historically significant buildings have been allowed to deteriorate, and some have been covered. Inappropriate siding and back lit signs have been erected at the expense of the historic craftsmanship.

Shelburne & Buckland's architectural style is strong. Many of the buildings may only require minimal improvements, while others require extensive rehabilitation.

These Design Guidelines provide a unifying theme for the Village that links individual storefront and building improvement projects. The Guidelines stress retaining the special history and character of the Village by preserving, restoring, and accentuating existing architectural features. They also serve as the guidelines for participating in The Shelburne Falls Sign and Façade program.

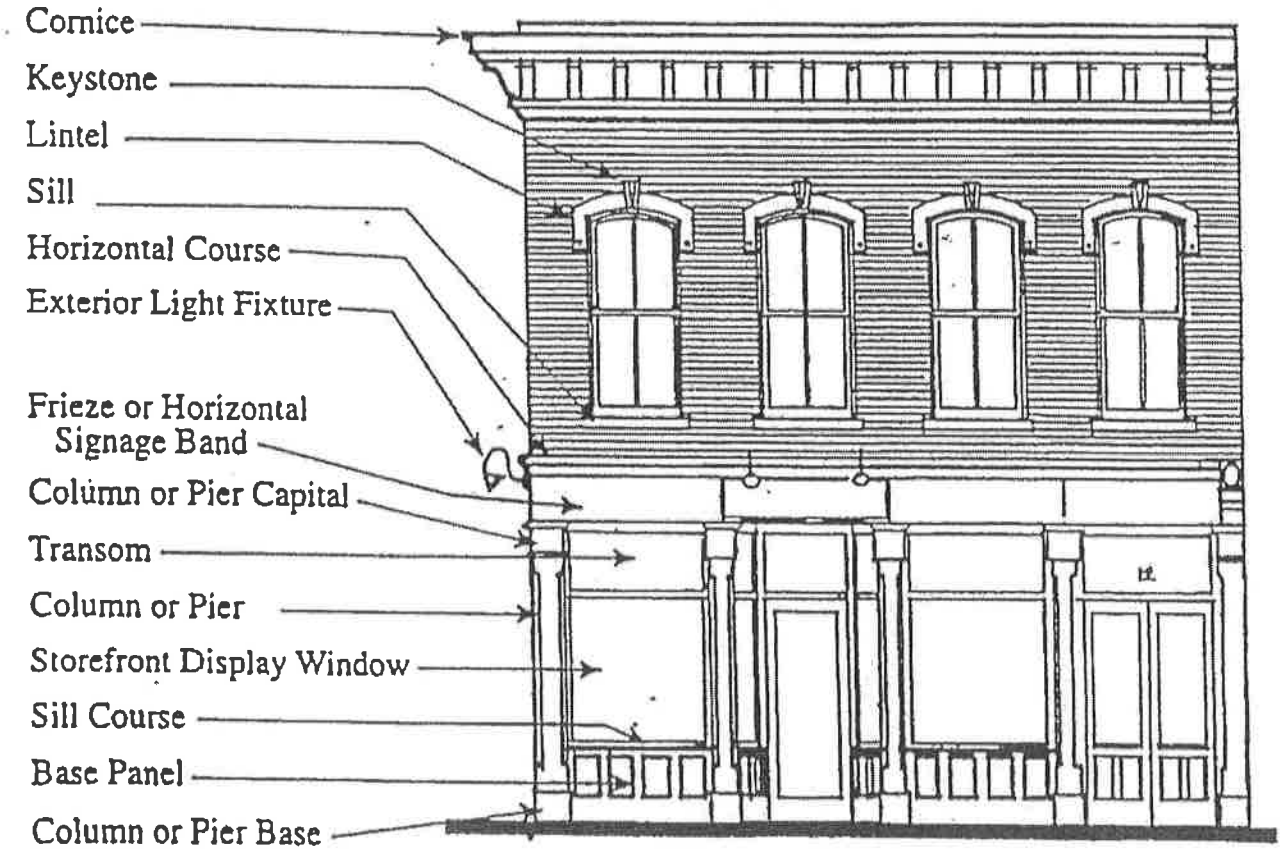
This publication was funded by a Community Development Block Grant through the Massachusetts Small Cities Program of the Massachusetts Department of Housing and Community Development.

Part 1. B - Anatomy of a Building Facade

The first step in understanding the design guidelines is to know the buildings. Part of this learning is to understand the various building elements and the terms used to discuss architecture and design.

A building has some basic ingredients. First it is put together and stacked in a certain way. This basic organization defines the building as a certain architectural type. There its also a style to the building Some styles are historic, others are more contemporary. When renovating or improving an existing building, it is best to know what type and style of building you have. On new construction, keep in mind the basic types and styles of traditional buildings in order to understand how to relate to the existing buildings around you.

The diagram below highlights the typical components of a multi-story commercial building. These terms will be used throughout the guidelines.



A Glossary of Terms

There are many traditional terms, which are used to describe portions of buildings and storefronts. Because some of these terms are used in the guidelines, this glossary has been prepared.

Awning - An element projecting from and supported by the exterior wall of the building, constructed of fabric on a supporting framework, for the purpose of providing shelter or shading windows.

Balustrades - Railing of vertical and horizontal elements. Railing can be part of a stair or platform, or a decorative motif at the roof edge.

Canopy - A permanent roof-like shelter extending from and supported by the exterior wall of the building, constructed of some durable material such as metal or glass.

Canopy Sign - A sign painted on, printed on or attached flat against a canopy or marquee.

Clerestory Windows - Windows located well above street level which allow light to enter near the ceiling of the interior.

Cornice - An element at the top edge of a wall where it meets the roof, which usually is profiled to overhang the wall.

Dormer - *A* small, roof covered projection from a sloped roof.

Facade - Any side of a building which faces a street or open space.

Fascia - A facing board used as trim, this term is also sometimes used to refer to the signboard (see below).

Fenestration - The door and window openings in a building facade.

Gable - The vertical surface which connects two or more sloped roofs.

Landscaped Area - The part or parts of a lot developed and permanently maintained in grass and other plant materials, in which the space is open to the sky and is free of all vehicular traffic, parking, loading, and outdoor storage.

Lintel - A spanning element above a window, typically seen in masonry construction.

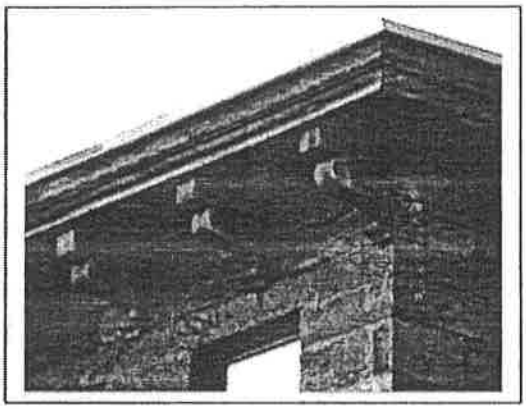
Marquee - Similar to a canopy, but also serves as a location for signage.

Pedestrian-oriented - Describes an attitude or accommodation in which the pedestrian is the primary consideration.

Pilaster - *A* decorative column or pier which is inset into the face of a wall.

Signboard - An area of the storefront above the glazing which was often ornamented and became the traditional location for signage. The term "fascia" is sometimes used for the same element.

Setback - The minimum horizontal distance between the street or way line and the line of the building.



Soffit - The horizontal underside of any architectural element; usually used in reference to the bottom surface of a roof overhang or the edge of a ceiling. A soffit is often used to conceal structural elements, mechanical equipment, or to transition between different ceiling heights.

Symmetrical - Having a regular or balanced arrangement of elements on opposite sides of a center or axis.

Transom - The glazed or solid panel immediately above a door.

Yard, Front - A yard extending across the full width of the lot and lying between the front line of the lot and the nearest line of the principal building or structure.

Vehicle-oriented - Describes an attitude or accommodation in which the vehicle is the primary consideration.

Part 1. C

The History of Shelburne Falls
From the Application for Designation of the Shelburne Falls Historic District

The Shelburne Falls Historic District is located on both sides of the Deerfield River in the town of Shelburne and Buckland, Massachusetts, about one mile west of Route 2. The district encompasses 26 acres of the Village of Shelburne Falls, within which lies the commercial core of the village, with the majority of buildings lining the north and south sides of Bridge Street in Shelburne Falls. The nominated district is in the valley between West Mountain and Messmate Mountain, and the commercial center is surrounded on both sides of the river by residential neighborhoods Just outside the district on the south sloe of the river, below the "potholes", is the largely intact manufacturing complex of Lamson and Goodnow, itself a potential NR district. Shelburne Falls has a large number of "potholes" or "kettleholes". These irregular depressions in the outwash plain were formed by swirling waters, caused by the melting of buried chunks of glacial ice. These "potholes" lie outside the nominated district's boundaries.

The district is densely settled and contains 43 commercial, religious, and civic buildings and structures of which 40 are contributing and 3 are non-contributing to the Shelburne Falls Historic District. Most of the buildings are two or three story brick commercial blocks erected in the mid-to-late-19th century and are vernacular expressions of common 19th-century commercial styles with contributing representatives from the Greek Revival, Italianate, and Gothic Revival styles.

Descriptions of key and representative buildings follow in chronological order:

The Thayer Block (MHC #2 Map #16), (Rod &Gun Club) at 9 and 15-17 Bridge Street, was constructed in 1837 and is an excellent example of early Victorian commercial architecture. The 2 l/2-story brick building, with pedimented gable to the street and dual chimneys on the north side, has granite window lintels and sills and decorative brickwork a. the second story and on the pediment. In 1912, a one-story brick addition (#9 Bridge St.) was constructed with flat roof and the same dentil brickwork below the cornice that is found on the main block.

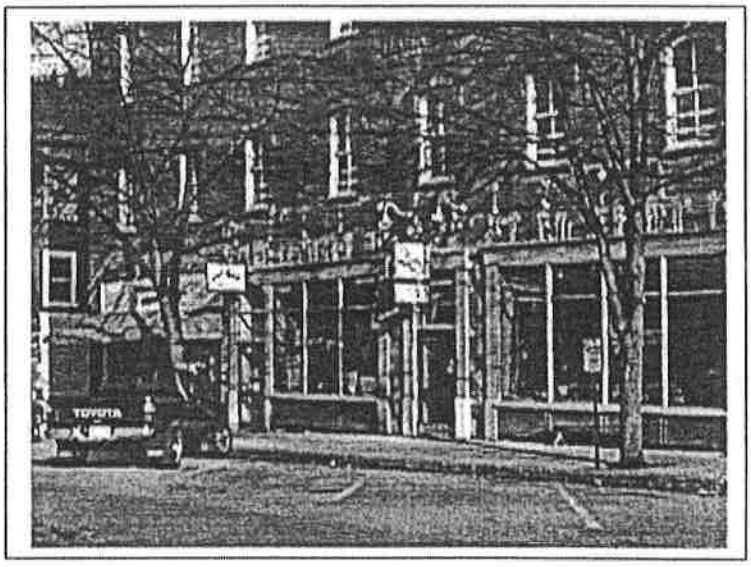
The Swan Block (MHC #9, Map #4), (West County News) at 69-73 Bridge Street, was constructed between 1847 and 1871. The west end of the building, a tall 3 1/2-story frame structure with gable roof, was erected in 1847. The eastern addition, constructed in 1871, is a shorter, smaller 3 1/2-story frame building, also with a gable roof. The main block is five bays wide, while the addition is only three bays wide. This commercial block is largely unornamented, has 2/2 sash throughout, and has a porch on the northern (front) facade. The original (or early) storefronts are extant.

The Hotel Block (MHC #13, Map #38), (Keystone Market) at 44-50 Bridge Street, was erected cat 1852. This hotel and later commercial block is a large, three-story structure constructed of coursed granite blocks. The two-bay wide building has a flat roof with paired brackets supporting a wooden cornice. The windows all have granite sills. To the rear is a one-story cinderblock addition guilt at an unknown date in the 20th century, while a one-story entrance was added at the east end of the block

The Baker Block (MHC #12, MAP #39), (Baker Pharmacy) at 52-56 Bridge Street, was erected in 1853. This Greek Revival-style structure is a 2 1/2-story frame building, four bays wide, with front-facing gable and enclosed pediment. Greek Revival elements include broad entablature and corner pilasters. There have been alterations to the first-floor storefronts. A one-story addition to the rear (west) was erected at an unknown date.

The Hillier Bank Block (MHC #14, Map #37), (Law Offices) at 30 Bridge Street, was erected ca. 1858. This three-story commercial block was constructed of rough-cut marble blocks, and has a flat roof with wooden cornice supported by carved brackets. The structure is four bays wide and the windows are modern replacements. Other notable features include the copper margins over the two-bay wide entrance and the two pedestals with globe lamps on both sides of the granite steps. A one-story addition was erected to the rear of the building at a later date.

The Brick Bank Block (MHC #16, Map #35), (Art Bank) at 22-26 Bridge Street was erected in 1871. The three-story brick structure with curved cornice, curved end, and segmentally arched windows with keystones, has a flat roof with long brackets supporting the wooden cornice.



The Merrill-Richardson Block (MHC #17, Map #36), (Mirick Insurance) at 28 Bridge Street, was erected in 1871. This is a three-story Gothic Revival commercial block constructed of granite clocks. The three-bay-wide building features white marble hoods over pointed arch windows. Likewise, white marble arched trim decorates the cornice beneath a flat roof. A curious feature of this structure is that entrance to the second and third floors is only possible by using a staircase in the building next door.

The Couillard Block (MHC #17, Map # 27), (Good Spirits/Re-threads) at 20 Bridge Street was erected in 1876, and is a 3 1/2-story clapboard structure with a very slightly pitched roof. The four-bay-by-six-bay structure sits on a granite foundation. The storefronts have been altered in the 20th century.

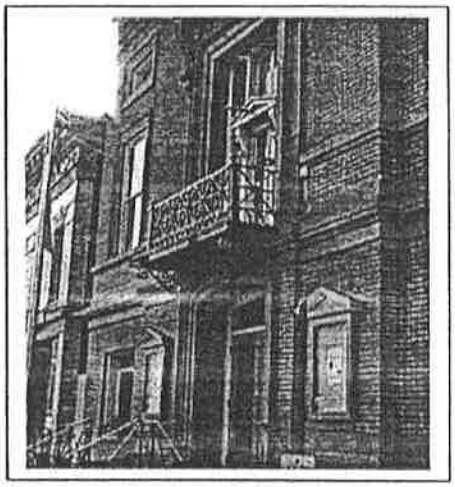
The Odd Fellows Building (MHC #26, Map #20), (McCusker's Market) on State Street, was erected in 1877. The three-story, two-bay-by-five-bays, clapboard commercial structure has a flat roof with a parapet atop the dentilated wood cornice. Third-floor palladian windows probably were added following a fire in 1895. The building retains its early storefronts and has a permanent canopy with intricately carved supports.

The Buckland Town Hall (formally the Methodist-Episcopal Church, MHC #28, Map #22) on State Street was constructed in 1877. The 2 1/2-story Greek Revival frame structure originally had a steeple, which was removed at an unknown date, and now features a gable-end roof. The building has suffered repeated alterations to the facade and has aluminum siding but is still considered contributing for its historical significance.

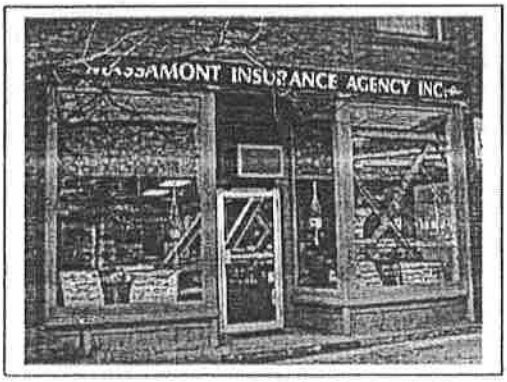
The Wood-Nilman Block (MHC # 8, Map #5), (Wandering Moon) on Bridge Street was erected in 1879, but appears to be an early 20th century Georgian Revival structure from the facade. This two-story brick commercial building has a flat roof with a concrete swag design along the roof line below a short parapet decorated with dentils and modillions In 1920 the building was enlarged and a fourth storefront was added to the building's east enc. The yellow brick facade with granite lintels in the second-story windows probably dates to the time of this addition. Attached to the rear of the Wood-Nilman Block is a one-story frame structure (ca. 1840) the Old Post Office, which was moved back from the street to make room for the new commercial block.

