

# Resources and Tools

## Appendix

### Connecticut River Scenic Byway

## Historic Preservation Tools

### Massachusetts Historical Commission “On the Road” Program

The Massachusetts Historical Commission conducts a program called "On the Road" which is designed to assist Local Historical Commissions and Local Historic District Commissions. The Massachusetts Historical Commission's Director of Local Government Programs is available to visit communities, discuss local historic preservation issues, and offer ways to resolve problems.

### Local Historical Commissions

Local historic commissions provide important support and assistance to willing private property owners. A Local Historical Commission is the municipal agency responsible for ensuring that preservation concerns are considered in community planning and development decisions. Local Historic Commissions are established by a vote of the town or city government. They serve as local preservation advocates and as an important resource for information about their community's cultural resources and preservation activities.

### National Register of Historic Places Listing

The National Register of Historic Places documents and records the nation's important and irreplaceable buildings, sites, structures, objects, and districts worthy of protection. It is a listing of buildings, structures, sites, objects and districts significant in our nation's history, culture, architecture or archeology that are worthy of preservation. It is a federal designation, administered by the Secretary of the Interior through the Massachusetts Historical Commission as the State Historic Preservation office. Based on local and state surveys, nominations to the National Register are generally initiated by the local historical commission, which works with MHC staff to prepare the form. Nominations are then reviewed by the MHC State Review Board at a public meeting and forwarded to the Keeper of the National Register for approval.

Listing on the National Register of Historic Places recognizes the value of our nation's historical and cultural heritage and provides a basis for making informed planning and development decisions. A listing on the National Register places no constraints on what owners may do with their property when using private funding. The National Register is not a design review program; however, it does provide limited protection from state and federal actions. It is also an eligibility requirement for matching state and federal restoration and research grants, as well as certain federal tax benefits for certified rehabilitation projects.

## **State Register of Historic Places**

The State Register of Historic Places is a master list of designated historic properties in Massachusetts. It provides an added measure of protection to listed properties. Properties are listed on the State Register if they are: included in or determined eligible for listing in the National Register of Historic Places; within local historic districts; local, state, and national landmarks; state archaeological landmarks; or properties with preservation restrictions. The State Register serves as a guide for developers and state agencies in order to determine whether a state funded, permitted, or licensed project will affect historic properties. The State Register review process ensures that listed properties will not inadvertently be harmed by activities supported by state agencies.

## **Local Historic Districts**

A Local Historic District is established and administered by a community to protect the distinctive characteristics of important areas, and to encourage new structural designs that are compatible with the area's historic setting. Prior to the establishment of a local historic district, a District Study Committee is appointed to conduct a survey of the area and to prepare a preliminary report for local and state review. A final report is then submitted to the local governing body for approval of the local historic district ordinance or by-law. Once a local historic district is established, a Local Historic District Commission is appointed to review all applications for exterior changes to properties within the district. This design review process assures that changes to properties will not detract from the district's historic character. The review criteria are determined by each city and town and are specific to each local historic district.

## **Demolition Delay Bylaw**

A demolition delay bylaw allows a window of time for alternatives to demolition to be studied. These can include using historic tax credits for rehabilitation, alternate uses, and, as a last resort, moving the structure. The Statewide Preservation Plan recommends a Demolition Delay bylaw be implemented in all towns in the Commonwealth, and recommends at least a 12 month delay.

## **Corridor Protection Overlay District**

Corridor protection bylaws offer another method of protecting a transportation corridor from inappropriate development. These bylaws are often implemented as an overlay district.

## **Preservation Restrictions**

Preservation Restrictions protect historic and archaeological properties from changes that may be inappropriate. A Preservation Restriction (easement) on a property restricts present and future owners from altering a specified portion of that building, structure, or site. A restriction can run for a few years or in perpetuity and may be included as part of the property deed. Preservation restrictions can be donated or purchased by a government body or private preservation organization and are enforced by the holder of the restriction.

## **Certified Local Government Program**

The Certified Local Government Program is a unique partnership that provides a close integration of federal, state, and local preservation activities. Communities that have enacted

historic preservation legislation are eligible to apply to the Massachusetts Historical Commission for certification. By extending state and federal programs at the local level, the Certified Local Government program allows communities to participate directly in the review and approval of National Register nominations. Certified Local Governments are eligible to compete for at least 10 percent of the federal funds allocated to MHC.

### **Federal Historic Rehabilitation Tax Incentives (“Historic Tax Credits”)**

Under the Federal Rehabilitation Tax Incentive Program, owners of property that are listed on the National Register or are within a National Register Historic District may deduct 20% of the cost of a major restoration project on their taxes. Restoration must be significant, exceeding the greater of the adjusted basis of the buildings or \$5,000, and work can be phased over a five-year period when there are architect’s drawing and specification prepared for the work. Restoration work must follow the Secretary of the Interior’s Standards. The program is administered through the Massachusetts Historical Commission (MHC) and the National Park Service. A 10% tax credit is also available for buildings that are not listed in the National Register but were built before 1936.

### **Massachusetts Historic Rehabilitation Tax Credit**

The Massachusetts Historic Rehabilitation Tax Credit is a pilot program that is administered by The Massachusetts Historical Commission. A certified rehabilitation project on an income-producing property is eligible to receive up to 20% of the cost of certified rehabilitation expenditures in state tax credits. There are restrictions, an annual cap, and selection criteria that ensure the funds are distributed to the projects that provide the most public benefit. The MHC certifies the projects and allocates available credits. There is \$50 million dollars currently available annually for certified rehabilitation projects, and the program is set to expire on December 31, 2017.

### **Revolving Fund for Historic Preservation**

A revolving fund is a long-term strategy which has had success in many parts of the country. Usually organized and managed by a non-profit group, an historical society, or community development organization, a revolving fund offers low-interest loans for the rehabilitation of historic properties. Revolving Funds also function by buying historic properties, rehabilitating them, and selling them with preservation restrictions in place. A revolving fund offering low interest rate loans for preservation of historic buildings within the byway corridor would be a welcome tool at a time when grants and tax credits for private home owners are not available. Revolving loan funds can provide funds to act quickly, as land trusts often do, to buy a threatened property.

Preservation Massachusetts, the state-wide preservation non-profit organization, has recently started offering Pre-Development Loans through a Revolving Fund. They anticipate 3-5 loans per year, ranging from \$25,000-\$75,000. Properties need to be listed on or eligible for the National Register, and must comply with the Secretary of the Interior’s Standards for Rehabilitation. The loan program is designed to assist with the first stages of a project, including architectural and consultant costs and feasibility studies. More information can be found on their website at [preservationmass.org](http://preservationmass.org).

## **Preservation Plan**

The purpose of a Preservation Plan is to help a town address identify priority projects, including inventory updates, preservation education, zoning consistency with preservation needs, potential National Register nominations, a preservation timeline, and financial support, as well as integrate historic preservation into other aspects of municipal planning. There are currently no towns on the Byway that have an active, up to date Preservation Plan in place. Hadley's Master Plan calls for the creation of a Preservation Plan to focus on both historic landscapes and structures.

## **Inventory**

An up to date historic resources inventory is the building block of preservation efforts in a community. Without it, it is impossible to place buildings in a context to determine their significance.

## **Massachusetts Historical Commission Survey and Planning Grant Program**

The goal of the Massachusetts Historical Commission's Survey and Planning Grant Program is to support efforts to identify and plan for the protection of the significant historic buildings, structures, archaeological sites and landscapes of the Commonwealth. The program is a federally funded, reimbursable, 50/50 matching grant program which supports historic preservation planning activities in communities throughout the state. Qualified applicants include all local historical commissions and local historic district commissions, Certified Local Governments, municipal planning and community development offices, regional planning agencies, state agencies, educational institutions, and private non-profit organizations. The types of projects eligible for funding include: the completion of cultural resource inventories; the nomination of significant properties to the National Register of Historic Places; the completion of community-wide preservation plans; and the completion of other types of studies, reports, publications and projects that relate to the identification and protection of significant historic properties and sites. Under federal law, MHC is required to pass through grant awards representing 10% of its total annual federal funding allocation to Certified Local Governments.

