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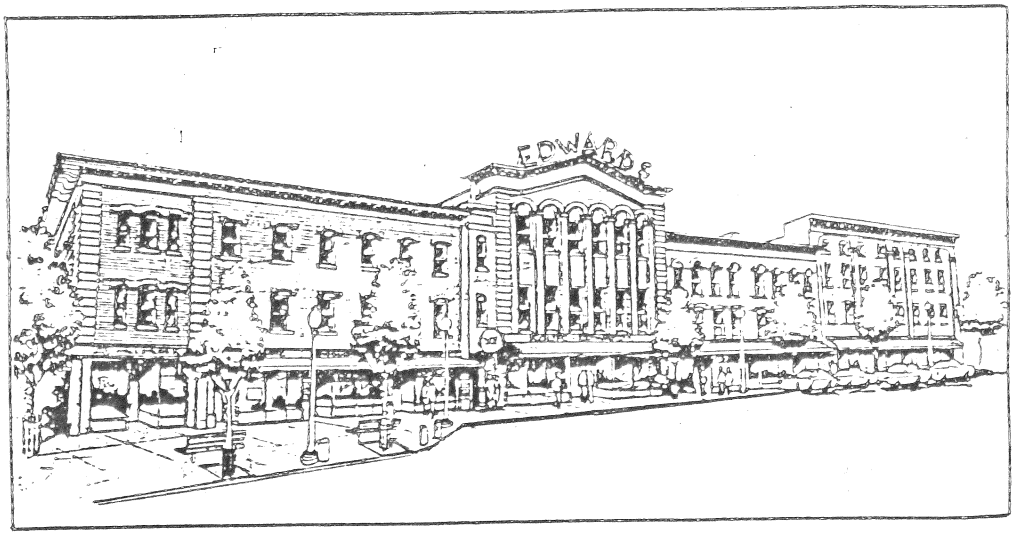

Main Street Feasibility Study

Town of Southbridge, Massachusetts

Anderson Notter Finegold Inc.
Architects & Preservation Planners

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Jacob Edwards Library
236 Main St.
Southbridge, MA 01550

TABLE OF CONTENTS

Introduction

Inventory and Analysis

Description of Design Proposal

Code Analysis

Zoning Analysis

Historic Preservation Certification Application

- Part I
- Part II

List of Accompanying Drawings:

- Perspective Sketch - North Elevation
- Perspective Sketch - South Elevation and Parking
- Site Improvements
- Dresser Opera House/Edwards Block/Blanchard's Building
  - First Floor
  - Second Floor
  - Third Floor
  - Edwards Mezzanine
  - Section A-A
- Typical Platform Unit
- Barnes Building
  - North Elevation
  - All Floors

INTRODUCTION

This feasibility study, a follow-up to the Downtown Southbridge Phase II Revitalization Plan, deals with the proposed renovation of five structures within the Phase II Plan area. These buildings are all on the the south side of Main Street and include the Blanchard Block (289-91 Main Street), the Edwards Building and its lower neighbor, the Dresser Opera House (309 Main Street), and the Barnes Building (327-331 Main Street). All buildings are adjacent and attached, except for the Barnes Building, which stands alone, separated from the other buildings by Chapin Street and a property not included in this report.

This study was commissioned by the Town of Southbridge to explore in greater detail the possibilities for development of these underutilized structures. The purpose of the study is to interest and incite property owners or prospective developers to undertake a development program for the structures which will preserve them and add new economic vitality to the downtown area.

Development plans, layouts, sketches and sections of the structures have been developed and constitute an integral element of this report. These are available in the Town Manager's office at the Town Hall.

INVENTORY AND ANALYSIS

An analysis of the exterior of these buildings and proposed work is included in the Historic Preservation Certification Application, included later in this report. The facades appear to be generally in good condition, with structural rebuilding expected only in areas where proposed changes in the floor plans would necessitate remodelling of the facades. This would include modifications to the Main Street storefronts and the addition of storefronts and more generous entrances facing the parking area on the south or rear side. New windows would be cut into the south and west walls of the Blanchard Block where the two story theater space is presently located.

In the interior spaces, construction is generally wood frame and plaster, with masonry bearing walls. There appear to be no ornamental features of special historic value to be retained. Of the three double height theatre spaces, the Blanchard Block space has been gutted; the Edwards Building space has been abandoned (except for softball practice); and the Dresser Opera space has been reduced to office and storage space. Although the latter two spaces contain their original ornamentation, they are extremely plain in character and not suitable for integration into the proposed residential units.

For practical reasons of structure and economics, many existing interior partitions will be retained. Where appropriate, existing trim, mouldings, doors and frames may also be retained, within the limits of fire ratings. Interior window trim will be retained where possible.

A special condition of this project is the three large, double-height spaces located on upper floors. The proposed reuse is the insertion of an intermediate level in each space to create either two levels of living units or duplex units. The original requirement for a large live-load capacity in these assembly spaces resulted in a substantial grid structure of columns in the mercantile spaces below. This heavy structure is a positive factor for the addition of new floors and partitions in the assembly spaces. Care must be taken, however, in providing proper transfer of the new loading to the column grid below.

As explained in the State Building Code review, later in this report, major upgrading in the fireproofing of the existing structure will not be required, since the proposed changes in occupancy are considered to be of low fire hazard. One area which may require structural upgrading, however, is the framing of the first floor of the Edwards Annex. Framing is with exposed irregular timbers and questionable connections.

The interior of the Barnes Building is cosmetically in the worst condition since the structure is totally abandoned and unheated. Damage appears to be to finishes, rather than structure. The other buildings are all at least partially occupied, and a minimum of cracks in the finishes suggests that the structure is in good condition.

The first line of defense against water infiltration for protection of new work is the roofs. Replacement of roof finishes, particularly flat roofs, should hold a high priority.

A stream runs south to north under the east bay of the Edwards Building (connecting link to the Blanchard block), and is visible from a wall hatch in the basement. The tunnel is masonry and appears to be in good condition.

Consulting engineers have reviewed the condition of the existing heating and electrical systems. It is their recommendation that all systems be replaced. Although some heating system and electrical modernization has been carried out in recent years serving first floor merchant spaces, the introduction of all new systems to the upper floors as well as advances in energy conservation characteristics of mechanical equipment will likely make total replacement most cost effective. An exception might be the retention of some electrical wiring and lighting on the first floor.

DESCRIPTION OF DESIGN PROPOSAL

The Main Street facades retain their historic fabric above the street level, and only repointing and minor repairs are proposed. Three "picture windows" added to the second floor of the Blanchard Building will be removed and the facade restored to its original appearance. The first floor storefronts will be renovated to expose what original finishes are remaining under the remodeled fronts; these will be integrated into the new fronts recalling the character and dimensions of the original. Merchant and retail spaces will be retained at the street level.

A public passageway will be created at the Edwards Building Annex. This will connect the south parking area with Main Street and offer increased window exposure for Main Street spaces while allowing pedestrian traffic to reach new retail spaces adjacent to the parking. A second front to back pass through will be located between the Edwards and Blanchard Buildings. It will serve as north and south access to the vertical core for the upper floors of the entire complex (except the Barnes Building).

Parking at the south side of the complex will be laid out on a larger site than at present since one free standing commercial building will be demolished. The layout will accommodate approximately 67 vehicles as well as service and fire truck access. Layout will also allow for construction of a future upper deck which would accommodate an additional 65 vehicles. Some regrading would have to be performed at the east access road before construction of the deck, if it were not done at this time.

The area between the parking and the buildings will be developed with pavers, planters, and new site lighting. New store fronts will be constructed on this south plaza, with connections to Main Street and the upper levels as previously described.

The Dresser Opera Building, Edwards Annex, Edwards Building, and Blanchard Building will be connected on the upper floors with central corridors. The major entrance stair and elevator core will be located at the heart of the complex with emergency exist stairs at the west and southeast ends of the corridors. Other existing stairs not required for egress, after the buildings are connected, will be removed to maximize rental space.

Due to the extreme depth of the buildings, a number of residential units will be designed with "platform" bedroom spaces overlooking the livingroom spaces, to fully utilize the available area between windows and corridor.

The three existing theatre spaces will be subdivided with additional floors, and partitions into single level units and duplexes. New windows will be provided in the Blanchard Building. Attic spaces will also be used to form duplexes. Duplexes at the top of the Edwards Building will be oriented east/west with new roof skylights and decks to allow the maximum five units.

The rather serious misalignment of floors between buildings requires the use of steps rather than ramps in most locations. A number of units in the Edwards and Blanchard Buildings, adjacent to the elevator, may be made accessible for wheelchairs.

The Barnes Building is free standing, and due to its small size will be independently developed without elevator access. Retail space will be retained on the Main Street level. Front and rear stairs will serve conventional residential units on the second and third floors, two of which will duplex into the front attic.

The breakdown of proposed residential units is detailed on the drawings. The summary is as follows:

	Dresser Opera House	Edwards Bldg. and Annex	Blanchard Block	Barnes Bldg.	Totals
Efficiency and 1 BR	10	21	17	7	55
2 BR	4	3	6	1	14
Total	14	24	23	8	69

An alternate scheme for the second and third floors of the main complex would reduce the number of residential units and provide instead office spaces in a portion of the Blanchard and Edwards Buildings. Separate corridors could be provided to serve the office and residential areas.

DOWNTOWN SOUTHBRIDGE MAIN STREET FEASIBILITY STUDY

Cost Analysis

Review of major issues affecting renovation and occupancy of certain Main Street buildings, Southbridge, Massachusetts, relative to the Commonwealth of Massachusetts State Building Code, 1979 edition.

