

GREENFIELD COMMUNITY PRESERVATION ACT APPLICATION FORM

Submit this application **by November 15, 2023** to:

Greenfield Community Preservation Committee

% Christian LaPlante

14 Court Square

Greenfield, MA 01301

Or by email: cpc@greenfield-ma.gov

Date submitted: by U.S. mail ☒, email ☒, or in person ☐

| | |
|--|--|
| Project Title: | Restoration & repainting of Historic Cornice |
| Applicant: | 278-302 Main St. LLC |
| Are you an incorporated organization? | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| If not, who is your fiscal sponsor? | |
| Is this project on city-owned land? | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N |
| If yes, name the department or commission who is co-sponsoring this project. | |
| Project Location/Address: | 278-302 Main St. LLC |
| Contact Name: | Timothy Grader |
| Mailing Address: | 117 Main St. Greenfield, MA |
| Daytime Phone #: | 413-223-1375 |
| Email Address: | tgrader@holyokeproperty.com |
| Date of Submission: | 11/7/23 |

| Total Project Cost | CPA Funds Requested |
|--------------------|---------------------|
| \$ 38,500 | \$ 20,000 |

PROJECT DESCRIPTION:

- All of the following must be answered in the space provided
- Include supporting materials as requested or as you believe necessary as attachments

1. Describe the Project

The historic cornice, originally constructed around 1874, has suffered from the effects of weathering, pollution and general wear and tear. I

We seek funding to undertake a restoration including scaffolding, lift rental & repair and repainting of the metal cornice

2. What are the goals of the proposed project?

1. Cornice restoration

2. Paint restoration

3. Preservation of community heritage. This visible & iconic cornice is a symbol of our City's rich past. Its restoration will present a clean, cared for image of downtown Greenfield for all who visit downtown.

3. Who will benefit from this project and why/how?

A revitalized cornice will be visible from all of downtown and will enhance the visual appeal of our historic district, attracting tourists and local visitors. We ~~hope~~ expect this project to stimulate economic growth and to drive foot traffic to local businesses.

4. How will you measure your success?

To the best of my knowledge and belief, all data in this application are true and correct. This document has been duly authorized by the individual or governing body of the applicant.

Name of authorized representative: Timothy Grader

Title, if appropriate Member

Email tgrader@holyokeproperty.com

Phone number ~~413-241-~~ 413-223-1375

Signature of Authorized Representative

Date Signed 11/7/2023

| Organization | Item | Amount or value | Cash (Please check) | In kind (Please check) | Confirmed (Y or N) |
|--------------|------|-----------------|---------------------|------------------------|--------------------|
| | | | | | |
| | | | | | |
| | | | | | |

10. Timeline:

Please provide a schedule for project implementation. Please include major tasks, e.g. survey, acquisition of historic documents, etc.

| Task | Estimated Start | Estimated completion |
|---------------------|-----------------|----------------------|
| Install Scaffolding | Spring 2024 | Summer 2024 |
| Restue Cornic | Spring 2024 | Summer 2024 |
| | | |
| | | |
| | | |
| | | |

11. Implementation:

Please provide the project manager's contact information if different from applicant.

| Project Manager (Paid or volunteer) | Phone | Email |
|---|--------------|--------------------------|
| Holyoke Property Management ↳ property manager | 413-241-7902 | info@holyokeproperty.com |

12. Maintenance (Leave blank if not applicable to your project)

If your project requires ongoing maintenance, who will be responsible for that for the 5 years after completion? How will that maintenance be funded?

We don't expect any required routine maintenance for 10-15 years.

9. Budget:

Some definitions:

Personnel: Any paid staffing

Equipment: items with a useful life expectancy of more than one year.

Supplies: items with a useful life of less than one year.

Contractual: any work that is done for a limited period of time by a person/organization with specialized skills, e.g. lawyer, surveyor, etc.

Construction: all work done on a particular property or building including erecting, altering or remodeling.

Please leave any category blank that does not apply to your project.

| Category | CPA Funds | Other Funding Source | In-Kind Value | Total |
|--------------|-----------|----------------------|---------------|------------------------------|
| Personnel | | | | 22,000 - painting contractor |
| Equipment | | | | 4,500 - lift rental |
| Supplies | | | | |
| Contractual | | | | 22,000 - scaffolding |
| Construction | | | | |
| Other | | | | |
| TOTAL | | | | 38,500 |

Describe the basis for your budget and the sources of information you used.

• multiple contractor bids.

Other Funds:

- Please identify the other sources of funding including federal, state, or local government or any other sources.
- Cash means that the source is providing funds.
- In kind means that the source is going to give labor or goods, but no cash. In kind support still has value. How much would it cost if you were to pay for the labor or goods?
- Confirmed means that the organization or business has made a commitment to supply the items, labor or funds

5. How does this project fit with the requirements of the Community Preservation Act? (See attached chart)

This project ~~fits~~ rehabilitates & restores historic elements important to the community.