## **Massachusetts Preservation Projects Fund**

Through the Massachusetts Preservation Projects Fund, state-funded 50% reimbursable matching grants are available to qualifying properties listed on the State Register to ensure their physical preservation. These funds are subject to availability through the State Budget process. When available, funding is available for the restoration, rehabilitation, stabilization, and documentation of historic and archaeological properties owned by municipalities or nonprofit organizations. The applicants also have the option of applying for up to 75% of the total project cost if they are willing to commit an additional 25% toward an endowment fund for long-range preservation and maintenance of the property. The types of projects funded under this program range from the acquisition of an endangered property, to the restoration of an historic building, to research projects such as historic structures reports, archaeological data recovery projects, or study of innovative preservation techniques.

## **The Community Preservation Act**

The Community Preservation Act provides an opportunity for local communities to fund projects related to local historic sites. The Community Preservation Act is statewide enabling legislation to allow cities and towns to exercise control over local planning decisions. All of the decisions

related to this program are local. Communities must vote by ballot to adopt the Community Preservation Act. Once adopted the local legislatures must appoint a committee to develop plans for the use of the funds. These plans are subject to local comment and approval. If residents do not feel the Community Preservation Act is working as they expected, they can repeal it. “The acquisition and preservation of historic buildings and landscapes” is one of the three core community concerns that the funding from the Community Preservation Act can be used to address. A minimum of 10% of the annual revenues of the fund must be used for each of the three core community concerns. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use. This gives each community the opportunity to determine its priorities, plan for its future, and have the funds to make those plans happen.

## Appendix

## Northfield Main Street Historic District

Designation	Name of Feature	Location	Date Built
NRDIS	Rodman Spencer House	8 Chula Vista Lane	r. 1965
NRDIS	Morgan Garage	Main Street	c. 1921; demolished
NRDIS	Dorris Miller Camp	Main Street	c. 1970
NRDIS	Dwight L. Moody and Emma G. R. Graves	Main Street	c. 1899
NRDIS	Belcher Memorial Fountain	Main Street	1909
NRDIS	Aaron Belding Plaque	Main Street	
NRDIS	First Public Religious Service Marker	Main Street	1897
NRDIS	Northfield First Settlement Marker	Main Street	1897
NRDIS	Fort Marker	Main Street	1897
NRDIS	First Grist Mill Monument	Main Street	c. 1941
NRDIS	Charles Leroy Preston Plaque	Main Street	1929
NRDIS	Dwight L. Moody Plaque	Main Street	1937
NRDIS	Thomas Power Esq. Plaque	Main Street	1933
NRDIS	Sons and Daughters in Armed Forces Plaque	Main Street	c. 1949
NRDIS	World War I Marker	Main Street	1919
NRDIS	Route 63 Bridge – Main Street Bridge	Main Street	1941
NRDIS	Morse House	1 Main Street	c. 1968
NRDIS	Richard J. Vielmetti House	2 Main Street	c. 1930
NRDIS	Daniel L. Callender House	4 Main Street	1846
NRDIS	John Wright House	5 Main Street	1847
NRDIS	Wright Stratton House	8 Main Street	c. 1858
NRDIS	Herbert Millard House	9 Main Street	c. 1925
NRDIS	Charles Slate House	12 Main Street	c. 1927
NRDIS	Ebenezer Field House	15 Main Street	c. 1721
NRDIS	John Hogan House	16 Main Street	c. 1970
NRDIS	William Messer House	19 Main Street	c. 1960
NRDIS	Stanley Powers House	20 Main Street	c. 1927
NRDIS	Michael Morgan House	21 Main Street	c. 1940
NRDIS	Powers Barn	22 Main Street	c. 1920
NRDIS	Zechariah Field House	25 Main Street	c. 1795
NRDIS	Isaac Mattoon House	26 Main Street	1801
NRDIS	Ebenezer White Tavern	27 Main Street	c. 1784
NRDIS	Dr. Elijah Stratton House	30 Main Street	c. 1844
NRDIS	Charles Henry Stearns House	31 Main Street	c. 1850
NRDIS	Capt. Samuel Lane House	33 Main Street	c. 1845
NRDIS	George Stearns House	34 Main Street	c. 1843

<b>Designation</b>	<b>Name of Feature</b>	<b>Location</b>	<b>Date Built</b>
NRDIS	Niles Stone House	35 Main Street	c. 1905
NRDIS	Rev. W. W. Coe House	36 Main Street	1928
NRDIS	Horace Wright House	37 Main Street	c. 1822
NRDIS	Dunham Shepard House	38 Main Street	c. 1966
NRDIS	Albert Collins Parsons Store	39 Main Street	c. 1877
NRDIS	Elijah Mattoon House	40 Main Street	c. 1820
NRDIS	Whitney Brothers Gas Station	41 Main Street	c. 1955
NRDIS	A. D. Stearns House	42 Main Street	1852
NRDIS	Oliver Watriss House	45 Main Street	c. 1795
NRDIS	James Mattoon – C. H. Green House	46 Main Street	c. 1868
NRDIS	Dr. Rollin C. Ward House	47 Main Street	c. 1875
NRDIS	Joseph W. Holton House	48 Main Street	r. 1945
NRDIS	A. C. Parsons House and Shop	49-51 Main Street	c. 1855
NRDIS	William Pomeroy House	50 Main Street	c. 1783
NRDIS	Isaac Prior House	55 Main Street	c. 1820
NRDIS	Frank Montague House	56 Main Street	c. 1927
NRDIS	Henry Wright Tin Shop	57 Main Street	c. 1891
NRDIS	William Pomeroy Store	60 Main Street	c. 1839
NRDIS	Reuben Wright House	61 Main Street	c. 1750
NRDIS	Caleb Cook House	65 Main Street	c. 1808
NRDIS	Samuel S. Stearns House	66 Main Street	c. 1828
NRDIS	Rev. Oliver Everett House	68 Main Street	c. 1837
NRDIS	Northfield Town Hall	69 Main Street	1927
NRDIS	R. H. Minot Tin Store	69 Main Street	c. 1871
NRDIS	Newton W. Keet Motorcycle Repair Shop	70 Main Street	1901
NRDIS	First Parish Church of Northfield, Unitarian	72 Main Street	1870
NRDIS	Dr. Medad Pomeroy House	73 Main Street	c. 1765
NRDIS	George Hastings Block	74 Main Street	c. 1848
NRDIS	Arthur W. Proctor Block	75 Main Street	c. 1898
NRDIS	Caleb Lyman House	76 Main Street	c. 1801
NRDIS	Picky's Grill	77 Main Street	c. 1940
NRDIS	Dunnell Fuels Office	78 Main Street	c. 1970
NRDIS	New England Telephone Company Building	79 Main Street	c. 1940
NRDIS	Charles S. Warner House	80 Main Street	c. 1900
NRDIS	Henry J. Glutney House	81 Main Street	c. 1920
NRDIS	Saint Patrick's Roman Catholic Church	82 Main Street	1886
NRDIS	Thomas Lyman House	83 Main Street	1828
NRDIS	Benjamin B. Murdock House	84 Main Street	1840
NRDIS	Northfield Baptist Church	85 Main Street	1961
NRDIS	Northfield Baptist Church Parsonage	87 Main Street	1961