The buildings are identified as follows, with their approximate heights above grade, first floor areas, and number of stories above grade:

Dresser Opera House	47 ft.	8,060 sq. ft.	3 st.
Edwards Annex	39	5,100	3
Edwards Building	54	5,000	3
Blanchard Block	39	11,500	3
Barnes Building	57	2,900	3

Present use occupancies are generally retail at street level and business or limited assembly/instructional on the upper levels. Many spaces are unoccupied.

The range of possible proposed uses, by code definition, would include the following:

Use Group A-3 - Assembly (restaurant, lecture hall)
Use Group B - Business (professional service office)
Use Group M - Mercantile (retail store, salesroom)
Use Group R-2 - Residential (multi-family dwellings)

All of the Main Street buildings under review are of Type 3C construction which is defined as masonry bearing wall structures with essentially unprotected interior wood framing, from the fire resistance standpoint.

The State Building Code is primarily written for new construction. It is difficult and often unreasonable to modify existing buildings to meet all requirements for new construction. The following discussion will reference major requirements of the code and note possible exemptions for the buildings under review. Detailed code requirements will be addressed during the design development phase, in conference with the local building officials.

The first consideration is whether the existing buildings fall within the top limits allowed for area and height for their type of construction (3C). If they do not, major additonal fireproofing may be required. The more fireproof

the construction, the less stringent the limits.

We should assume that properly rated party walls will be maintained between the buildings, thus breaking up the total floor plan into fire protected compartments which may individually meet the floor area limits of the code. This will not prevent through corridors since fire doors between buildings may be held open and activated by a fire alarm system.

Table 305 of the code (attached) shows the allowable heights and areas for different occupancies. Comparing statistics of the buildings in question, there are possible noncompliance combinations for area and certain noncompliance for building heights. The allowable areas and heights may be increased by adding sprinklers throughout, but one or more of the buildings will remain in excess height for each of the occupancies under consideration. Article 22 of the code, written specifically to allow existing buildings to be brought within the requirements of the code with reasonable and practical modifications, offers several conditions under which a building may be occupied without meeting the tabular requirements for area and height. These will be noted below.

The second major consideration is the fire separation requirements between mixed occupancies within the same building or complex.

Section 213 of the code states that where there is a mixed use, one of the following conditions must be met:

a. The occupancy with the highest requirements for fire separation shall apply to the entire building. In practice, this means 3-hr. rated separation and low maximum heights if mercantile use is included(which is assumed).

b. Horizontal and vertical separations between occupancies must be in accordance with Table 902. In practice, this is the same as case "a". In addition, height and area limits of the strictest use would apply.

c. If occupancies are separated by fire walls, each occupancy may be considered a separate building under the code. This will not apply, since different occupancies on Main Street will definitely be located on different floors (retail/business at street level and residential/business above).

Paragraph 905.6.3 of the code, entitled "Retail Business Use", allows the first floor of a building of type 3C construction to be occupied for "retail store use" if the floor/ceiling assembly and enclosing walls of that use are rated for 1-hr. protection and the use for upper floors is residential units with separate protected egress to the street.

This paragraph reduces the 3-hr requiremnt of Section 213, but does not address business or assembly occupancies on the upper floors or the excess heights of some of the buildings.

Let us turn now to the specific conditions of Article 22 of the code which will allow continued mixed-uses and certain changes in uses for existing buildings without major or unreasonable changes to the structure.

If the use group (occupancy) is not changed, only new construction and systems must comply with the conditions of the code. Therefore, existing mixed occupancies may remain in their present locations with present levels of fire separation between occupancies (par. 2203.7.2). Note, however, that if the allowable occupant count for the building is increased by more than 15%, the building must be made to comply with the egress requirements for new construction. Also, certain additional life safety systems (alarms, emergency lights, etc.) must be installed in residential occupancies where the number of units is increased.

If one or more occupancies in an existing building are changed, the degree of required code compliance will depend upon the change in assumed hazard compared with the present occupancy. Table 2203 includes the following "hazard indexes" for the occupancies under consideration for Southbridge:

Use Group A-3; restaurant; hazard index 5
A-3; lecture; hazard index 4
B; business; hazard index 2
M; mercantile; hazard index 3
R-2; multi-family; hazard index 2

If the changed occupancy is of equal or lower hazard index compared with existing use, code compliance is limited to new construction and the addition of emergency lights, signs, and alarms. Also, open egress stairs must be enclosed. A change of use from mercantile to business, or from any of the present uses to multi-family would come under this section. Note that the code limits for allowable area and height need not apply to these existing buildings.

If, however, the occupancy is changed to a use with a hazard index one number higher (i.e. from business to mercantile), the conditions of the code for new construction must generally be met, but with a number of significant exemptions. Among these are:

a. Mixed occupancies will be allowed in buidlings of type 3C construction, with only 1-hr. separations between occupancies, provided that the building is sprinklered.

b. Walls (and their windows and doors) close to other buildings need not be upgraded in fire resistance (table 302 does not apply).

c. Area and height limits do not apply.

d. Access by the handicapped is not required.

e. Interior egress stairs may remain undersized by code if they are of sufficient width for the actual occupant count.

f. Existing exterior, party, and fire walls need not be extended above the roof.

g. Earthquake resistance not required.

If the change from the existing occupancy causes a higher hazard index of 2 numbers or greater (i.e. from mercantile or business into a restaurant) the entire building must comply with the code. Without variances and considerable reconstruction, code compliance for type 3C construction would be impossible.

The bottom line, therefore, is a recommendation that desired changes in occupancy be weighed against construction expenditures required by code. Since there are presently no restaurants in the buildings, introduction of a restaurant would trigger impossible requirements without a variance. Changing existing business spaces to mercantile would require moderate code compliance, and changing any of the existing occupanices to business or residential use would require minimum code compliance.

It should be emphasized that Article 22 is a recent addition to the code, and subject to interpretation and refinement. The above summary is one interpretation. The specific schemes and changes in occupancy proposed for these buildings will be reviewed with the local building officials in successive phases of the project. Building officials are given the latitude to approve "acceptance compliance alternatives" where code compliance is impractical. The result will be a specifically tailored program of life safety improvements to the present buildings which will meet the intent of the code for new construciton and be reasonable in cost.

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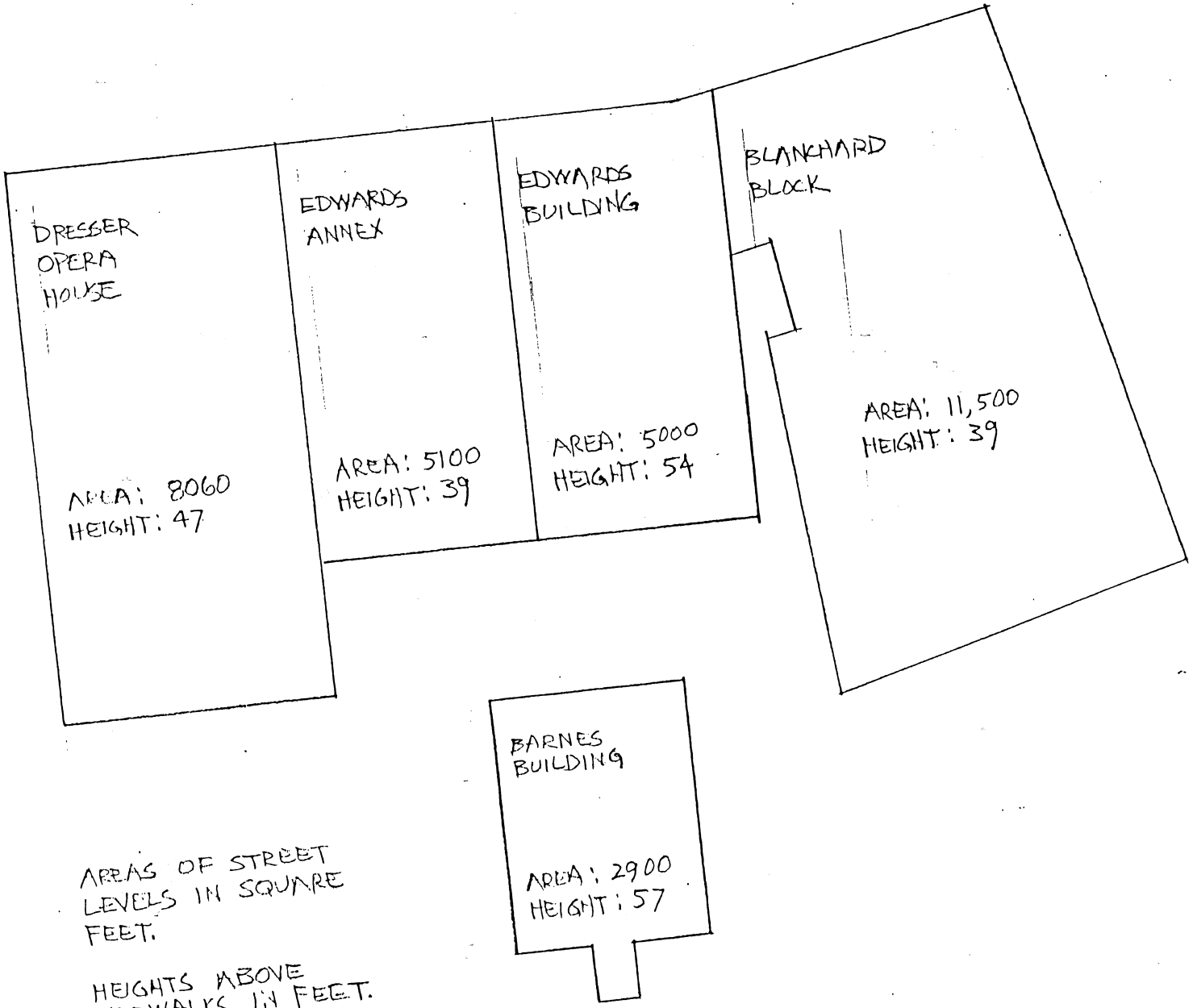


AREAS OF STREET LEVELS IN SQUARE FEET.

