Amherst Preservation Plan
Amherst, Massachusetts

Town of Amherst, Massachusetts
Historical Commission

by

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Giezentanner Associates

April 2005
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SUMMARY

Founded in 1972, the Amherst Historical Commission has steadily worked for over 30 years to preserve, interpret and advocate for the historic and cultural resources of the town. The Commission’s accomplishments include listing many properties and districts on the National Register of Historic Places, creating an inventory of historic resources, establishing a Demolition Delay Bylaw, and granting yearly Preservation Awards of Merit. It is in part because of the Commission’s efforts that Amherst retains much of its historic character as a series of village clusters, interspersed by farmland and open space.

In assessing its accomplishments and the community’s increasing preservation needs, the Commission recognized the need to develop a ten-year plan, thereafter updated on a regular basis, to guide its future efforts. The Commission had supported past attempts to create a town-wide comprehensive plan and believed that a Preservation Plan could help foster one for the future. With Amherst’s recent adoption of the Community Preservation Act and the subsequent provision of financial resources for preservation, the Commission assumed some responsibility for setting historic preservation funding priorities for the town. A preservation “road map” became essential for making the most thoughtful, meaningful, and economically wise preservation choices for the town.

The Amherst Preservation Plan is a ten-year guide to preserving Amherst’s historic and cultural resources. The Plan’s four-fold purpose includes addressing the following elements of historic preservation:

- Physical Preservation – protecting historic buildings and landscapes to prevent the loss of important historic resources and preserve those resources for the future;
- Documentation – completing, improving, maintaining, and increasing public access to the Town’s inventory of historic resources;
- Regulation – amending and improving Town bylaws, development regulations, and permitting procedures to protect and enhance historic resources during the development process; and
- Outreach and Advocacy – increasing the community’s knowledge of and access to these resources.

The planning process, undertaken by the Amherst Historical Commission, with assistance from a team of preservation consultants, spanned one year. The consultants began by compiling a history of Amherst and identifying the buildings, landscapes, and other historic and cultural features that speak to this history today. Archaeologists from the Massachusetts Historical Commission provided information about Amherst’s prehistoric and historic archaeological resources. This compilation, found in Section 2, provided an important context for making many of the preservation planning decisions. It reveals

The gravesite of poet Emily Dickinson and her family, located in West Cemetery. This historic site, along with the Dickinson Homestead, is one of the most frequented by visitors to Amherst. (Courtesy of the Special Collections of the Jones Library.)
the array of historic and cultural resources remaining in Amherst, from its earliest history as a Native hunting and fishing ground, to the 17th and 18th centuries as a farming and mill community, 19th century as an industrial center, and 20th century as an educational hub and regional center.

The general store at Cashman. The small village in the northeast part of town once housed several mills and a colony of mill workers. (Courtesy of the Special Collections of the Jones Library.)

Amherst citizens view farmland and open space as some of the most important features defining the town’s historic character.

The consultants also reviewed and assessed Amherst’s previous preservation efforts. Summarized in Section 3 and detailed in Appendix A, this assessment allowed the Commission to understand which type of preservation efforts had been accomplished in the past and the successes and failures of each effort, the better to inform continued, revised and new efforts for the future. Amherst’s preservation efforts have been pursued by both private and public entities. Among the private efforts were 19th century enhancements to the commons and church yards fostered by “Village Improvement Societies,” the preservation of Emily Dickinson’s birthplace and the neighboring home of her brother Austin (The Evergreens), and the achievements of many homeowners in restoring and maintaining their significant historic properties. Public efforts included the establishment of the Amherst Historical Commission, the establishment and expansion of an inventory of historic resources, the listing of many properties and districts on the National Register of Historic Places, and the establishment of a Demolition Delay Bylaw. Amherst’s preservation successes are on par with the preservation-minded cities and towns of its size throughout the Commonwealth.

The consultants devoted a large portion of their time to gauging public perception about the town’s historic resources, character, and the past work of the Commission in preserving them. The consultants circulated a questionnaire to over 500 citizens, interviewed over 20 municipal employees, board and committee members, and conducted two well-advertised public meetings. Many Amherst residents participated, providing the Commission with an array of concerns. Salient among these was the perception that Amherst’s historic character - a series of village centers separated by open space, within a larger town - was seriously threatened by future residential and commercial growth. Citizens greatly value this character, and view the Town’s current rules and regulations as ineffective at exercising control. The review of public perception appears in Section 4, with additional details in Appendix B.

The consultants also assessed the Town’s existing rules and regulations that affect historic and cultural resources. Summarized in Section 5 and detailed in Appendix C, this assessment included many previous visioning, open space, and recreation plans, design guidelines, as well as Amherst’s bylaws, zoning, and subdivision regulations. In short, the Town has put in place many “sticks” or regulations
for guiding and controlling growth and protecting the town’s historic resources, but relatively few “carrots,” or incentives for development that follows the Town’s preservation goals.

The Preservation Plan’s final Section (6) recommends a series of action steps to be taken by the Commission to preserve and protect the town’s historic character and resources. Those actions are organized into three time brackets – immediate, mid-range, and long-range – and according to the four organizing elements of the plan – physical preservation, documentation, regulation, and education.

**Immediate** efforts (1 to 3 years) include:
- **Physical Preservation** - Improving the commons and village centers, West Cemetery, the North Amherst Library, E. F. Cook Memorial Fountain Wall, North and South Cemeteries, and the Clark Statue;
- **Documentation** - Upgrading and expanding the existing inventory of historic resources, and completing National Register work for several individual properties and historic districts;
- **Regulation** - Establishing a Historic Overlay District to encourage preservation, restoration and rehabilitation of buildings and other resources within existing and proposed National Register districts; and
- **Outreach and Advocacy** - Establishing of a core group of volunteers, creating a Amherst Historical Commission web page, participating in the Town’s 250th celebration, and developing a system of signs and street furnishings to mark historic sites.

**Mid Range** efforts (4 to 6 years) include:
- **Physical Preservation** - Developing a tree inventory and shade-tree replacement plan, and establishing a revolving loan fund for homeowners wanting to upgrade historic properties;
- **Documentation** - Continuing work on the inventory of historic resources, and preparing additional National Register districts;
- **Regulation** - Reviewing and clarifying the Demolition Delay Bylaw guidelines, establishing a façade improvement program to upgrade the fronts of downtown and village commercial properties, continuing work on the Historic Overlay District, and creating an historic trust;
- **Outreach and Advocacy** - Creating walking tours through historic districts; spearheading an oral history project, and completing a historic landscape series for the local newspaper(s).

**Long Range** efforts (7 to 10 years) include:
- **Documentation** - Establishing a historic plaque program, completing additional National Register nominations, and completing an inventory of Amherst’s pre-historic and historic archaeological resources;
- **Regulation** - Continuing work on the Historic Overlay District and historic trust;
- **Outreach and Advocacy** - Creating a yearly tour of Amherst landscapes, workshops addressing building and landscape styles and restoration techniques, and collaborating with the Amherst schools to create a comprehensive history of education in the town.

This Preservation Plan – Amherst’s first – provides the historic preservation component for a future town-wide comprehensive plan and identifies specific priorities for Community Preservation Act funding. Most importantly, it identifies what Amherst’s residents see as the defining historic character of their community, and provides a guide for protection of that character. It is with this Plan that the Amherst Historical Commission intends to better fulfill its mission to preserve, interpret and advocate for historic and cultural resources of the town.
Section 1
INTRODUCTION
Why prepare a Preservation Plan?

For the past 32 years, the Amherst Historical Commission has sought to preserve, interpret, and advocate for the historic and cultural resources of the town. It has inventoried over 900 properties, researching and recording the history of each with photographs and text, and has listed over 100 properties on the National Register of Historic Places. Its annual Preservation Awards of Merit have celebrated the efforts of private citizens in protecting historic properties. Its sponsorship of the downtown design review process has protected the character of the historic town center. Its Demolition Delay Bylaw has provided opportunities to explore all options before tearing down historic buildings. The Commission’s efforts have helped shape the historic look and feel of Amherst prized by residents and enjoyed by visitors.

Today, Amherst operates without a comprehensive plan. While Town boards and committees — including the Historical Commission — collaborate regularly, they do so through rules, regulations, procedures, and sporadic efforts, not under the direction of an official, approved plan. For several years, Town boards and committees have been considering a comprehensive plan to establish overall community goals and detail the tasks for achieving them. The Commission favors developing such a plan, as a way of ensuring that consideration of the town’s preservation needs is embedded in everything the Town does.

Despite the lack of a comprehensive plan, Amherst has and will continue to have some resources for preservation, due largely to its Town Meeting’s vote to pass the Community Preservation Act (CPA) in 2001. This act places a 1% property tax surcharge on Amherst’s real estate tax over $100,000 in value. The State currently provides a 100% match. The result is a potentially significant pool of funding for affordable housing, open space and recreation areas, and preservation of historic resources. The Commission plays and will continue to play an integral role in deciding how to spend the historic preservation dollars.

The Commission has developed this Preservation Plan to help ensure that the Town considers historic and cultural resource preservation in future planning and development efforts. The Plan identifies priorities for community preservation, helping to make the most meaningful use of CPA and other sources of funds. Through the Preservation Plan, the Commission hopes to foster a greater interest in the town’s historic resources, and take one of the first steps toward developing a town-wide comprehensive plan.

Purpose
The Preservation Plan provides a road map for preserving Amherst’s historic and cultural resources over a ten-year period, centered around the four basic organizing elements of preservation:
• **Physical Preservation** - Treating historic buildings and landscapes as a means of forestalling and preventing the loss of important historic resources, and preserving those resources for the future;
• **Documentation** - Completing, improving, maintaining, and increasing public access to the Town’s inventory of historic resources;
• **Regulation** - Amending and improving Town bylaws, regulations, and permitting procedures to protect and enhance historic resources during the development process; and
• **Outreach and Advocacy** - Increasing the community’s knowledge of and access to its historic resources.

In pursuit of these elements, the Plan specifically includes:

• An overview of the history of Amherst and identification of the historical and cultural resources remaining;
• A review of past preservation efforts in Amherst, including the inventory of historic resources and National Register of Historic Places activities, and an assessment of the impact of these efforts;
• An assessment of the way preservation is perceived within the town, both by members of the municipal government and among town residents;
• An assessment of the Town’s rules and regulations affecting the preservation of these resources; and
• A set of preservation action steps and a schedule for implementing them.

**Profile of Amherst**
The Town of Amherst lies on approximately 28 square miles in the Connecticut Valley of western Massachusetts, surrounded by four distinct landforms. To the north and south respectively stand the Sugarloaf and Holyoke Ranges, and to the east, the Pelham Hills. The Town of Hadley and Connecticut River stretch from Amherst to the west. The topography cradles the town on three sides, but leaves it open to the vast Hadley floodplain. Within the town, the land rolls across grassy hills, farm and pasture lands, and forested wetland. Many fallow agricultural fields have succeeded to forest, resulting in large expanses of young woodlands.

From its earliest days of European settlement, Amherst took the form of a town with several villages, separated by open farms and forests, and this pattern has endured. The largest village – Downtown Amherst – lies at the center of the town, and smaller clusters stand to the east (East Village), south (South Amherst), north (North Amherst and Cushman Villages), and west (West End). Downtown holds the greatest concentration of commercial activity, with smaller centers in some of the villages. “Strip” development has grown up along Routes 9 (College Avenue and Northampton Streets), and 116 (in North Amherst and at the intersection with Pomeroy Lane). Amherst has attempted to retain...
its historic pattern by clustering new housing in and around the villages and preserving much of the farmland and conservation lands that lie between them.

Educational institutions now dominate the Amherst landscape, covering 30% of the town’s acreage. The University of Massachusetts, Amherst College, and Hampshire College extend from the northern end of the town (UMass.), through the center (Amherst College), and reach the southern edge (Hampshire College). The town’s economy revolves around these institutions as does a significant portion of its housing. In the past 20 years, Amherst has also become a magnet for retirees, and residential compounds and medical facilities have emerged as a result. Since 1950, the town has more than tripled in population (11,000 to 35,000) as well as density (400 persons per square mile to 1,260), causing a significant growth in housing and need for public services.

Despite this growth, the town has largely managed to retain its historic “villages and farm” pattern of settlement, and has preserved many of its historic buildings, objects, landscapes and other resources. The Preservation Plan provides the Town with tools to sustain this pattern, and the many historic and cultural resources that contribute to it.

North Pleasant Street in Amherst Center. The downtown, along with several outlying village clusters, helps to define the historic character of the town.
Section 2
AMHERST in HISTORY
What is important about Amherst's History? Why preserve it?

Amherst's human history began about eleven thousand years ago with the coming of Native peoples and has continued through three centuries of European settlement and American history. Its story, from its earliest days as a Native hunting ground, to the 18th century as a mill and farming community, to the 19th century as an industrial town, through the 20th century as an educational center, reflects that of America. The buildings, landscapes, and artifacts that remain comprise Amherst’s historic and cultural heritage. Amherst’s history explains their importance and in so doing, helps the Commission establish priorities for their preservation.

Pre-Historical (9,000 B.C.–1675 A.D.), Contact and Plantation Periods
Little is known about the earliest human contact with the Amherst area. Archaeological research indicates that Paleolithic hunters roamed Southern New England as early as 9,000 B.C., and continued to do so for roughly 6,000 years. By 3,000 B.C., Native peoples were quarrying for soapstone and making domestic implements and, between 800 B.C. and 1,000 A.D., were creating ceramics. Natives likely inhabited the Amherst area between 9,000 B.C. and 450 A.D., as artifacts and other evidence suggestive of their presence have been discovered in various parts of town.

The Native peoples encountered in this area by the first European settlers were the Norwottucks, a tribe belonging to the Pocumtuck confederation of the Algonkian-speaking river valley tribes. The Norwottucks occupied both sides of the Connecticut River, including the areas of Northampton, Hatfield, Hadley and Amherst. There is no evidence of even seasonal Norwottuck settlement in Amherst. The Norwottucks traveled through Amherst along traditional paths, including what is now Bay Road and a path connecting Pulpit Hill Road and East Leverett Road. They probably set up temporary campsites along the Fort and Mill Rivers near these paths. Their principal use of the land that would become Amherst was for hunting, fishing, and the seasonal gathering of mast (acorns, chestnuts, hickory nuts, etc.) and other naturally-occurring foods. During times of conflict with larger, more powerful Native American groups to the east (Nipmucks) and west (Mohawks), the local Norwottucks used dense woods and wetlands like those in the Lawrence Swamp area as a place of concealment.

In 1658, Major John Pynchon of Springfield purchased lands from the Norwottuck, “from the mouth of Fort River, and Mount Holyoke, on the south, to the mouth of Mohawk brook and the southern part of Mount Toby, on the north, extending easterly nine miles into the woods.” The area encompassed the present day Granby, Hadley, South Hadley, Northampton, Hatfield, and Amherst, and was known as the Norwottuck Plantation. The Norwottuck retained

Map of the Norwottuck Plantation as it was in 1658, when it was purchased by Major John Pynchon of Springfield. (Source: Kihl & Sessions, 1958.)
rights to fish and hunt on the land. The following year, British Colonial settlers established Hadley, and began farming near the river, reserving lands to the east (including the future Amherst) as common land for grazing. By 1675, settlers widened the Native trail rimming the base of the Holyoke Range, creating the first road in Amherst (later Bay Road) and establishing a route for hauling supplies from Hadley to Brookfield, the next Colonial settlement to the east.

While traces of any temporary Native camps have long disappeared from Amherst, several natural features provide reminders of these earlier periods in the town’s history. Significant among these are the Mill and Fort Rivers and their many tributary brooks, extensive wooded areas, and the large Lawrence Swamp area. Bay Road retains its alignment along the base of the Holyoke Range. The northern Native American trail corridor passing over Pulpit Hill Road and East Leverett Road survives, as well. Views from the summit of Mount Holyoke include panoramas of the original Norwottuck Plantation.

Colonial Period (1675–1775)
Hadley settlers continued to use their easternmost lands for grazing into the early 1700s. Local lore holds that before 1703 a Mr. Foote from Hatfield built a shanty in a swampy eastern section of Amherst near the current intersection of Pelham Road and Main Street. Mr. Foote was unsuccessful as a hunter and trapper, and he abandoned his dwelling soon after he built it. The area was, for many years after, known as “Foote’s Folly Swamp.”

In 1703, lands in the eastern part of the settlement were surveyed, divided and assigned to the proprietors (owners) of Hadley. The survey showed two north-south roads or “highways,” 40 rods (660 feet) each in width, creating three divisions of land. Each division contained 60 individual lots, or a total of 180. In 1727, settlers from Hadley migrated eastward, and began building homes in “East Hadley.” Three years later, they established a burying ground, West Cemetery, within the limits of the west highway. By 1734, the Massachusetts General Court had set off the Hadley “Third Precinct,” and the next year, residents held their first separate Town Meeting. They formed the “First Parish Church,” and voted to hire a minister and construct a meetinghouse. In 1759, Massachusetts Governor Thomas Pownall granted a petition from the inhabitants to become a district separate from Hadley, and named the new district “Amherst” after his close friend, General (later Lord) Jeffery Amherst, a key figure in the French and Indian Wars. By 1765, the settlers had built their first school. In 1775, while still unincorporated, Amherst assumed the functions of a town.

The Colonial economy depended on agriculture and local mill industries. Farmers in both North and South Amherst planted hay, rye, oats, barley, flax, peas, beans, and pumpkins. They grew apple trees,
and many raised cows and sheep to provide for their families. Saw and grist mills operated on the Fort River and on Mill River in Cushman and North Amherst. Both the farms and mills produced goods for the local population, which grew in size from 18 residents in 1731, to 916 in 1776.

Today, several properties and landscape features of the Colonial Period still stand. Homes of the earliest settlers, including Samuel Boltwood (82 Stockbridge Road), Willard Kellogg (76 North East Street), Samuel Henry (107 Henry Street, Cushman) and Thomas Coleman (1055 South East Street) display local materials and methods of Colonial construction. The east highway (Middle Street, South and North East Streets, Flat Hills Road) and west highway (East, North and South Pleasant Streets and West Street) provide reminders of the 1703 divisions. The clusters of residences in East and South Amherst reflect the early establishment of distinct villages. West Cemetery, containing some of the only unaltered topography in the center of town, holds the graves of many of these earliest settlers. Finally, the thousands of acres of protected Amherst farmland preserves some of the settlement pattern of the Colonial Period.

Federal Period (1775–1830)
The late 18th and early 19th centuries saw a growth of industry in Amherst, and with it, expanded residential and commercial building, a larger population, and the division of the First Parish Church into several congregations. In 1786, following the conclusion of the Revolutionary War, a State Act made Amherst an official Massachusetts town. Civic activity took root first in East Amherst Village, where residents held town meetings, and established the first post office in 1806. Other village clusters expanded. In 1788, the Town formally recognized land in the old highways in the center (Amherst Common), east (East Amherst Common), and south (South Amherst Common). In 1818, residents voted to establish North and South Cemeteries, further reinforcing the function of these distinct villages within the larger town.

Religious divisions corresponded to the village concept. In 1783, a group of Revolutionary War veterans and sympathizers from the First Parish Church successfully petitioned the General Court to form a new separate church, and in 1784 parishioners built the Second Parish meeting house on the East Amherst Common. A Third Parish formed in South Amherst in 1824, and a meetinghouse was built there the following year. Finally, a North Parish formed in 1826 at North Amherst, and, in the same year, built the meetinghouse/church that stands on North Pleasant Street to this day.

Amherst demonstrated a commitment to education very early in its history, with its first school built in 1765, before incorporation as a town. In 1793, the Town established its first library association. In 1814, Amherst Academy opened, near the intersection of Amity and Pleasant Streets, and 1827, the Mount Pleasant Classical Institute was founded on Mount Pleasant to the north of the town center. Both the Academy and Institute operated for several decades, teaching students from within and outside the town. In 1821,
During the Federal Period, industry began to emerge as a force in the local economy. Grist, saw, cotton, and woolen mills operated, as well as paper mills such as the operation located between North Amherst and Cushman on the Mill River. (Courtesy of the Special Collections of the Jones Library.)

The Federal Period has left a strong imprint on the Amherst landscape. In addition to the parish church buildings and commons, many domestic and institutional structures survive, including South and North Colleges and College Hall (all 1820s) at Amherst College, and several houses in Cushman and South Amherst, all of which exhibit Federal Period design and detail.