<b>Designation</b>	<b>Name of Feature</b>	<b>Location</b>	<b>Date Built</b>
NRDIS	Mary Gay Swan House	88 Main Street	c. 1807
NRDIS	Dr. Philip Hall House	89 Main Street	c. 1846
NRDIS	First Parish Unitarian Parsonage	90 Main Street	c. 1858
NRDIS	Capt. Samuel Hunt Tavern	91 Main Street	r. 1775
NRDIS	Charles Pomeroy House	92 Main Street	c. 1879
NRDIS	Capt. John Nevers House	94 Main Street	1811
NRDIS	Herbert A. Reed Gas Station	95 Main Street	c. 1930
NRDIS	John A. Quinland House	96 Main Street	c. 1919
NRDIS	Dr. Charles Blake House	97 Main Street	c. 1780
NRDIS	Northfield Center School	98 Main Street	c. 1941
NRDIS	Civil War Tablet	98 Main Street	1911
NRDIS	Lt. Jonathan Belding House	99 Main Street	r. 1750
NRDIS	Spencer Brothers Garage	105 Main Street	c. 1919
NRDIS	Samuel W. Dutton House	109 Main Street	c. 1835
NRDIS	Dr. Allen H. Wright House	111 Main Street	c. 1936
NRDIS	Dr. Norman P. Wood House	112 Main Street	c. 1900
NRDIS	Dickinson Memorial Library	115 Main Street	1897
NRDIS	Obadiah Dickinson House	116 Main Street	c. 1785
NRDIS	House	117 Main Street	c. 1869
NRDIS	Luman Barber House	118 Main Street	r. 1945
NRDIS	Peter Evans House	120 Main Street	1716
NRDIS	Sally R. Tyler Cottage – Missionary I	124 Main Street	1927
NRDIS	Schell Cottage – Missionary House	126 Main Street	c. 1928
NRDIS	Rev. Edward Fairbanks House	130 Main Street	1948
NRDIS	Daniel Callendar House	134 Main Street	c. 1793
NRDIS	U. S. Post Office – Northfield Main Branch	136 Main Street	c. 1970
NRDIS	William C. Billings House	138 Main Street	c. 1820
NRDIS	Greenfield Cooperative Bank	144 Main Street	c. 1974
NRDIS	Albert S. Brigham House	146 Main Street	c. 1899
NRDIS	Trinitarian Congregational Church	147 Main Street	c. 1889; demolished
NRDIS	Trinitarian Congregational Church	147 Main Street	1979
NRDIS	Clifford Sanborn Furniture Store	148 Main Street	c. 1915
NRDIS	William Belcher House	153 Main Street	c. 1788
NRDIS	Eli H. Colton House	154 Main Street	r. 1875
NRDIS	Dr. Samuel Prentice House	155 Main Street	r. 1850
NRDIS	Clifford Field House	158 Main Street	c. 1935
NRDIS	George E. Holton House	159 Main Street	c. 1882
NRDIS	Dr. Roscoe Philbrick House	160 Main Street	c. 1914
NRDIS	Alvin A. Long House	165 Main Street	c. 1850



<b>Designation</b>	<b>Name of Feature</b>	<b>Location</b>	<b>Date Built</b>
NRDIS	Samuel B. Williams House	166 Main Street	c. 1853
NRDIS	John Long House	167 Main Street	c. 1830
NRDIS	Charles C. Robbins Store	168 Main Street	1910
NRDIS	A. J. Phillips House	169 Main Street	c. 1895
NRDIS	Capt. Henry Alexander House	173 Main Street	c. 1836
NRDIS	Francis Fisher House	174 Main Street	c. 1855
NRDIS	Thomas Alexander House	175 Main Street	1848
NRDIS	Robert Lyman Cabinet Shop	176 Main Street	c. 1870
NRDIS	Billiel House	177 Main Street	c. 1970
NRDIS	Robert Lyman House	178 Main Street	c. 1841
NRDIS	George R. Fisher House	179 Main Street	c. 1890
NRDIS	Jean H. Wright House	179R Main Street	c. 1971
NRDIS	Wayside Inn Barn	179A Main Street	c. 1890
NRDIS	Simeon Lyman House	180 Main Street	c. 1923
NRDIS	Capt. Richard Colton House	181 Main Street	c. 1828
NRDIS	Edward B. Buffum House	185 Main Street	c. 1919
NRDIS	Mary S. Rice House	186 Main Street	c. 1900
NRDIS	Merriman Cottage	187 Main Street	c. 1890
NRDIS	Simeon Alexander House	188 Main Street	C 1776
NRDIS	Paul Jordon Gas Station and Garage	190 Main Street	c. 1947
NRDIS	Clarence P. Buffmun General Store	194 Main Street	c. 1910
NRDIS	Charles H. Webster Drugstore	198 Main Street	1903
NRDIS	Arthur Percy Fitt House	201 Main Street	1887
NRDIS	Charles Alexander House	204 Main Street	c. 1890
NRDIS	Northfield Seminary – Revell Hall	206 Main Street	1879
NRDIS	Northfield Seminary – Holton Hall	206A Main Street	c. 1885
NRDIS	Girl Scout's Little House	7 Pentecost Road	c. 1951
NRDIS	Medad A. Moody House	6 Pine Street	c. 1863
NRDIS	Northfield Fire Station	School Street	c. 1952

### Other Historic Properties in Northfield

<b>Designation</b>	<b>Name of Feature</b>	<b>Location</b>	<b>Date Built</b>
NRIND	Simeon Alexander Jr. House	496 Millers Falls Road (Route 63)	c. 1774
NRIND	Northfield Center Cemetery	Parker Avenue	1686
NRIND	Pine Street School	13 Pine Street	c. 1903
NRDOE	Schell Memorial Bridge	East Northfield Road	1903

**Montague Center Historic District Properties**

<b>Designation</b>	<b>Name of Feature</b>	<b>Location</b>	<b>Date Built</b>
NRDIS	Bangs and Ball Grocery and Dry Goods Store	1 Center Street	c. 1850
NRDIS	House	5 Center Street	c. 1830
NRDIS	Montague Center Harness Shop	7 Center Street	c. 1825
NRDIS	Phillips Palmer and Company Pocket Book Factory	9 Center Street	c. 1830
NRDIS	Leonard Cheney General Store	11 Center Street	1838
NRDIS	Montague Old Town Hall	15-17 Center Street	1858
NRDIS	J. H. Root House	21 Center Street	1851
NRDIS	H. Chenery House	24 Center Street	c. 1831
NRDIS	House	25 Center Street	1889
NRDIS	Montague Telephone Switching Station	26 Center Street	c. 1960
NRDIS	W. H. Ward House	27 Center Street	c. 1847
NRDIS	House	28 Center Street	c. 1840
NRDIS	House	30 Center Street	c. 1860
NRDIS	House	32 Center Street	c. 1850
NRDIS	J. Dugan House	34 Center Street	r. 1850
NRDIS	House	35 Center Street	c. 1850
NRDIS	J. W. Dugan House	36 Center Street	c. 1860
NRDIS	House	37 Center Street	c. 1850
NRDIS	Elihu Root House	38 Center Street	c. 1805
NRDIS	Dyke House	39 Center Street	c. 1850
NRDIS	House	40 Center Street	c. 1860
NRDIS	Carl Rollins House	42 Center Street	1912
NRDIS	Elihu Root Chair Factory and Saw Mill	44 Center Street	c. 1840
NRDIS	Dr. D. Bradford House	5 Court Square	c. 1860
NRDIS	House	7 Court Square	c. 1890
NRDIS	Merriam King House	8 Court Square	c. 1870
NRDIS/NRIND	Alvah Stone Mill	400 Greenfield Road	c. 1760
NRDIS/NRIND	Martin Machine Company Tool Crib	400 Greenfield Road	c. 1934
NRDIS/NRIND	Martin Machine Company Die Cutting Shop	400 Greenfield Road	c. 1934
NRDIS/NRIND	Alvah Stone Mill Fire Hydrant House	400 Greenfield Road	c. 1890
NRDIS/NRIND	Alvah Stone Mill Fire Hose House	400 Greenfield Road	1890
NRDIS/NRIND	Alvah Stone Mill Dam	400 Greenfield Road	c. 1830
NRDIS/NRIND	Alvah Stone Mill Intake Raceway	400 Greenfield Road	c. 1910
NRDIS/NRIND	Alvah Stone Mill Penstock	400 Greenfield Road	1900
NRDIS/NRIND	Martin Machine Company – Francis Turbine	400 Greenfield Road	c. 1900
NRDIS/NRIND	Martin Machine Company Electrical	400 Greenfield Road	