HEIGHTS ABOVE SIDEWALKS IN FEET.

Table 214

FIRERESISTANCE RATINGS OF STRUCTURAL ELEMENTS (IN HOURS)

	Structural element Note a		Type of construction: Type 1 Section 215.0 — Fireproof 1A	1B	Type 2 Section 216.0 — Noncombustible Note c — Protected 2A	2B	Unprotected 2C	Type 3 Section 217.0 — Exterior masonry walls — Heavy timbers (mill) 3A	Ordinary — Protected 3B	Ordinary — Unprotected 3C	Type 4 Section 218.0 — Frame — Protected 4A	Unprotected 4B
	Exterior walls	(Section 906.0 and Note b)										
	Fire separation of 30′ or more	Bearing	4	3	2	1	0	2	2	2	1	0
		Non-bearing	0	0	0	0	0	0	0	0	0	0
1	Fire separation of less than 6′	Bearing	4	3	2	1½	1	2	2	2	1	1 Note d
		Non-bearing	2	2	1½	1	1	2	2	2	1	1 Note d
	Fire separation of 6′ or more but less than 11′	Bearing	4	3	2	1	0	2	2	2	1	0
		Non-bearing	2	2	1½	1	0	2	2	2	1	0
	Fire separation of 11′ or more but less than 30′	Bearing	4	3	2	1	0	2	2	2	1	0
		Non-bearing	1½	1½	1	1	0	See Sec. 217.0	1½	1½	1	0
2	Fire walls and party walls (Section 907.0)		4	3	2	2	2	2	2	2	2	2
			← Not less than fire grading of use group—(See Table 902.) →									
3	Fire separation assemblies (Note e)		← Fireresistance rating corresponding to fire grading of use group—(See Table 902.) →									
4	Fire enclosure of exitways, exitway hallways and stairways (Section 909.0 and Note f)		2	2	2	2	2	2	2	2	1	1
5	Shafts (other than exitways), elevator hoistways (Section 910.0)		2	2	2	2	2	2	2	2	1	1
			← Noncombustible →									
6	Exitway access corridors (Note j)		1	1	1	1	1	1	1	1	1	1
			← Note h →									
	Vertical separation of tenant spaces		1	1	1	1	0	1	1	0	1	0
			← Note h →									

Table 214 (cont'd.)

FIRERESISTANCE RATINGS OF STRUCTURAL ELEMENTS (IN HOURS)

7	Dwelling unit separations (Note k)		1	1	1	1	1	1	1	1	1	1
			← Note h →									
	Other non-bearing partitions		0	0	0	0	0	0	0	0	0	0
			← Note h →									
8	Interior bearing walls, bearing partitions, columns, girders, trusses (other than roof trusses), and framing (Section 911.0 and Note l)	Supporting more than one floor	4	3	2	1	0	See Sec. 217.0	1	0	1	0
		Supporting one floor only	3	2	1½	1	0	See Sec. 217.0	1	0	1	0
		Supporting a roof only	3	2	1½	1	0	See Sec. 217.0	1	0	1	0
9	Structural members supporting wall (Section 911.0)		3	2	1½	1	0	1	1	0	1	0
			← Not less than fireresistance rating of wall supported →									
10	Floor construction including beams (Section 912.0 and Note g)		3	2	1½	1	0	See Sec. 217.0	1	0	1	0
11	Roof construction including beams, trusses and framing arches and roof deck (Section 912.0 and Notes g and i)	15′ or less in height to lowest member	2	1½	1	1	0	See Sec. 217.0	1	0	1	0
					← Note h →							
		More than 15′ but less than 20′ in height to lowest member	1	1	1	0	0	See Sec. 217.0	0	0	1	0
			← Note h →									
		20′ or more in height to lowest member	0	0	0	0	0	See Sec. 217.0	0	0	0	0
			← Note h →									
			← Note m →									

Notes applicable to Table 214

Note a. For special high hazard uses involving a higher degree of fire severity and higher concentration of combustible contents, the fireresistance rating requirements for structural elements shall be increased accordingly (see Section 400.3).

Note b. The fire separation or fire exposure in feet as herein limited applies to the distance measured from the building face to the closest interior lot line, the center line of a street or public space or an imaginary line between two (2) buildings on the same property.

Note c. Protected exteriors shall be required within the fire limits in Type 2 construction as follows: high hazard uses, two (2) hour fireresistance with fire separation up to eleven (11) feet.

Note d. See Section 303.2.

Note e. See Sections 213.0, 909.0 and 912.0.

Note f. In all buildings of Types 3 or 4 construction, the stairways and their enclosures may be constructed of wood or other approved materials of similar characteristics and of adequate strength. Exitways may be enclosed in one (1) hour fireresistance rated construction in buildings three (3) stories or less in height.

Note g. In Type 3A construction, members which are of material other than heavy timber shall have a fireresistance rating of not less than one (1) hour (see Section 853.2).

Note h. Fire-Retardant Treated Wood, complying with Section 903.6.1, may be used as provided in Section 903.6.2.

Note i. Where the omission of fire protection from roof trusses, roof framing and decking is permitted, the horizontal or sloping roofs in Type 1 and Type 2 buildings, immediately above such members shall be constructed of noncombustible materials of the required strength without a specified fireresistance rating, or of mill type construction in buildings not over five (5) stories or sixty-five (65) feet in height (see Section 913.3).

Note j. Exitway access corridors serving thirty (30) or less occupants may have a zero (0) fireresistance rating (see Section 610.4).

Note k. Separation of all dwelling units shall have a fireresistance rating of not less than one (1) hour.

Note l. Interior bearing walls shall meet the requirements of Section 909.0 if serving a fire separation function.

Note m. Buildings of H (high hazard), S-1 (moderate hazard storage) or M (mercantile) occupancies when of Type 1 or 2A construction shall have not less than one (1) hour fireresistance rated roof construction (see Section 913.2). One (1) story buildings are exempted.

Table 305 except as herein provided. Open parking structures may be constructed as permitted under Section 429.0.

302.2 Type 2C, 3C and 4A construction permitted: Buildings and structures, and additions to existing buildings and structures, hereafter erected within the fire limits may be of unprotected noncombustible (Type 2C), ordinary unprotected (Type 3C) or protected frame (Type 4A) construction as defined in Article 2 and regulated in Tables 214 and 305 when constructed and located in accordance with the requirements of Table 302.

Table 302
EXTERIOR WALL FIRERESISTANCE RATING REQUIREMENTS

Width of fire separation adjacent to exterior wall	Fireresistance rating of exterior wall[1] or barrier	Fireresistance rating of exterior opening protectives	Classification minimum of roof covering
On lot lines or less than 3 ft. therefrom or from any building	4 hour	Not permitted	B
More than 3 ft. but less than 6 ft.	3 hour	3 hour	B
6 ft. or more but less than 11 ft.	2 hour	1½ hour	B
11 ft. or more but less than 30 ft.	1 hour	¾ hour	B
30 ft. or more	0 hour	0 hour	C

*Not less than that required by Table 214.

Note 1. The exterior wall or barrier shall extend to the height of the building and be so constructed that it will remain structurally in place for the duration of time indicated by the required fire resistance rating. When the exterior wall or barrier is adjacent to a flat roof, it shall be constructed with a parapet.

Note 2. Fences of Type 4 construction up to six (6) feet in height are allowed without permit-however, fences of Type 4 construction over six (6) feet in height are not allowed in the fire limits.

Note 3. Roof decking and roof fencing within the fire limits shall be of noncombustible construction or of exterior fire-retardant lumber complying with Section 903.6.2. Roof fences shall not exceed six (6) feet in height.

Note 4. Fireresistance of exterior wall for 2C and 3C (Type 4) construction to comply with Table 214.

302.3 Storm enclosures: Storm enclosures may be erected of frame (Type 4) construction not more than ten (10) feet in height and not more than three (3) feet wider than the entrance doors which they serve, provided they do not project more than six (6) feet beyond the building line.

302.4 Accessory buildings

302.4.1 Outbuildings and parking lot offices: Outbuildings and parking lot offices not more than ten (10) feet in height and one hundred (100) square feet in area may be erected of frame (Type 4) construction when accessory to one- or two-family dwellings on the same lot or ac-

Table 305

HEIGHT AND AREA LIMITATIONS OF BUILDINGS

Height limitations of buildings (shown in upper figure as stories and feet above grade), and area limitations of one- or two-story buildings facing on one street or public space not less than 30 feet wide (shown in lower figure as area in square feet per floor). See Note a.