The Potter Grain Company (now Salmon Falls Market Place) (MHC #37, Map #18), on Ashfield Street was erected in 1894 This 3 1/2-story frame structure is four bays wide and has a gable roof with wings. Originally the building was covered with clapboards hut currently is sided with asphalt shingles. The lack of ornamentation is in keeping with the structure's original use as a grain storehouse.

Memorial Hail (now Shelburne Falls Town Hall, MHC #7, Map #6), at 51 Bridge Street, was erected in 1897, and is a three-story brick structure with Georgian Revival features and a flat roof With parapet above a full entablature. The principal feature of the building is the slightly projecting two-story front piece with pediment, which is supported by oversized molded, scrolled brackets. There is a full-molded enframement around the doorway of the second floor, while the first-floor entrance has a simpler molded frame. Above the doorway is a wrought iron and stone balcony. Other notable elements are the stringcourses, sandstone window trim, and the date plague in the parapet.



The Methodist Episcopal Church (MHC #25, Map #19), on State Street, is an eclectic English, Medieval Revival-style structure erected in 1906. The tall 1 1/2-story frame structure sits on a raised brick foundation and has steeply pitched roof with cross gable, tripartite stained-glass windows within the pointed arch, and broad overhanging eaves. The dominant feature of the building is the tall, square bell tower constructed of brick and wood shingles, which contains the main entrance to the church. The multi-stage tower sits on a raised granite block foundation, has lances windows above the second-story windows, and has an opening for the belfry with footed sills.



The Schmidt Block (MHC #1, Map #17), (Upton – Massamont)at 3-7 Bridge Street, erected in 1907, is an example of late Victorian commercial architecture. The two-story brick building has a flat roof. The structure has three entrances across the five-bay facade, two in the storefronts and a third in the center of the building that allows access to the second floor. The windows in the facade have granite lintels and sills, and there are dentils on the facade roofline.

Pratt Memorial Library (MHC #26, Map #2), on the

corner of Bridge and Main Streets, was erected in 1914 This fine Italianate one-story brick and stone structure has a low gable roof, paneled cornice and a concrete dome supported by fluted columns and articulated frieze.

The Garage- (MHC #27, Map #43), (United Bank) at 90 Bridge Street., was erected in 1925. This two-story brick car garage has a flat roof with a short parapet. The second story is on the street level. On the sides are large multi-paned windows like those in many industrial buildings.

Other Structures

The Deerfield River Bridge (Map #41) is the second-oldest Warren through truss bridge in Massachusetts. Erected cat 1890, it is a three-span, double intersecting iron bridge with latticed railing and portal bracing. A builders plate names the engineer; Edward S. Shaw, and the construction company; Vermont Construction owned by R. F. Hawkins, an important late-19th-century bridge designer.

The Bridge of Flowers, (Map #42) is a five-span reinforced concrete deck arched bridge, constructed in 1908, by the Ley Construction Company for the Shelburne Falls and Colrain Street Railway Company. The 398 foot long bridge was said to be the longest concrete bridge east of the Ohio River when it was built. The streetcar rails were removed in the 1920s and the bridge was restored in the early 1980s.

Non-Contributing Buildings

There are only three non-contributing buildings in the district: the modern Greenfield Savings Bank building on Bridge Street; and the two connected buildings (10-12 Water Street) owned by the VFW. While the one-story brick structure to the rear was a blacksmith shop erected cat 1905, a ca. 1940 frame addition blocks the view of the earlier structure and hides its historic character.

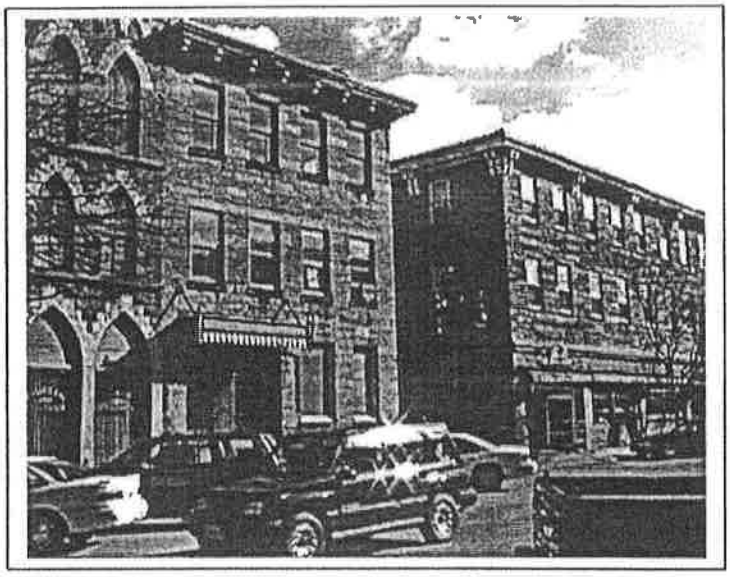
Archaeology

While no prehistoric sites are currently recorded in the district, it is likely that sites are present. At least four sites have been recorded in the general area (within one mile). This distribution plus the presence of the Deerfield River through the district and the falls indicates a higher than average potential for locating sites. The riverine characteristics of the area would nave made it an attractive area for narrative subsistence and settlement activities. The Mohawk Indians reportedly camped near the falls because of its excellent fishing. Since patterns of prehistoric occupation in the Buckland/Shelburne area are poorly documented, any survey sites would be significant. Regional as well as local significance might result from sites found in this area and contributions they might make towards our understanding of the relationships between upland native cultures in this area and those in New York, the Connecticut Valley, and coastal areas to the east.

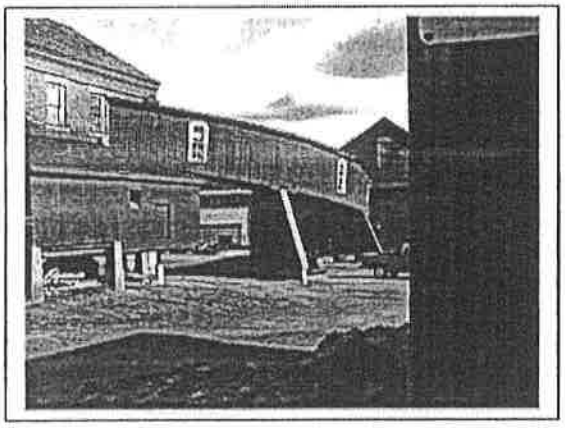
Some evidence exists that Deerfield residents fished at the falls in the spring season by the late-17th century. There is also a potential for significant historical remains in the district Actual settlement

was made in the vicinity of Shelburne Falls by the mid-to-late-18th century. However, the potential for finding survivals of this period is low. Major settlement in the area did not occur until the 1 9th century when the area became an important economic focus. Background research, controlled testing, and excavation may help to determine whether or not structures (mills, homes) and related features (trash pits, privies, wells) exist from this period. These premises could provide detailed information on the changing social, cultural and economic patterns that characterized 19th-century life in the rural mill village of Shelburne Falls.

Description of the Historic Character of the Community



The Shelburne Falls Historic District a mid-19th-century commercial center on both sides of the Deerfield River in Shelburne and Buckland, Massachusetts, retains integrity of location, design, setting, feeling, materials, workmanship, and association, and meets criteria A and C of the National Register of Historic Places on the local level. The period of significance spans the years from the 1830s, when the first significant industrial and commercial firms were established at Shelburne Falls, to 1937. The Shelburne Palls Historic District is historically significant for its associations With mid-to-late-19th-century commercial and industrial development, and is architecturally significant for its many intact and well-preserved Victorian Gothic Revival and Italianate commercial blocks and civic/institutional buildings constructed primarily during the last half of the 1 9th century.



Shelburne Falls, once known as "Salmon Falls," was an important Native American fishing ground prior to European settlement of the area in the mid-1700s. While most settlers established farms in the outlying regions of Buckland and Shelburne, Shelburne Falls continued to be the site of the most productive salmon fishing in Massachusetts until the early 1800s.

During the last decades of the 18th century and the first decades of the 19th century, a few saw and gristmills were established on the Deerfield River in the vicinity of Shelburne Falls. However, it was not until the 1830s that the 50-foot drop at the falls was utilized for actually manufacturing activities. In the mid-1830s, Silas Lamson established a snathe (iron farm implement) shop on the Shelburne side of the Deerfield River, at Shelburne Falls, Machinery co work the iron and brass was powered by the falls. In 1842, in conjunction With M.C. Goodnow Lamson established a cutlery as well. By 1845, two small satonet mills, shops for scythes, axes, shovels and rakes had joined Lamson and Goodnow at the Falls (MHC survey).

In 1851, Lamson and Goodnow moved most of their metalworking operations to the Buckland side of the river, where the firm employed 250 men in 1855. (Extant- appears to retain integrity and eligible individually)

Lamson and Goodnow provided the major impetus for the development of other industrial activity on both sides of the river at Shelburne Falls. By the 1850s several other metalworking firms had been established, attracting a growing population to the area.

Beginning in the late 1830s, commercial firms were established to meet the needs of the growing industrial community. Several commercial blocks were constructed by the late 1850s, including the Thayer Block (1837), the Swan Block (1847), the Hotel Block (ca. 1852), the Baker Block (1853), and the Bank-Hillier Block (1&58). the growing prosperity of Shelburne Falls is indicated by the use of marble facing on the Bank-Hillier Block and by the size of the Hotel Block, which, at ten by four bays, is the largest and was considered, at the time of its construction, the finest and most costly hotel in Franklin County. [MHC Reconnaissance Survey- Shelburne (1982)]

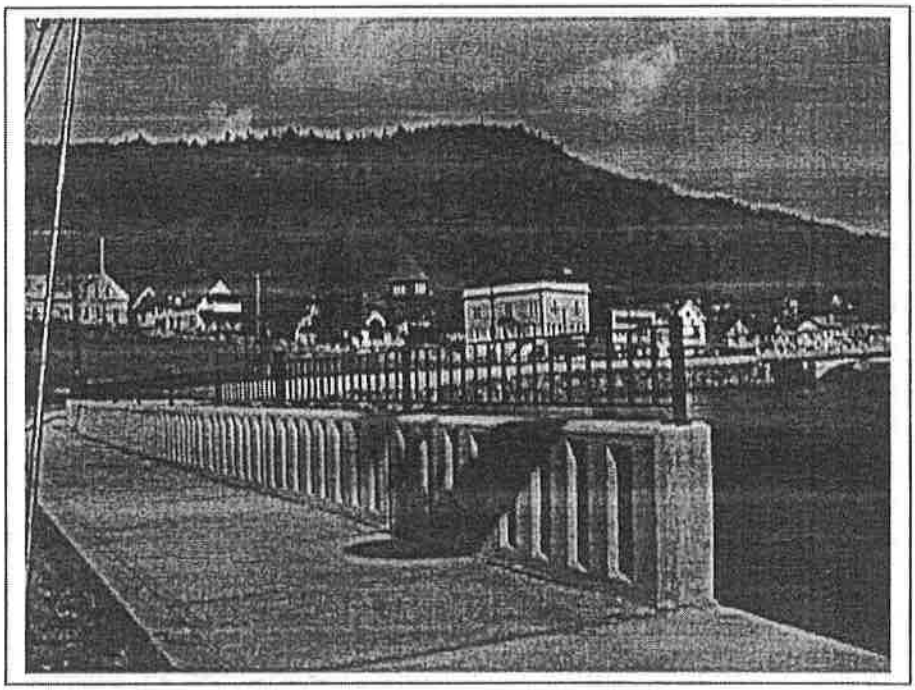
Impetus for further industrial and commercial expansion came from the construction of the Troy and Greenfield Railroad in 1867, and the location of a depot on the Buckland side of the falls. By 1875, the newly established silk sewing thread manufacturer, Streeter and Mayhew, was the leading employer in Shelburne, while Lamson and Goodnow held that distinction in Buckland. Evidence of prosperity at Shelburne Falls is the construction of several more commercial blocks on Bridge Street built primarily in the 1870s, including the Merrill Richardson Block (1871), the Knowlton Block (1871), an addition to the Swan Block (1871), the Bank Block (1871), the Couillard Block (1876), the Wood-Nilman Block (1879) and the Stebbins Block (1880). In addition, most of the District's industrial buildings were erected during this decade of growth. In 1870, the First Universalist Church was erected on Main Street. In 1877, the original Methodist-Episcopal Church (now Buckland Town Hall) was erected on State Street, as was the Odd Fellows Building, also on State Street.

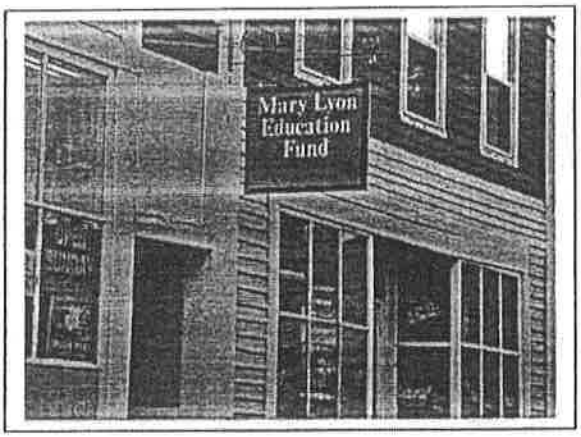
While not on as broad a scale as in the 1870s, Shelburne Falls continued to prosper in the early 1960s as new commercial and institutional buildings were periodically erected on both sides of the river. Shelburne Falls received an additional boost upon the completion of the Shelburne Falls and Colrain Street Railway in 1896. Until 1908 the streetcar serviced points between Colrain and Shelburne. Then in 1908, the company built a bridge across the Deerfield River and the trolley proceeded to the Buckland side of the Falls District. Following the collapse of the Streetcar Company in 1927, the Streetcar Bridge was converted to the Bridge of Flowers by the Shelburne Women's Club.

The Great Depression marked the beginning of a pronounced decline in the economic life of Shelburne Falls. The loss of manufacturing Jobs in the region led to a drop in population and consequently to decline of the villages commercial establishments. (Manufacturing in the area did

not cease completely. In fact Lamson and Goodman Manufacturing Company is still engaged in production of cutlery, and another firm, Mayhew Steel, now makes cutting tools.) Other factors contributing to the 50 year depression "suffered by Shelburne Falls include the rise of the automobile, which allowed people to travel to larger commercial centers, the subsequent shift in emphasis away from the railroad, as well as the growth or retail malls in the last thirty years.

The long period of stasis and disinvestment has meant that very little development pressure has been placed on the commercial center of Shelburne Falls. As a result, the village has a remarkably intact late-19th-early-20th-century commercial center. Attempts to revitalize the village have begun. Shelburne Falls is a Commercial Area Revitalization District (CARD) funded by MDHCD. These efforts are being undertaken with an interest in preservation. The CARD program established a review board to oversee changes to the commercial buildings and to encourage facade restorations and improvements. Preservation activities are further encouraged by the Shelburne Falls Civic Beautification Association with funding from the local business community.





Part 2: Design Guidelines

A. Secretary of the Interior-Standards for Rehabilitation
B. Building Codes and Accessibility Compliance
C. Shelburne Falls Design Guidelines

Part 2. A

The Secretary of the Interior's Standards for Rehabilitation
And
Guidelines for
Rehabilitating Historic Buildings (Revised 1983)
U.S. Department of the Interior
National Park Service
Preservation Assistance Division
Washington, D.C.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects have been developed to direct work undertaken on historic buildings.

Initially used by the Secretary of the Interior in determining the applicability of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards for Historic Preservation Projects have received extensive testing over the years-more than 6,000 acquisition and development projects were approved for a variety of work treatments. In addition, the Standards have been used by Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and by State and local officials in the review of both Federal and nonfederal rehabilitation proposals. They have also been adopted by a number of historic district and planning commissions across the country.