<b>Designation</b>	<b>Name of Feature</b>	<b>Location</b>	<b>Date Built</b>
	Generator		
NRDIS/NRIND	Alvah Stone Mill Wheel Pit	400 Greenfield Road	c. 1764
NRDIS/NRIND	Martin Machine Company Tailrace	400 Greenfield Road	c. 1934
NRDIS/NRIND	Martin Machine Company Trash Racks	400 Greenfield Road	c. 1934
NRDIS/NRIND	Martin Machine Company Head Gates	400 Greenfield Road	c. 1934
NRDIS/NRIND	Lawrence Mill Foundations	400 Greenfield Road	c. 1760
NRDIS/NRIND	Lawrence Mill Dam Abutments	400 Greenfield Road	c. 1830
NRDIS/NRIND	Alvah Stone Mill Grinding Stone	400 Greenfield Road	c. 1834
NRDIS	House	428 Greenfield Road	c. 1940
NRDIS	House	431 Greenfield Road	c. 1830
NRDIS	Fiske House	432 Greenfield Road	1941
NRDIS	Montague Highway Directional Marker	Main Street	c. 1770
NRDIS	Main Street Bridge over Sawmill River	Main Street	1895
NRDIS	House	2 Main Street	c. 1870
NRDIS	Montague Water Pollution Control Station	3 Main Street	c. 1980
NRDIS	House	4 Main Street	c. 1920
NRDIS	House	6 Main Street	c. 1920
NRDIS	Edward W. Fox House	7 Main Street	1859
NRDIS	House	8 Main Street	c. 1900
NRDIS	House	12 Main Street	c. 1900
NRDIS	House / Store	17 Main Street	c. 1850
NRDIS	Aaron Gate House	18 Main Street	c. 1805
NRDIS	K. Bancroft House	22 Main Street	1835
NRDIS	R. Brown House	24 Main Street	c. 1870
NRDIS	House	25 Main Street	c. 1830
NRDIS	House	26 Main Street	c. 1880
NRDIS	House	27 Main Street	c. 1800
NRDIS	House	28 Main Street	c. 1960
NRDIS	House	29 Main Street	c. 1850
NRDIS	House	30 Main Street	c. 1880
NRDIS	Montague Village Common	33 Main Street	r. 1750
NRDIS	Montague Village Common Watering Trough	33 Main Street	1915
NRDIS	Montague Village Common War Memorial	33 Main Street	1954
NRDIS	Unitarian Church of Montague	34 Main Street	1834
NRDIS	Montague Schoolhouse	38 Main Street	1837
NRDIS	Montague First Congregational Church Parsonage	39 Main Street	c. 1852
NRDIS	Avery Clapp House	40-42 Main Street	1837
NRDIS	Rev. E. Moody House	41 Main Street	c. 1850

<b>Designation</b>	<b>Name of Feature</b>	<b>Location</b>	<b>Date Built</b>
NRDIS	J. H. Morse House	44 Main Street	c. 1837
NRDIS	Dr. F. A. Deane House	45 Main Street	c. 1850
NRDIS	J. Learned House and Store	46 Main Street	1837
NRDIS	Edward L. Delano House	49 Main Street	1838
NRDIS	Alvah Stone House	50 Main Street	c. 1835
NRDIS	U. S. Post Office – Montague Center Branch	53 Main Street	c. 1960
NRDIS	House	54 Main Street	c. 1960
NRDIS	Clapp, R. N. Tin Shop	55 Main Street	c. 1860
NRDIS	Henry H. Root Grocery Store	58-60 Main Street	1885
NRDIS	George A. Clapp Shoe Factory	59 Main Street	1856
NRDIS	House	63 Main Street	1889
NRDIS	Charles Kellogg House	64 Main Street	1847
NRDIS	N. C. Brewer House	66 Main Street	1842
NRDIS	House	67 Main Street	c. 1910
NRDIS	E. Nettleton House	68 Main Street	1857
NRDIS	House	69 Main Street	1933
NRDIS	Chandler House	70 Main Street	c. 1850
NRDIS	Dr. Anson Cobb House	71 Main Street	1892
NRDIS	House	75 Main Street	c. 1900
NRDIS	House	2 Newton Lane	c. 1960
NRDIS	House	4 Newton Lane	c. 1960
NRDIS	House	5 Newton Lane	c. 1960
NRDIS	House	6 Newton Lane	c. 1980
NRDIS	House	7 Newton Lane	c. 1980
NRDIS	Edward W. Chenery House	2 North Street	c. 1831
NRDIS	Montague First Congregational Church	4 North Street	1834
NRDIS	Edward Benton House	7 North Street	1865
NRDIS	House	11 North Street	1888
NRDIS	Montague Center Schoolhouse / House	15 North Street	c. 1800
NRDIS	House	19 North Street	c. 1920
NRDIS	Chandler House	2 Old Sunderland Road	c. 1840
NRDIS	House	4 Old Sunderland Road	c. 1850
NRDIS	House	10 Old Sunderland Road	c. 1870
NRDIS	House	16 Old Sunderland Road	c. 1850
NRDIS	Joseph Root Tavern	17 Old Sunderland Road	c. 1739
NRDIS	House	23 Old Sunderland Road	c. 1850
NRDIS	Playground	School Street	c. 1910

<b>Designation</b>	<b>Name of Feature</b>	<b>Location</b>	<b>Date Built</b>
NRDIS	T. B. Searle House	3 School Street	1902
NRDIS	House	6 School Street	c. 1890
NRDIS	House	8 School Street	c. 1920
NRDIS	House	9 School Street	c. 1960
NRDIS	House	11 School Street	c. 1890
NRDIS	Public School	15 School Street	1950
NRDIS	Dr. G. Wright House and Office	2 South Street	c. 1830
NRDIS	Joseph Root Tavern Ell	6 Station Street	1739
NRDIS	Montague Fire Department Engine House	9 Station Street	c. 1900
NRDIS	Gas Station	10 Station Street	c. 1920
NRDIS	House	11 Station Street	c. 1970
NRDIS	Blacksmith Shop; Warehouse	12 Station Street	c. 1900
NRDIS	House	13-15 Station Street	c. 1900
NRDIS	House	17 Station Street	c. 1970
NRDIS	Locust Hill Cemetery	Turners Falls Road	c. 1760
NRDIS	C. Lawrence House	547 Turners Falls Road	c. 1830
NRDIS	Z. Taylor House	551 Turners Falls Road	c. 1870
NRDIS	Frank Martin House	555-557 Turners Falls Road	c. 1933
NRDIS	Bus Terminal	7 Union Street	c. 1940
NRDIS	A. C. Stone House	11 Union Street	c. 1860
NRDIS	House	14 Union Street	c. 1856
NRDIS	A. Clapp Jr. House	19 Union Street	1856
NRDIS	George A. Clapp Shoe Factory Worker Housing	20 Union Street	c. 1856
NRDIS	George A. Clapp Shoe Factory Worker Housing	21 Union Street	1856
NRDIS	George A. Clapp Shoe Factory Worker Housing	22 Union Street	c. 1856
NRDIS	George A. Clapp Shoe Factory Worker Housing	23 Union Street	1856
NRDIS	House	24 Union Street	c. 1856
NRDIS	George A. Clapp Shoe Factory Worker Housing	25 Union Street	c. 1856
NRDIS	House	26 Union Street	c. 1856
NRDIS	House	27 Union Street	c. 1925
NRDIS	D. Clapp House	30 Union Street	c. 1856
NRDIS	M. H. Clapp House	33 Union Street	c. 1856
NRDIS	George A. Clapp Shoe Factory Worker Housing	34 Union Street	c. 1860
NRDIS	House	37 Union Street	c. 1920
NRDIS	Clapp Scythe Factory	5 Welch Lane	c. 1900

Designation	Name of Feature	Location	Date Built
NRDIS	Laundry	9 Welch Lane	c. 1900

### Sunderland Center Historic District Properties

Designation	Name of Feature	Location	Date Built
NRDIS	Skibiski Building	2 Amherst Road	Ca. 1927
NRDIS	L&M Warner Grain Store	10 Amherst Road	1917
NRDIS	L&M Warner Grain Store	10A Amherst Road	1917
NRDIS	Warner-Miller-Skibiski Building	18 Amherst Road	1917
NRDIS	house	26 Amherst Road	Ca. 1860&1950
NRDIS	James Clary House	34 Amherst Road	Ca. 1855
NRDIS	Connecticut River Bridge	Bridge Street	1938
NRDIS	Ben Toczydlowski House	23 Bridge Street	1947
NRDIS	Edward Tozloski House	17 Bridge Street	1948
NRDIS	Ben Toczydlowski Store	13 Bridge Street	Ca. 1940
NRDIS	Ben's Station	11 Bridge Street	1939
NRDIS	Riverside Cemetery	Cemetery Road	1722-1996
NRDIS	Cemetery storage shed	Cemetery Road	Ca. 1900
NRDIS	house	2 Garage Road	1930-40
NRDIS	Elijah Rowe House	6 Garage Road	Ca. 1790
NRDIS	Henry O. Williams House	243 North Main Street	Ca. 1853
NRDIS	Neo-colonial house	238 North Main Street	Ca. 1950
NRDIS	Edward L. Robinson House	226 North Main Street	Ca. 1904
NRDIS	Williams Farm	225 North Main Street	1919
NRDIS	Equipment shed	225 North Main Street	Pre-1948
NRDIS	Open cow shed	225 North Main Street	Ca. 1930
NRDIS	barn	225 North Main Street	Ca. 1930
NRDIS	Corn crib	225 North Main Street	Ca. 1920
NRDIS	Poultry house	225 North Main Street	Ca. 1930
NRDIS	Samuel Billings/Noah Graves House	207 North Main Street	Ca. 1718-50
NRDIS	Neo-colonial house	200 North Main Street	Ca. 1930
NRDIS	garage	200 North Main Street	Ca. 1930
NRDIS	Israel Cooley House	199 North Main Street	1800-1833
NRDIS	Tobacco barn	199 North Main Street	Ca. 1940
NRDIS	Samuel Graves, Sr. House	187 North Main Street	1804
NRDIS	Converted storage barn	184 North Main Street	Ca. 1950
NRDIS	Colonial Revival house	180 North Main Street	1923
NRDIS	garage	180 North Main Street	Ca. 1923
NRDIS	Harold C. Pomeroy House	178 North Main Street	Ca. 1910