N.P.—Not permitted
Unlimited

Table notes appear on Page 89 following

Use group		Type of construction									
		Type 1		Type 2			Type 3			Type 4	
				Noncombustible			Exterior masonry walls			Frame	
								Ordinary joisted			
		Fireproof Note b		Protected		Unprotected	(H.T.) Mill	Protected	Unprotected	Protected	Unprotected
	Note a	1A	1B	2A	2B	2C	3A	3B	3C	4A	4B
A-1-A Assembly, theatres — With stage and scenery			6 St. 75' 14,400	4 St. 50' 11,400	2 St. 30' 7,500	1 St. 20' 4,800	2 St. 30' 7,200	2 St. 30' 6,600	1 St. 20' 4,800	1 St. 20' 5,100	N.P.
A-1-B Assembly, theatres — Without stage (motion picture theatres)				5 St. 65' 19,950	3 St. 40' 13,125	2 St. 30' 8,400	3 St. 40' 12,600	3 St. 40' 11,550	2 St. 30' 8,400	1 St. 20' 8,925	1 St. 20' 4,200
A-2 Assembly, night clubs and similar uses			4 St. 50' 7,200	3 St. 40' 5,700	2 St. 30' 3,750	1 St. 20' 2,400	2 St. 30' 3,600	2 St. 30' 3,300	1 St. 20' 2,400	1 St. 20' 2,550	1 St. 20' 1,200
A-3 Assembly — Lecture halls, recreation centers, terminals, restaurants other than night clubs				5 St. 65' 19,950	3 St. 40' 13,125	2 St. 30' 8,400	3 St. 40' 12,600	3 St. 40' 11,550	2 St. 30' 8,400	1 St. 20' 8,925	1 St. 20' 4,200
A-4 Assembly, churches, schools	Note c			5 St. 65' 34,200	3 St. 40' 22,500	2 St. 30' 14,400	3 St. 40' 21,600 Note d	3 St. 40' 19,800	2 St. 30' 14,400	1 St. 20' 15,300 Note d	1 St. 20' 7,200 Note d, i
B Business				7 St. 85' 34,200	5 St. 65' 22,500	3 St. 40' 14,400	5 St. 65' 21,600	4 St. 50' 19,800	3 St. 40' 14,400	3 St. 40' 15,300	2 St. 30' 7,200
F Factory and industrial				6 St. 75' 22,800	4 St. 50' 15,000	2 St. 30' 9,600	4 St. 50' 14,400	3 St. 40' 13,200	2 St. 30' 9,600	2 St. 30' 10,200	1 St. 20' 4,800
H High hazard	Note e	5 St. 65' 16,800	3 St. 40' 14,400	3 St. 40' 11,400	2 St. 30' 7,500	1 St. 20' 4,800	2 St. 30' 7,200	2 St. 30' 6,600	1 St. 20' 4,800	1 St. 20' 5,100	N.P.
I-1 Institutional, restrained			6 St. 75' 18,000	4 St. 50' 14,250	2 St. 30' 9,375	1 St. 20' 6,000	2 St. 30' 9,000	2 St. 30' 8,250	1 St. 20' 6,000	1 St. 20' 6,375	N.P. Note j
I-2 Institutional, incapacitated			8 St. 90' 21,600	4 St. 50' 17,100	2 St. 30' 11,250	1 St. 20' 7,200	2 St. 30' 10,800	2 St. 30' 9,900	1 St. 20' 7,200	1 St. 20' 7,650	N.P.
M Mercantile				6 St. 75' 22,800	4 St. 50' 15,000	2 St. 30' 9,600	4 St. 50' 14,400	3 St. 40' 13,200	2 St. 30' 9,600	2 St. 30' 10,200	1 St. 20' 4,800
R-1 Residential, hotels				9 St. 100' 22,800	4 St. 50' 15,000	3 St. 40' 9,600	4 St. 50' 14,400	4 St. 50' 13,200	3 St. 40' 9,600	3 St. 40' 10,200	2½ St. 35' 4,800
R-2 Residential, multi-family				9 St. 100' 22,800	4 St. 50' 15,000 Note f	3 St. 40' 9,600	4 St. 50' 14,400	4 St. 50' 13,200 Note f	3 St. 40' 9,600	3 St. 40' 10,200	2½ St. 35' 4,800
R-3 Residential, 1 & 2 family				4 St. 50' 22,800	4 St. 50' 15,000	3 St. 40' 9,600	4 St. 50' 14,400	4 St. 50' 13,200	3 St. 40' 9,600	3 St. 40' 10,200	2½ St. 35' 4,800
S-1 Storage, moderate	Notes g and h			5 St. 65' 19,950	4 St. 50' 13,125	2 St. 30' 8,400	4 St. 50' 12,600	3 St. 40' 11,550	2 St. 30' 8,400	2 St. 30' 8,925	1 St. 20' 4,200
S-2 Storage, low				7 St. 85' 34,200	5 St. 65' 22,500	3 St. 40' 14,400	5 St. 65' 21,600	4 St. 50' 19,800	3 St. 40' 14,400	3 St. 40' 15,300	2 St. 30' 7,200
T Temporary miscellaneous											

by this code. The plans or specifications shall include documentation or supporting data substantiating all required fireresistance ratings.

SECTION 902.0 FIRE HAZARD CLASSIFICATION

902.1 General: The degree of fire hazard of buildings and structures for each specific use group as defined by the fire grading in Table 902 shall determine the requirements for fire walls, fire separation walls and the segregation of mixed uses as prescribed in Section 213.0 and all structural members supporting such elements unless otherwise provided for in this code.

902.2 Unclassified uses: The building official shall determine the fire hazard classification of a building or structure design for a use not specifically provided in Table 902 in accordance with the first characteristics and potential fire hazard of the use group which it most nearly resembles.

Table 902
FIRE GRADING OF USE GROUPS

Class	Use group	Fire grading in hours
A-1	Assembly, theatres	3
A-2	Assembly, night clubs	3
A-3	Assembly, recreation centers, lecture halls, terminals, restaurants	2
A-4	Assembly, churches, schools	1½
B	Business	2
F	Factory and industrial	3
H	High hazard	4
I-1	Institutional, restrained occupants	3
I-2	Institutional, incapacitated occupants	2
M	Mercantile	3
R-1	Residential, hotels	2
R-2	Residential, multifamily dwellings	1½
R-3	Residential, 1 and 2 family dwellings	1
S-1	Storage, moderate hazard	3
S-2	Storage, low hazard	2

SECTION 903.0 FIRERESISTANCE TESTS

903.1 Structural building assemblies: Built-up masonry units and composite assemblies of structural materials including walls, partitions, columns, girders, beams and slabs and assemblies of slabs and beams or other combinations of structural units for use in floor and roof construction shall be regulated by the fireresistance ratings of Table 214. The fireresistance rating of the floor and ceiling assemblies shall extend to and be tight against the exterior wall.

903.2 Column, beam and girder protection

903.2.1 Tests without load: To evaluate column, beam and girder protection for structural units when the fireproofing is not a structural part of

DOWNTOWN SOUTHBRIDGE MAIN STREET FEASIBILITY STUDY

Zoning Analysis

Both the 1975 and the proposed 1980 editions of the Town of Southbridge Zoning By-Laws were reviewed. Requirements were essentially the same as they pertain to the particular buildings under review.

All buildings under review are located within the "Central Core" (in spite of a change in the limits between the two editions). The tabular limits for minimum lot size, maximum building coverage, parking requirements, access requirements, and setback dimensions noted in the by-laws do not apply to buildings within the "Central Core". However, plans must be submitted to the SPGA (Special Permit Granting Authority) for review and approval.

As a guideline to occupancies that would be expected to be approved, the following is a partial list of uses which are either allowed, require a special permit, or are not allowed for general business districts outside the "Central Core":

Allowed: Multi-family, professional office, commercial office, school, retail store, restaurant, theater, assembly, bank, consumer service, wholesale showroom/warehouse.

Special Permit: multi-family in combination with stores or commercial, non-profit social/civic, fast food. Note that commercial, public, or resident parking requires a special permit under the 1980 edition, but not under the 1975 edition of the by-laws.

Not Allowed: most auto/truck related commercial operations and most manufacturing and processing.

Note the special attention which will be given to the retail/multi-family mixed-use during the review process. Article 22 of the State Building Code will be an important back-up document.

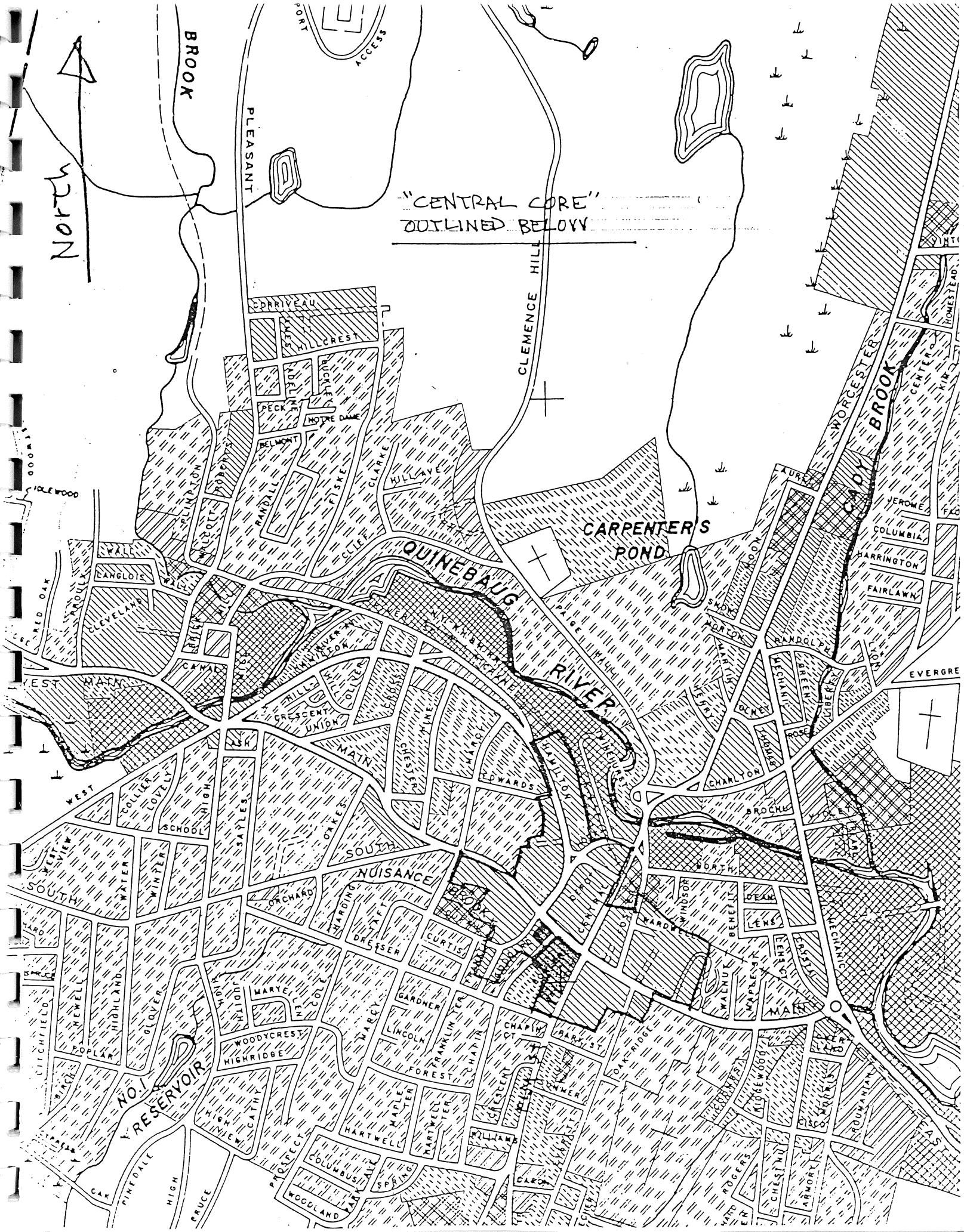
Minimum lot sizes and setbacks will not be met by the buildings under review. However, this is typical for most buildings within the "Central Core", and should not be a point of contention. The maximum allowable height within the "Central