The Standards for Rehabilitation (36 CFR 67) comprises that section of the overall historic preservation project standards addressing the most prevalent treatment today: Rehabilitation. "Rehabilitation" is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards for Rehabilitation are as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

In the past several years, the most frequent use of the Secretary's "Standards for Rehabilitation" has been to determine if a rehabilitation project qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, the Revenue Act of 1978, and the Economic Recovery Tax Act of 1981, as amended. The Secretary is required by law to certify rehabilitations that are "consistent with the historic character of the structure or the district in which it is located." The Standards are used to evaluate whether the historic character of a building is preserved in the process of rehabilitation. Between 1976 and 1982 over 5,000 projects were reviewed and approved under the Preservation Tax Incentives program.

As stated in the definition, the treatment "Rehabilitation" assumes that at least some repair or alteration of the historic building will need to take place in order to provide for an efficient contemporary use; however these repairs and alterations must not damage or destroy the materials and features including their finishes - that are important in defining the building's historic character.

In terms of specific project work, preservation of the building and its historic character is based on the assumption that (1) the historic materials and features and their unique craftsmanship are of primary importance and that (2), in consequence they will be retained, protected, and repaired in the process of rehabilitation to the greatest extent possible, not removed and replaced with materials and features which appear to be historic, but which are - in fact new.

To best achieve these preservation goals, a two-part evaluation needs to be applied by qualified historic preservation professionals for each project as follows: first, a particular property's materials and features which are important in defining its historic character should be identified. Examples may include a building's walls, cornice, window sash and frames and roof; rooms, hallways, stairs, and mantels; or a site's walkways, fences, and gardens. The second part of the evaluation should consist of assessing the potential impact of the work necessary to make possible an efficient contemporary use. A basic assumption in this process is that the historic character of each property is unique and therefore proposed rehabilitation work will necessarily have a different effect on each property; in other words, what may be acceptable for one project may be unacceptable for another. However, the requirement set forth in the definition of "Rehabilitation" is always the same for every project: those portions and features of the property which are significant to its historic, architectural, and cultural values must be preserved in the process of rehabilitation. To accomplish this, all ten of the Secretary of the Interior's "Standards for Rehabilitation" must be met.

GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

The Guidelines were initially developed in 1977 to help property owners, developers, and Federal managers apply the Secretary of the Interior's "Standards for Rehabilitation" during the project planning stage by providing general design and technical recommendations. Unlike the Standards, the Guidelines are not codified as program requirements. Together with the "Standards for Rehabilitation" they provide a model process for owners, developers, and federal agency managers to follow.

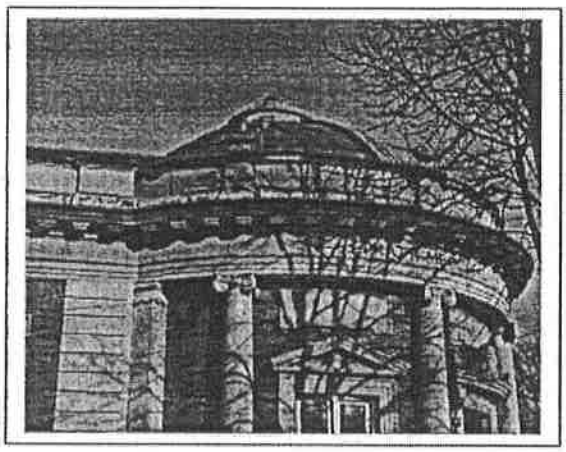
It should be noted at the outset that the Guidelines are intended to assist in applying the Standards to projects generally; consequently, they are not meant to give case- advice or address exceptions or rare instances. For example, they cannot tell an owner or developer which features of their own historic building are important in defining the historic character and must be preserved - although examples are provided in each section - or which features could be altered, if necessary, for the new use. This kind of careful case-by-case decision making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of historic properties.

To provide clear and consistent guidance for owners, developers, and federal agency managers to follow, the "Recommended" courses of action in each section are listed in order of historic preservation concerns so that a rehabilitation project may be successfully planned and completed-one that, first, assures the preservation of a building's important or "character-defining" architectural

materials and features and, second, makes possible an efficient contemporary use. Rehabilitation guidance in each section begins with protection and maintenance, that work which should be maximized in every project to enhance overall preservation goals. Next, where some deterioration is present, repair of the building's historic materials and features is recommended. Finally, when deterioration is so extensive that repair is not possible, the most problematic area of work is considered: replacement of historic materials and features with new materials.

To further guide the owner and developer in planning a successful rehabilitation project, those complex design issues dealing with new use requirements such as alterations and additions are highlighted at the end of each section to underscore the need for particular sensitivity in these areas.

Protect and Maintain



After identifying those materials and features that are important and must be retained in the process of rehabilitation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, protective plywood, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair

Next, when the physical condition of character-defining materials and features warrants additional work repairing is recommended. Guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind-or with compatible substitute material -- of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option; substitute material is acceptable if the form and design as well as the substitute material itself conveys the visual appearance of the remaining parts of the feature and finish.

Replace

Following repair in the hierarchy, guidance is provided for replacing an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish

the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature under certain well-defined circumstances, they never recommend removal and replacement with new material of a feature that - although damaged or deteriorated - could reasonably be repaired and thus preserved.

Design for Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions to Historic Buildings

Some exterior and interior alterations to the historic building are generally needed to assure its confined use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alterations may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

Health and Safety Code Requirements; Energy Retrofitting

These sections of the rehabilitation guidance address work done to meet health and safety code requirements (for example, providing barrier-free access to historic buildings); or retrofitting measures to conserve energy (for example, installing solar collectors in an unobtrusive location on the site). Although this work is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of rehabilitation work to meet code and energy requirements.

Part 2. B - Building Codes and Accessibility Compliance

Building Codes

- All improvements to existing buildings as well as new construction must conform to Building Code standards. The Village is subject to the Massachusetts State Building Code Fifth Edition. Certain ordinary repairs are allowed without requiring a building permit, but must nevertheless meet Building Code standards.

- One of the principle questions which arises during renovation projects is the degree to which existing elements of a building must be "brought up to code" when improvements are undertaken on only a portion of a building. Many of the basic rules for compliance are contained in Article 32, "Repair, Alteration, Addition, and Change of Use of Existing Buildings" and in the Massachusetts Architectural Access Board Code (521 CMR). A detailed review of the codes is recommended as one of the first steps in planning a new project. Although there are many special considerations, which effect the requirements for any particular building, there are several principles, which often define the extent of compliance, which is required. Also be alert to changes in the code; key changes in the Architectural Access Code are pending at this time, for example.

- The number of exits, their construction and capacity, and exit signage, lighting and alarms for a building must typically be brought to code, regardless of the amount of renovation.

- If the value of the renovation is greater than 25% of the 100% assessed value of the building, the entire facility is required to meet the Massachusetts Architectural Access Board code. A variance may be applied for in cases where full compliance is "impracticable."

- If the cost of renovation work performed amounts to less than 25 percent of the 100 percent equalized assessed value of the building, and is more than $50,000, then that portion of the work being performed must comply with Access Board regulations, and an accessible entrance and toilet usable by a person in a wheelchair also shall be provided.

- If the cost of renovation work performed amounts to less than 25 percent of the 100 percent equalized assessed value of the building, and is less than $50,000, only that portion of the work being performed must comply with Access Board regulations.

- It should be noted that the cost of renovation work on the building within any 24-month period must be added together in applying the preceding formulas.

Americans with Disabilities Act (ADA)

While similar in scope to the Massachusetts Architectural Access Board regulations, the ADA is a civil rights statute intended to prevent discrimination in employment. It states that: elements of a building shall be made accessible to the "maximum extent feasible". This requires careful consideration of specific uses and architectural solutions, and is sometimes interpreted to require more extensive alterations than required through the Massachusetts Architectural Access Board Regulations. In general, the ADA has slightly more specific parking requirements than the Access Board. ADA is also more specific on elevator controls, emergency systems (such as tire alarm horns and strobes) stairs and equipment. ADA is somewhat less rigid than the Access Board on toilet room design and ramp widths.

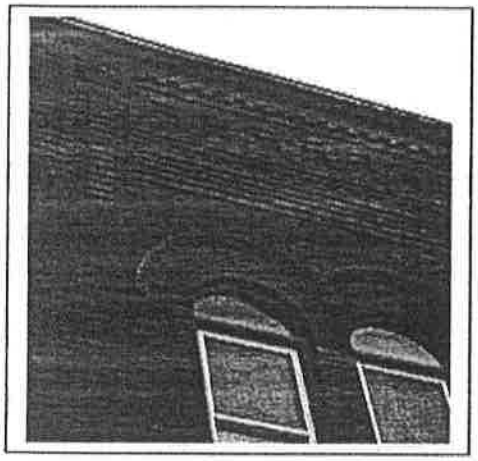
Part 2. C - Shelburne Falls Design Goals and Guidelines

Overall Goals

Shelburne Falls and Buckland have a long and Genuine history as a New England village with a distinctive downtown combining commercial, residential, industrial, and civic needs. All of these uses are present and vital today, and the design of buildings and facades should contribute to this diversity while retaining the village-like character that is appropriate to the historic district as well as to the town.

These guidelines seek to enhance the downtown district through an emphasis on small scale buildings and building elements, an orientation to the pedestrian wherever possible, a simplicity of style and design appropriate to the village's colonial and early, commercial past, and respect the genuine qualities of history that require preservation or renovation.

Overall Guidelines



- Building improvements should enhance the overall architectural integrity of the Shelburne Falls Historic District.
- A new or existing building should avoid appearing older than the era in which it was originally constructed.
- New buildings should be in keeping with their surroundings without unnecessarily mimicking them.
- Building improvements should respect a building's original style or type where the building is of historic merit, or where the original building design is of high quality and distinctive character.
- Buildings improvements should not be designed to mimic historical features that are inappropriate to the original character of the building.

Overall Guidelines (continued)

- Previous building renovations, which have taken place over the course of time, are sometimes evidence of the history of a building and its environment. If these alterations have acquired their own significance, they should be recognized and respected.

- The tradition of commercial buildings in the Village has been dominated by simple and pragmatic designs drawn from models appropriate to the time in which they were created. A simple, clear organization is often preferable to a more complicated approach, especially if such an approach is not appropriate given the original building.

- If original building elements have been removed or substantially altered over time, contemporary treatments are not discouraged. However, they should retain traditional principles and be of a character appropriate to the Village and the Town.

- Distinguishing original qualities and features of a building, or structure and its environment should be preserved; elements that make a building special should be identified and preserved if at all possible.

- In general, businesses should rely on signage, not on signature or symbolic building elements, to advertise themselves and to attract patrons.

- Standardized or generic designs are to be avoided. Within an overall framework of consistent and coherent general principles, variety in the commercial environment is encouraged.

- New building and facade designs should be similar to the immediate neighbors and historic site organization within the downtown district, to retain the very desirable relationships to the sidewalk, open space, and village scale that have evolved over time.

Building Walls, Roofs, and Parking

Goals

A unified architectural style should be determined and used consistently for all elements of a building wall and roof.

Proportions of building elements should respect the architectural styles in with which they are composed.

Facades should relate to their surroundings through materials, proportions, and colors to provide a sense of cohesiveness, without mimicry of inaccurate historical styles or replication of neighboring buildings.

Facades and roofs should strive to be visually interesting and attractive along areas that will be seen by the public.

Guidelines

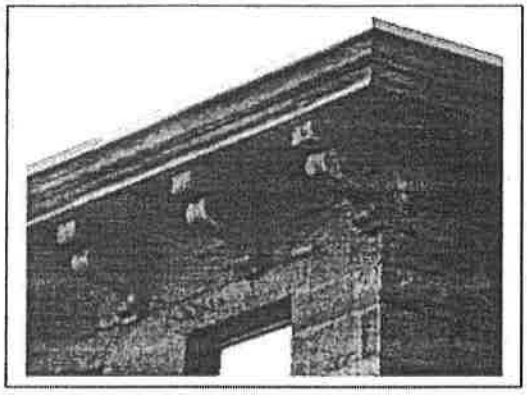
- In the Village, the front yard setback for new buildings should relate to the existing adjacent buildings in order to reinforce the existing street pattern.
- Front yard setbacks should be landscaped.
- Off-street parking should be located at the rear of the building.
- Parking areas should receive fencing, planting, or other landscape treatment in order to provide for a visually attractive pedestrian experience.
- Off-street parking provided on the site should only serve specific uses on the site, or specific uses on lots immediately adjacent to the site.
- Building doors and windows should be designed to be consistent in proportion, size and configuration with the architectural styles that is determined to be appropriate for the building.

Building Walls, Roofs, and Parking (Continued)

- Facade colors should be complementary to the natural materials used on a building and to the buildings adjacent to it. The palette of colors used on a building should be in accord with the materials of the building facade.

- Historic roof forms should be retained or restored. Additions should have roof forms that are compatible with the forms of the building to which they are attached. New structures should employ simple roof forms compatible with the flat or gable roof styles typical of the Village commercial areas.

- Downspouts and gutters should be of a color that is compatible with the building walls. If the building is historic, the style and color of downspouts and gutters should be appropriate to the original ss character of the façade.



Exterior Materials, Site Screening

Goals

Exterior materials should be consistent with the historic style which is used to compose the facade.

High quality materials should be used that convey substance and integrity.

The use of materials that are traditional and historically typical to the Village is encouraged.

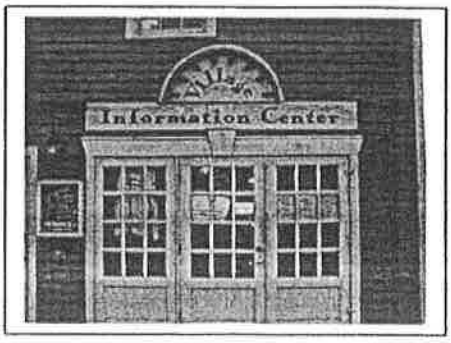
The diversity of materials in the downtown is a positive feature, and helps distinguish different buildings and building styles; such diversity is to be encouraged.

Guidelines

- Clapboard siding, brick, and stone have been used very successfully in existing facades, and the continued use of these materials is encouraged.
- Multiple materials such as combinations of brick and clapboard siding are rarely appropriate; consistent use of a dominant building material for the "skin" of a facade is encouraged.
- Where possible, materials used to patch or repair existing facades should match original, desirable materials as closely as possible.
- Generally muted tones and colors are appropriate for most facade materials except for trim and special storefront elements.
- Dumpsters and other outdoor storage, should be screened from all streets abutting the property and from adjacent properties.
- If metal is used, it should be appropriate to the building, and convey a sense of quality to assure an attractive appearance over time.
- Materials used near sidewalks and adjacent to the entrance shall be durable and compatible with other building materials.

Exterior Material Guidelines (Continued)

- Plywood or other wood panel sheathing materials should be avoided unless they are incorporated as a panel within a frame and are durable for exterior use.
- Building materials should conform to existing materials and compliment the existing architecture. Building should avoid attempting to create an "historic" look that is in fact false.
- Pre-cast concrete, concrete masonry units or concrete block, applied thin brick veneers (veneers less than 4" nominal thickness) or materials made to look like masonry should not be used.
- Brick should not be heavily molded or made to appear old on new building structures.
- All windows and doors should be made of wood or metal. Frames of screens or screen/storm doors should be made of the same material and finish as the primary door or window.
- Metal and metal finish should be either painted galvanized steel, a painted aluminum or non-clear anodized finish aluminum, a muntz metal (architectural bronze), or other metals with a natural finish or patina. Natural aluminum and glossy stainless finishes are not acceptable.
- Vinyl siding, or any other solid or vinyl-clad product, should not be used in the facade.
- Plywood and other wood panel sheathing materials should not be used as finish cladding unless incorporated as a panel within a frame. The panel must be durable for exterior use.



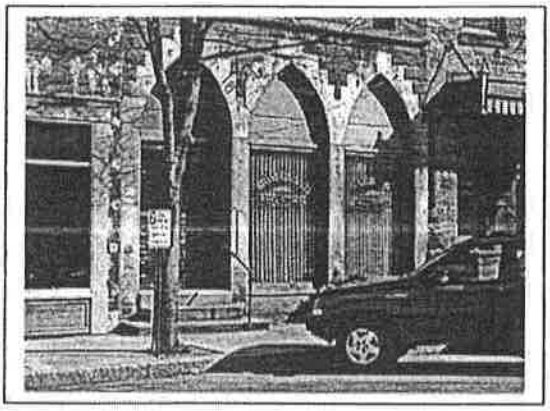
Doors and Entrances

Goals

Primary entrances are a principal element of orientation and welcome along the street edge, and should be designed appropriately.