Early Industrial Period (1830-1870)
Industry and agriculture continued to fuel the Amherst economy during the middle decades of the 19th century, and new transportation lines allowed manufacturers and farmers to ship their goods to a wider market. Between 1830 and 1870, Amherst’s population grew from 2,600 to 4,000, and included new immigrants from Ireland, England, and Canada. Amherst was still a town of distinct villages, with growth emerging within the clusters, and large tracts of farmland, forest, and swampland stretching between.

The Amherst and Belchertown line of the New London Northern Railroad came to Amherst in 1853, allowing farmers and manufacturers to ship their products through Palmer to Springfield, Boston, and destinations in Connecticut. The civic and business center moved from East Village to its present location at Pleasant and Main/Amiti Streets, leading to the building of commercial blocks and residential neighborhoods and making of streetscape improvements in and around the center. Shops and other businesses lined North and South Pleasant Streets, including hotels, dry goods, book vendors, hats, bonnets, and tailors. Professionals included a dentist, a doctor, and attorneys, as well as craftspeople, including a harnessmaker, shoe and boot makers, and book binders.
Manufacturing proliferated during this time. At North Amherst and Cushman, wool, cotton, paper, grist, saw and woodworking mills operated along the Mill River, and brickmaking and wire manufacturing began in the East Amherst area. A carriage factory, also in East Amherst, employed 100 workers, and produced carriages for customers throughout the nation. Amherst’s farms continued to operate in North and South Amherst maintaining hundreds of dairy cows. Farmers in East and South Amherst raised mulberry trees for silk work cultivation as early as 1830, but the harsh climate lead to discouraging results.

The Amherst Ornamental Tree Association, formed in 1867, sought to improve the town’s public spaces with tree plantings, grading, improved drainage, and new walks. The early, utilitarian Common had been used for military exercises, raising hay and grazing, and its pond had provided habitat for waterfowl and frogs. The new association domesticated and ornamented the Common, removing the pond, creating circulation paths, installing seating, drinking fountains, and gas-fueled lights, and lining it with decorative fencing and shade trees.

Residential neighborhoods developed off Amity, Main and Pleasant Streets as the center expanded. On Lincoln and Sunset Avenues, and Main and Prospect Street were the homes of Amherst’s prosperous merchants and professionals. Edward Dickinson (father of poet Emily Dickinson), industrialist L. B. Hills, and merchant Enos Cook built homes just east of the center. Citizens representing distinct ethnic and socio-economic groups created separate neighborhoods. To the north of the center along McClellan, Paige, Beston and North Pleasant Streets lived a mixed-race, blue-collar community. In the 1860s, local African Americans developed a neighborhood at the western edge of town on Baker Street and Hazel Avenue. African Americans had lived in Amherst since its earliest days of settlement, first as slaves. By the 1820s, many were living independently of white families, and by 1860, several had purchased their own homes, especially in what became known as the West End.

Education joined industry and agriculture as part of Amherst’s economic base. Amherst College expanded its campus to include several new halls (Morgan (1852-1853), Williston (1857), Barrett (1859-1860)) as well as the Octagon (1847-1848) and Appleton Cabinet (1855/1925). A Land Grant College or “Morrill” Act institution was created in 1863 – the Massachusetts Agricultural College. The school explored scientific approaches to farming and fruit production. Blaisdell House (1869) and South College (1867/1885), remain from the earliest days of the college on the campus of the University of Massachusetts.

The spirit of the Early Industrial Period is very much alive today in the Amherst landscape. The core of activity still lies in the center, with commercial, civic, and religious institutions lining the main streets and surrounding the Common. Many of the mid-19th century commercial structures burned in several major downtown fires, yet the original street and building layout remains. The Common retains some
Amherst College, founded in 1821, expanded its campus during the Early Industrial Period to include several new halls, the Octagon, and Johnson Chapel. (Courtesy of the Special Collections of the Jones Library.)

While much of Amherst’s industry declined at the end of the 19th century, the Hills (above) and Fearing Hat Factories thrived as the Nation’s leader in the production of palm leaf hats. (Courtesy of the Special Collections of the Jones Library.)

Late Industrial Period (1870-1915)

By 1900, industry had largely declined. The two academic institutions grew and by the early 1900s, had emerged as the major economic force in the town. Rail lines, trolleys and automobiles provided greater access to surrounding towns and distant markets. The center still served as the commercial and civic core, although smaller enterprises remained in the outlying villages. Despite the decline in industry, the population grew, and in 1905 reached 5,300.

The paper and textile mills that had lined the Mill River in North Amherst and Cushman closed by the end of the century, edged out by competing interests in larger cities on more powerful waterways. One industry, the production of palm leaf hats, thrived until the 1930s. The Hills and Fearing Hat Factories occupied large, multi-story structures near the railroad depot east of Amherst Center and, during this period, were the largest producers of palm leaf hats in the country. Home-based industries such as broom-making, occupied residents of North Amherst. South Amherst farmers engaged in dairy and poultry operations, and production of apples, with their efforts supported by the research and experiments performed at the Massachusetts Agricultural College. In the 1880s, two cooperative creameries were established in Amherst, furthering the success of dairy farmers and dairy farming. In 1887, the Atkins family began its orcharding operation in South Amherst.

The “City Beautiful” movement of the last decades of the 1800s led to many improvements to Amherst’s public landscapes. Village Improvement Societies formed at North, South, East Amherst and in Amherst Center. In North Amherst, the group planted over 100 trees around the church, and installed gas-fueled street lamps. The South Amherst society improved the grounds of the common and front yard of the church, while the East Amherst group concentrated on planting trees. In 1875, the Town hired renowned landscape architect Frederick Law Olmsted to create a design for improving the central common. His plan, while never fully implemented, proposed a revised pattern of roadways, tree plantings, new pedestrian paths, and a formal “music stand” (bandstand).
The Town added significant civic, religious, and commemorative institutions, buildings and sites. The Romanesque style Amherst Town Hall was completed in 1889 after a winter fire in a downtown commercial building provided an opportunity to act after 37 years of planning. In 1887, a group of private individuals purchased land and established a new cemetery just north of the center, Wildwood Cemetery, which was designed in 1899 in the garden cemetery style, with guidance from Olmsted. In 1893, the Grand Army of the Republic – a Civil War veterans’ organization – donated a series of tablets commemorating the over 300 Amherst citizens involved in the Civil War. In 1902, Olmsted returned to design Sweetser Park, a small parcel of open space along Main Street. In 1913, local merchant Enos Foster Cook donated funds to place a fountain in the park.

New homes appeared largely within established neighborhoods, in and around the village centers. The bulk of these were close to Amherst Center along Prospect and Gaylord Streets, and Lincoln, Sunset and Woodside Avenues, and were largely in the Queen Anne and Colonial Revival styles.

Many Late Industrial Period structures, landscapes and other features can be found throughout Amherst today. Orchards still cover many acres in South Amherst. Structures from the original Massachusetts Agricultural College remain, including Clark, Draper, Fernald, Munson, Stockbridge, Wilder and Memorial Halls, the East and West Experiment Stations, Flint and Goessmann Laboratories, and Old Chapel. Turn-of-the-century houses throughout the town remain, and many exhibit high-style period detail. The Village Improvement Societies had a lasting impact on the look of the Amherst landscape, as the East, South and Town Commons remain well graded and grassed. Sweetser Park, (restored in the 1990s) has become a jewel in the system of downtown Amherst’s public green spaces.

**Early Modern and Modern Periods (1915-Today)**

The onset of the Depression and closing of the palm leaf hat industry in 1930 marked an end of large-scale industry in Amherst. Agriculture moved from small-scale dairy to larger scale poultry and apple production. Today, few large-scale farm operations remain, and apple production is limited to the orchards surrounding Atkins Farms in South Amherst.

Meanwhile, the educational institutions grew. In 1929, the Massachusetts Agricultural College became the Massachusetts State College, and in 1947, the University of Massachusetts. In the 1960s and
The first settlers of Amherst had been farmers from Hadley, and farming continued in South Amherst into the 20th century. (Courtesy of the Special Collections of the Jones Library.)

Hampshire College, established in the 1960s, introduced a new educational institution to the southern part of the Town.

In 1924, local Catholics built St. Brigid’s Church on North Pleasant Street, adding a large and ornate structure to Amherst Center. In 1926, the United States Post Office and Lord Jeffery Amherst Inn joined the Amherst Center landscape. The Town built two new libraries, the Jones (Amherst Center) in 1928 and the Munson (South Amherst) in 1929.

In 1934, dairy farmer Ulysses Grant Groff deeded land south of the Center near the Fort River for a public park and, in 1966, the Central Vermont Railroad sold the Town a surplus siding property in Cushman to serve as a modern “common” or park.

New homes were built throughout Amherst in the Colonial Revival and Craftsman styles in and around Amherst Center and the village clusters, and contemporary styles appeared in modern subdivisions. As the Colleges and University grew, the need for housing increased for both students and faculty. In the 1970s, several large apartment complexes were built in North and South Amherst to accommodate students. Subdivisions and planned unit developments sprang up throughout the town. In some areas, such as around the South Amherst Common, some new houses were designed to harmonize with earlier Federal, Greek Revival, Victorian and Colonial Revival styles. Despite these contemporary additions, Amherst’s historic pattern of village clusters, separated by expanses of farmland and open space, remained largely intact.

By 1940, trolleys and passenger trains no longer serviced the town. The automobile had become the major means of transportation, and commercial development, once clustered in the center and outlying villages, began to spread along Northampton Road and College Street. Routes 9 and 116 were widened to accommodate increased traffic and business development. The coming of automobiles also altered the size of the Amherst Common. In 1955, the Town formalized ongoing auto parking on the section of Spring Street passing through the Common. In 1961, the Town improved and formalized ongoing auto parking on the Common’s northern end.

In 1970s, with the completion of new buildings designed by prominent architects, the University campus landscape changed. Several high-rise academic and residential buildings added an urban feel to the campus, providing contrast to its rural, agricultural context and historic roots. Amherst College added several Classical Revival style buildings to harmonize with earlier campus buildings. In 1927, the Town granted the college permission to manage the southern third of the Common as a park. In the 1960s, Hampshire College opened at the southern end of West Street. Together, the three academic institutions became the mainstay of the Amherst economy.
Why Preserve Amherst's History?
Amherst’s past spans many hundreds of years, beginning as a hunting and fishing ground for native peoples, and evolving into a Colonial farming and mill community, an industrial town, and finally an educational center with three internationally-known institutions of higher learning. Internationally prominent people resided in Amherst, including poet Emily Dickinson, educators William Smith Clark and Noah Webster, and poet and teacher Robert Frost. While small in size, Amherst has fostered a diverse population and an array of business enterprises, housing several socio-economic and ethnic groups. Its history provides a snapshot of the changes that typified many towns across America.

The fabric of Amherst’s history – the village centers, buildings, cemeteries, commons, roads and streets, parks, and other resources– is what tells its story to residents and visitors today. As Section 3 of this plan shows, the Town has begun to preserve these resources through National Register of Historic Places designations, a Demolition Delay Bylaw, and other public and private efforts. Many resources, however, remain unprotected, threatening the loss of much of Amherst’s history.

The threat of loss is not limited to 17th, 18th, and 19th century resources. As time passes and resources reach the fifty-year mark, they officially (as defined by the National Park Service, National Register of Historic Places) become “historic.” Architecture constructed in the 1960s, including many newer buildings at the University of Massachusetts, will be considered historic in 2010. If Amherst fails to include contemporary resources from its plans for preservation, it may lose these “new” historic resources, and with them a significant piece of Amherst’s recent history.

The threats to current and future historic and cultural resources affirm the need for this plan. The sections that follow draw on Amherst’s history to identify the important historic resources, and determine the best methods of preserving them.
This Plan is by no means the first effort to preserve Amherst’s historic and cultural resources. The town has a long history of planning for and preserving historic buildings, landscapes, objects, structures, burying grounds, and other resources. These efforts have been carried out at the private level by preservation-minded citizens and organizations, as well as at the public level by boards, commissions and departments of Town government.

Compared with similar-sized cities and towns in Massachusetts, Amherst has undertaken an average number of preservation efforts. All but seven communities in the State have established historical commissions. Most (312 out of 365 in 2002) have nominated at least one property or district to the National Register of Historic Places. Larger communities with significant historic resources, such as Salem, Cambridge and New Bedford, have typically listed many more resources on the National Register. Amherst’s nine districts and seven individual listings place it roughly in the middle for a community of 35,000.

This section identifies Amherst’s past efforts and assesses their impact on preserving the town’s historic and cultural resources. This assessment is critical in order to (1) avoid duplication of past efforts, (2) determine what, if any, past efforts need revisiting, and (3) determine what efforts are possible for the future.

PRIVATE PRESERVATION EFFORTS

Amherst Ornamental Tree Association.
This organization of publicly-minded private citizens was formed in 1867 to improve the appearance of public spaces with tree plantings, as well as with grading, drainage improvements, and walks. Included in the Association’s efforts were major changes to the Amherst Common. The Common had been used for military exercises, grazing of animals and production of hay, and it contained a pond, which provided habitat for frogs and waterfowl. The Association believed the Common should be a landscape of distinction – one that appealed to the well-to-do. They drained and filled the pond, added pathways, seating, water fountains and gas-fueled lights, and edged it with decorative fencing and shade trees. The domesticated look of the Common that remains to this day can be attributed to the work of the Ornamental Tree Association. Their improvements made it possible for the Common to serve as a site for community activities, including fairs, rallies, and a farmer’s market, and has become one of the town’s most beloved green spaces.
Village Improvement Societies.
The 1876 Centennial celebration fostered national interest in preserving historic buildings. As part of this fever, several Amherst citizens, led Austin Dickinson, formed Village Improvement Societies at North, South and East Amherst, as well as Amherst Center. These groups set out to preserve and upgrade the commons and church yards, planting trees, grading lawns, and establishing walkways. While some of these improvements — such as the widespread plantings of elm trees — have vanished, the Town and churches continue to maintain these landscapes, making them popular as open spaces in the town.

The Strong House Museum on Amity Street. Opened in 1916, the museum houses artifacts pertaining to Amherst’s History. (Courtesy of the Special Collections of the Jones Library.)

The home of poet Emily Dickinson on Main Street. The building was Amherst’s first to be listed on the National Register of Historic Places and the only property with designation as a National Historic Landmark. (Courtesy of the Special Collections of the Jones Library.)

The Amherst Historical Society and Strong House Museum.
Founded in 1899 by Mabel Loomis Todd, the Amherst Historical Society has collected, preserved, and exhibited artifacts from the town’s history. The Museum emerged in 1916 as a repository for these artifacts. The Society and Museum host exhibits and programs that interpret Amherst’s past. The collection serves as one of the principal sources of historical artifacts pertaining to Amherst’s history, making Mrs. Todd’s 19th century accomplishment a very important one.

The Emily Dickinson Museum.
The first property in Amherst to be awarded historical recognition was the Dickinson Homestead at 280 Main Street. It became a National Historic Landmark in 1963, and received individual status on the National Register of Historic Places a few years later. Amherst College acquired the property in 1965 and has spearheaded restoration efforts. Next door, the Martha Dickinson Bianchi Trust worked to preserve the Evergreens, home of Emily Dickinson’s brother Austin and his family. In 2003 the two houses were joined to create the Emily Dickinson Museum. Preservation efforts have included historic structure reports, a building archaeology study, a cultural landscape report, and the physical restoration of the kitchen, roof, exterior façade at the Homestead as well as restoration of the exterior of at the Evergreens. The Emily Dickinson Museum draws thousands of yearly visitors from around the world and is one of the most popular historic sites visited by tourists in the town.

Improvements to Privately-owned Properties.
Amherst’s citizens have continued to take a keen interest in preserving their own properties, and it is through many of these efforts that the town has retained its historical character. Significant among these properties are many churches, private homes, and downtown commercial buildings. These
private efforts have been recognized by Town government through the Amherst Historical Commission’s annual Preservation Awards of Merit, described below.

PUBLIC PRESERVATION EFFORTS

Public Commons and Parks.
Amherst’s earliest public efforts date to the late 1700s, when the Town reserved land in the old highways for public commons already in use, and as a result, preserved portions of the original 1703 town layout. Other public green spaces were preserved, including Sweetser Park and Groff Park, in the early part of the 20th century. Amherst has been careful to retain these landscapes, and today they are among the town’s most popular green spaces.

The Historical Commission.
In October of 1972, after passage of the National Historic Preservation Act (1966), Town Meeting approved formation of a municipal historical commission. The Commission worked steadily through the 1970s, 1980s and 1990s, developing a town-wide inventory, establishing National Register Districts, preparing a preservation plan for and beginning restoration of West Cemetery, establishing a Demolition Delay Bylaw and Annual Preservation Awards of Merit program. It has been and continues to be the leading agency responsible for town preservation efforts.

Town-Wide Inventory.
In 1972, the Historical Commission set up an “Inventory of Historic Resources.” Also referred to as a “survey,” the inventory included information about the buildings, structures, objects, areas, burial grounds, landscape features and archaeological resources of Amherst, and provided information about uses, people, activities and events associated with these resources over time. The inventory served as a basic planning tool, allowing Amherst to know what resources it has, and therefore knowing the best way to preserve and protect them.

To complete the inventory, Amherst used the method designed by the Massachusetts Historical Commission (MHC), the public agency responsible for overseeing the State’s historic and archaeological resources. Recorded on MHC-designed forms, the inventory had potential to include:

- Areas, such as residential neighborhoods, estates, farms, town centers, business districts, industrial complexes;
- Buildings, such as houses, commercial or industrial blocks;
- Objects, such as the Sweetser Park fountain;
- Burial Grounds, such as West Cemetery and Wildwood Cemetery;
- Bridges, such as West Cemetery and Wildwood Cemetery;
- Streetscapes;

The MHC “B Form” prepared in 1973 by members of the Amherst Historical Commission for the South Congregational Church.
Amherst’s inventory of historic resources. Existing properties listed in the inventory appear in shades of pink, while properties proposed for inclusion in the inventory are shaded with brown. Existing National Register Historic Districts are outlined in red.
Parks and Landscapes, such as the Amherst, East Amherst, and South Amherst Commons Sweetser Park;
- Historic Archaeological Sites; and
- Pre-Historic Archaeological Sites.

Through the work of several volunteer members, the early Amherst Historical Commission inventoried over 120 properties in approximately ten years. Commission members documented some of the town’s most prominent structures, including several buildings at Amherst College, the Town Hall, several Federal Period homesteads, and the Emily Dickinson House. This early documentation provided the framework for the Dickinson National Register Historic District, and individual National Register listings for the Theodore Baird House, the Evergreens, the Conkey-Stevens House, and the Strong House. In addition, the Cushman Village Association researched several properties in and around Cushman Village in the early 1980s, adding a series of vernacular style buildings to the existing inventory.

In 1988, the Town hired the Pioneer Valley Planning Commission (PVPC) to complete a town-wide survey of historic resources, building on the work of the Amherst Historical Commission and Cushman Village Association. PVPC photographed, researched and completed forms for over 900 properties throughout the entire town, adding high-style as well as vernacular structures, North, South and West Cemeteries, and many buildings on the University of Massachusetts campus. The 1988 survey resulted in the first “inventory of historic resources,” and served as the basis for eight National Register Districts and two individual listings. Additional work on the inventory has included creating files for each property in Amherst (historic and contemporary), and the uncovering of several pre-historical resources.

Missing Elements
To date, Amherst’s inventory includes approximately 80% of the town’s historic and cultural resources. Nearly 300 properties have not yet been researched and documented, including several on Montague Road, Northampton Road and Woodside Avenue. Other properties in the inventory lack correct street addresses or contain incomplete documentation (historical data, location maps and photographs). Many of the street addresses do not match those used by the Amherst Assessor’s Office to record property information on the Town’s database.

In addition, the Massachusetts Historical Commission (MHC) has determined the town’s pre-historic and historic archaeological resources to be under-reported. Just 15 Ancient Native American sites have been recorded, a number that pales in comparison to the statewide totals of 7,000 sites. Six historic archaeological sites have been reported and 13 studies submitted, again lagging behind the state.

The 1982 MHC “B Form” prepared by members of the Commission for the Topping House, 51 South East Street.
averages. MHC believes that Amherst likely contains many more Ancient Native American sites, based on its location in the Connecticut River Watershed, and the larger numbers of sites reported in neighboring towns. Collections could range from small flake scatters, to campsites, to entire villages. MHC also believes Amherst contains many historic archaeological sites from the 18th, 19th, and 20th centuries, including evidence of residences, agricultural buildings, sawmills and gristmills. For a detailed analysis of Amherst’s pre-historic and historic archaeological resources, refer to Appendix A.