Core" is listed as 4 stories or 40'. Paragraph 802 exempts existing buildings of greater height. Any additons must not exceed the height of the existing building or be built beyond the setback requirements.

Existing buildings which do not conform with the by-laws, and are substantially altered, require a special permit determining that the alterations are not more detrimental than the existing non-conformance. Existing buildings abandoned more than two years may lose their special exemption status for non-conformance with the by-laws.

In summary, the developed project plans will be presented to the Special Permit Granting Authority, as are all other projects within the "Central Core". Specific requirements pertaining to zoning will be determined by that Authority.

M/j


NORTH
"CENTRAL CORE"
OUTLINED BELOW
PLEASANT
BROOK
PORT
ACCESS
CLEMENCE HILL
CARPENTER'S POND
QUINEBAUG
RIVER
WORCESTER
BROOK
NO. 1
RESERVOIR
WEST MAIN
SOUTH MAIN
NORTH MAIN
NUISANCE
CANAL
CORRIVEAU
HILLCREST
PECK
NOTRE DAME
BELMONT
RANDALL
FISKE
CLARKE
HILLAVE
CLIFF
WILCOTT
ROBERTS
PLINTON
WALL
LANGLOIS
CLEVELAND
RED OAK
ROULLY
ELLIS
HILL
CRESCENT
UNION
MILL
OLIVER
CHESTER
MINE
MARCY
EDWARDS
HAMILTON
PAGE HALL
WEST
COLLIER
LOVELY
HIGH
SCHOOL
SAPLES
OAKES
WEST VIEW
WATER
WINTER
ORCHARD
HARDING
TAFT
DRESSER
CURTIS
CENTRAL
HARDWELL
WINDSOR
BENEFIT
DEAN
LENS
MECHANIC
WALNUT
MAPLEWOOD
CHARLTON
BROCHE
HOOKER
NORTON
RANDOLPH
MERRIMAC
DEWEY
ROSE
LIBERTY
EVERGREEN
JEROME
COLUMBIA
HARRINGTON
FAIRLAWN
LAUREL
HOMESTEAD
CENTER
EVERGRE
MARYELLEN
GARDNER
LINCOLN
FRANKLIN
CHAPIN
CHAPIN CT
PARK ST
OAKRIDGE
WOODYCREST
HIGHRIDGE
FOREST
HAPLEWOOD
HARTWELL
WILLIAMS
CATHY
HIGH VIEW
PROSPECT
COLUMBUS
SPRING
WOODLAND
OAK
PINEDALE
HIGH
BRUCE
CHESTNUT
ARMORY
ROGERS
ROUMANIAN
MOSS
CLIFFIELD
NEWELL
HIGHLAND
POPLAR
CLOVER
IDLEWOOD

HISTORIC PRESERVATION CERTIFICATION APPLICATION

Part I

Form
(Jan. 78)

Form Approved
OMB No. 42-R1765

UNITED STATES DEPARTMENT OF THE INTERIOR
Office of Archeology and Historic Preservation
Washington, D.C. 20240

HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

Instructions: *Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.*

PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: Blanchard Building

Address of property: Street 289-91 Main Street

City Southbridge County Worcester State Massachusetts Zip Code 01550

Name of historic district in which property is located: Center Village Historic District

2. DESCRIPTION OF PHYSICAL APPEARANCE:
(see instructions for map and photograph requirements—use reverse side if necessary)

See reverse side.

3. STATEMENT OF SIGNIFICANCE:
(use reverse side if necessary)

See reverse side.

Date of construction (if known): 1860 ☒ Original site ☐ Moved Date of alterations (if known): _____

4. NAME AND MAILING ADDRESS OF OWNER:

Name _____

Street _____

City _____ State _____ Zip Code _____

Telephone Number (during day): Area Code _____

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

Signature _____ Date _____

For office use only

The structure described above is included within the boundaries of the National Register historic district and ☐ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6), ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☐ appears ☐ does not appear to contribute to the character of said district.

Signature _____ Date _____
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954,
☐ is hereby certified a historic structure
☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet.

Signature _____ Date _____
Keeper of the National Register

2. This three-story, red brick Italianate building stands at the corner of Main and Elm Streets, centrally located within the Center Village Historic District. Built in 1860, as a hotel, the interior has since been altered to accommodate a barber shop (1863), entertainment hall (1911) and office and apartment space in more recent years. Despite interior changes, the facade remains essentially intact. Design features include a wood modillioned cornice, brick corbelled windowhoods and quoined brick corner trim. A fire in 1927 destroyed the theater and resulted in a few minor changes to the facade. Rectangular picture windows have been inserted between each pair of single double-hung windows on the second floor, and cast iron storefronts appear to be concealed behind modern signs. Otherwise, this building remains an excellent example of mid-19th century American architecture and an important structure on the corner of the District's major intersection.

3. Originally called the Edwards House, the building stands on the site of the old Ammidown Hotel, which burned in March 1859. William Edwards bought the land and opened the Edwards House Hotel on August 30, 1860, to a crowd of 400 celebrants. After passing through the hands of several owners, the hotel was sold in 1875 to Mr. C.A. Dresser, who had just built the Dresser House Hotel. In order to avoid competition, Dresser then permanently closed the hotel. Arthur Blanchard and brothers bought the old Edwards House building in 1908 and opened the Blanchard theater in 1911. This theater stood until 1927, when a fire destroyed it, but the fire did not affect the Hippodrome, built in 1916. The Hippodrome, built by the Blanchards behind the theater, was soon altered into the <u>Strand Theater</u> and stood there until 1965 when it was torn down for parking.

EDWARDS
DISCOUNT
HEALTH & BEAUTY AIDS
DISCOUNT
DEXTRE

131
MD

Form
(Jan. 78)

Form Approved
OMB No. 42-R1765

UNITED STATES DEPARTMENT OF THE INTERIOR
Office of Archeology and Historic Preservation
Washington, D.C. 20240

HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 1

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PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: Edwards Block

Address of property: Street 301-303 Main Steet

City Southbridge County Worcester State Massachusetts Zip Code 01550

Name of historic district in which property is located: Centre Village Historic District

2. DESCRIPTION OF PHYSICAL APPEARANCE:
(see instructions for map and photograph requirements—use reverse side if necessary)

See reverse side.

3. STATEMENT OF SIGNIFICANCE:
(use reverse side if necessary)

See reverse side.

Date of construction (if known): 1852-9 ☒ Original site ☐ Moved Date of alterations (if known): _____

4. NAME AND MAILING ADDRESS OF OWNER:

Name _____

Street _____

City _____ State _____ Zip Code _____

Telephone Number (during day): Area Code _____

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

Signature _____ Date _____

For office use only

The structure described above is included within the boundaries of the National Register historic district and ☐ contributes ☐ does not contribute to the character o the district.

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Signature _____ Date _____
State Historic Preservation Officer

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☐ is hereby certified a historic structure.
☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet.

Signature _____ Date _____
Keeper of the National Register

2. The Edwards Block is the second building east of Elm Street on the south side of Main Street and was built in two parts. The original is the lower three story brick Italianate building dating from 1859, at 303 Main Street. Its roofline is denoted by a wooden dentilled conrnice. The windows all sit on stone sills. While the third floor openings are arched, the second story windows have corbelled brick windowheads. The original cast iron storefront is still in use with slight alterations.

   The later addition, added in 1859, is distinguished by its large gabled roofline and arcade linking the second and third floor openings, which are set within six window bays. The arcade is defined by seven brick pilasters which rest on a stone lintel spanning the store level. Cast iron and glass originally served as storefronts, but have now been replaced by a more modern facade. Windows are as they were originally; double-hung with roundheads on the third floor and rectangular with stone lintels and sills on the second story. The original bracketed gabled roofline and brick cornice are still intact, as are the quoined brick pilasters at either corner.