<b>Designation</b>	<b>Name of Feature</b>	<b>Location</b>	<b>Date Built</b>
NRDIS	garage	178 North Main Street	Ca. 1940
NRDIS	Eleazer Warner, Jr. House	171 North Main Street	Ca. 1825
NRDIS	Isaac Graves House	168 North Main Street	Ca. 1730
NRDIS	shop	168 North Main Street	Ca. 1900
NRDIS	Eleazor Warner House	167 North Main Street	1750-1800
NRDIS	barn	166 North Main Street	Ca. 1900
NRDIS	Bungalow house	162 North Main Street	1922
NRDIS	garage	162 North Main Street	1920s
NRDIS	Neo-colonial house	158 North Main Street	Ca. 1930
NRDIS	garage	158 North Main Street	Ca. 1940
NRDIS	Gideon Warner House	157 North Main Street	Ca. 1780
NRDIS	George F. Abby House	154 North Main Street	1875
NRDIS	barn	154 North Main Street	1875
NRDIS	Graham/Beaman House	153 North Main Street	1776
NRDIS	barn	153 North Main Street	Ca. 1850
NRDIS	David Graves House	143 North Main Street	1748-80
NRDIS	barn	143 North Main Street	Ca. 1900
NRDIS	Alvin Johnson House	140 North Main Street	Ca. 1865
NRDIS	Rev. James Taylor House	133 North Main Street	Ca. 1807
NRDIS	barn	133 North Main Street	Ca. 1910
NRDIS	Kenneth Williams House	127 North Main Street	Ca. 1920
NRDIS	Henry F. Sanderson House	126 North Main Street	Ca. 1843
NRDIS	garage	126 North Main Street	Ca. 1930
NRDIS	Mrs. Montague House	123 North Main Street	1925
NRDIS	Ashley Graves House	121 North Main Street	Ca. 1830
NRDIS	shop	121 North Main Street	Ca. 1870
NRDIS	Henry F. Sanderson House	120 North Main Street	Ca. 1843
NRDIS	Craftsman Bungalow house	119 North Main Street	Ca. 1925
NRDIS	garage	119 North Main Street	Ca. 1925
NRDIS	Samuel Jennison House	118 North Main Street	Ca. 1850
NRDIS	Dimo's Restaurant	116 North Main Street	Ca. 1912
NRDIS	Fourth Parish House	115 North Main Street	1917
NRDIS	garage	115 North Main Street	1917
NRDIS	Roman F. Toczydowski House	113 North Main Street	1927
NRDIS	Town Hall	112 North Main Street	1867
NRDIS	Warner's Tobacco Shop	110 North Main Street	1923
NRDIS	Graves Memorial Library	109 North Main Street	1900
NRDIS	Sunderland Bank	108 North Main Street	1825
NRDIS	Town House	104 North Main Street	Ca. 1820
NRDIS	First Congregational Chapel	93 South Main Street	1849

<b>Designation</b>	<b>Name of Feature</b>	<b>Location</b>	<b>Date Built</b>
NRDIS	First Congregational Church	91 South Main Street	1835
NRDIS	Dr. Gustavus Peck House	90 South Main Street	Ca. 1835
NRDIS	Lota & Luther Root House	87 South Main Street	Ca. 1817
NRDIS	Samuel Dorrance House	86 South Main Street	Ca. 1835
NRDIS	Frederick & Ina Kidder House	83 South Main Street	1914
NRDIS	Barn complex	83 South Main Street	1914-1940
NRDIS	garage	83 South Main Street	1914
NRDIS	Equipment shed	83 South Main Street	Ca. 1914
NRDIS	Manufacturing building	83 South Main Street	Ca. 1940
NRDIS	William Russell House	82 South Main Street	Pre-1830
NRDIS	barn	82 South Main Street	Ca. 1850
NRDIS	Third Parsonage	79 South Main Street	Ca. 1842
NRDIS	garage	79 South Main Street	Ca. 1940
NRDIS	Arthur W. Hubbard House	76 South Main Street	Ca. 1910
NRDIS	garage	76 South Main Street	Ca. 1910
NRDIS	Grace Clark Hobart Store	75 South Main Street	Ca. 1895
NRDIS	Austin Lysander Marsh House	71 South Main Street	Ca. 1835
NRDIS	barn	70 South Main Street	Ca. 1900
NRDIS	Elisha Smith House	69 South Main Street	1756
NRDIS	Queen Anne house	66 South Main Street	Ca. 1880
NRDIS	barn	66 South Main Street	Ca. 1900
NRDIS	Seth Warner House	63 South Main Street	1836
NRDIS	barn	63 South Main Street	Ca. 1900
NRDIS	Colonial Revival house	62 South Main Street	Ca. 1890
NRDIS	barn	62 South Main Street	Ca. 1900
NRDIS	Deacon John Montague House	59 South Main Street	Ca. 1800
NRDIS	Louis H. Pomeroy House	51 South Main Street	1904
NRDIS	barn	51 South Main Street	Ca. 1904
NRDIS	Smith/Moline House	50 South Main Street	1847
NRDIS	Nathanial Austin Smith House	47 South Main Street	Ca. 1847
NRDIS	barn	47 South Main Street	Ca. 1900
NRDIS	Catline/Trow House	46 South Main Street	Ca. 1800
NRDIS	barn	46 South Main Street	Ca. 1850
NRDIS	Hepburn/Houle House	41 South Main Street	1922
NRDIS	Manoah Bodman House	38 South Main Street	Ca. 1758
NRDIS	barn	38 South Main Street	Ca. 1900
NRDIS	Deacon Albert Hobart House	37 South Main Street	1850-60
NRDIS	Clark Rowe House	34 South Main Street	Ca. 1831
NRDIS	Warren Graves House	28 South Main Street	Ca. 1834
NRDIS	Millstone Farm Market	24 South Main Street	1929



Designation	Name of Feature	Location	Date Built
NRDIS	Alexander/Taft House	23 South Main Street	Ca. 1800
NRDIS	Tobacco barn	23 South Main Street	Ca. 1930
NRDIS	Equipment shed	23 South Main Street	Ca. 1920
NRDIS	House (converted barn)	22 South Main Street	Ca. 1900
NRDIS	Elias Graves House	18 South Main Street	Ca. 1765
NRDIS	Lillian Dill House	17 South Main Street	Ca. 1900
NRDIS	garage	17 South Main Street	Ca. 1900
NRDIS	Clifford A. Hubbard House	12 South Main Street	1919
NRDIS	garage	12 South Main Street	1919
NRDIS	Appollos Sanderson House	7 South Main Street	1825-60
NRDIS	Benjamin Darling House	4 South Main Street	Ca. 1851
NRDIS	garage	4 South Main Street	Ca. 1920
NRDIS	Benjamin Graves House	1 Old Amherst Road	1753
NRDIS	Frederick E. Walsh House	6 School Street	1921
NRDIS	garage	6 School Street	Ca. 1930
NRDIS	W. D. Chandler House	9 School Street	Ca. 1865
NRDIS	A. C. Delano House	11 School Street	Ca. 1855
NRDIS	Center School	12 School Street	1922
NRDIS	Frederick Beaman House	15 School Street	Ca. 1871
NRDIS	Lawer Shop	23 School Street	Ca. 1880
NRDIS	Mason Armstrong House	28 School Street	Ca. 1855
NRDIS	barn	28 School Street	Ca. 1855
NRDIS	Hunter House	32 School Street	Ca. 1900
NRDIS	Skibiski Vegetable Storehouse	32 School Street	Ca.1920
NRDIS	Queen Anne house	33 School Street	Ca. 1900
NRDIS	garage	33 School Street	Ca. 1940
NRDIS	Toll House	38 School Street	1812
NRDIS	Converted tobacco shed	Warner Drive	Ca. 1940
NRDIS	Maintenance shed	Warner Drive	1948
NRDIS	barn	Warner Drive	1886

## Community Planning Tools and Funding Sources to Preserve the Scenic Byway Resources

This section provides an overview of tools and funding sources that can be used by towns and regional organizations to help preserve historic, scenic, and open space resources and enhance tourism along the Connecticut River Scenic Byway. The strategies fall into three categories: land protection, historic preservation, and local zoning bylaws and planning activities.