Primary entrances should concentrate visible activity and interest toward the street.

Guidelines



- Primary entrances should front on the street.
- Primary entrances should be largely transparent, as was traditionally the case with storefront design. This will promote a sense of welcome and safe access.

  All entrances should be accessible, and modifications to entrances must comply with the building code.

  Door glazing with historic multiple panes and muntins (or with that appearance) should be avoided unless it is appropriate to the primary style of the building.
- Unused entrances should be transformed into other architectural elements appropriate to the architectural style of the building, such as store window.
- Multiple-paned glazing should be avoided unless it is historically accurate for the building. Such glazing was seldom used during many historical periods, and is often used inappropriately to convey a "colonial" appearance.
- The addition of rear entrances, display windows, or other improvements are encouraged in order to increase the interest and access to uses.
- Retain and or/repair as much of the historic door material and hardware where possible. Repair should match existing size, species, profile and configuration.

Windows

Goals

Windows should respect spacing size appropriate to the architectural style that is chosen for either renovation or new construction.

In general, numerous smaller window openings are preferred for upper stories of buildings.

Lower story windows should be appropriate to the uses behind them, but transparency and indication of activity are important.

Guidelines

- Whenever possible, the original window patterns of a building should be restored or retained; avoid blocking, reducing, or changing any original and appropriate pattern of windows when renovating older buildings.
- Continuous horizontal or vertical strip windows should not be used.
- When a ceiling needs to be lowered below the head of any window in a renovation, a ceiling soffit should be provided to allow the vision glass to be full height.
- Should not use opaque panels, such as painted metal, or spandrel glass to replace vision glazing in windows.
- Reflective or dark tinted glass should not be used.
- Windows with historic multiple panes and muntins (or with that appearance) should be avoided unless it is appropriate to the primary style original to the building.
- Repairing existing historic windows with in-kind materials is preferable to replacement. The original window patterns of a building should be retained; avoid blocking, reducing, or changing any original and appropriate pattern of windows when renovating older buildings. When existing historic windows are irreparable, replacement windows should replicate existing historic window details.

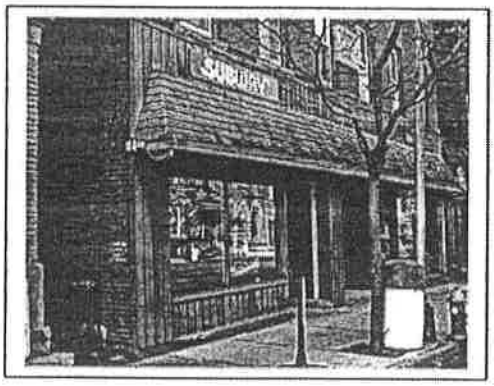
Awnings, Canopies and Marquees

Goals

Awnings, canopies and marquees with a traditional design and appearance are encouraged as facade elements when they serve to protect pedestrians from the sun and rain provide a secondary location for signage, add color and interest to building storefronts and facades, facades, and emphasis to display windows and doorways.

Guidelines

- Awnings should reflect the overall facade organization and storefront locations of a building. Traditional simple shapes are encouraged, rather than unusual or contemporary profiles.
- Awnings on a multiple storefront building should be consistent in character, but need not be identical.
- Awnings are permissible for use on commercial buildings in the Village.
- Only traditional, retractable awnings; or fixed awnings that have the same traditional profile; should be used on buildings with framed storefronts.
- Awnings should not conceal important architectural details of the building.



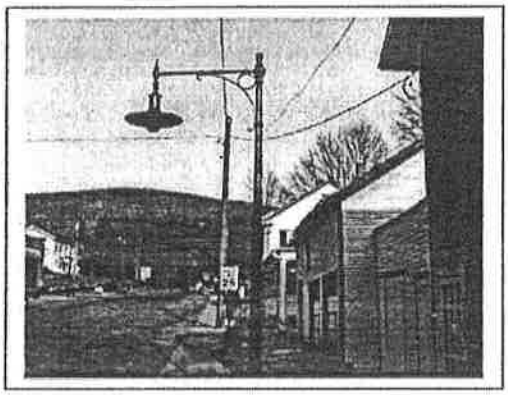
- For fixed awnings and for extended retractable awnings the rigid framework should be no lower than 8 feet above the sidewalk under it.
- If signage is provided under any canopy or marquee, signage clearance should be no less than 8 feet above the sidewalk. Signage should not be used under awnings.
- Backlit awnings are to be discouraged in the Village.
- Avoid using fixed awnings of a round or bullnose shape unless used for a single door or window opening that is not part of a framed storefront.

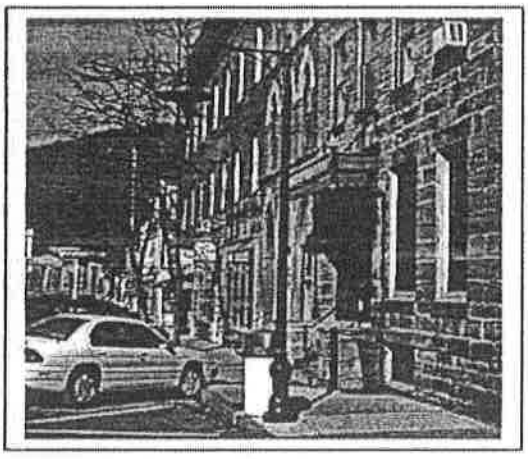
Exterior Building Lighting and Security

Goals

Building lighting should highlight the building rather than attract attention to the light fixture itself, and be appropriate to the building's architectural style. In order to maintain a positive nighttime image.

Guidelines

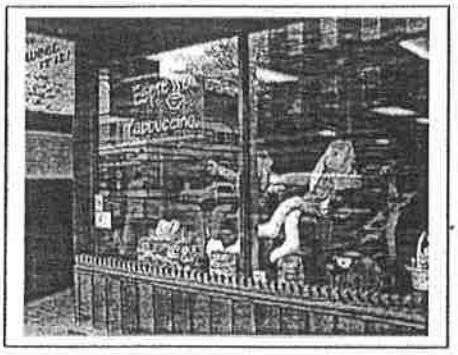




- All exterior lighting should be in the white light spectrum and be consistent with the Village Lighting Plan.
- Building lighting should provide an even illumination level while operating. Avoid flashing, pulsating or similar dynamic lighting.
- Avoid lighting that does not render building colors correctly, such as sodium vapor lights. The preferred lighting should be in the white spectrum.
- Avoid lighting fixtures that are historically inappropriate for the building type and style.
- Avoid fluorescent lighting unless using a PL lamp type.
- Avoid lights that glare onto streets, public ways, or onto adjacent properties.
- Provide indirect lighting whenever possible.
- For storefronts, overhead roll down security grates and doors are appropriate only if all components are completely concealed or recessed during business hours.
- Security grates or bars on storefronts are appropriate only if they can be completely removed during business hours.

Storefront Design and Display

Goals

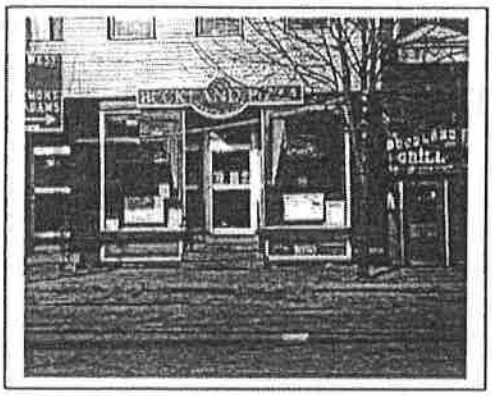


Storefronts refer to those portions of the facade which directly relate to the street and the commerce inside.

Most facades consist of an architectural framework designed intentionally for one or more storefronts to occur. The expression of the storefronts should respect the framework and not expand beyond it. Storefronts should be consistent in style with the building architecture where possible, provide clarity and interest to the facade, provide for a high level of transparency, and be harmonious with other adjacent storefronts. It is also important that the distinction between the storefront and the rest of the building facade should be maintained.

Displays in both retail and non-retail storefront windows that add color; texture, information or visual activity to the pedestrian experience are encouraged.

Guidelines



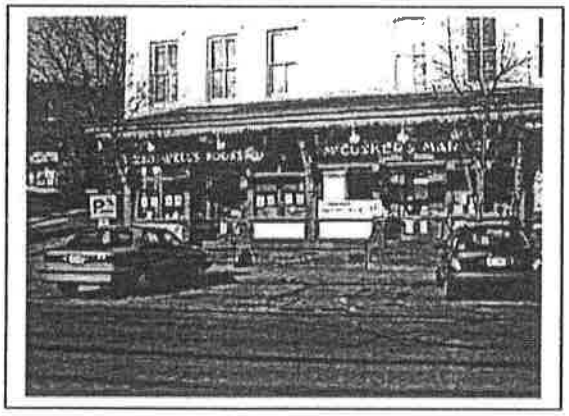
- Storefronts should be as transparent as possible.
- Storefront window transoms should be consistent with the transom of the door.
- Glass areas with historic multiple panes and muntins (or with that appearance) should be avoided unless it is appropriate to the style original to the building.
- Opaque panels, such as painted metal or spandre glass, should not be used to replace vision glazing in storefronts.
- Storefront doors should be as transparent as possible.
- When storefront heights allow, a glazed transom should be incorporated above the door. This transom should display the building number.
- Building elements, which frame storefront openings, should be harmonious with the rest of the building.

Storefront Guidelines (continued)

- Vertical building elements, such as piers, columns and heavy mullions, should define storefront bays and the limits of awnings. A simple decorative treatment detailing a base, middle, and top of the vertical elements will be encouraging.
- A horizontal band or frieze should be incorporated at the top of storefronts to terminate the storefront level. The incorporation of signage in this band is strongly encouraged.
- At the storefront base, there should be a base panel and sill course. The panel and sill course should continue across the entire storefront bay width but will terminate at the vertical elements framing the storefront bay.
- For commercial facades facing a street, storefronts should conform to the historic style of the building.
- Storefront display windows that display products or services, signs with the name of the organization, local business logos, hours, public service messages or displays, or views to an activity in which people are involved frequently during hours of operation are encouraged.
- Items that block views to internal activity, such as the backs of display cases, should not be used in retail storefront display windows.
- Reflective or dark tinted glass, or reflective films should be avoided.
- A horizontal band or frieze that serves as a signage band should be incorporated at the top of storefronts.
- Incorporating a glazed transom (with the building address) above the door is encouraged when store front heights are sufficient to allow for it.
- Storefront window transoms should be consistent with door transoms.

Storefront Guidelines (continued)

- Storefront lighting should be confined to highlighting signage and the window display itself. Lighting that attracts attention to itself should be avoided.
- Rooftop mechanical equipment should be completely screened from view from the street by the building wall parapet.
- In non-residential properties, air conditioning units should not be placed into windows or any other opening visible from the street. Units are acceptable if they lie completely within the building wall and are hidden by a custom designed decorative metal grille installed independently from the unit.
- Locate electrical devices and fire protection equipment to avoid a visually haphazard placement. This includes security systems, beacons, Christmas lighting, and siamese connections.
- Exterior exposed conduit shall not be used and all wiring and wiring devices shall be concealed or recessed.



Signage

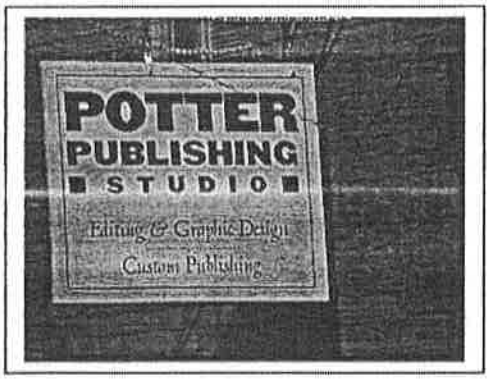
Goals

Signage should provide information that is simple and legible, of a size and location that avoids competing with or obscuring the architecture of the building.

In general the number of signs on a facade should be kept to the minimum necessary to effectively communicate the messages being conveyed. Too many signs not only compete with each other, they also detract from the appearance of business districts, and often cause customers to block out the messages entirely.

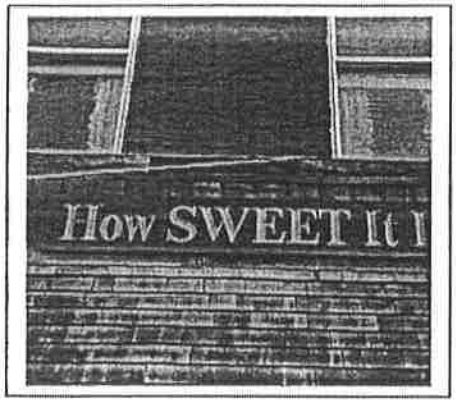
Signage should focus on advertising local businesses, not national product brand names or logos.

Guidelines



- Signage should advertise the name and type of business or organization at its location.
- Signage should employ colors and type faces that complement the primary architectural style of the building.
- Signage should advertise the name and the type of business organization at its location
- Signage should not advertise brand names, unless that brand name is inherent in the name of the store.
- Signage should not cover or obscure architectural details of the building
- Signage should not cover or obscure individual bays of a multi-bay building or storefront
- In a multiple storefront building, signage should be of a consistent size, location, and material, and of harmonious color

Signage Guidelines (Continued)



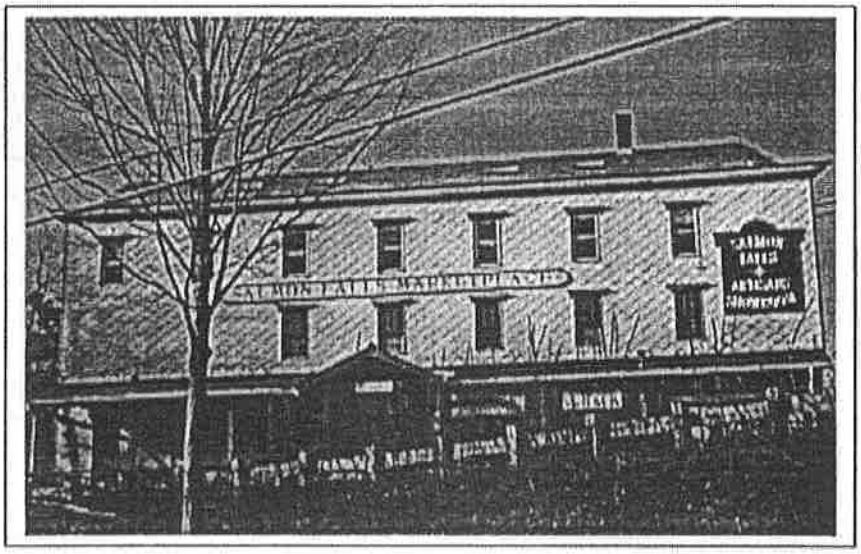
- In existing commercial buildings, flat wall signs should be located in existing signage bands above the storefront. The sign band should be sized to extend across the entire space yet within the vertical building elements that define individual storefront bays.
- In new commercial buildings, a strong signage band should be developed just above the level of the storefront if flat wall signs are to be employed.
- Projecting signs, can be considered provided their placement conforms with local zoning. When employed they should be centered on a vertical pier, column or pilaster, not centered on a wall opening such as a door, window or storefront
- Projecting signs may convey information in creative ways, utilizing images that visually represent the goods or services provided at the premises.
- Signage above the sills of the second story windows should be confined to painted letters on the glass of the windows (painted, glazed, etched, or gold leaf lettering).

- Freestanding signs are allowed in the Village. The sign surface should be no larger than 25 square feet, supported by painted wood posts and fully located within the front yard setback. The sign should be wood construction, no taller than 6 feet above grade.
- Ground signs should be of durable materials compatible with that of the building served.
- All signs should be of durable materials compatible with the materials of the building served. Wood and metal signs are recommended.
- Signs on canopy fabrics advertising the name of the business or organization are encouraged.
- Indirect lighting is encouraged for signage rather than internally lit signs

Signage Guidelines (Continued)

- Signage above the sills of second story windows should be confined to painted letters on window glass, provided these signs advertise the organizations therein, and provided that the windows are not continuous horizontal "curtainwall" type windows .