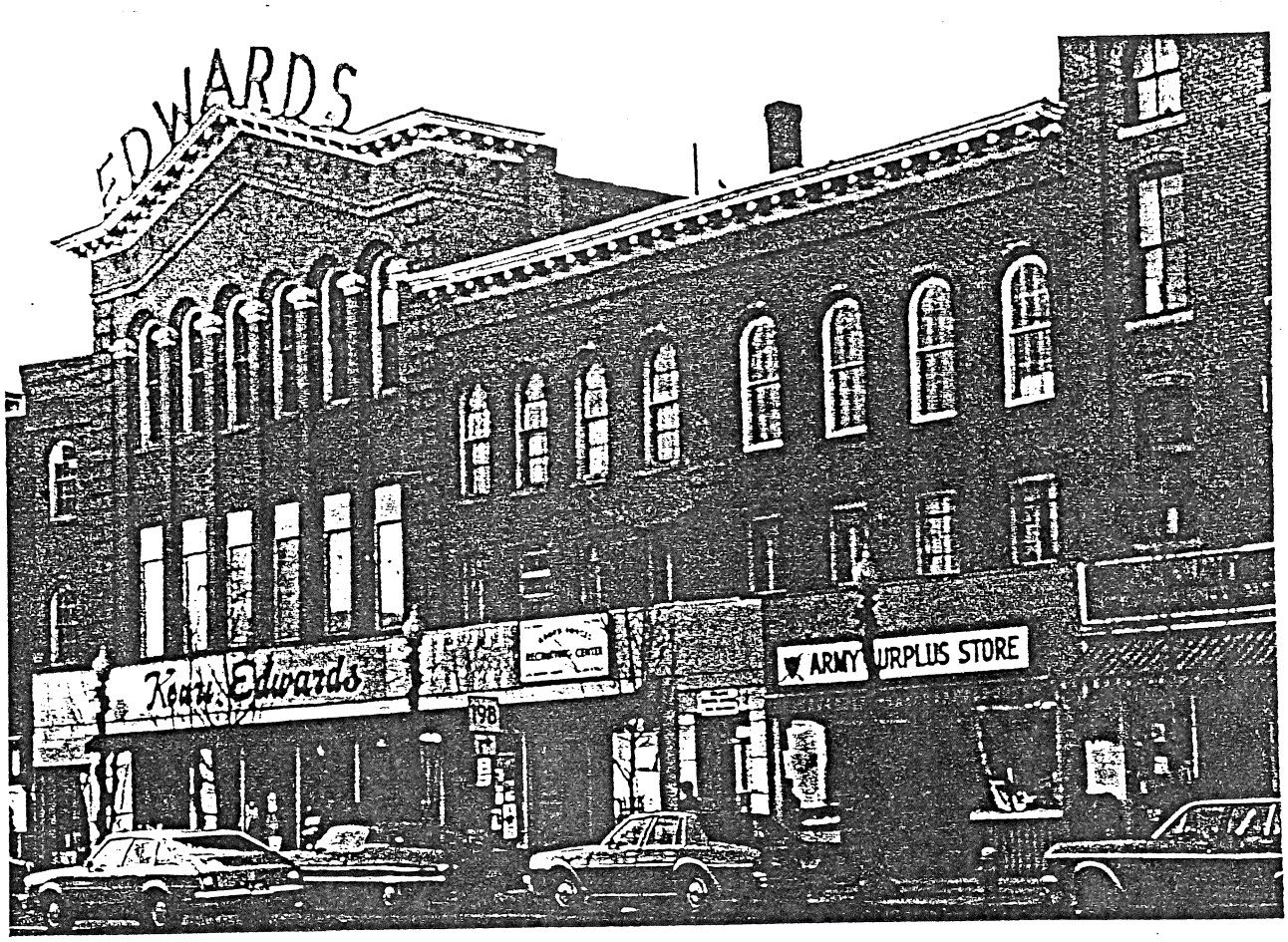
3. The Edwards Block was built between 1852-9 to house the Edwards Company, dispensers of dry goods and household accessories. The original Edwards store at 301-303 Main Street was built in 1852 by William Edwards, but the east side of the building burned in a fire which also destroyed the Ammidown Hotel. Edwards bought the vacant land and built the new addition in 1859 to stand next to the original structure, which he soon acquired. The architects, Boyden and Ball, designed the building. It was remodelled by William Steadman in 1860. When built, the store was billed as "the largest store in the county". The third floor was used for public meetings and concerts, and the second story was for offices and storage. Over the years the ownership changed, and the building was known successively as Carpenter, Irwin and Company; Carpenter and Company; Paige, Carpenter and Company; and the Johnson, Colburn Company. In 1912, the name was changed to the Edwards Company.

CENTRE VILLAGE NATIONAL REGISTER HISTORIC DISTRICT

Southbridge, Massachusetts

1"=200'

Blanchard Building


EDWARDS
Kent Edwards
ARMY URPLUS STORE
198

CENTRE VILLAGE NATIONAL REGISTER HISTORIC DISTRICT

Southbridge, Massachusetts

1"=200'

Edwards Block

Form
(Jan. 78)

OMB No. 42-R1765

UNITED STATES DEPARTMENT OF THE INTERIOR
Office of Archeology and Historic Preservation
Washington, D.C. 20240

HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

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PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: Centre Pharmacy (Dresser Opera House)

Address of property: Street 309 Main Street

City Southbridge County Worcester State Massachusetts Zip Code 01550

Name of historic district in which property is located: Centre Village Historic District

2. DESCRIPTION OF PHYSICAL APPEARANCE:
(see instructions for map and photograph requirements—use reverse side if necessary)

See reverse side.

3. STATEMENT OF SIGNIFICANCE:
(use reverse side if necessary)

See reverse side.

Date of construction (if known): 1875 ☒ Original site ☐ Moved Date of alterations (if known): _____

4. NAME AND MAILING ADDRESS OF OWNER:

Name _____

Street _____

City _____ State _____ Zip Code _____

Telephone Number (during day): Area Code _____

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

Signature _____ Date _____

For office use only

The structure described above is included within the boundaries of the National Register historic district and ☐ contributes ☐ does not contribute to the charact the district.

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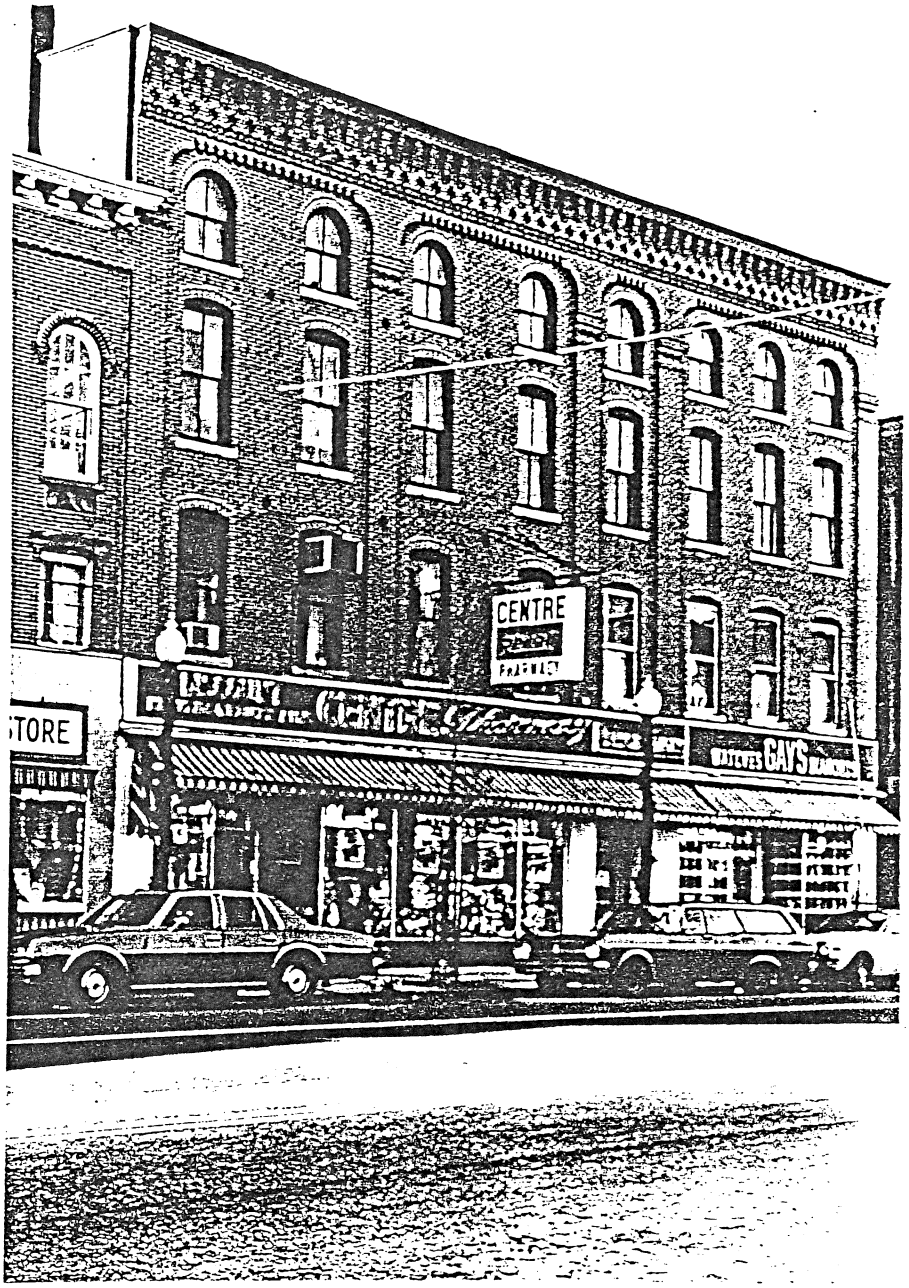
Signature _____ Date _____
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation section 167 of the Internal Revenue Code of 1954.
☐ is hereby certified a historic structure.
☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet.

Signature _____ Date _____
Keeper of the National Register

2. Built in 1875, this four story, red brick building stands directly west of the Edwards Block on Main Street. Design features include a corbelled brick cornice and a decorative brick beltcourse. Double-hung windows span the eight-bay facade. While all windows sit on stone sills, the upper windows are short, with round-arched heads. The second and third level openings have segmental arched brick heads. All windows are recessed within a full height blind, dentilled arcade. The arcade is defined by five full-length pilasters, spanning one-, two-, and three-bay widths. Originally, these storefronts and a theatre entrance were on the ground level. Today, they have been removed and replaced by more modern storefronts. The upper floors were sandblasted in 1975, but otherwise retain their original design.