6. If appropriate, how does this project fit with existing City plans? (See GCPC Plan https://greenfield-ma.gov/government/boards_and_commissions/community_preservation_committee.php)

7. Have the appropriate city boards and commissions expressed support and/or approved the project? What is the nature and level of community support for this project? Please attach any letters of support to your application.

8. In the case of partial CPA funding, what would be your next steps?

We would privately fund the remainder of this project.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

| | |
|--------------------------------|--|
| Inventory No: | GRE.118 |
| Historic Name: | Pond's Block |
| Common Name: | |
| Address: | 278 Main St |
| City/Town: | Greenfield |
| Village/Neighborhood: | |
| Local No: | 138 |
| Year Constructed: | c 1874 |
| Architect(s): | Pond, Franklin A. |
| Architectural Style(s): | Italianate |
| Use(s): | Apartment House; Commercial Block |
| Significance: | Architecture; Commerce |
| Area(s): | GRE.A: Main Street Historic District |
| Designation(s): | Nat'l Register District (10/13/1988) |
| Building Materials(s): | Wall: Brick; Granite; Wood; Stone, Cut |



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, February 27, 2020 at 2:24: AM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 WASHINGTON STREET, BOSTON, MA 02108

GRE. 118

| | |
|---------------------|----------------------------|
| AREA <u>GT A</u> | FORM NO. <u>138 118</u> |
|---------------------|----------------------------|

ASSESSORS MAP No. _____
Plot # _____



Town Greenfield
Address 278 ~~276-294~~ Main Street
Historic Name Pond's Block

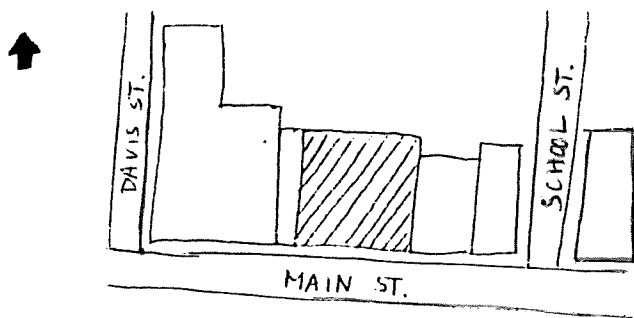
Use: Present retail & office space
Original same

DESCRIPTION:

Date circa 1874
Source History of Greenfield, Vol. II

SKETCH MAP

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



Style _____
Architect _____
Exterior wall fabric brick
Outbuildings none

Major alterations (with dates) _____
Bay window added - ?

Moved no Date _____

Approx. acreage less than one

Setting downtown city street

Recorded by G.P. Fisk/Barufaldi
Organization for the town
Date March 8, 1984
Original Owner Franklin A. Pond

Present Owner Forbes Bartlett Hanley, Inc.
Date of Purchase _____

Deed Book # _____ Page # _____

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

Perhaps the most interesting feature of this four-story, nine-bay building is its integration of distinct detailing themes. The cornice is wood, stopped on either end with corner blocks, and topped with a brick parapet wall. A brick course sets it apart from fourth-floor windows, which have elliptical brick arches with tapered ends, and granite sills. Another brick course separates the third and fourth floors. Third-floor windows, double-hung with original sash, have granite sills

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

The Pond's Block was built in 1873, shortly after the July 4th fire that destroyed the Long Building that originally stood on the site. Jesse Coombs, builder of several downtown commercial structures, donated 325,000 bricks for construction of the building's sides and back, and others contributed the materials for its pressed brick facade. Historians believe the building was designed and built by Franklin A. Pond, a local architect and developer who constructed more than 500 homes and businesses in Greenfield and participated in the building of another 1,000. This is one of two downtown blocks that bear his name.

At the turn of the century, the building housed two dry goods stores, a drug store, photography shop, clothing and hat boutique and tailor shop. Upper floors contained apartments and offices.

In 1909, the structure was passed to George K. Pond, a local lawyer and, later, state senator.

In June, 1982, major changes were made on the facade, including the installation of a bay window and new windows throughout and the repointing of exterior brickwork.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

Registry of Deeds records
Maps of Greenfield, 1871, 1892, 1895, 1918
The History of Greenfield, Volumes I & II

and granite segmental arches with granite keystones. Second-floor windows on the left side are the same as third floor windows. On the right side, they have been replaced by a modern bay window. The three storefronts at street level all have modern but tasteful facades and black signs with gold leaf lettering, part of a renovation program on this city block.