## **Land Protection**

### Conservation Restrictions (CR)

Scenic, open space, forest, and agricultural resources can be protected through the use of conservation restrictions. A conservation restriction is a legally binding agreement between the landowner and a government agency or qualified conservation organization, such as a land trust, that places constraints on the use of a property in order to protect its scenic or open space values. With a conservation restriction, land uses are typically limited to forestry, farming, and/or passive recreational activities, and development is prohibited except if it is related to those uses (such as a barn for farming purposes). Scenic easements and conservation restrictions can be donated or sold by a landowner. A donation of such a scenic easement can yield a significant tax benefit. The Federal Scenic Byway program can provide funding for acquisition of scenic easements from willing property owners.

### Agricultural Preservation Restriction (APR) Program

The Agricultural Preservation Restriction (APR) Program protects prime farmland from development. The APR Program is a voluntary program that offers a non-development alternative to farmers and other owners of prime agricultural land and other farmland of statewide importance that are faced with a decision regarding the future use and disposition of their farms. The program offers to pay farmers the difference between the "development value" and the "agricultural value" of their farmland in exchange for a permanent deed restriction which precludes any use of the property that will have a negative impact on its agricultural viability. The APR Program is run through the Massachusetts Department of Agricultural Resources.

### Chapter 61 Programs

Parcels enrolled in the property tax abatement programs under Chapter 61 of the Massachusetts General Laws are temporarily protected from development. The Chapter 61 programs offer landowners reduced local property taxes in return for maintaining land in productive forestry, agricultural or open space or passive recreational use for a certain period of time, usually at least 10 years. One important feature of the Chapter 61 programs is that they offer towns the opportunity to protect land permanently if land that has been enrolled in a Chapter 61 program is being sold or converted to another use. The town where the parcel is located has a 120-day period during which it can exercise, or assign, its right of first refusal to purchase the property at fair market value or meet the conversion price offer, and preserve it permanently.

## **Funding Sources for Land Protection**

### Community Preservation Act (CPA)

Signed into law in 2000, the Massachusetts Community Preservation Act (M.G.L., Chapter 44B), gives communities a funding source to preserve open space and historic resources, create affordable housing, and develop outdoor recreational facilities. Municipalities adopt the Community Preservation Act (CPA) on a local basis, through a ballot referendum. Communities that approve the CPA can impose a property tax surcharge of up to 3%. The funds collected through this surcharge are set aside in a local Community Preservation Fund. The state provides an annual match distribution that also goes into this fund. Monies accrued in this fund are to be spent on historic resources, open space, affordable housing, and recreational lands, with at least 10% of the annual receipts going toward each of the first three categories. This spending can be deferred until needed. Up to 5% annually can be allocated for administrative and operating

expenses of the community preservation committee. The community determines how it would like to distribute the balance of funds to any or a combination of the categories, including recreational lands.

For the first six years of the program, from 2002 through 2007, the State CPA Trust Fund matched all communities that adopted the CPA at a rate of 100%. As more communities adopted the CPA and the economy slowed, the base match percentage fell in recent years to below 30%. Communities that have passed the CPA at the maximum 3% surcharge receive a higher match than communities with a lower surcharge. In addition, communities at the 3% surcharge that have smaller populations and lower property values receive a higher match from the trust fund. Consequently several towns within the region have continued to receive a 100% match from the State CPA Trust Fund in recent years.

#### Forest Legacy Program

The Forest Legacy program is a federal funding mechanism through the U.S. Forest Service (administered through DCR's Forest Legacy program) for conservation restrictions on large blocks of forestland (not necessarily contiguous). Areas must be designated as "Forest Legacy Areas" (FLAs) in order for CR projects to be eligible for Forest Legacy funding. The towns of Northfield, Erving, and Montague are within the North Quabbin FLA. Portions of the Holyoke Range and Hatfield are currently designated as FLAs, and a small number of Forest Legacy projects have taken place in these areas.

#### Landscape Partnership Program

The Landscape Partnership Program, administered through the Executive Office of Energy and Environmental Affairs (EEA) seeks to preserve large, unfragmented, high-value conservation landscapes including working forests and farms, expand state-municipal-private partnerships, increase leveraging of state dollars, enhance stewardship of conservation land, and provide public recreation opportunities. The program offers competitive grants to municipalities, non-profit organizations, and EEA agencies acting cooperatively to permanently protect a minimum of 500 acres of land.

#### Local Acquisitions for Natural Diversity Grant Program (LAND) (formerly called Self-Help Program)

Provides grant assistance to city and town conservation commissions for the acquisition of open space for conservation and passive recreation purposes. The program is administered by the Executive Office of Energy and Environmental Affairs (EEA). The LAND Program helps preserve lands and waters in their natural state and the program offers funding to preserve areas that contain unique natural, historical or cultural features or extensive water resources. The program encourages compatible passive outdoor recreational uses such as hiking, fishing, hunting, cross-country skiing, and wildlife observation. General public access must be allowed, and the Town must have an up to date Open Space and Recreation Plan to apply. The LAND Program pays for up to 80% of a municipality's costs for the acquisition of land, or a partial interest (such as a conservation restriction), and ancillary land acquisition costs. The grants range in size from \$75,000 to \$500,000.

#### Massachusetts Recreational Trails Grants Program

The Recreational Trails Program provides grants ranging from \$2,000 to \$50,000 on a reimbursement basis for a variety of trail protection, construction, and stewardship projects

throughout Massachusetts. It is part of the national Recreational Trails Program, which is funded through the Federal Highway Administration (FHWA). Funds are disbursed to each state to develop and maintain recreational trails and trail-related facilities for both non-motorized and motorized recreational trail uses. In Massachusetts, funds are administered by the Department of Conservation and Recreation (DCR), in partnership with the Massachusetts Recreational Trails Advisory Board. Eighty percent of the project costs are reimbursed to grantees, but at least 20% of the total project value must come from other sources.

#### Parkland Acquisitions and Renovations for Communities (PARC) (formerly the Urban Self-Help Program)

Provides grant assistance to cities and towns to acquire parkland, develop new parks, or renovate existing outdoor public recreation facilities. The program is also administered by the Executive Office of Energy and Environmental Affairs (EEA). Any city or town with a population of 35,000 or more, or any city regardless of size, which has an authorized park or recreation commission, is eligible to participate. Grants can also be issued to smaller communities for projects that have regional or statewide significance. Projects for outdoor recreation purposes, whether active or passive in nature, are considered for funding. Grants are available for the acquisition of land and the construction, restoration, or rehabilitation of land for park and outdoor recreation purposes such as athletic playing fields, playgrounds, game courts, and swimming pools. Access by the general public must be allowed and the Town must have an up to date Open Space and Recreation Plan. The grants reimburse a significant portion of total project costs. The grants range in size from \$50,000 to \$500,000.

### **Historic Preservation**

#### Historic Preservation Restrictions

A preservation restriction is a mechanism that is used to preserve a property's historic character. It is a legally binding agreement that is used to protect historic resources, such as historically significant buildings, landscape features or landscape areas. Preservation restrictions can be written to list the specific features of the historic property to be protected. Preservation restrictions are enabled under Massachusetts General Law Chapter 184 Sections 31-34. The preservation restriction must be held by a government or non-profit. Preservation restrictions are recorded in the local Registry of Deeds. The preservation restriction ensures that the specified features of the historic property will not be altered in the future and will be preserved for future generations.