National Register of Historic Places.

Between 1966 and 2000, the Town nominated and successfully listed seven individual properties and nine districts to the National Register of Historic Places. As defined by United States Secretary of the Interior, National Park Service, the National Register of Historic Places is the official Federal list of districts, sites, buildings, structures, landscapes and objects significant in American history, architecture, landscape architecture, archeology, engineering and culture, which help us understand and appreciate the importance of history and culture in defining our Nation. Authorized in 1966 by the National Historic Preservation Act and administered by the National Park Service, the Register includes:

- All prehistoric and historic units of the National Park System;
- National Historic Landmarks, such as the Dickinson Homestead, which are properties recognized by the National Park Service as possessing national significance; and
- Properties significant in American, State, or local prehistory and history that have been nominated by State Historic Preservation Officers, Federal agencies, and others, and have been approved for listing by the National Park Service.

Properties listed on the National Register are not protected by Federal law from alteration or demolition, but do benefit from the following forms of preservation assistance:

- Federal recognition and appreciation of their importance;
- Consideration in planning Federal and Federally assisted projects;
- Eligibility for tax credits; and
- Qualification for Federal grant assistance.

In Massachusetts, properties proposed for listing in the National Register must first be reviewed and determined eligible by the State Historic Preservation Office or Massachusetts Historical Commission (MHC). After the property is documented by its community, MHC staff visits the property, site or district, studies its historical importance, and provides a written assessment. Then, the community must complete a National Register of Historic Places Nomination Form, and submit it to MHC for
The Goodwin Memorial AME Zion Church on Woodside Avenue in Amherst’s West End neighborhood is one of the Town’s more recent additions to the National Register of Historic Places.

Amherst’s Listings
Amherst has actively participated in the National Register since its inception in 1966. The Town has listed seven individual properties and nine districts, encompassing over 100 buildings and sites. They are:

*Individual Properties*
Emily Dickinson House – 1966
The Evergreens – 1977
Ithamar Conkey – Abiel Stevens House – 1979
Theodore Baird House – 1985
The Strong House – 1984
Goodwin Memorial African Methodist Episcopal Zion Church – 2000
West Cemetery – 2000

*Districts*
East Village Historic District – 1986
Lincoln-Sunset Historic District – 1991
Amherst Central Business District – 1991
North Amherst Center Historic District – 1991
Cushman Village Historic District – 1992
Dickinson Historic District – 1992
Prospect-Gaylord Historic District – 1993
South Amherst Common Historic District – 1995
Westside Historic District – 2000

While the Town has listed many of its prominent individual properties and several others through the historic districts, potential exists to widen Amherst’s National Register participation. Existing districts, such as North Amherst and East Village could expand to include additional properties – properties such as outlying farmlands – which contribute to the districts’ character. Additional districts and individual listings, particularly those which interpret Amherst’s industrial history and educational traditions, could help broaden the town’s understanding and knowledge of Amherst’s history.

Design Review Board.
In 1983, Amherst’s Town Meeting voted to create a Design Review Board (DRB), a joint proposal of the Historical Commission and the Planning Board. This standing committee advises Town permitting boards and staff concerning the aesthetics and direction of new design proposals for Amherst Center. In 1994, the DRB created a Design Review Board Handbook, providing specific guidelines for business-owners and developers making building changes and façade improvements, placing site amenities, and hanging signs. The guidelines recognize the importance of historic preservation within the downtown, and the DRB’s twenty years of work has led to a sense of cohesiveness among the buildings, signs and streetscape of the downtown, and in Town projects.

Preservation Awards of Merit.
In 1990s, the Historical Commission began publicly recognizing accomplishments of private property owners in preserving historic buildings. Since its establishment, the annual Preservation Awards of Merit have credited dozens of private preservation efforts.

Demolition Delay Bylaw.
Another of the Commission’s significant accomplishments was convincing Amherst Town Meeting to pass a Demolition Delay Bylaw in 1999. This gave the Commission the option to delay demolition of a historic structure for six months, providing the owner more time to explore alternatives. Since its inception, the Bylaw has stalled several demolition projects, but to date has not prevented eventual loss of historic buildings. It is not known how many property owners have reconsidered demolition because of the existence of the Bylaw.

West Cemetery.
In 1998, West Cemetery, Amherst’s oldest burying ground and burial place of Emily Dickinson, was listed as one of the ten most endangered historic resources in the Commonwealth by Historic Massachusetts, Inc. In response to this, the Commission applied for and received funds to prepare a survey and comprehensive preservation plan for the Cemetery. The plan included a compilation of the Cemetery’s history, evaluation of its condition, and recommendations for preserving and enhancing it in the future. In 2000, the Town received additional funds to restore the perimeter fencing and erect steel gates at each of the two Cemetery entrances. More recently, the Commission raised public and private funds to install lighting and signs and to create a community history mural on an adjacent building wall. While more significant gravestone preservation work lies ahead, these preliminary efforts have led to greater visibility for West Cemetery, both locally and nationally.

Community Preservation Act.
In 2001, Amherst’s Town Meeting voted to accept the Community Preservation Act (CPA), adding a 1% property tax surcharge on real estate values over $100,000 to help in preserving affordable housing, open space and historic sites. As a result, the Town has and will continue to have a regular source of funds available for historic preservation projects throughout the town. Since the Act passed, the Town has funded three historic preservation projects – development of this Plan, chimney repairs at the Strong House Museum, and lighting and sign additions to West Cemetery.

Amherst Preservation Plan.
In 2003, the Commission recognized the need to create a comprehensive plan for long-term preservation of Amherst’s historic resources. The Plan – this document – identifies needs and sets priorities so that preservation may be achieved in a meaningful and lasting way.

In summary, Amherst’s tradition of preserving historic buildings, landscapes and other resources is a long one, beginning with 18th century efforts to preserve land within the old highways for public use,
and extending through the 20th century, with the establishment of the Amherst Historical Commission. Many of the town’s resources, however, remain undocumented and under-reported, threatening their preservation. Additional efforts, such as new preservation tools, could help preserve the town’s resources. Sections 4 and 5 of the Plan explore the public’s view of preservation efforts, and offer new tools for protecting Amherst’s historic and cultural resources.
Section 4  
PUBLIC PERCEPTION OF PRESERVATION  
What do Amherst’s citizens think?

Amherst’s citizens have proved their interest in and commitment to preservation for over 200 years. The many efforts of the private property owners, private organizations, the Historical Commission, and numerous other Town boards attest to this, and the Town Meeting’s 2001 vote to accept the Community Preservation Act affirms this. The public has made preservation happen in Amherst, and will continue to do so in the future. Therefore, the opinions and concerns of Amherst citizens – about what resources should be preserved and how they should be preserved – matter. The following section sheds light on public perception of preservation in the town.

To understand these opinions and concerns, the preservation planning consultants polled a cross-section of the Amherst community. Employing a three-pronged approach consisting of written questionnaires, personal interviews, and two public meetings, the consultants asked citizens to define the meaning of “historic character” in Amherst, and to identify the historic and cultural resources that contributed to this character. Finally, they asked citizens to spell out how they would like to use to preserve these resources and character. Over 70 citizens responded to the survey, and the consultants personally interviewed over 20 Town employees, board and commission members. The two public meetings allowed over 30 attendees to voice additional concerns. Detailed data from these surveys, interviews and meetings are included in Appendix B.

What follows is a summary of findings from this study of public perception. Together with past preservation efforts outlined in Section 3, these findings helped to shape many of the action steps found in the final section of this Plan.

What Defines Amherst’s Historic Character?  
Citizens believe that of the many historic resources in Amherst, **open spaces and farmlands, dotted with historic village clusters** are what define the town’s historic character. Citizens are drawn to the character of Amherst, with its large central common and surrounding historic mercantile buildings. They value the vistas and open spaces stretching between the village clusters.

What are Amherst’s Most Threatened Resources?  
The public considers both buildings and landscapes in the town as threatened, with a slightly greater emphasis on landscapes, including open space, conservation land, farmland and wetland. Citizens are most concerned about unprotected farmland and viewsheds, as well as individual, rather than groups of, buildings. Specific open spaces include lands in South Amherst, and views include those of the Holyoke Range, Pelham Hills, and along North East
Street to the east. Buildings considered threatened include the Amherst Cinema building, Strong House, and fraternity buildings along North Pleasant Street.

What is the Future of These Resources?
Citizens overwhelmingly believe that uncontrolled residential development and commercial growth will overrun the historic resources if Town regulations do not change over the next 50 years. Specifically, the public pictures a loss in farmland, the “village center” pattern, and picturesque viewsheds. They are concerned that the size and style of housing will be out of character with the historic nature of the town. They fear that contemporary commercial development downtown and along major road corridors will further impact the historic character. Inappropriate growth at the University of Massachusetts may play a role in this development. They also believe vehicular traffic will increase, and will continue to dominate the landscape, with wider roadways, fewer street trees, and fewer amenities for pedestrians and bicyclists. With few exceptions, citizens believe current regulations (1) need improvement to address the impacts, or (2) poorly address the impacts. In general, the public is skeptical of the Town’s ability to control growth, or to encourage growth that is compatible with and retains the town’s historic character.

What has the Commission Done to Protect these Resources?
In general, the public believes that the Amherst Historical Commission has accomplished several important tasks in the past, in particular the National Register District designations and Demolition Delay Bylaw. However, they believe that the Commission and its work lack visibility. There is also confusion about the Commission’s purpose and role. Some citizens confuse the roles of the Amherst Historical Society with those of the Amherst Historical Commission. Others view the Commission as an obstacle to demolition and land improvement, and feel beholden to the Commission when they want to upgrade their properties. Many are only vaguely aware of the Commission, its purpose, its past accomplishments, or how Town departments, boards or committees could better interact with the Commission.

What Could the Commission Do to Protect these Resources in the Future?
In order to protect Amherst’s historic character, citizens believe that measures need to be taken to control the location and character of residential and commercial growth, and to broaden the community’s understanding and appreciation of its historic resources. Specifically, house size should be limited, and development should be clustered near village centers. Open space should remain between villages. Commercial development should be concentrated in the villages and
downtown, and mixed-use development should be allowed there. To sustain a community friendly to pedestrians, Amherst should limit roadway and intersection expansion, and concentrate its resources on sidewalks, bike lanes, bike paths, and other amenities. The town should capitalize more on its historic districts by publicizing, marketing and building educational programs around them. Amherst should explore other models (in the U.S. and elsewhere) where an emphasis on preservation has translated into historic tourism as a low impact form of economic development. The surveys indicated that the Commission has the potential to play a major role in accomplishing these objectives, but needs first to clarify its role within the municipal review process for development and increase its visibility within the community.

In summary, Amherst’s citizens have demonstrated and continue to demonstrate a strong interest in preservation. Utmost on their minds is the preservation of the town’s historic character as a series of small historic villages interspersed with farmlands, conservation lands, and open spaces within the larger town. They fear that the Town has not enacted the proper measures to preserve this pattern, and envision a future of sprawled commercial growth and “McMansion” subdivisions. They believe that the Commission, in cooperation with other Town boards and committees, can play a significant role in preserving the historic character, and pledge their support for the Commission’s future efforts.
As emphasized in the previous section of this Plan, the “village cluster” pattern of settlement and development has defined the character of Amherst, both in the past and present. The survey of Amherst residents reinforced the desire to maintain this pattern and stressed the need to protect it more aggressively. The following section summarizes the inventory of Amherst’s current preservation planning tools and assesses their effectiveness in maintaining this character. Its purpose is to (1) identify the existing effective tools to be retained, (2) identify modifications to existing ineffective tools, and (3) propose additional tools that will help the town sustain the historic character citizens so greatly value.

Nationally, cities and towns have adopted an array of preservation tools to help protect their cultural resources. These include preservation restrictions on historic buildings, plaque programs, historic district zoning, and historic preservation trusts. Some of these measures have resulted in economic revival. One example is Charleston, South Carolina, where preservation of the downtown buildings and landscapes falls under the jurisdiction of the Historic Charleston Foundation. Property owners cannot demolish historic properties but must work with the Foundation to preserve and restore them. The Foundation’s efforts have transformed the city, making it one of the largest tourist destinations in the American South. To date, Amherst has adopted a limited number of these tools. Adopting additional tools could significantly bolster the Town’s preservation efforts.

Tools can take the form of “sticks” that impose requirements and establish minimums or “carrots” that provide incentives for “doing the right thing.” These two forms of tools can work together and complement each other.

Summary Review of Existing Regulations
Amherst has an impressive array of “sticks” – regulations for guiding and controlling growth and protecting the town’s historic resources and a few “carrots” or incentives for encouraging development that follows Town goals. A detailed compilation of the existing regulations appears in Appendix C of this plan. The following is a summary of Amherst’s existing preservation tools and documents:

- **Visioning and Goals (1973)** - Describe the principles of the desired future of Amherst;
- **Zoning Bylaw & Map (2002)** - Give the Historical Commission a potentially important role in Historic Districts, Special Permitting procedures, Design Review process, Site Plan Review, Farmland Conservation, Phased Growth, and Demolition Delay;
- **Subdivision Regulations (1998)** - Allow or encourage the Historical Commission to have input into the process of approving new development that would have impacts on historic resources or town character;
- **Design Review Board Handbook (1994)** - Provides important design guidelines for the downtown that encourages development and reuse that preserves the character of the historic center of the community;
- **Clustered Residential Design Guidelines Workbook (2002)** - Provides important guidance for reducing the impact of new development in village centers and in the Farmland Conservation District;
- Amherst Town Center Streetscape Design Guidelines (2001) - Provide guidance for streetscape improvements for the town center and villages including sidewalks, pathways, crosswalks, accessibility, plantings, and site furnishings;
- Open Space and Recreation Plan (2003) - Provides a five-year action plan for protecting farmland, conservation land, greenways and trails, and recreation areas. It complements the work of the Historical Commission by helping to assure that the pattern of villages separated by farmland and open space is maintained;
- Overall Economic Development Plan (1999) - Recommends economic growth that is consistent with the Town’s goals to maintain farmland and concentrate development in historic village centers; and
- The Amherst Comprehensive Planning Study: Defining Village Boundaries & Open Space Preservation Strategies (2003), an ongoing effort that explores open space and viewed protection and some of the consequences of concentrating future development in the historic village centers. This study points out the potential for conflicts between maintaining traditional character while concentrating growth in historic village centers. It also recommended a “viewshed protection” overlay district.

The majority of the existing Town regulations include a wide variety of “sticks” but very few “carrots.” For example, certain waivers like the conversion of a house to an inn are allowed in a historic district and points are given to developments that include desired elements like trail linkages or affordable housing under the provisions of the Phased Growth provision of the Zoning Bylaw. The existing set of Town regulations provides a sound basis for the work of the Historical Commission, but an expanded set of incentives would complete the Town’s regulatory tool kit and complement the existing regulations. The following is a list of recommended provisions that would encourage historic preservation in Amherst.

Historic Overlay District—A New Tool

An overlay district is a zone that is “laid over” an existing zoning district in a particular area. The overlay district provisions can either add or remove restrictions or incentives in the underlying district. Amherst has established overlay districts to protect public water resources and farmland. The same approach could be used to help protect historic resources and provide incentives for historically sympathetic developments. The purpose of a “Historic Overlay District” would be to encourage the preservation, restoration and rehabilitation of buildings and other resources of archeological, historical, architectural or cultural value. A Historic Overlay District would not alter the regulations or boundaries of the underlying districts except as provided within the specific regulations and incentives included in the overlay district.

A Historic Overlay District could include the existing National Register Historic Districts and other areas that have concentrations of important historical resources. Criteria to delineate these additional resource areas may include:

- Larger wetlands and river/stream corridors
  - Paleolithic/pre-contact Native American sites
  - Early industrial sites
- Older highways/roads/railroad corridors
  - String together isolated historic buildings, sites, and events (such as Shays Rebellion)
  - May also relate to the Town’s 1974 Scenic Road system
- Historic landscapes
  - Blocks of protected open space/farmland
- Important views
- Other historic landscapes (such as the northern slope of the Holyoke Range)

The map on page 30 shows an illustration of the overlay district boundaries. Additional areas, as outlined in Section 6, could include:

**Individual Listings:**
- Wildwood Cemetery
- North Cemetery
- South Cemetery

**Contiguous Districts:**
- Bay Road Corridor
- Factory Hollow
- Depot Area
- Amherst College
- University of Massachusetts
- Mill River Corridor
- McClellan/Paige/Beston/North Pleasant Street
- Nuttingville

**Contiguous District Extensions:**
- North East Street Farmland (Existing and Proposed APRs)
- Montague Road (North of North Amherst Center)

**Non-Contiguous Districts:**
- Pulpit Hill/East Levertt Road (Native American Trail)
- Shays Rebellion Trail
- Quabbin Houses

While these areas include concentrations of historic buildings they also include many buildings that would not be considered “historic”. The overlay district regulations, including the following set of incentives, are intended to apply only to buildings or sites that qualify as historic.

**Historic Overlay District Incentives**
Additional “carrots” or incentives for guiding development that enhance the Town’s goals while preserving its historical resources would work with the “sticks” already provided in existing Town regulations. These additional carrots would apply to the proposed Historic Overlay District. Incentives could take several forms:

- Financial incentives; and
- Professional resources from Town staff, including the Planning Department and from other Town boards including:
  - guidance for homeowners and the development community (such as design guidelines),
  - information about funding programs,
  - zoning incentives such as density bonuses, waivers for certain dimensional regulations and filing requirements, and
  - expedited/simplified review procedures.
A potential illustrated Historic Overlay District. Red lines surround the existing National Register District Boundaries, while brown shades the areas for the overlay zone.
Financial Incentives

Financial incentives to rehabilitate and maintain historic resources help foster private investment in preservation. Such incentives are the answer to the property owner’s question, what’s in it for me? Financial incentive programs for historic preservation have at least five purposes:

1. To provide a “contract” between the property owner and the public which says, “If you take care of this historic property, the public will help you with some public money;”
2. To balance certain government projects, actions, regulations, or land-use policies that inadvertently threaten historic resources;
3. To encourage more systematic private rehabilitation of historic buildings;
4. To make rehabilitation projects as financially attractive as abandonment; and
5. To compensate owners whom historic preservation laws may significantly burden.

Just as communities have used financial incentives to attract desirable economic development, an incentive program can be an important element in a well-rounded program to protect historic resources.

- **Tax Incentives.** Beginning in January 2005 Massachusetts will offer up to a 20% state income tax credit for qualifying, income-producing historic properties. This State program will last until 2009. A building must be a recognized historic structure or in a designated historic district to qualify for the State program. There is also a Federal income tax credit of 20% for qualifying, income producing historic properties (including rental housing). The 1986 Federal Tax Reform Act that established a $7,000 cap per year substantially diminished the effectiveness of this provision.

A 1996 state law also allows a local option for towns to provide five-year property tax abatements for homeowners who rehabilitate their historic properties in accordance with appropriate standards. The local option could allow the property tax abatement to apply to qualifying buildings in the Town’s inventory that are within the Historic Overlay District.

It is usual to require that the local Historical Commission approve the work and that it meets the U.S. Secretary of Interior’s Standards for Rehabilitation. Other requirements may include that the property be visible from the public right-of-way or that the property owners agree to open their buildings to the public for at least one day a year.

Some communities have used tax increment financing (TIF) to help pay for infrastructure improvements in historic districts. By agreement between the Town and property owners, increases in appraised values in a TIF district can be dedicated to pay for betterments within the district. It is usual to require that the historical commission approve the betterments within a historic district. Such an approach could be used to finance improvements to the downtown streetscape or to the commons in the village centers.

- **Loan and Grant Programs.** Several towns have worked with local banks to establish low-interest loan programs for rehabilitation of historic buildings. For example, qualifying projects in Foxborough can get a loan from the Foxborough Savings Bank with a rate ½% less than the going rate and also qualify for discounted closing costs.

- **Historic Trust.** Other towns have established a revolving fund or work with a local non-profit “historic trust” that provides loans to assist owners who wish to rehabilitate their structures. Proceeds from loan repayments and private donations to the trust replenish the revolving fund.
pool. Some towns have used the concept of a revolving fund as a grant program matching dollar for dollar private investment in rehabilitation. In that case, the fund pool would be replenished from donations, bonding, or from the Town’s general fund or perhaps Community Preservation Act funds. Establishing a private “historic trust” is not a recommendation for the short-term. Amherst may want to consider working with such a trust at some point in the future. Such private non-profit trusts can have significant advantages:

- They can raise private money that may not otherwise be available for a specific project;
- They can receive donations of property or easements from an owner that may not be interested in giving to a Town government; and
- They can sometimes contract for work more efficiently than a town.