3. Sylvester Dresser, a businessman from Charlton, erected the Dresser Opera House in 1875 to replace the two buildings which previously occupied the site from 1860, but burned in 1879. A large hall, suitable for meetings, the presentation of plays, concerts and high school graduations, occupied the second floor of the new building until it was converted to the Plaza Theater, when movies became popular. Although not built specifically for operas, newspaper accounts show that an occasional travelling opera did perform in the hall. The Theater was eventually bought by the Blanchard family and now stands empty. Today the ground floor space is occupied by Centre Pharmacy.


CENTRE
STORE
GAYS

CENTRE VILLAGE NATIONAL REGISTER HISTORIC DISTRICT

Southbridge, Massachusetts

1"=200'

Centre Pharmacy

Form
(Jan. 78)

OMB No. 42-R17E

UNITED STATES DEPARTMENT OF THE INTERIOR
Office of Archeology and Historic Preservation
Washington, D.C. 20240

HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 1

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PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: Barnes Building

Address of property: Street 327-331 Main Street

City Southbridge County Worcester State Massachusetts Zip Code 01550

Name of historic district in which property is located: Centre Village Historic District

2. DESCRIPTION OF PHYSICAL APPEARANCE:
(see instructions for map and photograph requirements—use reverse side if necessary)

See reverse side.

3. STATEMENT OF SIGNIFICANCE:
(use reverse side if necessary)

See reverse side.

Date of construction (if known): 1868-71 ☒ Original site ☐ Moved Date of alterations (if known): _____

4. NAME AND MAILING ADDRESS OF OWNER:

Name _____

Street _____

City _____ State _____ Zip Code _____

Telephone Number (during day): Area Code _____

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

Signature _____ Date _____

For office use only

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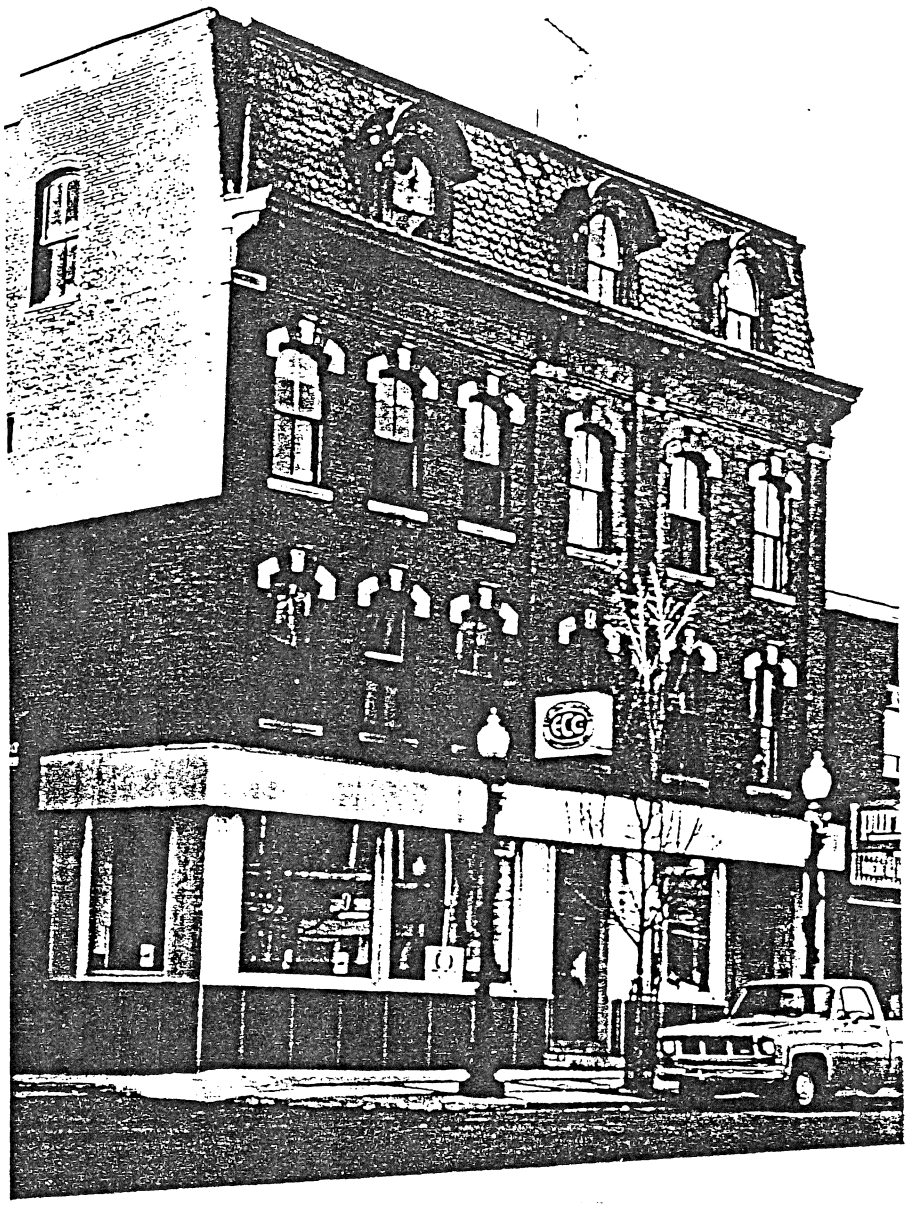
Signature _____ Date _____
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954,
☐ is hereby certified a historic structure.
☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet.

Signature _____ Date _____
Keeper of the National Register

2. Located on the corner of Chapin and Main Streets, the Barnes Building dates from 1868-1871. This three-story, brick building is distinguishable by its Mansard-style slate roof, in which three round-headed dormers are set. Below the roof is a wood cornice supported by four pairs of scrolled brackets. These brackets form the capitals for four brick pilasters linking the second and third stories. Six double-hung segmental arched windows with granite keystones and corners rest on stone sills. The original storefronts, cast-iron with glass, and the middle entrance bay have been replaced by a modern aluminum facade, but may still exist behind. Other than this alteration, the structure retains its original integrity.

3. The Barnes Block was built in 1871 by W. C. Barnes, a merchant dealing in lamps, curtains, dishes and stationery, who had lived in Southbridge for several years. The building was occupied for many years by F. W. Woolworth Co. and later by the Guaranty Bank and Trust Co. The bank occupied the ground floor and in 1950 altered it to form a single room. The bank vault alarm is still visible on the Chapin Street side. At present, the building stands empty and is deteriorating.



CENTRE VILLAGE NATIONAL REGISTER HISTORIC DISTRICT

Southbridge, Massachusetts

1"=200'

Barnes Building

HISTORIC PRESERVATION CERTIFICATION APPLICATION

Part II

Form
(Jan. 78)

Form Approved
OMB No. 42-R1765

UNITED STATES DEPARTMENT OF THE INTERIOR
Office of Archeology and Historic Preservation
Washington, D.C. 20240

HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 2

(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 2, attach additional blank sheets. Part 2 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year and may be sent separately or with Part 1.

Part 2 DESCRIPTION OF REHABILITATION

1. NAME OF PROPERTY: Southbridge Main Street Project

Address of property: Street 289-309 and 327-331 Main Street

City Southbridge State MA Zip Code 01550

If located in National Register historic district, local or State designated district, specify: Centre Village National Register Distric

2. DATA ON EXISTING STRUCTURE:

Date of construction: 1852-1875 Existing floor area: 92,400 sq. feet

Original use: 4 commercial blocks

Type of construction: wood frame/masonry bearing wall construction

3. DATA ON REHABILITATION PROJECT:

Project starting date (est.): Aug. 1981 Project completion date (est.): Oct. 1982

Estimated cost of rehabilitation: $2,650,000 Proposed use: Housing/commercial at ground floor

Number of housing units to be created (if applicable): 69

Has the property received Federal or State financial assistance? ☒ yes ☐ no

If yes, specify source: HUD CDBG funds

Are architectural plans and specifications available for review? ☒ yes ☐ no

Architect's or developer's name and address: Anderson Notter Finegold Inc.
77 North Washington Street, Boston, Massachusetts 02114

Telephone Number: (617) 227-9272

4. DETAILED DESCRIPTION OF REHABILITATION/PRESERVATION WORK—includes site work, new construction, alterations, etc. Complete blocks below.

NUMBER 1

Architectural feature Demolition Work

Approximate date of feature 20th c.

Describe existing feature:

A later small rear addition on Edwards Block and the modern aluminum storefronts on all four buildings are not architecturally significant and detract from the original design.

Describe work and impact on existing features:

The small rear shed on Edwards Block will be removed. Incompatible "modern" storefronts will be removed. Interior partitions are of no merit and will be demolished as necessary to accommodate apartment design.

Photo no. _____ Drawing no. _____

NUMBER 2

Architectural feature: Masonry Repairs

Approximate date of feature: 1852+

Describe existing feature:

Minor cracking and damage to the exterior walls has occurred over the years.

Photo no.____ Drawing no.____

Describe work and impact on existing features:

Any areas of damaged brick will be repaired or patched to match the existing appearance both for visual enhancement and to halt any further deterioration.

NUMBER 3

Architectural feature: Masonry Repointing

Approximate date of feature: 1852 - 1875

Describe existing feature:

Existing masonry is in good condition, but needs selective repointing where mortar loss is greater than ½" in depth.

Photo no.____ Drawing no.____

Describe work and impact on existing features:

Deteriorated mortar will be removed and the areas repointed. All new mortar will match the existing in strength, color, texture and joint size.