- Freestanding signs should generally be limited to buildings that have a significant setback or are otherwise not visible from the street or sidewalk, or where other signage is not appropriate to the architecture. *Refer to applicable town ordinances for more specific limitations regarding this type of signage.*

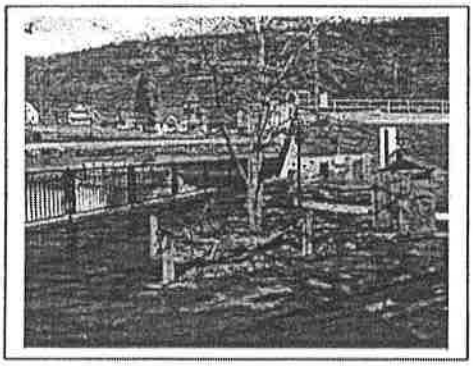


Building Systems

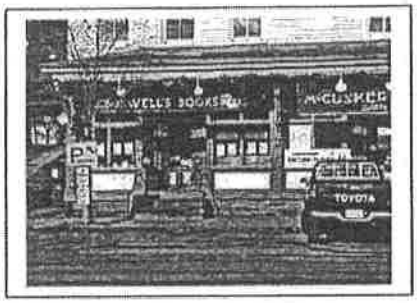
Goals

The components of building mechanical, electrical and plumbing systems should be concealed from view wherever possible. The visual impact of those building systems and equipment which cannot be concealed should be minimized on building facades.

Guidelines



- Building fenestration should be consistent with existing buildings
- Major horizontal courses and bands should complement the adjacent buildings.
- Colors used on the façade should be complementary to the natural materials used on the building and the buildings immediately adjacent to it.
- Building elements such as awnings, storefronts, doors, bays, ills and lintels, signage, lighting, etc. should complement the adjacent buildings.
- Blank walls without any visual content or interest along pedestrian sidewalks and areas should be avoided.
- Exposed elements of building systems which cannot be hidden, recessed or screened should be blended sympathetically with the building facade.
- Rooftop mechanical equipment should be completely screened by the building parapet wall so as not to be visible from the street and sidewalk .
- Avoid placing air conditioning units into windows or any other openings visible from the street. Units located in non-window openings are appropriate if they are screened with a grille within the storefront or facade or building wall.



Part 3: Attachments

A. National Register Nomination Forms
B. Massachusetts State Building Code- Historic Buildings
C. Cost Guidelines
D. Acknowledgments

S Form 16-900
(v. 8-86)

OMB No. 1024-0018

Part 3. A

nited States Department of the Interior
ational Park Service

ational Register of Historic Places
egistration Form

NR DISTRICT: 1.28.88

s form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines r Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering e requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, d areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets rm 10-900a). Type all entries.

. Name of Property

storic name Shelburne Falls Historic District

ier names/site number

. Location

eet & number Bridge and State Streets N/A not for publication

y, town Shelburne and Buckland N/A vicinity

ate Massachusetts code 025 county Franklin code 011 zip code 01370

Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
[ ] private	[ ] building(s)	38	3	buildings
[ ] public-local	[X] district	0	0	sites
[ ] public-State	[ ] site	2	0	structures
[ ] public-Federal	[ ] structure	0	0	objects
	[ ] object	40	3	Total

ame of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Valerie A Talmage — Dec. 22, 1987

Signature of certifying official — Date

Executive Director, Massachusetts Historical Commission;
State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

National Park Service Certification

hereby, certify that this property is:

[ ] entered in the National Register.
[ ] See continuation sheet.
[ ] determined eligible for the National Register. [ ] See continuation sheet.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain:) _____

Signature of the Keeper — Date of Action

graphical References Shelburne Falls Historic District, Shelburne and Buckland, MA

rnham, Mrs. Walter E. et als., History and Tradition of Shelburne. Town of Shelburne, Massachusetts, Pond-Ekberg Company, Springfield, MA. 1958.

Cross, Beulah. The History of Buckland. Vol. II 1935 to 1979 Bicentennial Edition. Town of Buckland, Buckland, MA. 1979.

Kendrick, Fannie Shaw. The History of Buckland. 1779 to 1935. Town of Buckland, Buckland, MA, 1937.

Pollak, Sarah H. Shelburne Falls- Community Improvement Plan. Department of Landscape Architecture and Regional Planning, University of Massachusetts, Amherst, MA. September 1980.

☐ See continuation sheet

Previous documentation on file (NPS):
- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:
- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: Massachusetts Historical Commission

10. Geographical Data

Acreage of property 26 acres

UTM References

A Zone Easting Northing

B Zone Easting Northing

C

D

☒ See continuation sheet

Verbal Boundary Description

☒ See continuation sheet

Boundary Justification

The boundaries of the district have been drawn to include the greatest number of commercial and institutional buildings erected in the 19th and early-20th centuries, with the fewest modern intrusions.

☐ See continuation sheet

11. Form Prepared By

name/title David R. Zarowin/MHC with Susan Wright and Beth-Ann Bascom/Shelburne Falls Area Civic Beautification A

organization Massachusetts Historical Commission date July 27, 1987

street & number 80 Boylston Street telephone (617) 727-8470

city or town Boston state Massachusetts zip code 02116

Quad- Shelburne Falls

Scale- 1:25000

UTM References-

Point	Zone	Easting	Northing
A	18	685440	4719210
B	18	685560	4719100
C	18	685450	4718820
D	18	685260	4718810
E	18	685200	4719120

continued

Verbal Boundary Description

Beginning at the northwest corner of property owned by the Lodge of Masons, continue approximately 90' along the eastern boundary to the southeast corner of said property.

Thence, continue west across Main Street along the north boundary of property owned by Bank of Boston, to the northwest corner of said property, going approximately 100'.

Thence, south, approximately 30', along the west boundary of property owned by Bank of Boston.

Thence, west along the north boundary of land owned by Winthrop Anderson for approximately 95'.

Thence, proceed north along the northeast boundary of land owned by George Needham, for approximately 25' to the northeast corner of said property.

Thence, west along the north property lines of land owned by George Needham and a right of way held by United Savings Bank for approximately 75' to Water Street.

Thence, north approximately 290' along the east side of Water Street to the southwest corner of propery owned by Paul Moyer, located at 31 Water Street.

Thence, continue east along the southern boundary of property owned by Paul Moyer then continue north along the east boundary of same, then continue west along the north boundary of same, encompassing entire property and stopping at the northwest corner.

Thence, from the northwest corner of Moyer property, continue across Water Street and follow north boundary of property owned by Carol Cone approximately 60' to the east bank of Deerfield River.

Thence, continue south along the west property line of property owned by Carol Cone which is parallel to the east bank of the Deerfield River for approximately 175' to the northwest corner of property owned by Marilyn Shea.

Thence, continue west across the Deerfield River along the northern edge of the Bridge of Flowers, across the Buckland-Shelburne Town Line, for appoximately 350' to the west bank of the Deerfield River and the southeast corner of property owned by Fred Hubbard.

continued

Thence, north along the east boundary of properties owned by Hubbard and Bruce Baker, then west along the north boundary of Baker Property to the northwest corner of said property for approximately 50'.

Thence, south along State Street for approximately 100' along the west boundary of property owned by Bruce Baker to the northwest corner of property owned by Fred Hubbard.

Thence, west across State Street to the corner of State and Williams Street.

Thence, southwest to the northeast of property owned by the Town of Buckland.

Thence, west along the north boundary of property of Town of Buckland for approximately 100' to the northwest corner of said property.

Thence, south along the west boundary of said property to the southwest corner of Town of Buckland property and the northwest corner of property owned by W. E. Aubuchon Company for approximately 50'.

Thence, west along the north boundary of Aubuchon property for approximately 45' to the northwest corner of said property.

Thence, south along the west boundary of Aubuchon property to the northwest corner of property owned by M. McCusker for approximately 75'.

Thence, following the west boundary of property owned by M. McCusker for approximately 80', to the southwest corner of said property.

Thence, continuing south across Clemont Street to the northwest corner of property owned by the Seventh Day Adventist Church and following the west boundary of said property for approximately 110' to the southwest corner.

Thence, continuing east along the southern boundary of Seventh Day Adventist Church to the southeastern corner of same.

Thence, heading south Ashfield Street for approximately 375' to the point across from the southwest corner of property owned by Jeff Comenitz.

Thence, crossing Ashfield Street and following the south boundary of property of Comentitz for approximately 180' to the southeast corner of same.

Thence, north along the east boundary of same property to point at intersection of Old State Street and Ashfield Street.

continued

Thence, containing directly east across Old State Street and Conway Street to the west bank of the Deerfield approximately 110'.

Thence, directly east across the Deerfield River to the Buckland-Shelburne Town Line and continuing east from there to the southeast corner of property owned by Peter Curtis.

Thence, following the south boundary of property owned by Curtis, continue approximately 215' to the southeast corner of property owned by Mayhew Steel Company.

Thence, following the east boundary of property owned by Curtis to the northeast corner of said property.

Thence, continue east along the south side of Deerfield Avenue to the southeast corner of property owned by the Town of Shelburne by the Town Garage.

Thence, following the east boundary of Town of Shelburne property, approximately 100' to northeast corner of same Bridge Street.

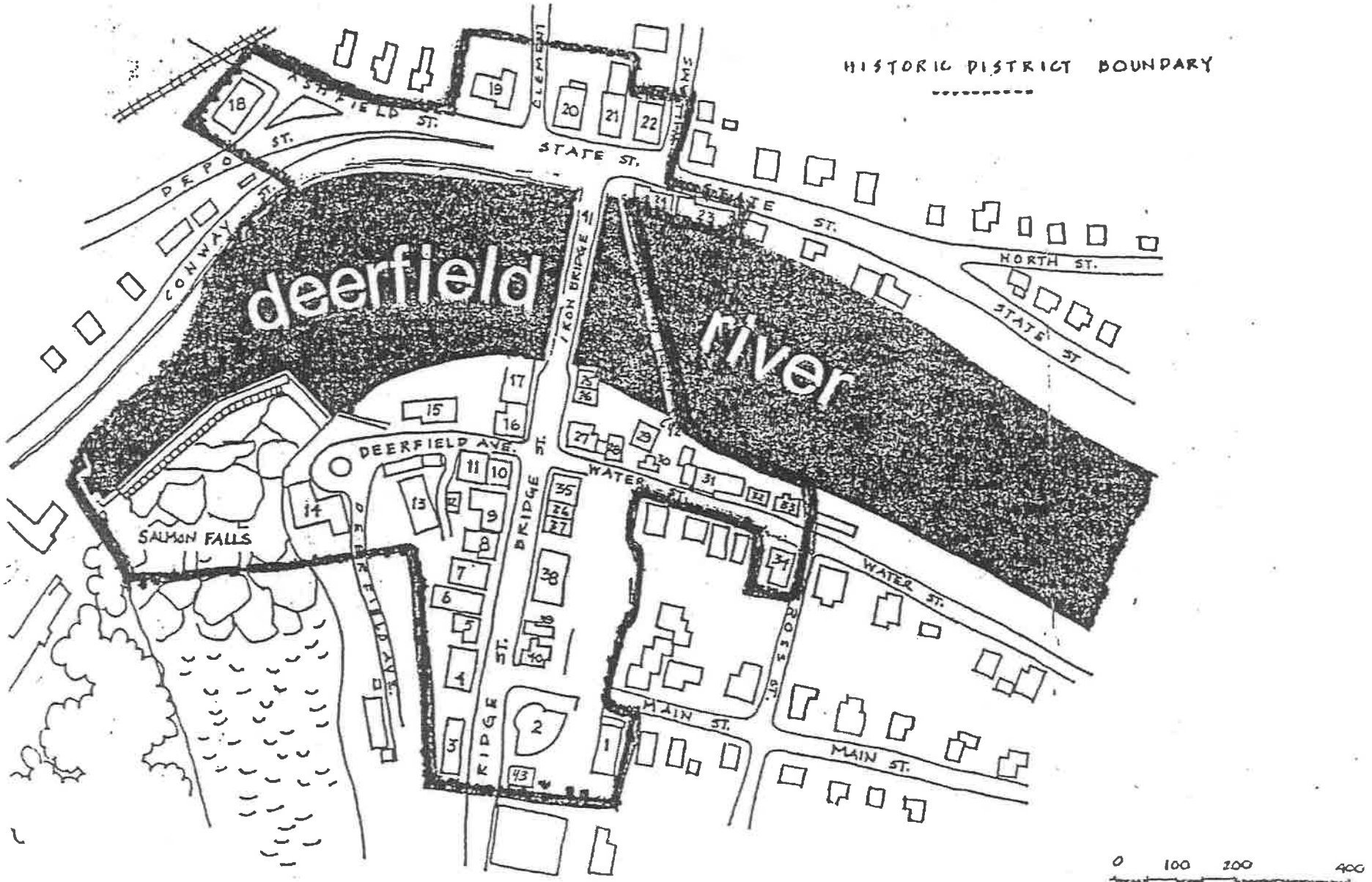
Thence, north across Bridge Street to the southeast corner of property owned by Town of Shelburne and occupied by Pratt Memorial Library.

Thence, north along the east boundary of library property to the northeast corner of same and the southeast corner of property of Lodge of Masons.

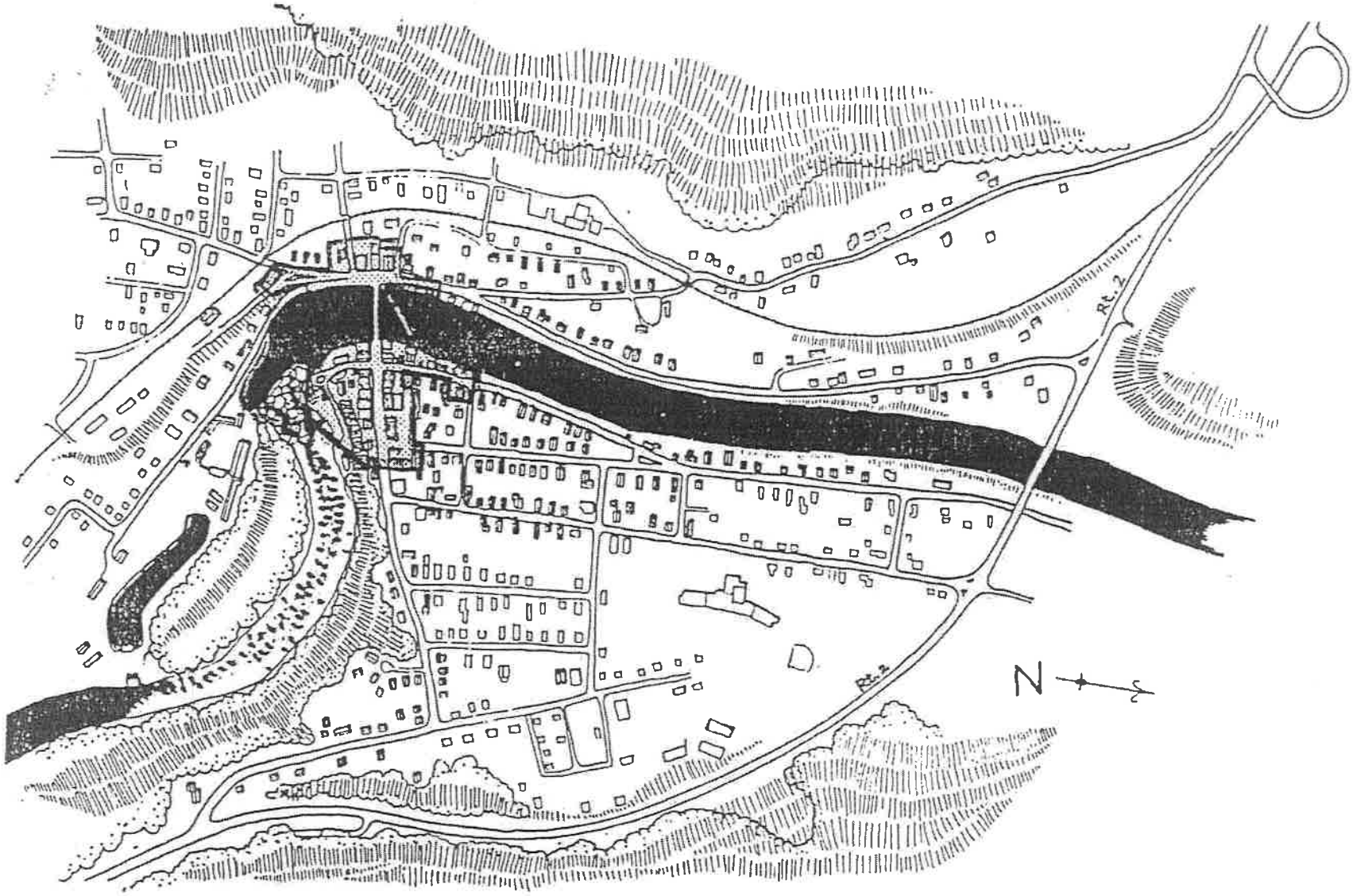
Thence, continue north along the east boundary of Lodge of Masons property approximately 100' to the northeast corner of same.