Such loan and/or grant programs could work with the existing Demolition Delay Bylaw. If a developer comes in with a proposal to demolish a historic building the Historical Commission could work with tax incentives, a grant program or a historic trust to help make the project more financially attractive.

- **Historic Preservation Easements.** Another financial incentive would be to develop a program to receive donations or purchases of “historic preservation easements.” A historic preservation easement, similar to a conservation easement, is a voluntary restriction, placed by a landowner, on the use of his or her property (or part of a property) to protect a historic structure(s) on that property. The landowner retains title to the property and generally donates the easement to a qualified organization such as a government entity or non-profit preservation organization, thus ensuring that future owners of the land can only use the property for the purposes specified in the easement. The landowner can use the property or sell it in any manner that does not hinder its historic character. A historic preservation easement enables a landowner to protect the historic resources of the property for future generations. A historic preservation easement may protect just the exterior façade of a building or the entire structure (including the interior). Historic preservation easements also are used to protect a historic landscape, cultural place, or archeological site.

The language in the easement would address issues related to future maintenance, future remodeling or rehabilitation, and any future development such as additions or detached structures. The most important fact about historic preservation easements is that each one is individually developed to reflect the special characteristics of the structure to be protected and the individual wishes of the landowner. The organization accepting an easement typically requires a cash contribution to cover costs of establishing the easement (negotiation costs, architectural evaluation, site visits, preparation of legal documents, etc.) and an endowment contribution to cover the cost of monitoring and enforcing the easement in the future. For example, the Colorado Historical Foundation has an easement application fee of $250 and an easement negotiation/easement execution fee of $1,500. The amount of the endowment contribution is determined based upon the appraised value of the property with a $5,000 minimum. The property owner would receive a reduction in income taxes for the value of the donation and potentially a reduction in property taxes. In some cases the Town or preservation trust may want to purchase a façade easement for an important structure.

- **Purchase and/or Sale of Development Rights.** Another potential to explore is the purchase/sale of development rights. Some historic properties in Amherst may not be built to the maximum allowed density (residential) or maximum potential square footage (commercial). Rather than redeveloping these properties to “max out” their development potential under current zoning
laws, a property owner could sell all or a portion of the remaining development rights for the property, without actually selling the property. This would allow a property owner to gain the financial benefits of unused development rights without compromising the historic character of the property and allow a historic structure to remain on-site. A land appraiser would determine the market value of the unused development rights. The Town would purchase the development rights, in the form of a preservation easement or other property interest. Once purchased, the development rights would either be kept by the Town or conveyed to a historic preservation or conservation organization which could resell the rights to another property that would be more suitable for increased development. Again, a non-profit trust could raise private money, accept donations, and receive contributions from the Town in order to purchase development rights.

- **Waiver of Fees.** Some towns have provisions that waive certain fees for redevelopment and preservation of historic structures. For example the Town of Frisco, Colorado allows qualifying buildings to waive a variety of charges including those for a building permit, planning applications, and water tap fees.

**Professional Resources**
The Town has the resources to offer several forms of professional assistance to encourage historic rehabilitation and new development that complements the character of its villages. These resources could include additional design guidelines and information about other incentive programs.

- **Design Guidelines.** Perhaps one of the most useful tools for the future work of the Historical Commission would be to develop a series of design guideline handbooks similar to the existing Design Review Board Handbook and the Clustered Residential Design Guidelines Workbook. Because of the distinctive character of each of the villages, a handbook should be developed for each village. It would provide guidelines for rehabilitation and adaptation of existing structures, additions, and infill. The village-based design guidelines would help guide redevelopment and new development in the Historic Overlay District. These guidelines could be developed in conjunction with the Design Review Board and projects within the Historic Overlay District could be subject to the DRB’s review.

- **Information and Education.** The Historical Commission and Planning Department staff should be able to help homeowners and developers by providing information in the form of brochures, workshops, other educational materials, and individual advice. They should also be ready to help owners of historic properties in applying for financial incentives and obtain permits and Planning Board approvals.

**Zoning and Other Incentives**
The Town has already allowed modifications to some zoning regulations for desirable new development such as Cluster Development, Planned Unit Residential Development (PURD) and Open Space Community Development (OSCD). In its Phased Growth bylaw, it also allows proposed developments to gain points for including actions that are in the town’s interest. The points may increase the number of units that may be built in a given year. The following recommendations would expand this existing practice and apply it to desirable projects within the Historic Overlay District. All of these recommendations would be subject to a special permit.

Modifications to the Zoning Bylaw are also being considered by the Amherst Planning Board as part of the strategy to concentrate growth in the village centers. These modifications and the proposals to
provide incentives for historic buildings should work together and need to be crafted to assure that they do.

- **Zone for What's There.** Amherst's zoning should be amended to more clearly reflect and reinforce the existing dimensions and design character of Amherst's historic village clusters and residential neighbors.

- **Flexible Zoning Incentives.** Properties within the Historic Overlay District would be eligible for modifications or exemptions from many dimensional requirements. With the approval of the permitting board, any zoning requirement (i.e. lot size, setbacks, lot coverage, etc.) could be modified or waived. This incentive is similar to the assumptions behind the Planned Unit Residential Developments (PURDs). The purpose would be to grant owners of historic structures flexibility in site design for the addition of new structures in exchange for the preservation of the historic structure on-site.

- **Density Bonuses.** Historic properties could be eligible for a density bonus if the property is redeveloped and the historic structure is maintained on-site. Density bonuses have also been suggested as an affordable housing incentive. For historic preservation, a bonus in the amount of two units or 50%, whichever is greater, could be provided to qualifying historic properties. In some cases, this recommendation would work in conjunction with the Flexible Zoning Incentives. For example, a large historic house in the Historic Overlay District built to be occupied by a single family could be adapted to accommodate up to three units by right (even if it were in a single family district) if the building met other relevant building code and zoning requirements.

- **Mixed Use Provisions.** Traditional New England villages had a mixture of uses, often within individual buildings. The existing mixed-use zoning districts (B-G, B-L, R-G, B-VC, RVC) allow a wider mixture of uses and the Phased Growth bylaw gives points for a mixture of uses in those zones. Allowing a mixture of uses for qualifying historic buildings in the other zones that are within the Historic Overlay District may provide an additional incentive for their preservation.

- **Expedited/Simplified Review.** Owners of historic structures who are trying to preserve important aspects of the town's character should be helped through the process of obtaining permits and gaining approvals. This assistance can include the cooperation of the boards while performing their duties in the public’s interest and by the technical assistance provided by the Planning Department and other staff.

- **Requirements for Town Projects.** Any project undertaken by the Town is currently subject to review by the Design Review Board. Any project in the Historic Overlay District or in or near a known prehistoric or historic site should also trigger an archeological study and review.
Section 6
PRESERVATION ACTION PLAN
Where does the Commission go from here?

This final Section outlines specific preservation action steps to be taken by the Commission over the next ten years. These steps include preservation measures that protect and interpret the town’s historic, historic archaeological, and pre-historic archaeological resources, sustain its “village cluster” character, and foster a greater knowledge of and appreciation for Amherst’s past.

In addition to defining the steps, the consultants and Commission members grouped them by “type” and “timeframe.” The plan’s purpose, as stated in Section 1, defined four preservation approaches:

- **Physical Preservation Steps** - Treating of historic buildings and landscapes as a means of forestalling and preventing the loss of important historic resources, and preserving those resources for the future;
- **Documentation Steps** - Completing, improving, maintaining, and increasing public access to the Town’s inventory of historic resources;
- **Regulatory Steps** - Amending and improving Town bylaws, regulations, and permitting procedures to protect and enhance historic resources during the development process; and
- **Outreach and Advocacy Steps** - Increasing the community’s knowledge of and access to its historic resources.

To assign a time bracket [immediate (one to three years), mid-range (four to six years) and long range (seven to 10 years)] to each action, the consultants and Commission members applied the following criteria:

- Does the action solve an urgent or emergency preservation need?
- Will the action reinforce Amherst’s historic character as a series of villages within a larger town?
- Is funding and other necessary support available to undertake the action?
- Will the action improve the public’s perception of preservation?
- Will the action result in monetary benefit to the community?
- Will the action increase the visibility and understanding of the Commission’s role?

The Commission recognizes that the following action steps will require more time and resources than currently available. The steps represent an goal – a “wishlist” - for long term preservation in Amherst.

**Immediate Preservation Efforts (One to Three Years)**

- **Physical Preservation Actions**
  - Recommend funding through the Community Preservation Act for master planning and capital improvements at the Historic South Cemetery. Preparation of a preservation plan and National Register nomination for this historic landscape are two immediate preservation action steps.
Preparing a National Register nomination for the Bay Road corridor will help give prominence to this historic Native American trail.

- Spearhead efforts to rehabilitate the South Amherst Common, North Amherst four corners, and East Amherst Common and other village centers (with the Department of Public Works and Design Review Board);
- Restore the 1730 Knoll, Town Tomb, Cutler Plot, African American burial area and headstones at West Cemetery, per the recommendations of the West Cemetery Preservation Plan;
- Rehabilitate/design the historic North Pleasant Street entrance to West Cemetery, providing a connection between the Gaylord Gate and the street per the recommendations of the West Cemetery Preservation Plan;
- Rehabilitate/design the North Amherst Library;
- Restore the E. F. Cook Memorial Fountain wall;
- Prepare preservation plans for North and South Cemeteries;
- Restore the Clark Statue; and
- Participate/lead in the effort to create Kendrick Park and upgrade the northern end of downtown.

**Documentation Actions**

- Update the existing inventory by:
  - Matching addresses to the Amherst Assessor’s records,
  - Assigning inventory numbers to those properties which have been researched,
  - Completing forms for 242 additional properties not included in previous inventory efforts, and
  - Completing forms for the several landscapes and structures which were not included in previous efforts;
  - Photocopy/scan and place the updated inventory into notebooks, and make it available to the public on the Town website and at the Amherst Planning Department, Jones Library, and possibly the Departments
of Building Inspections and Public Works;
- Establish a process for completing inventory forms for new homes being built, or updating forms for existing inventoried properties (when an owner obtains a building permit); and
- Complete National Register work for the Wildwood, North and South Cemeteries (individual), University of Massachusetts (district), Bay Road Corridor (district), McClellan/ Paige/Beston/North Pleasant Street (district), East Village (district extension), and North Amherst Center (district extension).

Regulatory Actions
- Establish a Historic Overlay District to encourage preservation, restoration and rehabilitation of buildings and other resources in existing and proposed National Register districts. Include in this effort work with the following entities:
  - The Amherst Assessor’s office to develop a local property tax abatement program and seek necessary approvals;
  - Local banks to establish a low-interest loan program for rehabilitation of historic buildings;
  - The Amherst Historical Society or other non-profit to develop a revolving loan fund to provide a loan and grant program for approved work in the Historic Overlay District;
  - The Amherst Planning Board to:
    - develop flexible zoning incentives for the Historic Overlay District;
    - develop density bonuses for the Historic Overlay District;
    - develop mixed-use provisions; and
    - simplify the review process for desirable projects within the Historic Overlay District.
- In the Historic Overlay District, explore the feasibility of:
  - developing a Tax Increment Financing (TIF) program;
  - accepting gifts of or purchase of historic preservation easements;
  - developing a program to buy and/or sell development rights; and
  - waiving certain Town fees for qualified historic rehabilitation projects.
- Include in the Historic Overlay District an archaeological review process for Town projects within the District; and
- Work with the Community Preservation Act Committee (CPAC) to clarify the grant-making process and guidelines for historic preservation projects, making clear the goals and priorities of the Commission.

Outreach & Advocacy Actions
- Establish a core group of volunteers to assist with historic preservation efforts;
- Develop, install, and maintain a system of signs and street furnishings to mark historic districts and village centers, and to encourage tourism;
- Create a web page linked to the Town’s website, that includes but is not limited to links to the:
  - Inventory,
  - Assessor’s records,
  - Jones Library Special Collections,
  - Emily Dickinson Museums,
  - Amherst History Museum,
  - Nine historic districts,
  - GIS maps of historic districts, and

Preservation of the village centers, including South Amherst and its common, is a high priority in the Plan.
Include on the web page a regularly-updated central calendar of history-related events and activities;
- Play a leading role in the 250th Anniversary of the Town celebration (2009); and
- Utilize the Chamber of Commerce Visitor Guide to promote historic tourism and update the guide yearly.

Mid Range Preservation Efforts (Four to Six Years)

**Physical Preservation Actions**
- Develop a street tree inventory and shade-tree-replacement plan, in keeping with the town’s historic character (with the Department of Public Works and Shade Tree Committee); and
- Establish a revolving loan fund and make it available to property owners for restoration/preservation efforts.

**Documentation Actions**
- Continue updating and completing the inventory of historic resources;
- Complete National Register nominations for Amherst College (contiguous district), Factory Hollow (contiguous district), Railroad Depot Area (contiguous district);
- Continue to expand and maintain the existing sign program, providing better way-finding cues for visitors and creating more visible signs (with the Design Review Board, Town Commercial Relations Committee, Chamber of Commerce, Department of Public Works; and
- **Revise and update the Amherst Preservation Plan.**

**Regulatory Actions**
- Review the Demolition Delay Bylaw guidelines, looking for ways to clarify the decision-making criteria for the property owner;
- Using the updated inventory, identify priorities for buildings to save;
- Establish a façade improvement program to upgrade the fronts of downtown and village center commercial buildings (with the Town Commercial Relations Committee);
- Continue work on the Historic Overlay District, as defined under the Immediate Term Efforts; and
- Explore the creation of a historic trust.

**Outreach & Advocacy Actions**
- Continue developing and expanding a core group of volunteers to assist with historic preservation efforts;
- Create walking tours for Amherst’s historic districts and driving/biking tours for Amherst’s farms;
- Spearhead an oral history project documenting the stories of Amherst’s senior citizens and lifetime residents (with the Jones Library and Amherst History Museum); and
- Work with the Daily Hampshire Gazette/Amherst Bulletin on a historic landscape/archaeology series, featuring an array of landscapes and sites (mill sites, farms, village clusters, cemeteries, etc.).

Long Range Preservation Efforts (Seven to 10 Years)

**Documentation Actions**
- Establish a historic plaque program.
Establishing a historic plaque program will help the Commission give recognition to its 1,000+ properties listed in the Town’s inventory of historic resources.

Historic plaques typically are placed on the façade of a historic building, and contain the date of the building and the name and profession of the people for whom it was built. Such plaques commemorate a building and the stewardship of an owner in preserving and maintaining the building’s historic character. Through historic plaque programs, trained volunteers research the ownership history of a building and suggest a designation for the plaque. Property owners are permitted to approve the designation and pay a fee for the plaque and research ($300–$500);

- Complete National Register work for the Mill River Corridor (pre-historic contiguous district), Nuttingville (contiguous district), Pulpit Hill/East Leverett Road (non-contiguous district/Native American trail), Shays Rebellion Trail (non-contiguous district), and Quabbin Houses (non-contiguous district);
- Complete a comprehensive inventory of Amherst’s pre-historic and historic archeological resources; and
- Revise and update the Amherst Preservation Plan.

Regulatory Actions
- Continue work on the Historic Overlay District and historic trust, as defined under the Immediate Term Efforts.

Outreach & Actions
- Continue developing and expanding a core group of volunteers to assist with historic preservation efforts;
- Create regular tours of Amherst landscapes and archaeological sites;
- Organize workshops addressing building and landscape styles and restoration techniques. Air them on ACTV;
- Create and promote a library of materials on historic buildings and landscapes; and
- Work with the Amherst schools to create a comprehensive history of childhood education in Amherst.
APPENDIX A:
INVENTORY of HISTORIC RESOURCES

What is an Inventory of Historic Resources?

An inventory of historic resources, also referred to as a “survey,” records information about the historic and archaeological resources within a community. It identifies, describes and locates buildings, structures, objects, areas, burial grounds, landscape features and sites, and assesses their condition. It also documents uses, people, activities and events associated with them over time. Once a community identifies, researches, and documents, an individual resource, it can then evaluate it in relationship to others. When grouped together by common theme, such as type, age, or architectural style, resources begin to tell a community’s story. The inventory serves a basic planning tool, allowing a community to know what resources it has, and therefore understanding the best way to preserve and protect them.

To complete an inventory, a community must use the method designed by the Massachusetts Historical Commission (MHC), the public agency responsible for overseeing the State’s historic and archaeological resources. The Commission has designed forms for ten categories of historic resources:

- Areas, such as residential neighborhoods, estates, farms, town centers, business districts, industrial complexes;
- Buildings, such as houses, commercial or industrial blocks;
- Objects, such as the Sweetser Park fountain;
- Burial Grounds; such as West Cemetery and Wildwood Cemetery
- Bridges, such as railroad bridges;
- Structures, such as the Mill River dam;
- Streetscapes;
- Parks and Landscapes, such as the Amherst, East Amherst, and South Amherst Commons, and Sweetser Park;
- Historic Archaeological Sites; and
- Pre-Historic Archaeological Sites.

Forms may be completed by local volunteers, the Historical Commission, or by preservation professionals. Completed inventory forms become part of the Inventory of Historic and Archaeological Assets of the Commonwealth. The MHC maintains this inventory, and because it is public, it is available for public use at the MHC office. MHC has also developed a computer database of the state inventory, known as the Massachusetts Cultural Resource Information System, or MACRIS.

Amherst’s Inventory

Work on creating an inventory for the Town of Amherst began in the 1970s, and the efforts of the newly-formed Amherst Historical Commission. Through the work of several volunteer members, the Commission inventoried over 120 properties over approximately ten years. Many of these properties were very thoroughly researched and documented. The inventory included some of the town’s most prominent buildings, including several buildings at Amherst College, the Town Hall, several Federal Period homesteads, and the Emily Dickinson House. This early documentation provided the
framework for the Dickinson National Register Historic District, and individual National Register listings for the Theodore Baird House, The Evergreens, the Conkey-Stevens House, and the Strong House. In addition, the Cushman Village Association researched several properties in and around Cushman Village in the early 1980s, adding a series of vernacular style buildings to the existing inventory.

In 1988, the Town hired the Pioneer Valley Planning Commission (PVPC) to complete a town-wide survey of historic resources, building on the work of the Amherst Historical Commission and Cushman Village Association. PVPC photographed, researched and completed forms for over 900 properties throughout the entire town, adding high-style as well as vernacular structures, North, South and West Cemeteries, and many buildings on the University of Massachusetts campus. The 1988 survey resulted in a nearly-complete inventory of historic resources, and served as the basis for eight National Register Districts (Amherst Central Business, Cushman Village, East Village, Lincoln-Sunset, North Amherst Center, Prospect-Gaylord, South Amherst Common, and Westside), and two individual listings (West Cemetery and the Goodwin Memorial African Methodist Episcopal Zion Church).

Since 1988, additional work on the inventory has been limited to two efforts. First, the Town Engineer, James Avery Smith, created files for each property in Amherst (historic and contemporary), and completed inventory forms for some. He created an excellent system for organizing the inventory, and making it accessible to the public. Second, the University of Massachusetts Archaeological Services, through several projects, has uncovered pre-historical resources. The cumulative work of the Amherst Historical Commission, Cushman Village Association, Pioneer Valley Planning Commission, and Town Engineer has resulted in an inventory of nearly 900 properties, with all but a few containing a file, photograph, and finished MHC Inventory Form.

An Underreported Resource - Amherst’s Pre-historic and Historic Archaeology
(Prepared by Leonard W. Loparto, staff archaeologist, Massachusetts Historical Commission)

While many towns in the Connecticut River Valley have been the focus of work for professional archaeologists, amateur archaeologists and collectors dating back to the 19th century, Amherst has attracted less attention. Few surveys that focus on large geographical areas such as towns and systematically controlled excavations have been reported. Ancient Native American and historic archaeological sites have been underreported. Fifteen Ancient Native American sites have been recorded in Amherst, while over 7,000 have been recorded statewide. Only six historic period sites are recorded in the town. The number of archaeological studies conducted in the town also lags behind many other towns in the Commonwealth with only 13 studies performed out of a total of over 2,000 completed statewide since the 1970s. The information presented above makes a convincing case for the underreporting of archaeological sites and studies in the Town of Amherst. The following information supports this argument by documenting the high potential for locating sites in the town.