NUMBER 4

Architectural feature: Masonry Cleaning

Approximate date of feature: 1852 - 1875

Describe existing feature:

Existing masonry is relatively clean and will only require cleaning in selected areas which are stained. Centre Pharmacy facade was previously cleaned in 1975.

Photo no.____ Drawing no.____

Describe work and impact on existing features:

Selective cleaning of stained areas will be performed using the gentlest methods possible to remove soil and match adjacent areas. Detergent, or if necessary, a mild chemical cleaner, such as Sure-Klean Restoration Cleaner will be used. Sample test patches will be done.

NUMBER 5

Architectural feature: Cornices

Approximate date of feature: 1852-75

Describe existing feature:

Wood cornices and brackets are in good condition, but may need slight repairs. Corbelled brick cornice of Centre Pharmacy is in good condition.

Photo no.____ Drawing no.____

Describe work and impact on existing features:

Existing wood cornices will be repaired to match the original appearance of these important architectural elements.

Continuation sheets attached: ☒ yes ☐ no

Name and mailing address of owner:

Name____

Street____

City____ State____ Zip____

Telephone Number (during day):____

I hereby apply for certification of rehabilitation work described above for purposes of Section 2124 of the Tax Reform Act of 1976. I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

Owner's Signature____ Date____

CONTINUATION SHEET

Historic Preservation Certification
Application — Part 2

Name of Property: Southbridge Main Street Project

Address of Property: 289-309 and 327-331 Main Street, Southbridge, Massachusetts

Name of Owner:

NUMBER 6

Architectural feature: Lintels and Sills

Approximate date of feature: 1852-75

Describe existing feature:

Most of the sills are granite and are in good condition. Lintels are mostly brick and are also in good repair. A few elements have cracked and may need repair.

Photo no. _____ Drawing no. _____

Describe work and impact on existing features:

Any seriously damaged sills will be replaced by new steel lintels and faced with stone to match the original cut granite appearance. The same treatment will be used for third floor gable section of Edwards, where sill heights will be lowered slightly to give units a view. Overall proportions will still be appropriate.

NUMBER 7

Architectural feature: Existing Windows

Approximate date of feature: 1852 - 1875

Describe existing feature:

Existing double-hung windows are in fair to poor condition and are not insulated. Most are 1/1, 2/2, or 4/4 sash. Third floor openings of Edwards have arched heads.

Photo no. _____ Drawing no. _____

Describe work and impact on existing features:

Existing windows cannot be repaired and reglazed in a cost-effective manner. They will be replaced by painted aluminum 1/1 sash. Arched windows will be replaced in kind. Color of new windows will reflect historic research and analysis of the original window colors.

NUMBER 8

Architectural feature: Windows, Blanchard Block

Approximate date of feature: c. 1930

Describe existing feature:

Second floor has been altered by the addition of large windows between alternating bays to create a "picture window" effect.

Photo no. _____ Drawing no. _____

Describe work and impact on existing features:

Later openings will be removed and patched in brick to match the existing masonry. This will restore the rhythm and scale of the original facade.

NUMBER 9

Architectural feature: Storefronts

Approximate date of feature: 1920+

Describe existing feature

Existing aluminum storefronts on major elevations have replaced most of the original cast-iron and wood storefronts. Original storefronts on rear addition to Blanchard Block will remain.

Photo no _____ Drawing no. _____

Describe work and impact on existing features

Research of historic photographs has produced a contemporary storefront design of painted aluminum or wood. They follow the same form and rhythm as the originals, and repeat the proportions of base, windows, doors, etc. Piers which have been removed will be re-established in their original locations.

NUMBER 10

Architectural feature: Signage

Approximate date of feature: 1920+

Describe existing feature:

Existing signage for storefronts is a mixture of traditional and modern elements.

Photo no._____ Drawing no._____

Describe work and impact on existing features.

Appropriately scaled signs will be kept, while others will be replaced by new signs of contemporary design which fit within the existing original signboard areas above the storefronts. Existing sign atop Edwards Block has become a landmark and will be retained.

NUMBER 11

Architectural feature: New Main Entrance

Approximate date of feature: 1852

Describe existing feature:

Existing altered doorway in east bay of Edwards facade retains none of the original fabric or design.

Photo no._____ Drawing no._____

Describe work and impact on existing features

A new entrance to upper floors will be located in this bay. Entrance is designed with an arched head to follow arched openings of upper bays. Entry is recessed from facade with compatible contemporary details.

NUMBER 12

Architectural feature: New Passageway

Approximate date of feature: 1852-9

Describe existing feature:

Center bay entrance in east wing of Edwards Block has a wide stone frame.

Photo no._____ Drawing no._____

Describe work and impact on existing features:

This opening reads as a major element of the facade. The stone trim will be retained and the opening made into a passageway which runs through the building. The concept will strengthen the link to off-street parking to the rear.

NUMBER 13

Architectural feature: Roofs

Approximate date of feature: 1900+

Describe existing feature:

Existing flat and pitched roofs are in fair condition. Slate mansard of Barnes Building is in good condition.

Photo no._____ Drawing no._____

Describe work and impact on existing features:

Existing flat and pitched roofs will be replaced with new roofs. These are not visible from the street and will have no impact on the project. Slate mansard of Barnes Building will be retained and repaired. New roofdecks on lower rear sections will enhance rear views.

NUMBER 14

Architectural feature: Skylights

Approximate date of feature: new

Describe existing feature

Presently the roofs do not have skylights.

Photo no._____ Drawing no._____

Describe work and impact on existing features

Two new skylights will be added to the rear wing of the Blanchard Block to enhance the interior. A long skylight will be installed along the peak of the Edwards Block roof. These are not visible from street level of the surrounding area.

NUMBER 15

Architectural feature: Elevator

Approximate date of feature: new

Describe existing feature:

There is presently no elevator access to the upper floors of the buildings.

Photo no._____ Drawing no._____

Describe work and impact on existing features.

A new elevator will be added in the Edwards Block, directly behind the entrance bay. The only effect will be an extension above the flat roof of this section, but it will not be visible from the street and is hidden below the eaves of the gabled wing.

NUMBER 16

Architectural feature: HVAC Systems

Approximate date of feature: _____

Describe existing feature:

Existing building systems are antiquated and appear to be unsuitable for the change in use.

Photo no._____ Drawing no._____

Describe work and impact on existing features

Entirely new systems will be installed in the buildings, without change to the exterior appearance. It may be possible to retain some of the existing systems in some buildings, and if so, it will be done.

NUMBER 17

Architectural feature: Interiors

Approximate date of feature: 1852 -

Describe existing feature:

These were unadorned commercial blocks. The interiors do not contain any major architectural details. Brick walls and wood floors will remain.

Photo no._____ Drawing no._____

Describe work and impact on existing features:

Interior brick walls will be retained in units. There are several stairs which will be retained, but they are not of architectural merit.

NUMBER 18

Architectural feature: Handicapped Access

Approximate date of feature: _____

Describe existing feature:

First floor entrances are at grade, so that no exterior ramps are required.

Photo no._____ Drawing no._____

Describe work and impact on existing features

Grade level entrances will remain barrier free. Except for the Barnes Block, the upper floors have elevator access and are ramped to accommodate slight interior variations in floor height.

NUMBER 19

Architectural feature: East Elevation, Blanchard

Approximate date of feature: 1860+

Describe existing feature

First floor storefronts are inappropriately infilled in stucco.

Photo no._____ Drawing no._____

Describe work and impact on existing features

Since storefronts are not desired by present tenant, a design for brick infill or painting of stucco to match adjacent brick color is proposed. It may be possible to paint "trompe l'oeil" storefronts based on early photographs of the building. All upper story openings will remain in their original design.

NUMBER 20

Architectural feature: Rear Site Treatment

Approximate date of feature:

Describe existing feature:

Existing site is paved and used for parking. It is unsightly and in need of improvements and better parking organization. There is no reason to expect archeological sensitivity, and site is already disturbed.

Photo no.____ Drawing no.____

Describe work and impact on existing features

Site will be redesigned to create 67 parking spaces in a landscaped on-grade lot. Design allows for a deck to be added at a later date. Brick walks along building edges will emphasize new orientation of shops to the parking area. Trees and shrubs will soften edges of parking lot.

NUMBER 21

Architectural feature: Rear Building Elevations

Approximate date of feature: 1852-75

Describe existing feature:

Existing elevations are deteriorated and are not meant to be viewed by the public.

Photo no.____ Drawing no.____

Describe work and impact on existing features

New storefronts and shop windows will be added at grade level. These are contemporary in design but follow proportions and locations of existing openings above. Passageway through Edwards Block is noted by a projecting awning/sign.

NUMBER 22

Architectural feature: South, West Elevations of

Approximate date of feature: Blanchard Block

Describe existing feature:

These are presently solid masonry walls of a former theater.

Photo no.____ Drawing no.____

Describe work and impact on existing features:

New window openings are required for apartments. They are regularly spaced and maintain proportions appropriate to the historic context. Storefronts at grade likewise repeat traditional forms, but are contemporary in use of materials.

NUMBER 23

Architectural feature: South Elevation, Centre

Approximate date of feature: Pharmacy

Describe existing feature:

One-story office wing of simple brick design and adjoining stair to basement will be retained.

Photo no.____ Drawing no.____

Describe work and impact on existing features

Impact will be minimal from new, more attractive entrance and window in the east portion of this facade.

NUMBER 24

Architectural feature: South Elevation,

Approximate date of feature: Barnes Building

Describe existing feature

Existing stair is enclosed in a clapboard structure.

Photo no.____ Drawing no.____

Describe work and impact on existing features

Existing stair will be retained, and its wood frame enclosure repainted. New openings to shops will be added, following rhythm and proportions of openings on upper stories.