Thence, follow north boundary of Lodge of Masons property, west to the starting point.

SHELBURNE and BUCKLAND, MASSACHUSETTS



SHELBURNE FALLS National Historic District



Map showing context of the National Historic District within the Village of Shelburne Falls, Massachusetts

SHELBURNE FALLS National Historic District

Part 3. B

Shelburne Historic Commission

Reference Files

Massachusetts State Building Code

Historic Buildings & Accessibility 512 CMR

521 CMR: ARCHITECTURAL ACCESS BOARD

3.8 OUTDOOR FACILITIES

For facilities where the primary function areas are outdoors, including but not limited to beaches, parks, picnic areas, playgrounds, and campsites, the full and fair cash value shall include the value of the land as well as any buildings or facilities on the land.

3.9 HISTORIC BUILDINGS

An historic building or facility that is fisted or is eligible for listing in the National or State Register of Historic Places or is designated as historic under appropriate state or local laws may be granted a variance by the Board to allow alternate accessibility. If a variance is requested on the basis of historical significance, then consultation with the Massachusetts Historical Commission is required in order to determine whether a building or facility is eligible for listing or listed in the National or State Register of Historic Places. The Massachusetts Historical Commission may request a copy of the proposed variance request and supporting documentation to substantiate the variance request and its effect on historic resources. A written statement from the Massachusetts Historical Commission is required with the application for variance.

3.10 TEMPORARY STRUCTURES

Temporary buildings or facilities including but not limited to reviewing stands, temporary classrooms, bleacher areas, exhibit areas, temporary banking facilities, temporary health screening services, or temporary pedestrian passageways around a construction site, shall comply with 521 CMR. Structures, sites and equipment directly associated with the actual processes of construction, such as scaffolding, bridging, materials hoists, or construction trailers, need not apply.

3.11 SECURITY STRUCTURES

Accessibility is not required to observation galleries used primarily for security purposes.

3.12 NON-OCCUPIABLE SPACES

Spares accessed only by ladders, catwalks, crawl spaces, or freight (non-passenger) elevators, and frequented only by service personnel for repair purposes, are exempt. Such spaces may include, but are not limited to, elevator pits, elevator penthouses, piping or equipment catwalks.

Shelburne Historic Commission

Reference Files

Massachusetts State Building Code

Historic Buildings 780 CMR 3409.0

classified as *Seismic Hazard Category* 1 (see 780 CMR 3408.5.4 and Table 3408.1), shall not require evaluation of liquefaction potential or compliance with 780 CMR 1805.3.

5. Existing buildings with structurally attached additions which meet the requirements of 780 CMR 3408.4.3.2, item 2, and which are classified as *Seismic Hazard Category* 1 or 2, shall comply with the requirements of 780 CMR 1805.3, except that the blow count scale in Figure 1805.3 may be multiplied by the appropriate reduction factor from Figure 3408.1.

6. Existing buildings with structurally attached additions which meet the requirements of 780 CMR 3408.4.3.2, item 3, shall comply with the requirements of 780 CMR 1805.3.

780 CMR 3409.0 *HISTORIC BUILDINGS*

3409.1 Scope: The provisions of 780 CMR 3409.0 shall govern all buildings and structures in the Commonwealth which are legally designated as *historic buildings*. 780 CMR 3409.0 shall preempt all other regulations of 780 CMR governing the reconstruction alterations change of use and occupancy, repairs maintenance and additions for the conformity of historic buildings and structures to 780 CMR, with the exception of 780 CMR 122.0 for appeals, or unless otherwise specified (see *Appendix H*). There is no obligation for owners of historic properties to apply for 780 CMR 3409.0.

3409.1.1 Key Definitions: The following five definitions are found in 780 CMR 3401.1, but are also presented here as such definitions form a significant portion of 780 CMR 3409.

Historic buildings: (a) Any building or structure individually listed on the National Register of Historic Places or (b) any building or structure evaluated by MHC to be a contributing building within a National Register or State Register District. (c) any building or structure which has been certified by the Massachusetts Historical Commission to meet eligibility requirements for individual listing on the National Register of Historic Places. *Historic building* shall be further defined as *totally* or *partially preserved buildings*. All entries into the *totally preserved building* list shall be certified by the Massachusetts Historical Commission. The Board of Building Regulations and Standards shall ratify all buildings or structures certified by the Massachusetts Historical Commission to qualify for *totally preserved* listing (see Appendix H).

Partially preserved buildings: (a) Any building or structure individually listed on the National Register of Historic Places or (b) any building or structure certified as a *historic building* by the Massachusetts Historical (Commission/t and not designated a *totally preserved building* in *Appendix H*.

Restoration: *Restoration* is the process of accurately reconstructing or repairing the forms and details of a building or structure or portion thereof as it appeared at a particular period or periods of time by means of removal of later work/or the replacement of missing original work

Totally preserved buildings: A *totally preserved building* is an *historic building* or structure. The principal use of such a building or structure must be as an exhibit of the building or the structure itself which is open to the public not less than 12 days per year, although additional uses, original and/ or ancillary to the principal use shall be permitted within the same building up to maximum of 40% of the gross floor area. *Totally preserved buildings* shall be those listed in *Appendix H*. All entries into the *totally preserved building* list shall be certified by the Massachusetts Historical Commission. The Board of Building Regulations and Standards shall ratify all buildings or structures certified by the Massachusetts Historical Commission to qualify for *totally preserved* listing (See *Appendix H*).

3409.2 *Totally preserved buildings*:

3409.2.1 State Building Code exceptions: A *totally preserved building* shall be subject to the following exceptions:

1. Repairs, maintenance and restoration shall be allowed without conformity to 780 CMR generally, if the provisions of 780 CMR 3409.4 have been met.

2. In case of fire or other casualty to a *totally preserved building*, said building may be rebuilt, in total or in part, using such techniques and materials as are necessary to restore it to its original condition and use group.

3. If a *historic building* or structure, as a result of proposed work, would become eligible for certification as a *totally preserved building* and the Massachusetts Historical Commission so certifies by affidavit, such affidadit is submitted to the building official with the permit application, and the building official shall then allow the work to proceed under the provisions of 780 CMR 3409.2.

3409.2.2 Mandatory safety requirements: All *totally preserved buildings* shall comply to the following requirements:

3409.2.2.1 Fire protection equipment: Fire protection equipment shall be provided according to the following requirements.

1. Manual fire extinguishing equipment: All use groups, other than Residential R-3 and R-4, shall have approved manual fire extinguishing equipment, as determined by the head of the local fire department.

2. Fire Protective Signaling Systems (Fire Alarm Systems): All residential buildings in use groups R-1, R-2 and R-3 shall conform to the applicable requirements of 780 CMR 918 and 919 as applicable. All other use groups shall comply with 780 CMR 3409.2.2.1 items 2.(a) and (b):

(a) **Locations**: Provide smoke detectors in accordance with manufacturers listing and spacing requirements, but not less than one, for every 1200 square feet of floor area per level. In addition, all lobbies, common corridors, hallways and exitway access and discharge routes shall be provided with approved smoke detectors installed in accordance with the manufacturers listing and spacing requirements but not more than 30 feet spacing between detectors. All required smoke detectors shall have an alarm audible throughout the structure or building.

(b) **Single station and multiple station smoke detection devices**: Smoke detectors of single station and multiple station types shall meet the requirements of UL 217 and be listed or approved by a nationally-recognized fire-testing laboratory. All other smoke detectors shall be listed in accordance with UL 268 as listed in *Appendix A*.

3. **Manual pull stations**: A manual fire alarm pull station shall be provided in the natural path of egress in all use groups except R-3 and R-4. Manual pull stations shall be connected to the building fire warning system in conformance with NFPA 72 as listed in *Appendix A*.

3409.2.2.1.1 Supervision: Fire protective signaling systems required by 780 CMR 3409.2.2.1 shall be supervised in accordance with the requirements of 780 CMR 923.2.

Exception: Residential single and multiple station smoke detectors.

3409.2.2.2 Exit signs and emergency lights: Approved exit signs and emergency lighting, where designated by the local building official, shall be provided in compliance with 780 CMR 1023.0 and 780 CMR 1024.0.

Exception: All *totally preserved buildings* need not comply with 780 CMR 1023.0 and 780 CMR 1024.0 if not occupied after daylight hours, except that paths of egress shall have exit signs.

3409.2.2.3 Maximum occupancy: Occupancy shall be limited by the actual structural floor load capacity as certified by a qualified Massachusetts *registered professional engineer* or *architect* or in accordance with 780 CMR 1008.0, whichever is less. Said floor load shall be posted in accordance with the procedures set forth in 780 CMR 120.0, 780 CMR 1003.3 and 780 CMR 1617.2. The owner shall submit evidence of this certification and related computations to the building official upon request.

3409.2.2.4 Limited egress: Where one or more floors of a *totally preserved building* are limited to one *means of egress*, the occupancy load shall be computed as follows:

1. **Floors below the first story**: Not more than one occupant per 100 square feet of gross floor area with a maximum occupancy of 49.
2. **First story**: Not more than one occupant per 50 square feet of gross floor area.
3. **Second story and above**: Not more than one occupant per 100 square feet of gross floor a area, or 30 occupants per unit of egress width, whichever condition results in the lesser occupancy load.

3409.2.2.5 Inspections: The *building official* and the fire official shall inspect all totally preserved buildings not less frequently than once every year in order to determine that the building or structure continues to conform to 780 CMR 3409..3. A qualified Massachusetts *registered professional engineer* or *architect* shall certify every five years thereafter as to the exact floor load capacity of the building or structure. The building official shall certify all totally preserved buildings not less frequently than once every year. Fees shall be established at $25.00 per building per inspection.

3409.2.2.6 Accessibility for Persons with Disabilities: Accessibility requirements shall be in accordance with 521 CMR as listed in *Appendix A*.

3409.2.2.7 Energy Conservation: Totally preserved buildings are exempt from the requirements of 780 CMR 13 and the energy conservation rewuirements of 780 CMR 36.

3409.3 *Partially preserved buildings*:

3409.3.1 State Building Code provisions: A *partially preserved building* shall be subject to the following provisions:

1. **Existing Systems** - individual components of an existing *building system* may be repaired or replaced in kind without requiring that system to comply fully with the code for new construction. (See 780 CMR 34, 780 CMR 3404.3: *New Systems)*
2. **Replacement in kind** - when the repair of historic materials including patching ,splicing, piecing-in, consolidating or reinforcing is not possible, compatible materials may be substituted which closely convey the form and

design as well as the visual appearance of the existing feature.

3409.3.2 State Building Code exceptions: A *partially preserved building* shall be subject to the following exceptions: Repairs or in kind replacement of the following features will be allowed on partially preserved buildings so as not to compromise the architectural integrity of the historical characteristics and qualities which contributed to the eligibility for listing in the National Register of Historic Places.

1. **Roofing** - repair or in kind replacement of an existing historic roof system (i.e., slate, wood, clay, tile, metal) shall be permitted without requiring structural compliance for equivalent new construction providing that dead and live loading requirements have not changed.
2. **Windows** - repair or in kind replacement of existing historic windows (i.e., frames, sash, muntins, glazing, sills, molding, shutters) shall be permitted without requiring energy code compliance.
3. **Entries/Porches** - repair or in kind replacement of existing individual decorative features of an existing system (i.e. columns, balustrades, stairs, pilasters, doors, sidelights) shall be permitted. (See 780 CMR 3409.5.1; 1 2).
4. **Wood Siding/Decorative Elements** - Repair or in kind replacement of an existing system including such items as clapboards, shingles, cornices, brackets, and window and door surrounds shall be permitted. (See 780 CMR 3409.5.1; 1 2)
5. **Masonry** - repair or in kind replacement of masonry units as part of an existing system (i.e., brick, stone, terra cotta, concrete and stucco) shall be permitted. (See 780 CMR 3409.1; 1 2)
6. **Metals** - repair or in kind replacement of existing architectural metals (i.e. cast and wrought iron, steel, tin, copper and copper alloys, aluminum, zinc) shall be permitted. (See 780 CMR 3409.1.1, .2).
7. **Interior features** - repair or in kind replacement of non-structural interior features that areimportant in defining the overall historic character of a building (i.e., columns, cornices, baseboards, fireplace mantels, paneling, window trim, doors, moldings, railings, flooring, plasterwork) shall be permitted (See 780 CMR 3409.5.1.1, .2)

3409.3.3 Applicability: 780 CMR 3409.3 and 780 CMR 34 shall apply to all *partially preserved Historic buildings*.

3409.3.4 Continuation of use and occupancy: The legal use and occupancy of any partially preserved building may be continued without change or further compliance to 780 CMR. The provisions of 780 CMR 3409.6 shall be required for *Historic buildings* accessible to the public on more than 50 days per year.

3409.3.5 Inspection certification and fees: *Partially preserved buildings* shall not require annual inspection unless otherwise stipulated in 780 CMR 106.5 and Table 106.

3409.3.6 Fire damage: If a building or structure is damaged from fire or other casualty it may be restored to its original construction or it shall meet the requirements of 780 CMR provided these requirements do not compromise the features for which the building was considered Historic when listed in the National Register of Historic Places.

3409.3.7 Change in occupancy: See 780 CMR 34.

3409.3.8 *New systems*: See 780 CMR 34.

3409.3.9 Lesser and equal hazard: See 780 CMR 34. A *partially preserved building* classified under unprotected construction Type 3C or 5B shall have waived the requirement to add one to the Hazard Index number (See 780 CMR 34, Table 3403).

3409.3.10 Greater hazard: See 780 CMR 34. A *partially preserved building* classified under unprotected construction Type 3C or 5B shall have waived the requirement to add one to the Hazard Index number (See 780 CMR 34, Table 3403).

3409.3.11 Energy Conservation: Partially preserved buildings are exempt from the energy requirements of 780 CMR 13 and the energy requirements of 780 CMR 36.

Exception: Additions to partially preserved buildings shall comply with the energy provisions of 780 CMR 13 or of 780 CMR 36, as applicable.

3409.3.12 Accessibility for Persons with Disabilities: Accessibility requirements shall be in accordance with 521 CMR as listed in *Appendix A*.

APPENDIX H

HISTORIC STRUCTURES

Historic structures eligible for individual listing in the National Register of Historic Places, qualifying as totally preserved buildings (see 780 CMR 3409.0).