Environmental characteristics of the Amherst locale indicate locational criteria (slope, soil drainage, proximity to wetlands) that support the presence of ancient Native American sites. Well-drained, level to moderately sloping terraces, knolls, floodplains and other landforms are located throughout the town within 1,000 feet of riverine, stream, pond, and swamp wetlands. The entire town lies within the Connecticut River drainage. Known ancient sites have been recorded at many of the locations stated above. Native American settlement in the Connecticut River Valley has been documented from the Paleo-Indian through Contact periods. Most known ancient sites in Amherst lack interpretative material beyond locational information. Based on limited and biased data, Late Archaic through Woodland Period occupations are documented at sites located in the town; however, a wider temporal
range of occupation is expected. The complete range of site types also remains to be documented although based on available information and the size of collections and collecting areas, site types in Amherst may range from smaller flake scatters and campsites to larger village type sites. Site functions may include a variety of activities at larger habitation or village sites to more focused or limited activities including hunting, fishing, lithic procurement, and ritual functions at smaller special purpose type sites. Most known sites in Amherst are presently clustered along the Fort River and Amethyst Brook drainage with smaller numbers of sites near other wetlands in the town. This distribution may reflect some level of actual Native American settlement preferences in Amherst; however, underreporting and collecting/research biases are also probably a major factor. The periphery of Lawrence Swamp in the southern portion of town surprisingly contains no reported sites. The Mill River drainage in the northern part of town and numerous tributary streams, brooks and wetlands throughout the town also contains few sites. Underreporting is clearly a characteristic of ancient Native American site distributions in Amherst.

Historic archaeological sites are also underreported in Amherst. Only six sites representing residential, commercial and industrial land use spanning the latter 18th through 20th centuries have been recorded in the town. In the 17th century, Amherst remained pastureland associated with the Hadley and Hatfield settlements. Historic archaeological sites may exist dating to this period; however, their presence has yet to be identified. Tradition indicates early historic archaeological sites may date to ca. 1703 when the first residence was built near the intersection of North East Street and Pelham Road. Documentary sources support tradition and the potential for early 18th century sites indicating the presence of a dispersed agricultural settlement by ca. 1728. By the end of the first quarter of the 18th century, potential historic archaeological sites in Amherst can include archaeological evidence of residences, agricultural buildings, sawmills, and gristmills.

**Inventory Recommendations**

Building on the excellent inventory work completed to date, the following steps should be taken to expand and upgrade the existing inventory, and improve its accessibility to the public.

- The existing inventory should be photocopied/scanned and placed in notebooks available for public use on the Town’s website and at the Amherst Planning Department and Jones Library. Currently, the only copies of the inventory exist in filing cabinets in the Planning Department office, and at the MHC offices in Boston.

- The existing inventory should be entered into a database, linked to the Amherst Assessor’s database, and the Town’s Geographic Information System. The beginnings of this database have been created as part of this plan. However, the town should continually update the database as the inventory is expanded and upgraded. Data fields should include, at a minimum, inventory number, National Register status (listing as an individual property or part of a district) and date of construction.

- The street numbers of several properties in the inventory do not match the Amherst Assessor’s map and parcel data. The precise addresses of these properties should be researched, corrected on inventory forms, and entered into the database. A complete list appears at the end of this appendix.

- Several properties have been researched, photographed, and documented, but they have no assigned inventory number and have not been included in the database. These should receive
numbers and be entered into the database. A list of these is included at the end of this appendix.

- Approximately 242 properties were not included in previous inventory efforts. The Amherst Historical Commission should plan to research, photograph and document these in the future, and include them, as appropriate, in the inventory. A complete list of these appears in the form of a table at the end of this appendix.

- Several landscapes and structures were excluded from previous inventory efforts, and should be included in future updates. These include Wildwood Cemetery, Sweetser Park, Kendrick Park, the Mill River Dam and Factory Hollow (Puffer’s) Pond, the Amherst College Quad, Amherst College War Memorial, University of Massachusetts Campus Pond and Rhododendron Garden, and Bay Road.

- As new homes are built, the Commission should require that an inventory form be completed at the time the owner obtains a building permit. This will keep the files up to date, and the inventory growing on a continual basis.

- The Commission should prepare a comprehensive survey of the town’s pre-historic and historic archaeological resources. While professional surveys and archaeological field schools have begun to survey some parts of Amherst, ancient Native American and historic archaeological resources remain undocumented and underreported throughout most of the town. As a result, archaeological sites cannot be identified, evaluated and effectively managed and protected by public and private interests in the town. A community-wide reconnaissance survey is needed to identify the patterns of ancient and historic occupation and activity in Amherst, and to identify known and probable locations of archaeological resources associated with these patterns. A reconnaissance survey will establish the groundwork and contexts needed to identify, evaluate, manage, and protect the town’s historic and ancient Native American resources. Intensive level survey and site evaluation is also needed to increase the level of detailed information about specific areas of town and site characteristics. The latter information might result from recommendations made during a community-wide reconnaissance survey. Archaeological surveys conducted in the town can also make recommendations for resource protection that incorporate existing and potential future public permitting and approval processes and through ongoing public and private efforts at land acquisition and protection.
PROPERTIES IN INVENTORY, BUT NOT ON 1988 LIST:

336 North Pleasant Street (Davenport House, c. 1930, #136)
335 Amity Street (E. Baker House, c. 1840, #486)

PROPERTIES IN INVENTORY, BUT WITH INCORRECT OR INCOMPLETE ADDRESS:

Amherst College:
   Appleton Cabinet (F780)
   College Hall (F366)
   Converse Hall (F781)
   Humphries House (F784)
   Mayo-Smith House (F785)
   Moore Laboratory (F786)
   Pratt Gymnasium (F787)
   White Homestead (F788)
   North College (F789)
   South College (F790)
   Morgan Hall (F365)
   Johnson Chapel (F781)
   Old Row (F792)
   Williston Hall (F793)
   Stearns Steeple (F794)
   Fayerweather Lab (F795)
   The Octagon (F796)
   Barrett Hall (F797)
30 Amity Street, Amherst Cinema (C258)
53 Baker Street (343)
20 Bridge Street, W. King House (H835)
   __ Bridge Street, J. Perry House (H834)
52 Bridge Street, Cushman House (H833)
   __ Bridge Street, Ayers House (H828)
111 Bridge Street, Ingram House (H927)
56 College Street, Charles Drew House (F526)
75 College Street, Grosvenor House (F528)
95 College Street (F530)
   __ College Street, Chemistry Building (786)
   __ Cottage Street (398)
37 Cottage Street (396)
   __ East Leverett Road, Twin Cushman House (H913)
   __ East Pleasant Street (802)
512 East Pleasant Street (807)
   __ East Pleasant Street, North Cemetery (953)
334 Flat Hills Road, Cyrus King House (H902)
14 Hallock Street (B235)
47 Hallock Street, O. Pease House (B232)
57 High Street, B. Brown House (439)
10 Lessey Street (107)
   __ Lincoln Avenue (B163)
109 Main Street, Baxter Marsh House (D482)
133 Main Street (D481)
165 Main Street, First Congregational Church (D480)
360 Main Street, Hills House (D474)
697 Main Street, Roof Apartments (750)
740 Main Street, Parish Hall (F742)
__ Market Hill Road, Larnard House (H876)
71 Mc Clellan Street (210)
103 Meadow Street (A76)
193 Middle Street (677)
134 Montague Road (A19)
32 Mount Pleasant (802)
14-27 North Pleasant Street, Dickinson Block (C256)
65 North Pleasant Street (C251)
121 North Pleasant Street (C247)
132 North Pleasant Street ((C245)
__ North Pleasant Street (C195)
275 North Pleasant Street (237)
297 North Pleasant Street (198)
386 North Pleasant Street, Cathedral Apartments (136)
1010 North Pleasant Street (100)
__ North Pleasant Street, Village Hall (A67)
__ North Pleasant Street, North Amherst School (A69)
__ North Pleasant Street, North Congregational Church (A66)
79 North Prospect Street (B219)
114 North Whitney Street (428)
__ Pelham Road (E732)
__ Pine Street, Old Fire Station (A63)
449 Pine Street, Hobart House (H882)
__ Railroad Street, Freight Buildings (487)
__ South East Street, South Amherst Common (E952)
__ South East Street, North Bridge (954)
__ South East Street, South Bridge (955)
435 South East Street, Edwards House (693)
1180 South East Street, Stetson House (G666)
1220 South East Street (G665)
__ South East Street, South Cemetery (951)
27 South Pleasant Street, Savings Bank Block (C285)
35 South Pleasant Street, Williams Block, (C286)
71 South Pleasant Street, Hunt Block (C289)
175 South Pleasant Street, The President’s House (F364)
452 South Pleasant Street (573)
12 South Prospect Street (B511)
__ Spring Street, Episcopal Parish House (561)
97 State Street (A49)
162-164 Summer Street (A43)
5 Sunset Street, Burnett House (B152)
__ Triangle Street, Old West Cemetery (950)
University of Massachusetts:
    Blaisdell House (U112)
Clark Hall (U120)
Conservation Building (U124)
Curry Hicks Cage (U125)
Draper Hall (U107)
East Experiment Station (U116)
Faculty Club (U1221)
Fernald Hall (U123)
Flint Laboratory (U108)
Goodell Library (U130)
Goessman Laboratory (U110)
Grinnell Area (U113)
Marshall Hall (U114)
Munson Hall & Annex (U128)
Old Infirmary Group (U126)
Photo Center (U111)
South College (U131)
Stockbridge Hall (U109)
Trolley Stop (U117)
West Experiment Station (U118)
Wilder Hall (U119)
Old Chapel (U129)
Hillside (U127)
Boltwood House (U122)
Memorial Hall (U115)
__ West Street (615)
  657 West Street (618)
  685 West Street (619)
__ West Street, Warner House, (625)
1095 West Street, Darling House (628)
50 Woodside Avenue, Pease House (300)

PROPERTIES TO ADD TO INVENTORY
(Files and photos only, no forms or research data)

Allen Mill Road:  45
Amity Street:  Marker for Amherst Academy, 67, 111, 117, 197, 245, 299
Baker Street:  34, 58
Bay Road:  Roadway
Belchertown Road:  311, 850
Chestnut Street:  24, 30, 31, 52, 61
Clifton Street:  4
College Avenue:  167, 174
Cottage Street:  41, 63, 66, 112
Cows Lane:  21
Cows Road:  24, 28, 32, 92
Curtis Place:  72
Dana Street:  60, 92, 93
Eames Avenue:  16, 22, 46
Eames Place:  145
East Pleasant Street:  205, 218, 235, 301, 309, 513, 623, 649
Grove Street:  15-18
Hallock Street:  15, 30, 36
Harris Street  40
Hazel Avenue:  15, 21, 29, 35, 39, 43
Leverett Road:  56
Main Street:  56-60, 6163, 69, 321, 351, 363, 534, 598, 630, 826, 827
Market Hill Road:  79, 87, 170
McClure Street:  9, 15, 20
Meadow Street:  11, 111, 118, 237, 253, 317
Mechanic Street:  165
Middle Street:  26
Mill Lane:  83
Montague Road:  159, 208, 265, 324, 504, 519, 562
Mount Pleasant:  11, 22, 31, 35, 36, 44, 47, 49, 50, 55, 62, 65
North East Street:  270, 421, 690, 741, 751
North Hadley Road:  16, 30
North Pleasant Street:  971, 1057, 1089
Old Montague Road:  462
Old Town Road:  19
Orchard Street:  14, 40, 46, 52
Pease Place:  7
Pelham Road:  257, 266, 315, 329
Phillips Street:  11, 19, 33, 37, 41, 45
Pine Street:  11, 155, 170, 171, 305, 506, 509
Plumtrees Road:  18
Railroad Street:  22, 30, 32, 36, 48, 50, 54, 60, 64/66
Red Gate Lane:  70
Salem Street:  29, 37, 53
Shays Street:  228
Shumway Street:  17, 18, 26, 31, 41, 47, 51, 57
Snell Street:  208, 223
South East Street:  66, 140, 143, 148, 560
South Pleasant Street:  521, 593
South Prospect Street:  75
South Whitney Street:  11, 30, 34-36, 35, 41
Spaulding Street:  21, 27, 35, 40, 45, 54, 60, 66, 67
Spring Street:  104
Stanley Street:  137, 280
Strong Street:  19, 20, 29
Summer Street:  91, 111, 117, 172
Sunderland Road:  78, 138, 149, 163, 181, 188, 274, 485
Sunrise Avenue:  15
Sunset Avenue:  91, 140, 149
Sunset Court:  1, 4, 12, 15
Taylor Street:  10, 15, 18, 21
Thayer Street:  19, 27, 32, 37
Walnut Street:  12, 17
West Street:  1550
Woodside Avenue: 45, 57, 66, 72, 75, 78, 81, 87, 88, 100, 147, 155

PROPERTIES RESEARCHED, BUT NOT IN INVENTORY
(Inventory Forms and Files Exist – Completion Needed)

Hillcrest Place: 85
Lincoln Avenue: 41, 50, 76, 97, 135, 157, 191, 226, 234, 314, 327, 328, 334
Hitchcock Road: 42, 43, 52
Hobart Lane: 50
Kellogg Avenue: 34, 53
Kendrick Place: 20, 21-23, 27, 35, 39, 50
APPENDIX B: PUBLIC PERCEPTION DATA

Introduction
In this phase of the planning process, the consultants examined Amherst citizens’ perceptions of its current and future preservation needs. The consultants determined citizens’ sense of the town’s “historic character,” and what citizens thought about how the town could go about preserving it. It also examined how Amherst views the past, present and future work of the Historical Commission, and outlined future measures for the Commission to take to (1) clarify its role within the community, (2) increase its visibility, and (3) play a more active part in preserving the town’s historic character.

Method
The consultants employed a three-pronged approach consisting of written questionnaires, personal interviews, and public meetings, as follows.

Questionnaires. The consultants mailed over 500 questionnaires to all Town board and committee members, and Town Meeting members, as well as representatives from Amherst and Hampshire Colleges and the University of Massachusetts, and other preservation enthusiasts and interested persons. The questionnaire was also made available to visitors to the Bangs Center, Jones Library and Planning Department. Those individuals receiving the questionnaire via mail also received a self-addressed stamped return envelope, facilitating an easier, less costly response. The questionnaires circulated for approximately two weeks, and 73 were returned, resulting in a 15% response.

Interviews. The consultants conducted telephone and personal interviews with representatives of Amherst’s historical institutions, Town staff, officials, board and committee members, and two Town committees. The representatives were selected because they have or could have a relationship with preservation of Amherst’s historic and/or cultural resources. The following is a list of these institutions, departments, boards and committees:

- Amherst History Museum
- Emily Dickinson Museums
- Special Collections of the Jones Library
- Historical Commission
- Select Board
- Zoning Board of Appeals
- Design Review Board
- Planning Board
- Cultural Council
- Conservation Commission
- Town Commercial Relations Committee
- Community Preservation Act Committee
- Comprehensive Planning Committee
- Town Manager’s Office
- Planning Department
- Conservation Department
- Public Works Department
Public Meetings. On February 23 and June 28, 2004, the Amherst Historical Commission sponsored public meetings to review the purpose and goals of the preservation plan. After presenting a summary of the plan, the consultants posed several questions and generated debate about the town’s historic resources and priorities for preserving them.

The questionnaire produced quantifiable results, which allowed the consultants to establish baseline trends. The interviews and public meeting reinforced these trends, with additional observations and specific recommendations. The results are summarized below.

Findings
Amherst’s residents are known for speaking out, and they made no exception in the case of the questionnaires, interviews, and public meetings. The following summary of findings, organized around the questionnaire, interview and public meeting formats, provides highlights of respondents’ thoughts.

Historic Character

The questionnaire, interviews and public meetings determined that of the many historic resources in the town (historic buildings, archaeological sites, downtown/village centers, scenic roads, farms/agricultural landscapes, open spaces/conservation lands, scenic views, and educational landscapes), for Amherst citizens, open spaces and farmlands, dotted with historic village clusters are what define the town’s historic character.

Specifically in the questionnaire, historic buildings received the greatest number of “most important (ranked #1)” votes (25), followed by open spaces/conservation lands (24), farms/agricultural landscapes (21), and downtown/village centers (18). Archaeological sites received the fewest number of #1 votes, with just one. Features receiving the greatest number of 1, 2, or 3 rankings were the same, with the order of importance slightly shifted. Open spaces/conservation lands received a total of 52 votes, farms/agricultural landscapes received 47, historic buildings received 40, and downtown/village centers received 35.

Participants in the interviews and public meetings voiced similar sentiments. Several interviewees noted the “quaintness” of Amherst, with its large central common and surrounding historic mercantile buildings. Public meeting attendees pointed to the importance of vistas and open spaces stretching between the village clusters.

Threatened Resources

The questionnaire, interviews and public meetings showed that Amherst residents consider both buildings and landscapes in the town as threatened, with a slightly greater concern about landscapes, including open space, conservation land, farmland and wetland. Participants expressed most concern about unprotected farmland and viewsheds, as well as individual, rather than masses of buildings.

Specifically, just two questionnaire respondents who listed open space actually named precise sites—conservation land on Potwine Lane and South Amherst wetlands. Of the historic buildings, several respondents named the Amherst Cinema and Amherst History Museum. All other buildings received
just one vote. All respondents mentioning scenic views described them as those of undeveloped land, such as views of the Holyoke Range and of the Pelham Hills.

Interviewees and public meeting participants concurred with the need to preserve views along North East Street to the east, as well as the historic buildings along North Pleasant Street. Public meeting participants also voiced concern for the preservation of the pattern of open spaces and village clusters, noted above as one of the town’s most historic features.

The Long Term Picture

When asked what type growth and development will have the greatest impact on the town’s historic character, and how Amherst would appear in fifty years if planning, regulations, and bylaws did not change, respondents, interviewees, and public meeting participants concurred. **Respondents overwhelmingly believed that uncontrolled residential development and commercial growth would dominate the historic resources.**

Questionnaire respondents pictured a loss in farmland, the “village center” pattern, and picturesque viewsheds. They were concerned that the size and style of housing would be out of character with the historic nature of the town. They believed that contemporary commercial development would be built downtown and along major road corridors, further impacting the historic character. They also believed vehicular traffic would increase, and would continue to dominate the landscape, with wider roadways, fewer street trees, and fewer amenities for pedestrians and bicyclists. With few exceptions, respondents believed current regulations (1) need improvement to address the impacts, or (2) poorly addressed the impacts. The questionnaire suggested that, in general, residents have a skeptical view of the town’s ability to control growth, or to encourage growth that is compatible with/retains the town’s historic character.

Several Town staff members noted that a recent build out model showed significant amounts of new housing, and were concerned that the town’s natural resources and infrastructure could not support it. Others predicted that the sizes of houses would continue to grow, creating contrast with the modest, vernacular quality of many Amherst homes. Several interviewees noted that the University of Massachusetts could grow in a fashion that would conflict with the historic character of the town.

The Commission – Past & Present

The respondents, interviewees and public meeting participants agreed, in general, that the Commission had accomplished several important tasks in the past, in particular the National Register District designations and Demolition Delay Bylaw. However, they believed that the Commission and its work have lacked visibility, and that there is confusion as to the Commission’s purpose and role.

Of the six efforts (inventory of historic resources, National Historic Register designations, Demolition Delay Bylaw, West Cemetery Preservation Plan, West Cemetery improvements, annual Preservation of Merit Awards), the National Historic Register designation received the greatest number of #1 votes (23), followed by the Demolition Delay Bylaw (14) and Inventory of Historic Resources (13). Annual Preservation Awards received the fewest number of votes, with 7. Efforts receiving the greatest number of 1, 2, or 3 rankings were the same, with the order of importance slightly shifted. National Historic Register designations remained at the top (48), followed by the inventory of historic resources (35), and Demolition Delay Bylaw (30). Both the West Cemetery Preservation Plan and West Cemetery improvements received fewer votes. This may be due to lack of visibility for the plan and its
Appendix B-4 Amherst Preservation Plan

Amherst, Massachusetts

Implementation, or because of the recent controversy over the mural, disputed at the Fall 2003 Town Meeting. Overall, the six efforts all received a substantial number of high votes (1-5), indicating that the respondents view the Commission’s work as effective/important.