#### Local Historic Districts

A Local Historic District is established and administered by a community to protect the distinctive characteristics of important areas, and to encourage new designs that are compatible with the area's historic setting. Prior to the establishment of a local historic district, a District Study Committee is appointed to conduct a survey of the area and to prepare a preliminary report for local and state review. A final report is then submitted to the local governing body for approval of the local historic district ordinance or by-law. Once a local historic district is established, a Local Historic District Commission is appointed to review all applications for exterior changes to properties within the district. This design review process assures that changes to properties will not detract from the district's historic character. The review criteria are determined by each city and town and are specific to each local historic district.

### Local Historical Commissions

A Local Historical Commission is the municipal agency responsible for ensuring that preservation concerns are considered in community planning and development decisions. Local Historic Commissions are established by a vote of the town or city government. They serve as local preservation advocates and as an important resource for information about their community's cultural resources and preservation activities.

### National Register of Historic Places Listing

The National Register of Historic Places documents and records the nation's important and irreplaceable buildings, sites, structures, objects, and districts worthy of protection. It is a federal designation, administered by the Secretary of the Interior through the Massachusetts Historical Commission as the State Historic Preservation office. Based on local and state surveys, nominations to the National Register are generally initiated by the local historical commission, which works with MHC staff to prepare the form. Nominations are then reviewed by the MHC State Review Board at a public meeting and forwarded to the Keeper of the National Register for approval. Listing on the National Register of Historic Places recognizes the value of our nation's historical and cultural heritage and provides a basis for making informed planning and development decisions. A listing on the National Register generally places no constraints on what owners may do with their property when using private funding. The National Register is not a design review program; however, it does provide limited protection from state and federal actions. It is also an eligibility requirement for matching state and federal restoration and research grants, as well as certain federal tax benefits for certified rehabilitation projects.

### State Register of Historic Places Listing

The State Register of Historic Places is a master list of designated historic properties in Massachusetts. It provides an added measure of protection to listed properties from state involved projects. Properties are listed on the State Register if they are: included in or determined eligible for listing in the National Register of Historic Places by the National Park Service; within local historic districts; local, state, and national landmarks; state archaeological landmarks; or properties with preservation restrictions. The State Register serves as a guide for developers and state agencies in order to determine whether a state funded, permitted, or licensed project will affect historic properties. The State Register review process ensures that listed properties will not inadvertently be harmed by activities supported by state agencies.

## ***Funding Sources for Historic Preservation***

### Community Preservation Act (CPA)

See the description of the CPA above under the Land Protection section.

### Massachusetts Preservation Projects Fund

The Massachusetts Preservation Projects Fund is a state-funded 50% reimbursable matching grant program established in 1984 to support the preservation of properties, landscapes, and sites (cultural resources) listed in the State Register of Historic Places. Eligible activities include pre-development, development, and acquisition projects.

### MHC Survey and Planning Grant Program

The program is a federally funded, reimbursable, 50/50 matching grant program to support historic preservation planning activities in communities throughout the state. Annual grants are contingent on Massachusetts' federal budget allocation. MHC is required to pass through grant

awards representing 10% of its total annual federal funding allocation to Certified Local Governments. Eligible activities include completion of cultural resource inventories, nomination of significant properties to the National Register of Historic Places, completion of community-wide preservation plans, and other types of studies, reports, publications and projects that relate to the identification and protection of significant historic properties and sites.

#### National Trust Preservation Fund

National Trust for Historic Preservation administers the National Trust Preservation Funds program, which supports planning studies and other activities to protect historic places and may be used to conduct feasibility studies to determine how historic facilities could appropriately be returned to productive use. Funding may not be used for construction or property acquisition. This is a competitive grant program open to non-profit organizations and members of the National Main Street Network.

#### Preservation Massachusetts Predevelopment Loan Fund

Preservation Massachusetts administers the Predevelopment Loan Fund, which offers financing to conduct predevelopment work, such as architectural or feasibility studies, for an historic redevelopment project. The applicant must have site control and sites must be on or eligible for the National Historic Register.

#### Historic Preservation Tax Credits

Both federal and state governments maintain historic rehabilitation tax credit programs. The Federal Historic Preservation Tax Incentives Program is administered by the U.S. Department of the Interior's National Park Service and the U.S. Department of the Treasury. The tax incentives may be applied to costs incurred for renovation, restoration, and reconstruction of eligible buildings. Generally, the percentage of these costs that can be taken as a credit is 10% for buildings placed in service before 1936, and 20% for certified historic structures.

The Massachusetts Historic Rehabilitation Tax Credit Program is managed by the Massachusetts Historic Commission under the Secretary of the Commonwealth. Under this program a certified rehabilitation project on an income-producing property is eligible to receive up to 20% of the cost of certified rehabilitation expenditures in state tax credits. There is an annual limit on the amount of tax credits available through the Commonwealth's program, so selection criteria is employed to ensure that funds are distributed to the projects that provide the most public benefit. In past years, projects in Downtown Greenfield and Turners Falls have received awards. In the 2014- 2015 rounds, the Brady Sullivan Orange Properties LLC project at 16-36 West River Street, and 58 South Main Street were awarded \$1.4 million in tax credits for their \$9.9 million project to develop housing.

### ***Local Bylaws and Zoning Options***

#### Corridor Overlay District

Scenic Byway communities may consider the creation of a zoning district that overlays the Byway corridor. Uses underlying the corridor district would continue to be allowed, but new development would be required to meet additional design standards. These standards could limit the amount of lot clearing, call for maintaining roadside vegetation and trees, favor curved over straight driveways, limit the size and color of large commercial buildings and storage facilities, keep exterior lighting to a minimum, and introduce special regulations for signs within the

district. Additional requirements could include the identification of existing scenic vistas from the Byway and proposed measures to avoid impacting those vistas, such as locating buildings, structures, and power lines out of the sightway. Performance incentives could be developed to allow an increase in use, density, or other bonuses if a developer meets or exceeds the design standards of the bylaw.

#### Architectural Preservation Districts (also referred to as Neighborhood Conservation Districts)

An architectural preservation district is a defined area in which additions, major alterations, demolition and new construction are reviewed. An architectural preservation district bylaw protects the overall character of an area by regulating major alterations and demolitions, and by ensuring that new construction is completed in keeping (scale, massing, street pattern, setback and materials) of the existing buildings. An architectural preservation district is an alternative to a local historic district (see Historic Preservation, above) for areas where some alterations have already occurred but protection of the overall scale, streetscape and historic buildings is a priority.

#### Village Center Zoning

The creation of village center zoning districts directs future growth and development to those areas and therefore helps preserve rural and open space areas elsewhere in town. Village center zoning also preserves the historic character of existing villages by aligning the dimensional and use requirements with what already exists. This helps remove many lots from a “pre-existing non-conforming” status to a conforming status under the zoning, and encourages the types of buildings and uses that historically have been present in village centers, promoting the continued use of historic structures and supporting revitalization.

Village center districts are usually established in existing villages, or in other parts of town that have the infrastructure (water, sewer, roads, etc.) to support more development. Village center districts typically have higher densities (smaller lot sizes and frontage) and encourage a mix of residential and commercial uses to locate in the village centers instead of elsewhere in town.

Growth in village centers is also promoted through flag lot provisions which allow development on lots without the standard required frontage behind existing development in areas with sewer and water service. Another important provision is a waiver of lot size and front setback requirements in older neighborhoods if many properties do not meet the dimensional standards.

#### Open Space Residential Development/ Natural Resource Protection Zoning

Open space residential development (OSRD), also known as Natural Resource Protection Zoning (NRPZ), is a type of residential development that preserves open space and can reduce residential development costs. Instead of using a cookie-cutter approach to residential development, an OSRD/NRPZ approach first identifies the natural, scenic, historic, or recreational features on a site to be preserved, and then determines the best location for buildings and roads. Building lots are then drawn in, and the remaining open space is permanently protected from development. Dimensional requirements for house lots are flexible to allow for clustering of homes. Many of the communities along the Byway have adopted provisions to allow OSRD, either by-right or by special permit.