Acton	Faulkner Homestead, High Street
Agawam	Capt. Charles Leonard House, Main Street
Amesbury	Rocky Hill Meetinghouse, Portsmouth Road
Arlington	Fowle-Reed-Wyman House, 64 Old Mystic Street Jason Russell, 7 Jason Street Old Schwamb Mill, 17 Mill Lane
Barre	Barre Historical Society, Common Street
Barnstable	Barnstable Custom House, Route 6A
Bedford	Job Lane House, 295 North Road
Beverly	John Balch House, 448 Cabot Street Capt. John Cabot House, 117 Cabot Street Rev. John Hale House, 39 Hale Street
Boston	Gleason House, Beacon Street James Blake House, E. Cottage Street (Dor.) Clapp Houses, 105 Boston Street (Dor.) Loring-Greenough House, 12 South Street (JP) Old State House, 15 State Street Pierce House, 24 Oakten Avenue (Dor.) South End Historical Soc., 532 Mass. Avenue Isabella Stewart Gardner Museum, 280 The Fenway
Boxford	Holyoke-French House, Elm Street Sylvanius-Thayer Birthplace, 786 Washington St
Brookline	Edward Devotion House, 347 Harvard Street
Burlington	Francis Wyman House, Francis Wyman Road
Cambridge	Cooper-Frost-Austin House, 21 Linnaean St.
Charlton	Ryder Tavern, Stafford Street
Chelmsford	Old Chelmsford Garrison House, 105 Garrison Road
Chelsea	Gov. Bellingham-Cary House, 34 Parker Street
Cohasset	Caleb Lothrop House, 14 Summer Street
Danvers	Fowler House, 166 High Street Rebecca Nurse House Glen Magna House
Dennis	Josiah Dennis Manse, Nobscuset Road West Schoolhouse

Duxbury	Gershom Bradford House, 931 Tremont Street King Caesar House, King Caesar Road
Gloucester	Beauport, Eastern Pt. Blvd. Hammond Castle, 80 Hesperus Avenue
Hadley	Hadley Farm Museum, Russell Street Porter Phelps Huntinghouse, 130 River Drive
Haverhill	The Whittier House, 305 Whittier Road
Holyoke	Wisteriahurst, 238 Cabot Street
Ipswich	Castle Hill, Argilla Road
Lee	Merrell Tavern, Route 102
Lexington	Buckman Tavern, 1 Bedford Street Sanderson House, 314 Massachusetts Ave. Monroe Tavern, 1332 Massachusetts Ave.
Lincoln	The Grange, Codman Road
Lowell	Whistler House, Worthen Street
Lynnfield	Meetinghouse
Medford	Peak House, 347 Main Street
Milton	Dr. Amos Holbrook House, 203 Adams Street Daniel Vose House, 1370 Canton Avenue
Nantucket	Whaling Museum, Broad Street Fire Hose Cart House, 8 Gardner Street Greater Light, 8 Howard Court Old Gaol, 15 Vestal Street 1800 House, 4 Mill Street Old Mill, 50 Prospect Street Hawden House, 96 Main Street Nathaniel Macy House, 12 Liberty Street Thomas Macy Warehouse, 10 Straight Wharf Fair Street Museum, 7 Fair Street Quaker Meeting House, 7 Fair Street
New Bedford	Benjamin Rodman House, 50 North Second Street
New Salem	Whitaker-Clary House, Elm Street
Newbury	Tristram Coffin House, 16 High Road Spencer-Pierce-Little House, Little Lane
Newton	Jackson Homestead, 527 Washington Street
No. Andover	Parson Barnard House, Osgood Street
No. Easton	Old Colony Railroad Station, Oliver Street
Norwood	Fred Holland Day, 93 Bay Street
Orleans	French Cable Station, Cove Road

Oxford	Clara Barton Homestead, Clara Barton Road
Peabody	Gen. Gideon Foster House, 35 Washington Street
Pittsfield	Herman melville House, 78 Holmes Road
Plymouth	Plymouth Antiquarian Society, 126 Water Street Harlow Old Ft. House, 19 Sandwich Street Pilgrim Hall, 75 Court Street Richard Sparrow House, 42 Summer Street
Quincy	Adams Academy, 8 Adams Quincy Homestead, 34 Butler Street Josiah Quincy House, 20 Muirhead Street
Randolph	Johnathan Belcher House, 360 N. Main
Reading	Parker Tavern, 103 Washington Street
Rockport	Old Castle, Castle Lane
Salem	House of 7 Gables, 46-54 Turner Street Essex Institute, Essex Street The Norbone House Witch Museum Crowningshield Bently, Essex Street Gardner-Pingree House, 128 Essex Street Gedney House, 21 High Street Cox House, 19 High Street
Sandwich	Hoxie House, 18 Water Street Eldred House, 4 Water Street Wing Fort House, Spring Hill Road
Sheffield	Col. John Ashley House, Cooper Hill Road
Shrewsbury	Gen. Artemas Ward Homestead, Main Street
Springfield	Alexander House, State Street George Walter Vincent Smith Art Museum
Stockbridge	Naumkeag, Prospect Hill
Swansea	The Luther Store, 160 Old Warren Road The Martin House, 22 Stoney Hill Road
Taunton	Old Colony Historical Society, 66 Church Green Parson Capen House
Watertown	Edmund Fowle House, 26 Marshall Street
Wenham	Claflin-Richard House, 132 Main
West Springfield	Josiah Day House, 70 Park Street
Weston	Gold Ball Tavern, Old Post Road
Woburn	Loammi Baldwin Mansion, 2 Alfred Street
Wilmington	Harden Tavern, 436 Salem Street

Worcester Timothy Paine House, 140 Lincoln Street

National Historic Landmarks

Amesbury	John Greenleaf Whittier Home, 86 Friend Street
Boston	African Meeting House, 8 Smith Court Nichols House, 55 Mt. Vernon Street Brook Farm, 678 Baker Street (Rox.) Christ Church, 191 Salem Street Faneuil Hall, Dock Square 1st Harrison Gray Otis House, 141 Beacon Street Paul Revere House, 19 North Street
Concord	Ralph Waldo Emerson House, 28 Cambridge Tpk. The Old Manse Orchard House, 299 Lexington Road
Dedham	Fairbanks House
Deerfield	Old Deerfield Village Historic District
Hancock	Hancock Shaker Village
Harvard	Fruitlands, Prospect Street
Hingham	Old Ship Meetinghouse, Main Street
Ipswich	John Whipple House, 53 S. Main Street
Lexington	Hancock Clarke House, 35 Hancock Street
Marblehead	Jeremiah Lee House, Washington Street King Hooper Mansion, Hooper Street
Marshfield	Daniel Webster Law Office, Webster Street
Medford	Peter Tufts House, 350 Riverside Drive Isaac Royal House, 15 George Street
Milton	Capt. R. B. Forbes House, 215 Adams
Nantucket	Nantucket Historic District Jethro Coffin House, Sunset Hill
New Bedford	New Bedford Historic District
Newburyport	Caleb Cushing House, 98 High Street
Quincy	John Adams Birthplace, 133 Franklin Street John Quincy Adams Birthplace, 141 Franklin Street
Salem	Peabody Museum The Custom House, 178 Derby Street
Saugus	Scotch Boardman House, 117 Howard Street
Stockbridge	Chesterwood, Williamsville Road The Mission House, Main Street
Waltham	The Vale, Lyman Street

	Gore Place, 52 Gore Street
Woburn	Count Rumford Birthplace, 90 Elm Street
Worcester	American Antiquarian Society, 185 Salisbury Street

Historic structures determined eligible for listing in the National Register of Historic Places not qualifying as totally preserved buildings (see Partially preserved buildings, 780 CMR 3409.0). Refer to:

1. National Register of Historic Places,
   U.S. Federal Register, February 1, 1978, Part II.
2. National Register of Historic Place (additions). Contact the Massachusetts Historical Commission at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, MA 02125.

Historic districts listed in the National Register of Historic Places. Refer to:

1. National Register of Historic Places, U.S. Federal Register, February 1, 1979, Part II.
2. National Register of Historic Place (additions). Contact the Massachusetts Historical Commission at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, MA 02125.

Structures proposed for certification as partially preserved not listed in the national register of historic places. Refer to Massachusetts Historical Commission Inventory Forms.

Contact the Massachusetts Historical Commission at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, MA 02125.

Part 3. C
Building improvement Cost Guidelines (from the town of Ipswich's Design Guidelines.)

The following information was assembled by a Massachusetts Downtown Partnership Community in 1997 to assist owners, merchants, contractors and designers in their initial assessment of the cost of facade improvements. The costs of the elements of a project will vary considerably according to the scale and complexity of the project: as a result, there are no true "standard" costs that can be applied uniformly to all situations. Nevertheless, average costs are often helpful in making early estimates, and can be an excellent guide to understanding the relative costs of various building elements – but it is important to realize that theses costs are estimates.

The building industry has established a simple system of categories to track costs, called "divisions". This format may be useful to you during the design and building process, and has been presented here in outline form. You may note that the term "unit cost" describes costs, which vary by the amount of a material. So, for example, the cost of new brickwork is usually based on a cost per square foot of materials and labor. "Lump sum" costs are listed for large, individual items, such as a new front door.

Some Factors to Consider

- *Make sure that your cost estimate includes all categories of costs* - The system of categories is a good check that you have included all the basic trades and building elements. Also, be sure to include "soft costs" as well as "hard costs". The cost of construction including materials and labor, contractor overhead, and contractor profit are usually referred to as the "hard" costs. On the other hand, "soft costs" include financing costs, permits and fees, legal assistance and surveys, fees for design professionals, and the like. Soft costs can vary considerably depending on the situation, and are therefore very difficult to estimate without knowing the specifics of the project in question.

- *Be realistic* - Structure a contingency for unanticipated costs. It is very difficult to anticipate all project costs, and renovation projects are particularly difficult, given the unknown conditions which may be uncovered during demolition and preparation for the improvements. Construction is a complicated undertaking, and adjustments during construction are normal and to be expected, within reason. It is typical to allocate up to 25% of the "hard costs" towards a contingency in the early phases of planning; when design is complete and bids have been received, this contingency may shrink to as little as 5% of the construction costs.

- *Don't forget sales tax* - Materials estimates often neglect State sales taxes which must be paid.

- *Remember the smaller the project, the higher the unit costs - A* contractor who has to buy materials, organize a work force, prepare the site, conduct the work, and clean up needs to charge a larger average amount for a small project than for a much larger project, because of the efficiencies involved in managing and working on a larger project. As a result, small projects can be much more difficult to accurately estimate, and you may need to rely to a greater extent on actual cost estimate and bid information from builders and suppliers.

Tracking Costs: Standard Divisions

A standard system for breaking down units costs has been established by the Construction Specifications Institute. This system is used by many designers and contractors to keep track of all project elements and relate them to costs. The following list includes all of the standard project cost categories or "divisions'. You may note that in addition to the sum of all of the elements of a project, the contractor may charge a fee for "general requirements", which includes such elements as mobilizing equipment, preparing the site, undertaking clean-up activities, and the other miscellaneous tasks that must be accomplished in addition to the direct construction process.

Division	**Description of Typical Elements in Façade Improvement Projects**
1. General Requirements construction	Overhead costs, cost of submittals, quality control, facilities and temporary site controls, equipment rental, contract close-out costs, etc.
2. Site Work	Demolition, site preparation, utilities, site improvements, landscaping, etc.
3. Concrete	Foundation, cast-in-place concrete, concrete decks, etc.
4. Masonry	Unit masonry such as brick, stone, mortar and masonry accessories, masonry restorations, etc.
5. Metals	Metal framing and structural elements, metal fabrications, metal materials, coatings, and fastenings, etc.
6. Wood and Plastics	Rough and finish carpentry including fasteners and adhesives, wood treatments, decorative woodwork, etc.
7. Thermal and Moisture Protection	Waterproofing, dampproofing, insulation, fireproofing, roofing, including shingles and roofing tiles, pre-formed siding, flashing, sheet metal, joint sealers, etc.
8. Doors and Windows	Doors and windows including special storefront and entrances, hardware, etc.
9. Finishes	Metal support systems, lath, plaster, gypsum board, tile, special coatings, painting, etc.
10. Specialties	Special elements such as louvers, exterior decorations, flagpoles, awnings, and the like.

11. Equipment	Special equipment related to a particular use such as restaurants, medical offices, lab oratories, etc.
12. Furnishings	Typically covers interior furnishings, and includes window treatments such as blinds and draperies.
13 Special Construction	Specialized pre-engineered building elements for specific uses. This category will rarely be used in facade renovations.
14. Conveying Systems	Covers elevators and dumbwaiters.
15. Mechanical	Plumbing, fire protection systems, heating, ventilation, and air conditioning and related appliances.
16. Electrical	All electrical and lighting systems, security systems, and the like.

Chart of Typical Costs

The following chart has been prepared based on information gathered through professional cost estimating services, and were current at the end of 1995. Some increases in costs have occurred in the interim. The chart lists the typical "hard" costs of many common building facade and storefront elements. To provide a simplified review, many of the elements of a project have been combined into "systems". So, for example, all of the elements that typically are combined to create an exterior brick wall can be considered together. All costs include materials and labor, as well as the contractor's overhead and profit. It has been assumed that the labor costs are at prevailing wage rates, known as "Davis-Bacon" rates. These labor rates are used to estimate projects utilizing trade union wages or equivalent wage rates. It should be noted that "soft costs" are not included in these numbers.

Typical Cost Information, 1996

CATEGORY	UNIT	TYPICAL COSTS
Site work		
Bituminous parking paving with 1 ½" binder base, 1 ½" wearing course, drainage, stripping and granite curbs. (min. of 30 cars)	Square foot	**$5.25/SF**
Concrete sidewalk with 8" gravel base, 4" topping, broom finish, and granite curbs. (8 ft. width assumed)	Lineal foot	**$180.00/LF**
Concrete		
Concrete poured-in-place foundation walls with form work and reinforcing, excavate and pour. (12" thickness, 5 ft. depth assumed, excludes parching adjacent surfaces)	Lineal foot	**$120.00/LF**

Concrete ramp. 3 ft. wide with dual height painted metal handrails both sides.	Lineal Feet	**$210.00/LF**

Masonry Wall Systems

Masonry

Brick wall with wood or metal stud backup, plywood sheathing, vapor barrier, batt insulation. painted drywall interior.	Square Feet	**$ 32.00/SF**
Brick wall with 8" concrete block backup. damproofing, rigid insulation and painted drywall interior.	Square Feet	**$ 42.75/SF**
Brick veneer over existing back-up.	Square Feet	**$ 23.00/SF**
Marble facing, polished, 3/4" to 7/8" thick, with metal stud back-up, sheathing, batt insulation and painted drywall interior.	Square Feet	**$ 51.00/SF**
Marble facing, polished, 3/4" to 7/8" thick. veneer only, over existing back-up.	Square Feet	**$ 42.50/SF**
Limestone, veneer only.	Square Feet	**$ 47.25/SF**
Granite veneer, polished 3/4" to I 1/2" thick, veneer only.	Square Feet	**$ 42.50/SF**
Brick veneer Cleaning, clean & point	Square Feet	**$ 16.75/SF**
Brick veneer Cleaning, acid wash	Square Feet	**$ 2.25/SF**
Stone veneer Cleaning, clean & point	Square Feet	**$ 12.75/SF**
Stone veneer Cleaning, acid wash	Square Feet	**$ 2.25/SF**

Metal Fabrications

Railings and Guards

Pipe railing, 2 rail primed and painted, 1 ¼" diameter.	Lineal Feet	**$ 95.00/LF**
Pipe railing, 2 rail galvanized, 1 ¼" diameter.	Lineal Feet	**$105.00/LF**
Pipe railing, 2 rail stainless steel, 1 ¼" diameter.	Lineal Feet	**$136.50/LF**
Ornamental railings, aluminum, bronze or stainless steel	Lineal Feet	**$185.00/LF**
Ornamental railings, hand forged wrought iron	Lineal Feet	**$210.00/LF**
Window guards, ½" square steel bars in grid pattern, 6" o.c. horiz., 1 2" o.c. vert., painted.	Square Feet	**$ 37.75/SF**
add for hinge mounted windows.	Per Window	**$ 52.50/EA**