Interviewees’ responses echoed those of the questionnaire respondents. Several noted that the community seemed confused about the role of the Amherst Historical Society versus the Amherst Historical Commission. Others said the Commission was viewed as a roadblock to demolition and land improvement, and that many homeowners feel beholden to the Commission when they want to upgrade their property. Many of the interviewees where only vaguely aware of the Commission, its purpose, its past accomplishments, or how their department, board, or committee could interact with it. Several interviewees who were aware of the Demolition Delay Bylaw stated that the applicability of the bylaw and delay process needed to be clearer.

Public meeting participants cast a more positive light on the work of the Commission, voicing favor for the nine historic districts, and the large quantity of open space preserved within the town. Participants did however identify the need to make the public more aware of the districts and other preservation efforts through education programs and/or publications.

The Commission - Future

In order to protect Amherst’s historic character, respondents, interviewees, and public meeting participants believed that measures need to taken to control the location and character of residential and commercial growth, and to broaden the community’s understanding and appreciation of its historic resources. The Commission has the potential to play a major part in accomplishing these measures, but the community needs to better understand the Commission’s role.

Specifically, survey respondents believed the size of houses should be controlled, and development should be clustered near village centers. Open space should remain between villages. Commercial development should be concentrated in the villages and downtown, and mixed-use development should be allowed. As a means of sustaining a community friendly to pedestrians, Amherst should limit roadway and intersection expansion, and concentrate its resources on sidewalks, bike lanes, bike paths, and other amenities. The town should capitalize more on its historic districts by publicizing, marking and providing educational programs around them. Amherst should explore other models (in the U.S. and elsewhere) where preservation has been enforced as a means of generating revenue for the town.

Opinions of interviewees and public meeting participants mirrored those of questionnaire respondents. Many Town staff, board and committee members suggested ways for the Commission to join efforts of other departments as a means of managing growth and increasing public visibility. Several interviewees identified important projects to be spearheaded by the Commission.

Clarifying the Commission’s Role

- Work with the Community Preservation Act Committee to clarify the process and guidelines for historic preservation projects, making clear the goals and priorities of the Commission.
- Clarify the Commission’s role in the development/review process.
- Review Demolition Delay Bylaw guidelines, looking for ways to clarify the decision-making criteria for the property owner.
- Become more proactive with the Demolition Delay Bylaw, by identifying ahead of time, priorities for buildings to save.
- Through the Preservation Plan, communicate to the Conservation Commission which historic landscapes precisely, the Historical Commission believes need protection.
Increasing Commission Visibility

- Create links to the Town website, including but not limited to links to the inventory, assessors’ records, Jones Library Special Collections, Emily Dickinson Museums, Amherst History Museum, the nine historic districts, GIS maps of historic districts, maps of West, North and South Cemeteries.
- Through the website, Preservation Plan, and other future efforts, be a strong advocate for the town’s historic resources, including the Emily Dickinson Museums, Jones Library Special Collections, Amherst College, etc. Help lobby the Town for preservation funds for these institutions.
- Create walking tours for the historic districts and driving/biking tours for the farms. Create a yearly tour of Amherst homes, similar to the yearly garden tour.
- Create a central calendar of history-related events, updated regularly, and included on the Commission website.
- Play a leading role in the 250th anniversary celebration.
- Spearhead an oral history project which documents the stories of Amherst’s senior citizens and lifetime residents (with the Jones Library and Amherst History Museum).
- Organize workshops addressing building and landscape styles and restoration techniques and air them on ACTV and radio.
- Work with the Amherst Bulletin/Daily Hampshire Gazette on a historic landscape and archaeology series, featuring an array of landscapes and sites (mill sites, farms, village clusters, cemeteries, etc.).
- Once the Plan is complete, present it at meetings of the Rotary, Chamber of Commerce, Amherst Club, making the Commission and its purpose/goals better known.
- Become part of the Chamber of Commerce Visitor Guide (updated yearly).
- Work with the Amherst Schools to create a comprehensive history of childhood education in Amherst.

Preserving/Rehabilitating the Village Cluster Concept

- Establish a façade improvement program to upgrade the fronts of downtown and village center commercial buildings (with the Town Commercial Relations Committee).
- Develop a street tree inventory and shade-tree replacement plan, in keeping with the town’s historic character (with the Department of Public Works and Shade Tree Committee).
- Improve, expand, and maintain the existing sign program, making better cues for visitors and creating more visible signs (with the Design Review Board, Town Commercial Relations Committee, Chamber of Commerce, Department of Public Works).
- Spearhead efforts to rehabilitate the South Amherst Common, North Amherst four corners, and East Amherst Common and other village centers (with the Department of Public Works and Design Review Board).
- Lead the effort to create Kendrick Park and upgrade the northern end of downtown.
- Add to existing or create new National Register Districts for Amherst’s farms, supporting Agricultural Preservation Restriction efforts begun by the Conservation Department.
1. In your view, which features are most important in defining Amherst’s character (please rank from 1 to 10, with 1 being the most important)?

___ Historic Buildings  ___ Farms & Agricultural Landscapes
___ Archaeological Sites  ___ Open Spaces/Conservation Lands
___ Downtown Amherst  ___ Cemeteries, Commons & Parks
___ Village Clusters  ___ Scenic Views
___ Scenic Roads  ___ Educational Landscapes
___ Other (specify)___________________________________________________

2. The Amherst Historical Commission has undertaken several preservation-related efforts since its establishment in the early 1970s. In your opinion, how much have an impact have the following Commission efforts had on preserving the town’s historic character (please rank from 1 to 10, with 1 being the greatest impact)?

___ Inventory of Historic Resources  ___ West Cemetery Preservation Plan
___ National Register Individual & District Designations  ___ Improvements to West Cemetery
___ Demolition Delay Bylaw  ___ Preservation Awards
___ Further Comments ____________________________________________________________________________

3. Amherst employs the following tools and techniques for ensuring preservation of the town’s historic character. Which of these are most important (please rank these in order of importance with 1 being the most important)?

___ Demolition Delay Bylaw  ___ Community Preservation Act (deed excise tax transfer to fund community preservation initiatives)
___ Inventory of Historic Properties  ___ Agricultural Preservation Restrictions (APR)
___ National Register Districts and Individual Listings  ___ Conservation Easements
___ National Historic Landmark Designations  ___ Designation/Protection of Scenic Roads
___ Design Review Board  ___ Village Center Zoning

4. The following tools and techniques are not currently employed in Amherst, but could be enacted/established to ensure preservation of the town’s historic character. Which, in your opinion, would be the most important (please rank from 1 to 10, with 1 being most important)?

___ Local Historic Districts  ___ Historic Overlay District Zoning
___ Historic and Archaeological Resources Protection Bylaw  ___ Tax Incentives for Historic Property Rehabilitation
___ Façade Improvement Loan Program (revolving fund for historic commercial properties)  ___ Preservation Easements or Restrictions (for buildings, archaeological sites)
___ Other (specify)_____________________________________________________________________________
5. What specific measures do you believe should be taken to protect and enhance the town’s unique character?

6. What growth and development issues, if any, are adequately addressed by Town regulations as they are currently written?

7. What will Amherst look like in 50 years if changes to local bylaws, regulations and procedures are not made?

Thank you for your participation. Please return your completed questionnaire on or before February 23, 2004 to the Amherst Historical Commission, 4 Boltwood Avenue, Town Hall, Amherst, Massachusetts, 01002.
1. In your view, which historic features are the most important in defining Amherst’s character?

Of the eight types of features listed (historic buildings, archaeological sites, downtown/village centers, scenic roads, farms/agricultural landscapes, open spaces/conservation lands, scenic views, educational landscapes), historic buildings received the greatest number of “most important (ranked #1)” votes (25), followed by open spaces/conservation lands (24), farms/agricultural landscapes (21), and downtown/village centers (18). Archaeological sites received the fewest number of #1 votes, with just one. Features receiving the greatest number of 1, 2, or 3 rankings were the same, with the order of importance slightly shifted. Open spaces/conservation lands received a total of 52 votes, farms/agricultural landscapes received 47, historic buildings received 40, and downtown/village centers received 35.

The responses suggest that Amherst’s residents define the town’s character as a mix of open spaces and farmlands, dotted with historic village clusters. While educational landscapes, scenic views, and scenic roads contribute to the character, they play a less dominant role. Archaeological sites factor only slightly.

2. In the next 10 years, which of Amherst’s important historic buildings, sites, landscapes, scenic views, etc. do you believe are in the greatest danger of being lost or degraded?

Of the historic buildings, sites, landscapes and scenic views, more respondents listed open space, conservation land, farmland and wetland as in the greatest danger of being lost. Just two of the respondents listing open space actually named specific a specific sites – conservation land on Potwine Lane and South Amherst wetlands. Of the historic buildings, several respondents named the Amherst Cinema and Amherst History Museum. All other buildings received just one vote. All respondents mentioning scenic views described them as those of undeveloped land, such as views of the Holyoke Range and of the Pelham Hills.

From the questionnaire, it appears that Amherst’s residents consider both buildings and landscapes as endangered. Residents regard the town’s natural features as in the greatest danger, with several specific buildings finishing second. Respondents did not voice concern that masses of Amherst’s historic buildings are endangered, suggesting that residents believe most are protected, with only a few visible ones vulnerable.

Historic Buildings
- Amherst History Museum
- University of Massachusetts, oldest buildings including Clark Hall, East Experiment Station, farm buildings
- Remaining Kendrick Park house
- Houses on Gray, Kellogg, Prospect Streets
- Amherst Cinema
- North Pleasant Street buildings
- Amherst Boys & Girls Club/Women’s Club
- Cushman Village General Store
- Laborers’ cottages on Mc Clellan Street
- Housing developments along South East Street
- Residential Sections of Route 9 (just west of Amherst College)
- Victorian-style homes in general
- Some homes owned by Amherst College – Stanley King house (41 Lincoln), c. 1830 gothic revival house on South Pleasant across from the Octagon.
- Small institutional buildings that cannot be readily adapted to new uses

Historic Sites & Landscapes
- West Cemetery; other cemeteries
- Town Common
- Route 116 South
- Farms – Hess Farm, Hart Farm, others not under APR
- Atkins Farm/Bay Road area
- Tan Brook/U. Mass. Pond
- Holyoke Range
- Kendrick Park
- Downtown area

Scenic Views
- Scenic views of woods and fields, from North East Street, South East Street, in South Amherst, from Potwine Lane, of the Holyoke Range, in East Amherst

Natural Features
- Open space
- Woodland
- Farmland
- Historic trees
- South Amherst wetland areas
- Conservation land on Potwine Lane
- Open lands between Downtown and the Village Centers
- Roadway edges (widening of them has threatened the town’s character)
- Forests (especially those along the bike path)

Institutions/Services
- Bus Service
- Business “chains” taking over local businesses
- Town Meeting

Historic Character
- Quaintness of downtown

3. The Amherst Historical Commission has undertaken several preservation-related efforts since its establishment in the early 1970s. In your opinion, how much impact have the following Commission efforts had on preserving the town’s historic character?

Of the six efforts (inventory of historic resources, National Historic Register designations, Demolition Delay Bylaw, West Cemetery Preservation Plan, West Cemetery improvements, annual
Preservation Awards of Merit), the National Historic Register designation received the greatest number of #1 votes (23), followed by the Demolition Delay Bylaw (14) and Inventory of Historic Resources (13). Annual Preservation Awards received the fewest number of votes, with 7. Efforts receiving the greatest number of 1, 2, or 3 rankings were the same, with the order of importance slightly shifted. National Historic Register designations remained at the top (48), followed by the inventory of historic resources (35), and Demolition Delay Bylaw (30). Both the West Cemetery Preservation Plan and West Cemetery improvements received fewer votes. This may be due to lack of visibility for the plan and its implementation, or because of the recent controversy over the mural, disputed at the Fall 2003 Town Meeting. Overall, the six efforts all received a substantial number of high votes (1-5), indicating that the respondents view the Commission’s work as effective/important.

4. Amherst faces increasing growth and development pressures. Which kinds of growth and development do you think have the most impact on the town’s historic resources? How well do you think our current development regulations address these impacts?

Respondents listed the following types of growth and development as having an impact on the town’s historic resources. Residential development was considered to have the greatest impact, followed by commercial growth, traffic/parking, and re-use of existing/historic buildings. With few exceptions, respondents believed current regulations (1) need improvement to address the impacts, or (2) poorly addressed the impacts. The questionnaire suggested that, in general, residents have a skeptical view of the Town’s ability to control growth, or to encourage growth that is compatible with/retains the town’s historic character.

1. Residential Development – In General
   - Large-lot Subdivisions
   - Mega-mansions
   - High-end Houses
   - Large Square-footages
   - Flag Lots
   - Apartments

2. Commercial Development – General
   - Small Businesses
   - Retail
   - Large Box Development Outside of Town
   - Chain Stores
   - Downtown Development

3. Expansion of Educational Institutions – General
   - Student Housing

4. Roadways/Traffic – General
   - Intersection Re-Design

5. Parking

6. Schools

7. Growth at Atkins Corner
8. Growth along Route 9 (Commercial) – General
   - Between Hadley and the Amherst Common
   - Along College Street

9. Re-use of Existing/Historic Buildings

10. Acquisition/Protection of Farmland

11. Acquisition/Protection of Open Space/Conservation Lands

Pressures thought to be well-addressed by current development regulations:

1. Commercial Development

2. Residential Development:
   - Subdivisions
   - New Housing
   - Suburban Housing
   - Residential Development within Villages

3. Re-use of Existing Buildings

4. Open Space Protection/Preservation

5. Farmland Protection/Preservation

Of the 73 questionnaires received, 16 respondents did not answer the question.

5. Amherst uses the following tools and techniques to help ensure preservation of the town’s historic character. Which are the most important?

The questionnaire listed 13 preservation tools and techniques used by the Town: Demolition Delay Bylaw, Inventory of Historic Resources, National Register listings, National Historic Landmark designations, Design Review, Zoning Permits, Community Preservation Act, Agricultural Preservation Restrictions, Conservation Easements, Scenic Road designations, Village Center Zoning, Subdivision Regulations, and Town Bylaws. Of the 13, Agricultural Preservation Restrictions received the greatest number of votes (#1 ranking) (21), followed by Zoning Permits (14), Community Preservation Act (13), and Town Bylaws (12). The same tools and techniques ranked high when the top three rankings were added together.

Respondents ranked traditional preservation tools relatively low, with the Scenic Road designations, Demolition Delay Bylaw, and National Register designations receiving the fewest number of #1 votes. Several of the traditional tools received a greater number of #10 votes than #1 votes. These included the Demolition Delay Bylaw, National Register listings, National Historic Landmark designations, and Scenic Road designations. This suggests a lack of faith, on the part of respondents, in the traditional preservation tools, and more confidence in tools with financial implications, such as CPA, APR, as well as Town bylaws and zoning permits.
6. The following tools and techniques are not currently used in Amherst, but could be enacted/established to help preserve the town’s historic character. In your opinion, which would be the most important (rank from 1-10, with 1 being most important)?

Of the six tools listed (Local Historic Districts, Historic/Archaeological Protection Bylaw, Façade Improvement Program, Historic District Overlay Zoning, Tax Incentives for Rehabilitation, Preservation Easements), Tax Incentives received the greatest number of “#1” rankings (14), followed by Local Historic Districts (13). Similarly, these tools received the greatest number of 1, 2 and 3 votes (each totaled 30). These choices suggest that respondents believe that preservation measures are most effective if they are (1) legislated, or (2) tied to financial benefit. None of the proposed tools received more than 1 or 2 #8, 9 or 10 votes, suggesting that respondents believe all tools would have some effect, if enacted.

7. What specific measures do you believe should be taken to protect and enhance Amherst’s unique historic character?

In order to protect Amherst’s historic character, respondents believed that measures need to be taken to control the location and character of residential and commercial growth, and to broaden the community’s understanding and appreciation of its historic resources. The size of houses should be controlled, and development should be clustered near village centers. Open space should remain between villages. Commercial development should be concentrated in the villages and downtown, and mixed-use development should be allowed. As a means of sustaining a community friendly to pedestrians, Amherst should limit roadway and intersection expansion, and concentrate its resources on sidewalks, bike lanes, bike paths, and other amenities. The town should capitalize more on its historic districts by publicizing, marking and providing education programs around them. Amherst should explore other models (in the U.S. and elsewhere) where preservation has been enforced as a means of generating revenue for the Town.

Residential Development
- Encourage cluster development.
- Place a moratorium on new construction/discourage new housing developments.
- Limit growth of huge houses, especially those that will become (eventually) multiple units.
- Establish appropriate places for development.
- Encourage owner-occupied housing/discourage absentee landlords.

Commercial Development
- Measures enacted by Quebec City and Cape May, New Jersey – which generate economic advantages to preserving historic character.
- Increase vibrancy of downtown by allowing 1st floor retail, 2nd floor professional, and 3rd floor residential.
- Enforce stricter guidelines for existing and new signs.
- Maintain the historic downtown.
- Improve College Street east of the railroad.
- Discourage modern buildings (such as Fleet Bank), which detract from the town’s historic character.
- Preserve the Amherst Cinema buildings as a way of revitalizing downtown and helping small businesses and restaurants.
- Keep village centers from sprawling into abutting neighborhoods/re-zone the lands between village center to limit/discourage development.
Farmland/Open Space
- Continue to preserve and protect Amherst’s farmland and open space/lobby the State to provide more funding for APR’s.
- Protect viewsheds/discourage new development on slopes and within viewsheds.

Circulation/Parking
- Improve standards for roadway design within the town, paying particular attention to secondary roads.
- Replace felled trees/maintain street tree plantings.
- Create incentives to keep Amherst friendly to pedestrians and cyclists by widening bike lanes, improving sidewalks, and extending bus service.
- Do not build any more parking garages.

Historic Districts/Sites
- Increase publicity for and education about historic sites.
- Create stricter guidelines for properties and land within historic districts, including limits on house sizes.
- Provide greater incentives for property-owners to restore structures, rather than demolish them.
- Require a “historic character impact” discussion when new development is being proposed.
- Use common sense.
- Establish a historic plaque program for historic buildings, identifying the date of construction, etc.
- Create a “wall of fame” that commemorates people who have been associated with Amherst history.
- Create an intelligent (non-commercial) guide to Amherst for visitors, and produce better postcards.
- Carry out the West Cemetery Preservation Plan, particularly through gravestone conservation.
- Limit the use of Community Preservation Act funds to those projects that truly involve preservation, NOT construction of recreation fields.

Funding Suggestions
- Enact P.I.L.O.T. grants, requiring contributions from U.Mass. and other tax exempt landowners for the town’s environment and housing market.
- Place greater taxes on home-based consultants.

General Comments
- None. Amherst has no historic character.

8. What do you think Amherst will look like in 50 years if regulatory improvements and other actions are not taken to protect our historic resources?

Respondents overwhelming pointed to uncontrolled residential development and commercial growth as dominating the historic resources. They picture a loss in farmland, the “village center” pattern, and picturesque viewsheds. They were concerned that the size and style of housing would be out of character with the historic nature of the town. They believed that contemporary commercial development would be built downtown and along major road corridors, further impacting the historic character. They also believed vehicular traffic would increase, and would
continue to dominate the landscape, with wider roadways, fewer street trees, and fewer amenities for pedestrians and bicyclists.

Residential Development:
- Housing will dominate and appear as sprawl – sprawl that covers non-APR farmland. Other words to describe it include suburban gridlock and Amherst Woods + 10.
- New homes will dominate – old homes will be removed and replaced by new, large, high-end homes.
- The University of Massachusetts will occupy all housing off-campus for student living.

Commercial Development:
- Town and villages will fill in.
- The downtown will be filled with new commercial construction, large, eye-catching signs, and increased car parking.
- Any businesses that do not cater to students will die out downtown (replaced by the big-box stores in Hadley).
- The downtown will consist of buildings over three stories high.
- The downtown will be cutesy and boutique-ridden.

The town will most closely resemble:
- Long Island.
- Route 9 in Hadley.
- New Jersey.
- Springfield.
- Holyoke.
- Easthampton.
- Indianapolis.
- Palo Alto.
- South Hadley.
- A smaller version of Worcester.

In general the town will:
- Contain less green space and scenery.
- Be plagued by water and sewer problems.
- Be driven by car culture – overcrowded and traffic-congested.
- Contain few historic resources, with many new structures dominating the old.
- Be different from any place else in America (homogenized).
1. In your view, which historic features are the most important in defining Amherst's character (rank 1-10, with 10 the most important)? (NR=Not Ranked)

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3. The Amherst Historical Commission has undertaken several preservation-related efforts since its establishment in the early 1970s. In your opinion, how much impact have the following Commission efforts had on preserving the town’s historic character (rank from 1-10, with 1 being the greatest impact)?