In 2012 the State began promoting the use of Natural Resource Protection Zoning (NRPZ) as a response to findings that many OSRD bylaws in place were either not being used or were not meeting natural resource protection goals. The new model calls for NRPZ to be the by-right option for residential development in undeveloped areas of a town. Developers seeking to create a more conventional development would need to go through a special permit process. NRPZ also raises the required percent of protected open space within a development to at least 65%, and encourages contiguity with adjacent protected open spaces to increase the natural resource benefits.

#### Creative Development / Flexible Development

Creative or flexible development bylaws utilize the same principles as Open Space Developments by allowing more flexibility in lot sizes and other dimensional requirements, but may or may not have an open space protection requirement. Creative or flexible developments may also utilize common driveways. The purpose of this approach is to preserve open space and encourage structures to be situated on the site in a manner that minimizes their visual impact. In particular it can be an alternative to typical Approval Not Required (ANR) development along an existing public way. Creative or flexible developments can also offer incentives for open space and farmland preservation, affordable housing, or other options that promote the goals of the community.

#### Transfer of Development Rights (TDR)

TDR provides options to direct growth away from lands that should be preserved, to areas well suited for higher density development, such as village centers and areas with adequate infrastructure. A TDR bylaw allows development rights to be purchased in a designated Sending Area and transferred to a designated Receiving Area for use in more compact residential or business development projects, with the approval of a Special Permit. Project proponents can either purchase development rights directly from farmers or landowners, or can make a cash contribution to the community for purchasing agricultural or open space preservation restrictions. Adoption of this bylaw can provide a community with another option for farmland protection, and give developers more options for development in already existing growth centers. TDR programs require a certain amount of administrative capacity, which may make it difficult for smaller towns with limited staffing to implement.

The Town of Hadley has completed a total of ten TDR projects, generating a total of \$338,772 in TDR funds. This money has been used to offset the match requirements for APR purchases in the community, and has leveraged \$3.8 million in state APR dollars. As a result, Hadley has been able to protect over 356 acres of prime farmland using TDR.

#### Sign Regulations

Most of the communities along the Scenic Byway have sign regulations in place. Sign regulations can be incorporated into a community's zoning bylaws or general bylaws. The sign regulations in each community could be reviewed to see if they should be strengthened to protect the community character overall and the scenic character of the Byway corridor specifically. One option could be to have more detailed regulations and design guidelines for signs within a Byway corridor overlay district to help enhance the Scenic Byway. A community could also have different sign limits in rural zoning districts than in commercial areas.



### Lighting Regulations

Communities can establish regulations regarding external lighting to help preserve rural and scenic character. Regulations can be designed to address the brightness, color, and height of external lighting and can also call for lighting fixtures to project light downward to limit their impact on neighboring properties, on the night sky, and on night flying insects. There can also be design guidelines for lighting fixtures in local historic districts or as part of Site Plan Review.

### Phased Growth Bylaw

Phased growth bylaws limit the number of homes that are allowed to be built each year. The purpose of a phased growth bylaw is to help ensure that growth does not strain a community's ability to provide basic public facilities and services, to provide towns with time to incorporate growth into a master plan and regulations for the community, and to preserve and enhance existing community character. Under a 2004 Massachusetts Supreme Court decision for a case in Hadley (*Zuckerman v. Town of Hadley*), phased growth bylaws are not allowed for an indefinite period of time, but are permissible temporarily while a town develops a plan to prepare for future growth.

## **Community Planning and Development Resources**

### Conservation Assistance for Small Communities

The Conservation Assistance for Small Communities Program, administered through the Executive Office of Environment and Energy Affairs, offers reimbursement funding for Open Space & Recreation Plans (OSRPs), other plans to facilitate land conservation, and/or appraisals contracted in order to apply to the LAND or PARC grant program (see Land Conservation above). The program is available to all communities with a population of 6,000 or fewer. Funding is non-competitive; all eligible applicants will receive contracts on a rolling basis until all available funding is allocated.

### District Local Technical Assistance Program (DLTA)

Established by Chapter 205 of the Acts of 2006, the DLTA Program enables the Commonwealth's 13 Regional Planning Agencies (RPA) to provide technical assistance to communities. Funding is provided by the Massachusetts Legislature and Department of Housing and Community and Development (*DHCD*) to provide assistance in two broad areas: 1) sustainable development and preservation, and 2) regional collaboration in service delivery or procurement. The Franklin Regional Council of Governments (FRCOG) and the Pioneer Valley Planning Commission (PVPC) serve as the regional planning agencies for the towns within the Connecticut River Scenic Byway. Typical DLTA projects include Open Space and Recreation Plans, master planning, and updates and revisions to zoning bylaws and subdivision regulations.

### Massachusetts Downtown Initiative

The Massachusetts Downtown Initiative offers the Technical Assistance Site Visit Program to municipalities. Professional consultant services valued up to \$10,000 are provided at no cost to the community for specific issues related to a downtown revitalization effort. The categories of eligible activities include: Business Improvement District (BID), Design, Creative Economy, Economics of Downtown, Housing, Parking, Small Business Support, Walkability, and Wayfinding/Branding.

### Brownfields Assistance

There are a number of programs to assist in the cleanup and redevelopment of brownfields sites. Most of the communities along the Scenic Byway contain properties that have been identified as brownfields, many of these brownfields being located in or near historic town centers where industries were traditionally located. Brownfield cleanup is regulated in Massachusetts under Massachusetts General Law, Chapter 21E. In 1998, the State Legislature amended Chapter 21E to establish significant liability relief to encourage the redevelopment of brownfield sites, while ensuring that the Commonwealth's environmental standards are met. The Massachusetts Department of Environmental Protection (DEP) administers the State's cleanup laws and regulations. DEP offers technical assistance for the cleanup of brownfields sites.

The Pioneer Valley Planning Commission (PVPC), and the Franklin Regional Council of Governments (FRCOG) coordinate a regional Brownfields Site Assessment Program for Hampshire, Hampden and Franklin County funded through the Environmental Protection Agency. This Program provides services (as resources allow) to conduct environmental site assessments on eligible properties and at no cost to the property owner. These assessments determine if the site is contaminated, and if so to what extent.

### MassWorks Infrastructure Program

The MassWorks Infrastructure Program consolidates six public infrastructure grant programs (Public Works Economic Development (PWED) Grants, Community Development Action Grant (CDAG), Growth District Initiative (GDI) Grants, Massachusetts Opportunity Relocation and Expansion Program (MORE), Small Town Rural Assistance Program (STRAP), and the Transit Oriented Development (TOD) Grant Program) formerly administered by different agencies into one administrative program under the Executive Office of Housing and Community Development. The program provides grant funding for publicly owned infrastructure including, but not limited to sewers, utility extensions, streets, roads, curb-cuts, parking facilities, site preparation, demolition, pedestrian walkways, streetscape, and water treatment systems.

### Community Development Block Grant Program (CDBG)

The Community Development Block Grant (CDBG) program is a federally funded, competitive grant program run through the Massachusetts Department of Housing and Community Development that is designed to help small cities and towns meet a broad range of needs. Eligible CDBG projects include, but are not limited to, business assistance, infrastructure, community/public facilities, housing rehabilitation or development, and downtown revitalization. Communities may apply for funds on behalf of a specific developer or property owner, and may apply regionally with one lead community.

### Expedited Permitting Process

In 2006, the State Legislature enacted regulations (Massachusetts General Laws, Chapter 43D) to support an expedited and streamlined municipal permit process for targeted economic development projects. An established, predictable local permitting process is considered advantageous by potential developers. For towns that choose to enact "Expedited Local Permitting", this program gives them the ability to promote commercial/industrial development on pre-approved parcels, known as "Priority Development Sites," by offering an expedited, streamlined local permitting process. The goal is to create a transparent and efficient municipal process, which guarantees local permitting decisions on designated "Priority Development Sites" within 180 days. This requires the coordination of municipal staff and town boards including the

Planning Board, Zoning Board of Appeal, Conservation Commission, Fire Chief, the Historic Commission, and Board of Health.

Eligible “Priority Development Sites” are sites that have been identified and approved by the town with permission from the property owner(s) that are in a commercial, industrial or mixed use zone and can accommodate the development or re-development of a building(s) of at least 50,000 square feet. Communities with “Priority Development Sites” will receive priority consideration for economic development grant programs such as the MassWorks Infrastructure Program and brownfields funding. PVPC and the FRCOG provide technical assistance to towns exploring designation through Expedited Permitting (Chapter 43D).