Decorative		
Columns, aluminum, 10" dia.	Lineal Feet	$ 31.50/LF
Columns, painted steel 4" dia.	Lineal Feet	$ 21.00/LF
Wood Framed Wall Systems		
Wood Stud Walls		
Vinyl siding over wood stud with sheathing, vapor barrier, halt insulation and painted interior drywall.	Square Feet	$ 11.00/SF
Wood siding over wood stud with sheathing. Vapor Barrier, batt insulation and painted interior drywall	Square Feet	$ 12.50/SF
Stucco system over wood or metal stud with sheathing vapor barrier hint insulation and painted interior drywall.	Square Feet	$ 20.50/SF
Exterior tile system over wood or metal stud with sheathing, vapor barrier, batt insulation and painted interior drywall	Square Feet	$ 26.25/SF
Decorative Elements		
Exterior shutters. pine., louvered 1'-6" W x 4'-7" L	Pair	$ 78.50/PR
Exterior shutters. vinyl, louvered l'-6" W x 4'-7" L	Pair	$ 42.00/PR
Columns, fir. hollow, 10" dia.	Lineal Feet	$ 16.75/LF
Columns, fir, solid, 5 1/2"" dia.	Lineal Feet	$ 10.50/LF
Roofing and Pre-Formed Siding		
Asphalt shingle, includes complete system over existing sheathing, with underlayment and flashing.	Square Feet	$ 4.50/SF
Slate shingle, includes complete system over existing sheathing, with underlayment and flashing.	Square Feet	$ 14.25/SF
EDPM (membrane) system, over existing roof deck, loose laid, ballasted, and flashed.	Square Feet	$ 10.25/SF
Standing seam metal, complete system over existing roof sheathing.	Square Feet	$ 16.75/SF
Metal gutters	Lineal Feet	$ 19.75/LF
Metal downspouts	Lineal Feet	$ 17.75/LF
Metal panel wall system over metal stud with sheathing, vapor barrier, batt insulation and painted interior drywall.	Square Feet	$ 26.25/ SF

Doors and Windows, Storefront Systems

Doors		
Aluminum, insulated panel door with anod. finish, alum. frame and stainless steel hardware. (3 ft. width by 7 ft. height, each leaf)	Each Leaf	**$4,200.00/EA**
Aluminum, medium stile with anod. finish, insulated glass, alum. frame and stainless steel hardware.	Each Leaf	**$4,200.00/EA**
Solid wood raised panel, with wood frame and brass hardware.	Each Leaf	**$1,050.00 EA**
Automatic door opener	Each	**$3,675.00 EA**
Storefront Systems		
Aluminum, narrow stile, anod, finish and insulated glass.	Square Feet	**$ 63.00/SF**
Aluminum, medium stile, painted finish and insulated glass	Square Feet	**$ 68.25/SF**

Finishes

Walls		
Gypsum wall board, interior, on metal studs, with vinyl base.	Square Feet	**$ 6.25/SF**
Ceilings		
Gypsum wall board, complete system including suspension system.	Square Feet	**$ 4.75/SF**
Acoustical lay-in, complete system including suspension system.	Square Feet	**$ 2.85/SF**
Painting		
Interior and exterior, miscellaneous surfaces. primer plus two finish coats	Square Feet	**$ 0.80/SF**

Miscellaneous Specialties

Signage		
Parking	Each	**$157.50 EA**
*Building. simple metal painted storefront sign *sign prices will vary with materials:	Square Feet	**$ 21.00/ SF**
Metal Louvers		
Exterior alum. louvers, anodized finish.	Square Feet	**$ 47.25/SF**
Canopies		
Aluminum entrance canopy	Square Feet	**$ 63.00/SF**
Canvas awning and metal frame structure	Square Feet	**$ 31.50/SF**
Lighting		
Exterior building lights, indirect incandescent, arm mounted in metal housing.	Each	**$525.00 EA**

Part 3. D - Acknowledgments

1. Town of North Attleborough, Design Guidelines, November, 1996

2. Town of Marlborough

3. Town of Ipswich, Ipswich Façade Improvements Program, Design Guidelines, Cecil & Rizvi, Inc., 1996

4. Massachusetts Dept. of Housing and Community Development

5. Massachusetts Historic Commission

6. National Trust for Historic Preservation, Keeping Up Appearances, 1988

7. Secretary of the Interior, Design Guidelines

8. Shelburne Historic Commission, National Register Nomination, Town of Shelburne

9. Shelburne Historical Society, photographs and inventory

10 Buckland Historic Commission, photographs and inventory

11. Chestnut Hill Community Association, Aesthetic Guidelines for New and Renovating Businesses in Chestnut Hill, Chestnut Hill, Pennsylvania

12. Greater Holyoke, Inc., Downtown Design Guidebook, 1988.

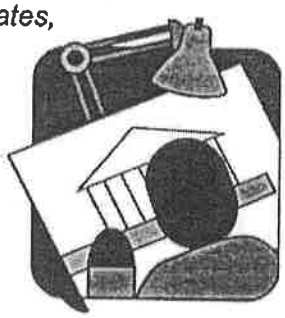
13. Natick Center Associates, Inc., Design Master Plan, Goody, Clancy and Associates, 1996

14. City of Methuen & Methuen Downtown Assoc., Downtown Methuen, Design Guidelines and Implementation Manual, 1996

Shelburne Falls
Sign and Façade Grant Program Description

The Towns of Shelburne and Buckland are offering grants to property owners and businesses in Shelburne Falls for facade and sign improvements. This project is funded through a grant from the Massachusetts Department of Housing and Community Development to the Towns of Shelburne and Buckland in cooperation with the Shelburne Falls Area Business Association. The project will provide assistance to approximately 20 buildings in the Village. Listed below are the program components, restrictions, and eligibiity criteria. On the other side you will find a preliminary application which must be filled out and returned. Approved preapplicants will be invited to work with the design consultant to prepare a full application.

- *Grants can provide up to 70% of the total costs of renovations to a maximum of $25,000 for façade projects for improvements related to the exterior of the building, including handicapped accessibility (outside or inside of the building).*
- *Properties participating in the program must be located in the Shelburne Falls Target Area (see map).*
- *The owner must provide 30% of the total cost of the façade project – any expenses paid for by the owner related to improvements to the property will count towards the owner's match. The priority is work on the exterior of the building.*
- *Only costs incurred by the owner after the date of the commitment letter from the Selectmen are eligible for reimbursement by grant funds or count towards the owner's match.*
- *The grant will fund 100% of design services which will be provided by Joseph Mattei, The Shelburne Architects. He will prepare designs for the renovations, develop cost estimates, prepare bid documents, advertise the project, assist the owner with the evaluation of bids, prepare contracts, and oversee construction along with the owner.*



- *The Sign Program will offer 100% grants up to a maximum of $5,000 for signage and sign lighting. We anticipate that the average cost of a sign will actually be in the $1,500 to $2,000 range.*
- *Any project over $2,000 will be required to conform to Davis-Bacon prevailing wage requirements, will be advertised for bid, and will be posted in the State's Central Register.*
- *Projects must meet program eligibility requirments and conform to applicable building codes, zoning regulations, and requirements for handicapped accessiblity.*
- *The designs must receive the approval of the Design Committee and your Town's Historic Commission. Shelburne and Buckland Historic Commissions have representatives on the Design Committee.*
- *Completed applications will be processed on a first come first served basis until funds are exhausted and work must be completed in 1998.*

Please complete and return this form to:
John Ryan, Grant Administrator ❀ 222 Wendell Road ❀ New Salem ❀ Massachusetts ❀ 01355-9525
Telephone 978-544-8505 ❀ Fax 978-544-7958 ❀ Email: ljove@meol.net

Shelburne Falls Sign and Façade Preappplication

ADDRESS OF THE PROPERTY: _____

Date _____ I intend to apply for $_____ for the:
(Check the program to which you are applying)

❑ **Façade Program:** *provides up to a maximum grant of $25,000 and requires the applicant to match the grant by providing 30% of the total project cost for a project whose total construction cost is estimated to be $35,615 (70% of $35,615 is $25,000.) This example would require a match of $10,715 from the owner – 30% of $35,715.*

❑ **Sign Program:** *provides up to a maximum grant of $5,000 and requires no match from the applicant*

Applicant: _____
Check: ❑ Property Owner ❑ Business Owner ❑ Other

Address: _____ Telephone: _____

Name of property owner (if different from applicant)_____

Please note that all final applications for grants must be made with the approval and participation of the property owner.

Property owner's address: _____ Telephone: _____

Owner of the business (if different applicant) _____

Business owner's address: _____Telephone: _____
Brief Description of Proposed Improvements (attach additional pages): _____

_____

_____

_____

_____

Preliminary Estimate of cost based on prevailing wages: $ _____
Can be a rough estimate by owner or based on a preliminary consultation with a sign maker or building contractor.

In the past five years has the Property Owner, or any principal of the owner associated with the development of the project, ever:

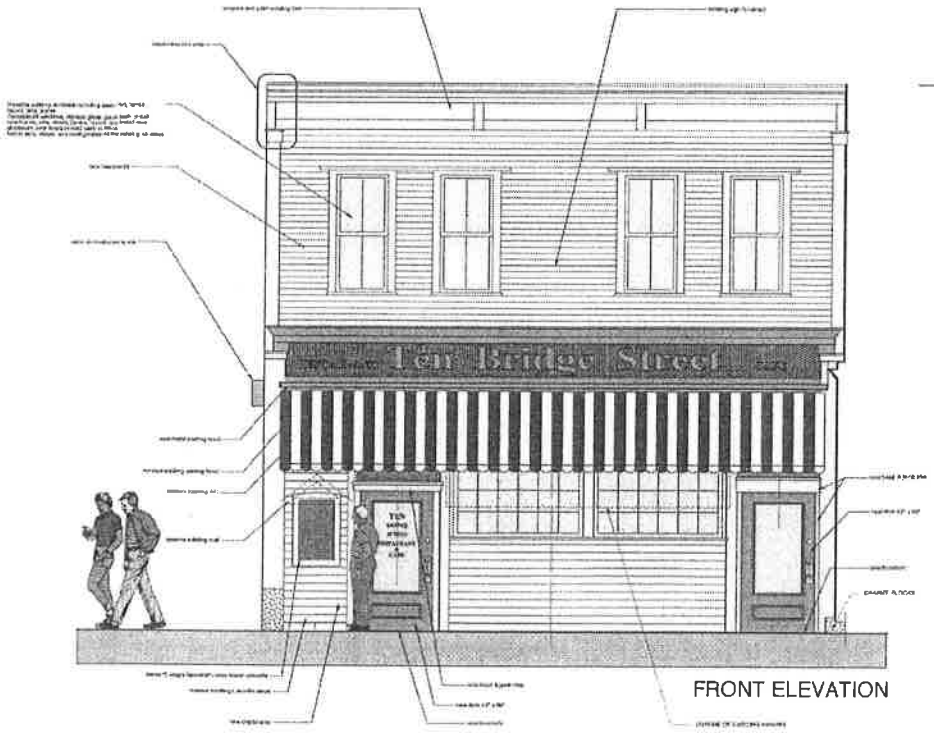
	Yes	*No*
Filed for bankruptcy?		
Been delinquent on municipal, state, or federal taxes?		
Been delinquent on any debt obligation?		

Note: if you answered "Yes" to any of these questions, attach a letter explaining the circumstances and outcome.

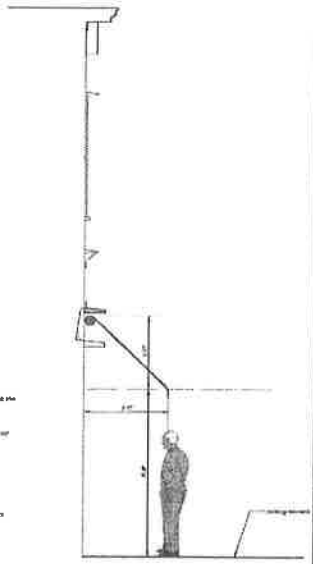
You must submit
❑ Property Deed from the Franklin County Register of Deeds
❑ A copy of your property insurance
❑ Municipal Lien Certificate from the Town Tax Collector
❑ Map and lot number obtained from the Town Assessor's Office

Reviewed/signed
❑ Shelburne Falls Design Committee _____
❑ Shelburne or Buckland Historic Commission _____
❑ Shelubrne Board of Selectmen _____

10
Bridge Street
Restaurant



FRONT ELEVATION



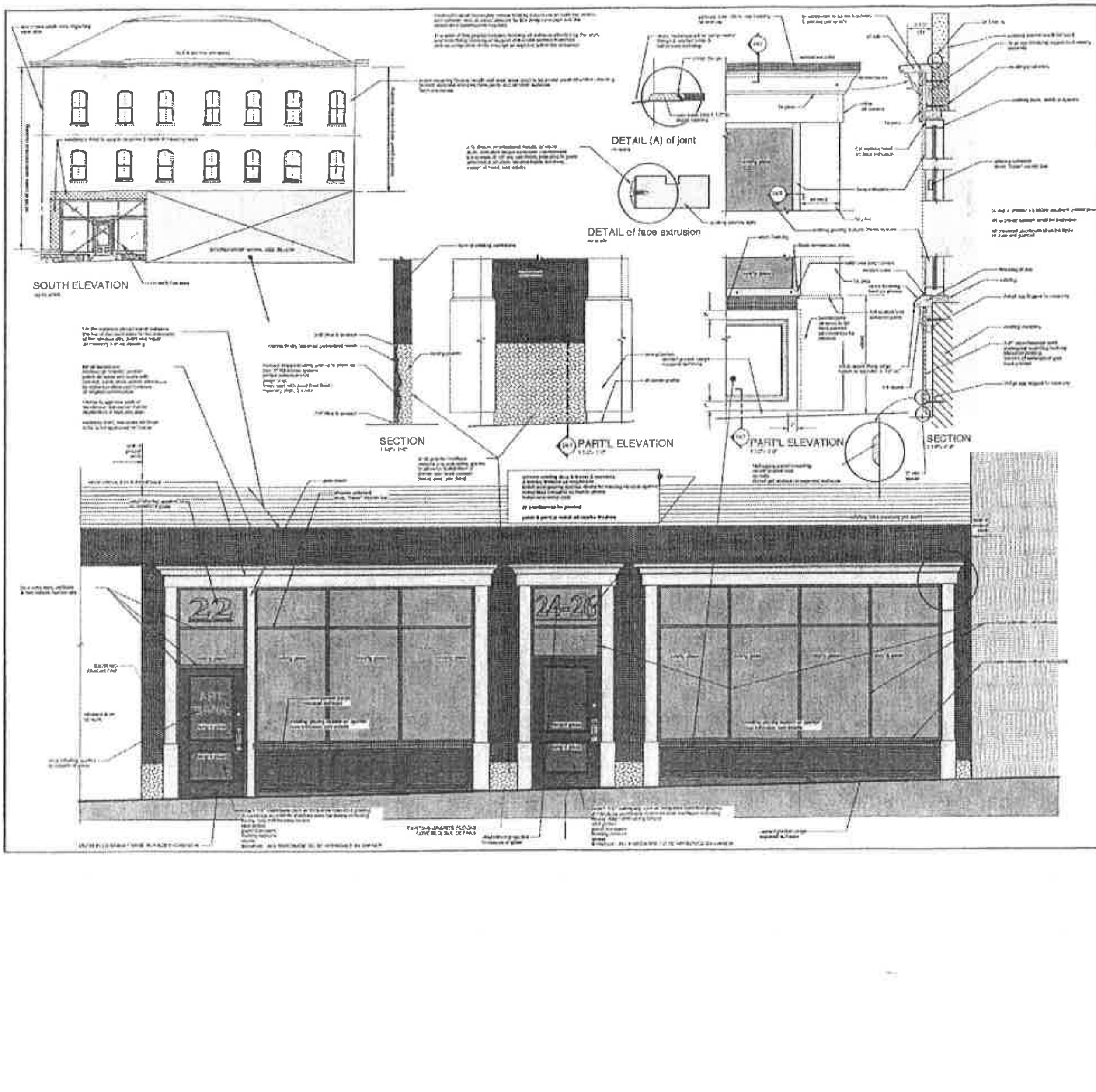
SCHEMATIC SECTION

Ten Bridge Street

JOSEPH P. MATTEI
& ASSOCIATES
The Shelburne Architects
ARCHITECTURE
PLANNING
FORENSICS

Section/Elevation

A 1



Bank Block Facade Renovations

Shelburne Falls
Sign & Facade Program

The Shelburne Architects

JOSEPH P. MATTEI
& ASSOCIATES A.I.A.

ARCHITECTURE
PLANNING
FORENSICS

Bank Block

20-26 Bridge Street

Shelburne
Massachusetts

DESIGN DRAWINGS

A 0 1