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5. Amherst uses the following tools and techniques to help ensure preservation of the town’s historic character. Which are the most important (rank in order of importance, 1 = most important)?

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Appendix B - Table 1-3
6. The following tools and techniques are not currently used in Amherst, but could be enacted/established to help preserve the town's historic character. In your opinion, which would be the most important (rank from 1-10, with 1 being most important)?

<table>
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<tr>
<th>Tool/Technique</th>
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Note: of the 73 surveys tabulated, 18 contained no ratings under this question.
Amherst has a long record of recognizing and nurturing its historical and natural resources. Its current regulatory controls reflect this record and the community’s values. However, as noted in the Executive “Summary” and “Overview” of the Amherst Growth Management Project, “it is all too easy for communities to become over-dependent on regulations that let minimum standards result in lowest-common-denominator development.” The Overview further noted that Town leadership coupled with good public-private cooperation has the best chance of achieving quality development that meets the community goals. As stated elsewhere in the Amherst Growth Management Project:

Bylaws predominately legislate what is not wanted rather than illustrating what is desired and wished for. They are primarily regulatory (restrictive) rather than proactive. Growth cannot be creatively guided by the regulations that currently exist.

With the above in mind, the following is a summary of several of the Town’s plans, growth management strategies, and existing regulatory tools with an assessment of how they may affect the Historical Commission and the Town’s goals to foster historic preservation.

Visioning and Goals

In 1973 the Select Committee on Goals outlined a set of goals for Amherst, focusing on concentrating future growth in five villages, maintaining and enhancing the Town Center, creating a system of open space, and developing a balanced transportation system with alternatives to the automobile. In 1997-8 the Amherst Planning Board conducted a “public visioning process” to identify factors and values that might help shape the future of the community. The universal vision is:

To provide Amherst citizens the opportunity for diverse, vital, and sustainable lives within a protected setting.

Major components of the vision that may be related to historic preservation include:

- A scenic, active, and diverse community
- Living in balance with nature
- A vital and sustainable economy
- Lifelong, intergenerational learning integrating the classroom with community life
- Productive communication
- Cooperation and collaboration
- An artistically diverse and culturally rich community
- Diversity within community
- Building innovatively for diversity
- Clustering new growth in Villages
- Ensuring that Downtown Amherst remains the “Vital Heart”

How do these components of the Amherst Vision affect the work of the Historical Commission?

- Living in a “protected setting” requires ongoing efforts to determine what and where to protect.
Building innovatively for diversity requires ongoing efforts to determine where and how to build.
Achieving clustered villages requires ongoing efforts to guide development and manage growth.
Maintaining a vital Downtown Amherst requires ongoing efforts to guide the location and nature of commercial activity throughout the community.

The December 2000 “Executive Summary” and “Overview” of the Growth Strategy and Design Project noted that:

At present, ...most developers will take ... the ‘path of least resistance’—that is, conventional subdivision [or development].

To realize Amherst’s more progressive objectives the summary and overview recommended a give-and-take negotiation through Special Permitting procedures. It recommended that desirable projects should qualify for:

- Waivers for certain dimensional regulations and filing requirements
- Density bonuses
- Expedited/simplified review procedures.

It also recommended that the Town could offer information, professional resources, and guidance to the development community.

These conclusions and recommendation also apply to the Historical Commission.

Zoning

Zoning regulates the way land is used in new development. The Growth Strategy and Design Project reviewed selected portions of the Zoning Bylaw in its December 2000 report. It made the following general observations.

What is working well in the Bylaw?
1. Amherst’s Bylaw incorporates “smart growth” principles including:
   a. Cluster Development
   b. Planned Unit Residential Development (PURD)
   c. Phased growth
2. Clear priorities exist in Bylaw to protect valued natural resources, to value diversity in housing, to provide appropriate range of land use and to control growth accordingly.
3. Continual effort to adapt and update Bylaw according to changing needs and state-of-the-art planning practices.
4. Integrated review of development applications.
5. Well-organized, readable Bylaw.
6. Illustrations within Bylaw help explain regulatory intentions.

What is not working well in the Bylaw?
1. Complexity of the Bylaw—preferred methods are complicated and burdensome, time-consuming for developers (therefore more costly), hard to understand for the layperson.
2. Density of text—illustrated text could replace some dimensional tables.
3. Growth control geared for much faster growth—need to reduce cap to enact.
4. Review of cluster subdivisions is complex and cumbersome.
5. Easier approval of conventional subdivisions favors this type of development.
6. Additional design standards are needed.
7. Bylaw does not allow a great enough mix of residential and non-residential uses (for cluster, PURD, and especially, co-housing).
8. Minimum lot size requirements. The use of maximum density guidelines allows for more creative lot placement. Also, using the number of bedrooms rather than units is a better way to calculate impact. This is then dictated by health requirement and percent of open space desired.
9. The ownership of protected land is not distinguished from its method of preservation.

For the purpose of this Preservation Plan we have examined the Zoning Bylaw to determine its impacts on the preservation of the town’s historic resources.

Many of the town’s historic resources are located in the Town Center and historic village centers. Some of these have been designated as areas for growth by the Town’s zoning. Complicating matters further is the fact that the town’s nine historic districts encompass nine different zoning districts. One historic district, East Village, includes five zoning districts. Only one historic district, Westside, is completely within one zoning district. The following table shows the zoning districts for each historic district.

<table>
<thead>
<tr>
<th>Historic District</th>
<th>B-G</th>
<th>B-L</th>
<th>R-G</th>
<th>R-N</th>
<th>R-O</th>
<th>B-VC</th>
<th>R-VC</th>
<th>R-LD</th>
<th>FPC</th>
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<td>Central Business Dist.</td>
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<td>Lincoln-Sunset</td>
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</table>

**Purpose of Zoning Districts (Section 2.0)**

**B-G (General Business):** This district provides a mixed-use area of high density and containing a wide variety of commercial, office, residential, institutional, civic, and cultural uses. It is applied only within the Town Center. Both the Central Business Historic District and a portion of the Dickinson Historic District fall within this zoning district.

**B-L (Limited Business):** This district provides areas for moderate density office, commercial, and multi-family housing. It is applied in transitional areas between high-density business districts and high-density residential districts or along appropriate arterial or primary roads. A portion of the Prospect-Gaylord Historic District falls within this zoning district.

**R-G (General Residence):** This district provides for neighborhoods of medium to higher density near the Town Center and between the University and the Town Center. These areas are convenient to services, facilities, institutions, and/or employment opportunities provided in the Town Center or by the University. This zoning district impacts five historic districts: Central Business, Dickinson, East Village, Lincoln-Sunset, and Prospect-Gaylord.
R-N (Neighborhood Residence): This district provides for residential areas of medium densities. In general, it is appropriate for areas adjacent to higher density residential districts, near arterial or primary residential streets, or in areas between the lower density districts and other districts. This zoning district impacts four historic districts: Cushman Village, East Village, Lincoln-Sunset, and North Amherst Center.

R-O (Outlying Residence): This district provides for lower density residential areas. In general, it is intended to be a transitional area between the low-density R-LD districts and medium density R-N districts. A portion of the Cushman Village Historic District and the South Amherst Common Historic District include this zoning district.

B-VC (Village Center Business): This district provides areas within village centers for a mix of uses including, retail, commercial, office, and housing of moderate to high density. The East Village Historic District and the North Amherst Center Historic District include parts of this zoning district.

R-VC (Village Center Residence): This district provides for residential neighborhoods within and adjacent to village centers. These neighborhoods are of medium densities that allow a limited mix of residential and office uses. It is intended to provide for a transition between the Business Village District and the surrounding residential areas. The East Village and North Amherst Center Historic Districts include parts of this zoning district.

R-LD (Low Density Residence): This district provides for residential areas that allow limited development, while providing protection for environmentally sensitive areas, agricultural resources, and other similar lands. This is the lowest density residential district. The East Village and South Amherst Common Historic Districts include parts of this zoning district.

There are historic resources in other zoning districts, and the Historical Commission is likely to have some applications for demolitions of historic buildings or new developments that impact historic resources from all of the zoning districts in the future. The above categories are likely to be the most frequent because of the concentration of historic resources in the historic districts. These are also the categories where provisions of the Zoning Bylaw that encourage growth and higher density may sometimes be in conflict with the purposes of the Historic Districts.

**Design Review (Section 3.20)**
The Zoning Bylaw has a provision for a Design Review Board. Its purpose is to “preserve and enhance the town’s cultural, economic and historical resources by providing for a detailed review of all changes in land use, the appearance of structures and the appearance of sites which may affect these resources.” It also notes that its review procedures are intended to “encourage the conservation of buildings and groups of buildings that have aesthetic or historic significance....” The Chair of the Historical Commission appoints one member of the Design Review Board with the concurrence of a majority of the Commission.
Design Review has some geographic limits. The downtown General Business and Limited Business Districts, an area within 150 feet of the Town Common, and actions by the Town Government are regularly subject to review by the Design Review Board. However the Design Review Principles may be applied by other permitting authorities under Special Permits and Site Plan approvals in National Register Historic Districts and in certain other zoning districts.

**Design Review Principles:** The Design Review Board is specifically precluded from mandating any official aesthetic style or from imposing the style of any particular historical period. The general principles applied by the Design Review Board include:

- Every reasonable effort shall be made to preserve the distinguishing original qualities of a building, structure or site and its environment. The removal or alteration of any historic material or architectural features should be avoided when possible.
- All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
- Stylistic features distinctive to the architecture of a specific building, structure or landscape, or examples of skilled craft which characterize a building, structure or site shall be conserved or preserved where feasible and appropriate, and may be considered for use as the basis for design of additions. Their removal or alteration should be avoided whenever possible.
- Contemporary design for new structures or sites, alterations or additions to existing properties shall not be discouraged when such new development, alterations or additions do not destroy significant historical, architectural or cultural material, and when such design is compatible with the design character of the surrounding environment.

**Farmland Conservation District (Section 3.28)**

Much of the historic character of Amherst is owed to its farmland. The Farmland Conservation District is an overlay zoning district that is superimposed on other districts. It includes those lands that, by virtue of their soils, acreage, and location comprise the critical farmland areas of the Town of Amherst. The Farmland Conservation District works in conjunction with the underlying zoning districts, use of Agricultural Protection Restrictions (APRs) and other conservation and open space tools (see section on Open Space and Recreation Plan, page 21). New residential subdivisions in this district must be laid out as cluster developments that help preserve the farming landscape.

**Use Classification and Standards (Section 3.3)**

All buildings, structures and land uses are classified or allocated to specific use categories that include specific requirements and standards. A use classification table shows these standards and whether the use is permitted, not permitted, or subject to a Special Permit in each of the zoning districts. A “Converted Dwelling” provision (Section 3.3241) allows an existing residence or structure in the R-O, R-LD, R-VC, R-G, B-G, B-L, and B-VC districts to be converted into a dwelling unit or units by a Special Permit provided all other zoning
requirements are met. Likewise a building or structure can be converted into a building with a combination of residences, stores, or other permitted business or commercial uses in the R-VC, B-G, B-L, and B-VC districts (Section 3.325). An Inn (see page C-8) is allowed with a Special Permit within the boundaries of a National Register Historic District (Section 3.327.1).

Open Space Community Development (Section 4.5)
An Open Space Community Development (OSCD) is principally a residential development located on contiguous land and including dwelling units and accessory facilities owned individually and/or in common. The Bylaw expects the development to conserve, protect, and enhance:

- Natural resources of the land, including critical resource areas such as wetlands, floodplains, wildlife habitat, greenbelts and farmland.
- Traditional resource-based land uses and practices, including farming, logging, aquaculture, and similar uses in order to preserve the cultural heritage of such uses in Amherst, as well as the traditional land development patterns and recreational opportunities resulting from and enabled by these traditional resource-based land uses.
- Historical and archeological resources, including buildings, structures, sites and materials.

The illustrations contrast conventional development with an OSCD that arranges new dwellings in clusters and in forested areas that helps protect open space and farmland. Both schemes have the same number of dwelling units and amount of commercial space.

![Conventional Development](image1)
![Open Space Community Development](image2)

Flag Lots (Section 6.3)
Lots without the minimum required street frontage are permitted under a set of specific conditions. The access strip for a flag lot may be longer than the required maximum (400 ft.) if the layout of the lot does not remove, destroy or irrevocably alter significant historical, archeological and/or cultural resources.

Parking and Access Regulations (Section 7)
Section 7.0040 allows a small reduction in the number of parking spaces for zoning districts within or adjacent to any of the town’s National Register of Historic Districts. Section 7.90 allows the granting
board to waive or modify any section or subsection of Section 7.0 for compelling reasons of safety, aesthetics, or site design.

**Sign Regulations (Section 8)**
Section 8.25 allows the minimum setback for a sign in a historic district to be the same as within the B-G District (no setback)—subject to approval by the granting authority.

**Special Permits (Section 10)**
Copies of all applications for Special Permits may be transmitted to the Historical Commission for their review and comment within thirty-five days (Section 10.323). The Special Permit Granting Authority may grant a Special Permit subject to a set of specific findings including that it finds that the proposal protects, to the extent feasible, unique or important natural, historic or scenic features (Section 10.391), and does not create disharmony with respect to the terrain and to the use, scale and architecture of existing buildings in the vicinity that have a functional or visual relationship with the proposal. The Permit Granting Authority is allowed to use the design principles and standards of the Design Review Board (See Section 3.2040 and 3.2041) to evaluate the design of the proposed architecture and landscape alterations if it deems that the proposal is likely to have a significant impact on its surroundings and it is within the boundaries of a National Historic Register District or within the B-L, B-VC, COM, OP, LI, and PRP Districts (Section 10.395).

**Site Plan Review (Section 11.2)**
Protection of unique and historic resources is one of the specific purposes of Site Plan Review. The Planning Board may transmit copies of applications and site plans to the Historical Commission for their review and comment within 35 days (Section 11.230). The Review Criteria and Design Guidelines include protection of unique or important natural, historic or scenic features (Section 11.2410) and allows the use of the design principles and standards of the Design Review Board (See Section 3.2040 and 3.2041) to evaluate the design of the proposed architecture and landscape alterations if the proposal is likely to have a significant impact on its surroundings and it is within the boundaries of a National Historic Register District or within the B-L, B-VC, COM, OP, LI, and PRP Districts (Section 11.2420).

**Definitions (Section 12)**
An Inn is defined by the Bylaw as a structure used or designed for overnight lodging, and which may also provide a restaurant and related retail and consumer services to lodgers and the public. It shall also be in a historic building 75 years or more in age (Section 12.21) and in a Historic District (Section 3.3271). This section seeks to encourage the renovation and reuse of historic buildings.

**Demolition Delay (Section 13)**
Amherst’s desire to maintain and enhance its historic resources includes a demolition delay provision in the Zoning Bylaw to discourage the destruction of such cultural assets. This is an important, if sometimes frustrating, tool for the Historical Commission. All too often, the Commission may find that while the building’s demolition would destroy a cultural asset, it is unable to find a financially feasible alternative that would result in preventing the demolition.

**Purpose:** The Demolition Delay Bylaw has the following purposes.
- Designate, preserve, protect, enhance and perpetuate those structures and sites within the town that reflect outstanding elements of the town’s cultural, artistic, social, economic, political, architectural, historic or other heritage;
- Foster civic pride in the vestiges and accomplishments of the past;
- Stabilize or improve the aesthetic and economic vitality and values of such structures and sites;
• Protect and enhance the town’s attraction to tourists and visitors;
• Promote the use of historical or architectural structures and sites for the education and welfare of the people of the town;
• Promote good urban design including the perpetuation of related private open spaces;
• Promote and encourage continued private ownership and utilization of such buildings and sites now so owned and used; and
• Provide owners of significant structures with time to consider alternatives to demolition.

**Procedure:** The bylaw outlines the following six steps for delaying the demolition of a significant structure.

1. No permit for demolition of a significant structure shall be issued except as provided in the bylaw.
2. Every application for a demolition permit is made on a form that includes such locational information, plans and narrative description and justification as required by the Historical Commission.
3. Upon receipt of any application for a demolition permit, the Building Commissioner shall, within five days, transmit a copy to the Amherst Historical Commission.
4. Within 30 days the Commission shall hold a public hearing on the application for demolition and make a determination as to whether the structure is a significant structure under the criteria set forth in Sections 13.40 and 13.41. The Commission may conduct a site visit prior to the hearing. If the Commission fails to hold a public hearing the Building Commissioner may proceed to issue the demolition permit under the provisions of other applicable laws, bylaws, rules and regulations.
5. If after holding a public hearing the Commission determines that the structure is not a significant structure, the Commission shall notify the Building Commissioner of its findings within 14 days.
6. If the Commission determines that the structure is a significant structure and its demolition would be detrimental to the historical or architectural heritage or resources of the town, it shall file its determination and no demolition permit shall be issued for six months.

**Standards for Designation as a Significant Structure:** The Historical Commission shall determine that a structure be designated a significant structure if it meets one or more of the following criteria.

- It is listed on, or is within an area listed on, the National Register of Historic Places, or is the subject of a pending application for listing on said National Register, or;
- The Commission determines that the structure meets one or more of the following three criteria:
  
  **Historical Importance.** The structure:
  - Has character, interest or value as part of the development, heritage or cultural characteristics of the Town of Amherst, the Commonwealth of Massachusetts or the nation, or;
  - Is the site of a historic event; or
  - Is identified with a person or group of persons who had some influence on society; or
  - Exemplifies the cultural, political, economic, social or historic heritage of the community.

  **Architectural Importance.** The structure:
  - Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; or
  - Embodies those distinguishing characteristics of an architectural style; or
- Is the work of an architect, master builder or craftsman whose individual work has influenced the development of the town; or
- Contains elements of architectural design, detail, materials or craftsmanship that represents a significant innovation.

Geographic Importance. The structure meets the criteria of geographic importance if:
- The site is part of, or related to, a square, park, or other distinctive area; or
- The structure, as to its unique location or its physical characteristics, represents an established and familiar visual feature of the neighborhood, village center, or the community as a whole.

Demolition: A significant structure may be demolished if:

- The Building Commissioner determines that the structure poses an imminent threat to the public health or safety of the community and so advises the Commission in writing and follows requirements provided in Section 13.6; or
- The Commission is satisfied that there is no reasonable likelihood that either the owner or some other person or group is or will be willing to purchase, preserve, rehabilitate or restore such building, and so advises the Building Commissioner in writing; or
- The Commission is satisfied that the owner has made continuing bona fide and reasonable efforts to locate a purchaser who would be willing to preserve, rehabilitate and restore the subject building but that such efforts have been and will continue to be unsuccessful, and so advises the Building Commissioner in writing.

Phased Growth (Section 14)
The Zoning Bylaw includes a section that is intended to ensure that growth occurs in an orderly and planned manner that allows the Town to maintain high quality services and encourages certain type and patterns of residential growth that reflect the values of the town. The Phased Growth bylaw limits the amount of residential development to no more than 250 dwelling units in a two-year period with certain exceptions.

Modifications to Development Schedule: The bylaw establishes how many units in a development may be built per year. That number may be increased or decreased by the Planning Board based on the development’s total point score on the “Modification to Schedule Table.” Points are granted or taken away for a variety of actions or conditions. For example, a development may lose points if agricultural land is lost or gain points if farmland is placed under permanent agricultural restriction. Points may be increased for the following:

- Inclusion of affordable housing units;
- Being within a Village Center or mixed-use zoning district (B-G, B-L, R-G, B-VC, R-VC) or within 1,000 feet of such districts;
- Provision of open space/parkland;
- Protection of farmland;
- Being constructed under Cluster, PURD or OSCD provisions;
- Preservation of natural, agricultural, historic, archeological or cultural resources, significant street or shade trees and scenic views;
- Provisions that reduce the cost of public services and facilities;
- Provision of housing for diverse population groups such as the elderly and persons with disabilities;
- Site design that responds to and preserves and/or enhances the character of the neighborhood;
- Design that maximizes energy efficiency; and
Provision of paths and trails and links to off-site paths.

Summary of Zoning Bylaw’s Impacts for the Historical Commission

The Zoning Bylaw has many provisions that help define the role of the Historical Commission and give it and other Town agencies and commissions the tools to help preserve Amherst’s historic resources. It provides the legal basis for regulating land uses, controlling density, managing the rate of growth, protecting farmland and other open space from some kinds of development, delaying demolition of historically significant resources, and reviewing and regulating the design of buildings and signs. However, it does little to define or encourage development that would be desirable.

Subdivision Regulations

The Rules and Regulations Governing the Subdivision of Land control the layout and construction of new public or private roads in subdivisions, ensuring sanitary conditions, and when appropriate the inclusion of parks and open areas. Few of the provisions have a direct connection to the work of the Historical Commission. However, the following provisions either mention historic resource protection, open space, pedestrian access, or emphasize that the subdivision of land has a relationship to the overall goals of the community, including historic preservation.

Design Standards (Section V)

When land is subdivided it is required that the subdivision meets certain design standards. These include:

- The design and layout should be guided by the goals and objectives of the Select Committee on Goals for Amherst and subsequent village plans;
- All natural features, scenic points, and historic sites shall be preserved; and
- The layout may be required to include a location for a park or parks to be acquired by the Town by gift or purchase.

Required Improvements (Section VI)

The subdivision is required to provide certain improvements. These include:

- Minor streets shall be provided with sidewalks on one side while secondary and major streets shall be provided with sidewalks on both sides. The subdivision may include pedestrian access other than by routes parallel with roadways, provided that public easements are established; and
- Existing trees, especially those over twelve inches in diameter should be preserved.

Development Impact Statement (Appendix A)

A developer is required to prepare a development impact statement that includes an assessment of the impacts of the project, including the following:

- Significant views and measures taken to preserve such views;
- Historic structures;
- Architecturally significant structures; and
- Measures taken to ensure compatibility with surrounding land uses.

Design Review Board Handbook

In addition to the Design Principles and Standards included in the Zoning Bylaw, the Design Review Board Handbook includes a set of Design Guidelines that are intended to help integrate individual development proposals for buildings, facades and landscapes into the urban fabric. While these guidelines were developed for the downtown, they may also apply to historic districts.
Comparable Building Heights
Comparable building heights give the street a unified skyline. The average height of adjacent buildings should be considered in new construction.

Proportion of Architectural Elements
The proportion, the height-to-width relationship, of architectural elements that express a building’s stories or interior units should relate to adjacent buildings.

Rhythm of Masses and Voids on Building Façades
The rhythm of masses and voids, as expressed in façades, windows and doors, gives the street a dynamic pattern of movement. This rhythm should not be interrupted by the use of incompatible forms, size, or spacing of windows or entries.

Shapes of Roofs and Windows
The shapes of roofs and windows should be consistent on each façade and relate to adjacent buildings.

Human Scale of Building and Street Elements
The human scale of building and street elements makes the street scene a pleasant and exciting place for the pedestrian. Open spaces, entryways, windows, porches, sculpture and benches should be intimate, not intimidating or monumental.
Landscape and Streetscape Treatment
The landscape and streetscape, including the topography, planting and paving patterns, give continuity and definition to the street and pedestrian area.

Directional Dominance of Horizontal Versus Vertical Features
The directional dominance of horizontal versus vertical design features like cornice lines, pilasters, and window arrangement organizes the individual elements with the street block. New construction or alterations should consider existing direction design feature on adjacent buildings.

Details—Color, Texture, Materials, Paving, Light Fixtures, Signs, Lettering, Sidewalk Displays
Details, color, texture, materials, light fixtures, signs and all exterior features should be visually compatible, blending to create a diverse yet unified street compositions.
Compatible Signs
Compatible signs that reflect the scale and character of the building and surrounding landscape should identify individual stores while remaining subordinate to the larger streetscape. The choice of color, size, method of illumination, and design of signs should relate to the building’s architectural style and the style of other signs on the street.

Clustered Residential Design Guidelines Workbook
The Amherst Growth Strategy and Design Project noted that too many new developments were laid out as conventional subdivisions and were not taking advantage of the potential to utilize clustered layouts that would save more open space and reduce other impacts on natural resources. Two design guidelines workbooks were developed to illustrate the desired results of clustered development—one for residential development and one for commercial corridors.

The Clustered Residential Design Guidelines Workbook illustrates architectural and landscape techniques that help developers, boards, and citizens understand how clustered housing can provide privacy and views while saving open space and farmland and increasing market values. Some of the illustrated examples show how new housing can be integrated into existing Villages as infill that complements historic buildings.

Example of conventional development and cluster development showing saved open space.
Mix of housing types (some attached) in a “Village” setting.

**Amherst Town Center Streetscape Design Guidelines**

The Amherst Planning Department has also published a design manual with guidelines for streetscape improvements. It was prepared as part of a Town Center Sidewalk Design and Accessibility Project, but is intended to also serve as guidelines for streetscape improvements throughout the Town of Amherst. The design guidelines provide recommendations for safety, accessibility, furnishings and amenities to help encourage increased pedestrian traffic. It has few specific references to historic resources, but it is clear that the guidelines have been developed with the town’s historic resources and character in mind. It is divided into four major sections: Pedestrian Paths and Crosswalks, Accessibility, Site Furnishings, and Planting.

**Pedestrian Paths and Crosswalks**

This section outlines guidelines and construction details for sidewalks, street trees, and crosswalks. While the guidelines are compatible with historic districts, they do not make specific mention of historic resources.

**Accessibility**

This section outlines guidelines and construction details for improving universal accessibility on pedestrian pathways. It describes types of access problems and outlines solutions. These solutions are compatible with historic areas but do not make specific mention of historic resources.

**Site Furnishings**

The section on site furnishings includes design details for light fixtures, benches, bike loops, trash receptacles, tree grates, bollards, pedestrian kiosks, bus shelters, drinking fountains, newspaper enclosures, and parking meters. Several of the site furnishings such as benches, trash receptacles, and light fixtures have been recommended because of their compatibility with the town’s historic districts.

**Planting**

This section outlines guidelines and construction details for plantings including shade trees, ornamental trees, screening, and ground cover and slope protection plantings. While the guidelines are compatible with historic districts, they do not make specific mention of historic resources.
Open Space and Recreation Plan

The August 25, 2003 draft of the Amherst Open Space and Recreation Plan complements the Town’s goal of preserving its historic and rural character. Like historic preservation, conservation of natural resources and farmland help define important aspects of Amherst’s culture. As stated in the plan’s summary: “Conservation land helps maintain the town’s rural atmosphere, provides adequate land area for traditional and modern forms of outdoor recreation, and protects important wildlife habitat for both game and non-game species. Protected farmland provides a permanent base on which present and future farm businesses depend, and helps businesses that support farming maintain a significant presence in Amherst and adjacent towns.” The plan summary also notes that:

Setting aside conservation land and farmland in outlying areas is one aspect of Amherst’s long-established goal—to direct new growth toward existing developed centers. This preserves Amherst’s historic pattern of development (village centers separated by open land) and reduces the need for continual expansion of expensive systems of public utilities and services.

The Open Space and Recreation Plan includes chapters on Community Setting and a Five-Year Action Plan among others.

Community Setting/Build-out and Growth Study

The chapter on Community Setting includes a summary of the recently completed Build-out and Growth Study. It found that current zoning and land use constraints would allow the addition of about 3,600 dwelling units which would bring the town’s total population to about 43,000 residents, an increase of about 8,000 people even with the continuation of open space protection at about the rate experienced in recent decades. The study explored two alternatives for accommodating this growth—a Current Trend Scenario and a Three Village/Town Center Scenario that would concentrate growth in some of the existing villages.

Five-Year Action Plan

The Five-Year Action Plan includes sections on Farmland Protection, Conservation Areas, Trails and Greenways, and Recreation Areas.

Farmland Protection. Agricultural Preservation Restrictions (APRs) currently protect 1,841 acres. This equals more than 10% of the total area of the town. A primary goal for the next five years is to complete the protection of major blocks of farmland to assure the continuation of this traditional business and the landscape it helps maintain. The principal high priority areas identified include:

- North East Street – two parcels totaling 206 acres;
- Meadow Street – three small areas;
- Sunderland Road – two parcels;
- South East Street – three parcels totaling 199 acres;
- West Street – Hampshire College Farm - 200 acres and another parcel of 19 acres;
Belchertown Road – three parcels; and
Pine Street – one 40-acre parcel.

If successful, the addition of these proposed APRs would bring the area of protected farmland to about 15% of the town's total area.

Conservation Areas. The Town owns 1,965 acres of conservation land (wildlife habitat and green space) and an additional 157 acres are protected by Conservation Restrictions. This equals 12% of the town’s total area. A primary goal for the next five years is to complete the protection of major blocks of conservation land and other critical sites with high scenic, recreational, and educational values. The principal high priority areas identified include:

- Pulpit Hill Area – Additions to currently protected lands;
- Cushman Brook Greenbelt – Additions to currently protected lands along Cushman Brook;
- Plum Brook Greenbelt – Additions to currently protected lands along Plum Brook from Middle Street and Chapel road north to Pomeroy Lane and West Street; and
- The Holyoke Range – Additions to currently protected lands to the south of Bay Road.

If successful, the addition of these proposed conservation lands would bring the area of protected habitat and green space to about 18% of the town’s total area.

Currently Amherst has permanently protected about 22% of its total area as either farmland or conservation land. These proposed additions would bring the total to about 33%.

Trails and Greenways. The town has an extensive trail system consisting of some 50 trails that total 80 miles in length, including extensions into adjacent towns, and more than 150 roadside trailheads. Possible additions include:

- Connector from the UMass Renaissance Center west to Marks Meadow School (foot and bicycle);
- Connector from the Renaissance Center south to Orchard Hill (foot);
- Connector from the UMass Rail Trail Connector north past the UMass athletic fields and the Mullins Center to North Amherst, probably via the Cinder Road (bicycle and multi-use);
- Trail along Cushman Brook from Haskins Meadow and Leverett to the Bridge Street area near Market Hill Road (foot);
- Trail connector from the Robert Frost Trail east of the Market Hill Water Treatment Plant south to Henry Street (foot);
- Trail from Wildwood Elementary School north through Wildwood Cemetery (with Cemetery permission) to the Wildwood Conservation Area (foot);
- Trail from Parsons Conservation Area west to Route 63 and possibly to Route 116 near the Podick Conservation Area (foot);
- Trail from Atkins Reservoir area south along Adams Brook and the back country east of Adams Brook south to the Amethyst Brook area (foot);
- Trail from Maplewood Circle off Strong Street south to Harvard Avenue via an sewer right-of-way (foot);
- Trail from the UMass coal pile area off Cherry Lane north to the residential area near Blackberry Lane;
- Robert Frost Trail shortcut from Stone Hill Road at Harkness Brook Conservation Area to Stony Hill Road at Thistle Lane (foot);
- Trail from Pelham Road south to the Robert Frost Trail past Fort River School on the west side of the Fort River (foot);
- Trails from Station Road through and around Sycamore Stables farm east to the Norwottuck Rail Trail (foot);
- A trail from Middle Street through the Simmons property south of the South Amherst Common west to the KC Trail and the Plum Brook Conservation Area (foot);
- A trail from the MacLeod Field (Lawrence Swamp Conservation Area) west to South East Street through the back fields (foot);
- A trail from Pomeroy Court along Plum Brook, partly following a sewer line to Route 116 near the Steigner Conservation Area (foot);
- A trail from the Misty Bottom Trail south across Amherst College fields to the Mt. Castor Conservation Area (foot);
- Robert Frost Trail shortcut from Hulst Road across significant wetlands to the field west of Warren Wright Road to avoid that road section (foot);
- Trail from Plum Brook just south of the Potwine Lane Recreation Area west to Route 116 via the Hebert property (foot);
- Trail from Mt. Pollux Drive over Mt. Pollux south to Blossom Lane (foot);
- Trail from Farmington Road south to the Eric Carle Museum via land of Hampshire College (foot and possibly bicycle);
- Trail along Mill Lane from the Rail Trail to Groff Park which, together with the Misty Bottom Trail along the Fort River, would make a viable loop and provide a better bicycle route than the rough gravel road surface (foot and bicycle);
- Trail from Applewood retirement center to Atkins Country Market, which is already in place but without permanent status (foot only);
- Possible multi-use trail on the old trolley line from Atkins Corner south to the Notch, some of which would require private permission, easements, or land acquisition (foot and bicycle); and
- Robert Frost Trail extension from the southern foot of Bare Mountain (South Hadley) west along the flats to Route 47 and the Connecticut River, to provide a new terminus for the trial.

In addition, the draft plan calls for a system of Universal Access Trails. Several trails in heavily used areas are suggested.

A Literary Trail System has also been established. A number of trails are being named for some of the prominent authors and poets who have lived in or had strong connections to Amherst. The Robert Frost Trail and the 80-foot long Robert Francis footbridge are examples of the beginnings of this system. The Literary Trail System will draw attention to the town’s rich literary history, especially to those writers whose literature relates to the natural environment. A proposed permanent exhibit at the Jones Library will help residents and visitors locate the trails and acquaint them with the library’s extensive collection of works by local authors.

The draft plan also proposes several connections along new sidewalks between residential areas and the existing trail system.
Recreation Areas. The draft Open Space and Recreation Plan also calls for acquisition and construction of several outdoor recreation facilities including:

- Amherst College land east of Groff Park on Mill Lane to enlarge the park for additional ball fields and/or other uses;
- Hawthorne property, East Pleasant Street, for recreation facilities near Wildwood School and the Amherst Regional Middle School;
- Kendrick Park, North Pleasant Street and Triangle Street, for in-town recreation;
- Lots on Triangle Street to be added to Community Field;
- The Old Landfill site;
- Part of the Poor Estate on Pomeroy Lane; and
- Hall property off Belchertown Road between Gull Pond and the Valley Medical building.

Several undesignated, small sites for playgrounds within residential areas are also noted as a need as well as additional trails to connect schools with residential areas and Town open spaces.

Many of the proposals in the draft Open Space and Recreation Plan complement the goals of the Historic Preservation Plan.

**Overall Economic Development Plan**

The Amherst Overall Economic Development Plan Five Year Update was completed in 1999.

**The Area and Its Economy**

The plan’s first section is a general description of Amherst and its setting. It notes that “Amherst gracefully combines the tradition and charm of a New England colonial town with the vigor of its distinction as one of the major educational centers in New England.” Some highlights that relate to historic resources include:

- Conservation—Nearly 2,000 acres protected as conservation lands. Goals for conservation include preservation of habitat, especially of sensitive or declining species, scenic value, viable farm activity, and water resources. Emphasis is on filling out blocks of protected areas, creating greenbelts and river corridors, and providing linkages between and among these areas. Extensive trail networks provide opportunities for hiking, cross country skiing, biking, and passive recreation;
- Farmland Preservation—Nearly 2,000 acres (31 farms) or more than half of the tilled land in Amherst is protected under the Massachusetts Agricultural Restriction Program (APR); and
- National Register of Historic Places—Nine historic districts recognize and help protect more than 325 structures.

**Goals, Objectives, and Implementation Steps**

**Goal 1** is to encourage appropriate economic development that contributes positively to town character and is in keeping with the Town’s comprehensive planning process. To encourage growth within the downtown, village center areas and properties that present unique economic development opportunities.

**Goal 2** is to increase and diversify business employment opportunities for Amherst area residents. Implementation steps for these goals that relate to the town’s historic resources include:

- Continue to focus on downtown and increase its retail mix;
- Encourage compact mixed-use development in the town’s historic village centers;
- Encourage transportation alternatives at village center locations;
• Strengthen the local farm economy; and
• Increase the number of visitors and shoppers to town by:
  - Encouraging community events and activities that draw people to the downtown, and
  - Preserving and enhancing Amherst’s historic, cultural, and recreational resources.

Goal 3 is to strengthen the downtown as a retail, commercial, and social center of the community.

Goal 4 is to broaden and diversify the real estate tax base and reduce dependence on residential property taxes. Implementation steps for these goals that relate to the town’s historic resources include:

• Continue participation in marketing and promotion of regional tourism activities.
• Support improvements to downtown transportation, streetscapes and open spaces.
• Encourage infill development and expanded use of second and third floor space through zoning and financial incentives.
• Expand existing cultural and historic tourism opportunities, including historic preservation and adaptive re-use.
• Restore and expand use of Amherst Cinema for multi-purpose community performance and arts space.

Amherst Comprehensive Planning Study

There is an ongoing effort to develop a Comprehensive Plan for Amherst. A December 2003 report by the University of Massachusetts Department of Landscape Architecture and Regional Planning titled \textit{The Amherst Comprehensive Planning Study: Defining Village Boundaries & Open Space Preservation Strategies} was prepared for the Amherst Comprehensive Planning Committee. It focuses on three major points:

• Open Space and Viewshed Protection;
• Defining Village Boundaries; and
• Designing Village Centers.

Open Space and Viewshed Protection
The report included the proposed farmland and open space areas identified in the Open Space and Recreation Plan and identified additional areas that include valuable wildlife habitat, scenic views, and corridors or greenways for protection. A town-wide survey of scenic views was conducted that paid special attention to views in areas that have a high potential for future development. It also proposed a viewshed protection overlay district to help protect these scenic resources.

Defining Village Boundaries
The report looked at three village centers in detail and defined their boundaries—North Amherst Village, South Amherst/Echo Hill, and Amherst Center/East Amherst Common—the three villages recommended for concentrated future development in the 2002 Build-out Analysis. In some areas it was apparent that achieving the densities proposed in the Build-out Analysis would be unlikely because of the lack of developable land within the villages and the impacts on existing community character that would be required by the amount of infill necessary to meet those densities.

Designing Village Centers
The report uses sketches, sections, and/or computer simulations to illustrate what would happen under the Current Trend and Three Villages/Town Center Scenarios proposed in the Build-out and Growth Study (see Open Space and Recreation Plan section, page 21).
Implementation
A limited number of implementation strategies are explored that would help achieve the desired outcomes—open space and viewshed protection, additional design review provisions, new zoning regulations, woodland and street tree ordinances, cluster bylaw improvements, and performance standards.
APPENDIX D:  
PRESERVATION RESOURCES

The following list contains possible sources of funds for implementing the Amherst Preservation Plan. Telephone inquiries, Internet research, and written materials provided specifics about each source. It is important to note that with each funding source, priorities, award levels and application requirements can shift frequently. The Town should contact each source for up-to-date information, prior to making an application.

The funding list contains two categories – public-sector funding and private support. Public sector programs are administered by federal, state and local agencies, and are usually subject to annual budget scrutiny. The emphasis of such programs often shifts on a yearly basis, according to perceived public need and political agendas. Private sources lie with foundations, corporations, and individual donors. When considering a public funding program or private foundation, the Town should confirm the funding priorities, dollar request limits, and application deadlines.

Public Sources: Federal

National Park Service
- Save America’s Treasures Program
  Save America’s Treasures grants are available for preservation and/or conservation work on nationally significant intellectual and cultural artifacts and collections and on nationally significant historic properties. Intellectual and cultural artifacts and collections include artifacts, collections, documents, sculpture, and other works of art. Historic properties include historic districts, buildings, sites, structures, and objects.
  Save America’s Treasures
  Heritage Preservation Services, National Park Service
  1202 Eye Street, NW
  6th Floor (ORG. 2255)
  Washington, DC 20005
  202-513-7270
  www2.cr.nps.gov/treasures

National Endowment for the Humanities
- Preservation Assistance Grants
  Preservation Assistance Grants help small and mid-size institutions – libraries, museums, and historical societies, archival repositories, town and county records offices, and underserved departments and units within colleges and universities and other larger institutions – improve their ability to preserve and care for their humanities collections.
  National Endowment for the Humanities
  Division of Preservation & Access
  Room 411
  1100 Pennsylvania Avenue, NW
  Washington, DC 20506
  202-606-8570
  www.neh.gov/grants
National Trust for Historic Preservation

- **Preservation Services Fund.**
  This fund provides support for consultant services, feasibility studies, public programming, and heritage education activities.
  National Trust for Historic Preservation
  Northeast Office
  Seven Faneuil Hall Marketplace, 4th Floor
  Boston, MA 02109
  617-523-0885
  www.nthp.org/help/grants.html

- **Johanna Favrot Fund**
  This program offers support for not-for-profit organizations and governmental agencies for consultant services, production of education materials, and conference or workshop costs.
  National Trust for Historic Preservation
  Northeast Office
  Seven Faneuil Hall Marketplace, 4th Floor
  Boston, MA 02109
  617-523-0885
  www.nthp.org/help/grants.html

- **National Preservation Loan Fund**
  This program provides not-for-profit organizations and public agencies with loans and other forms of financial assistance to help or expand local and statewide revolving funds and loan pools, and to undertake development projects involving historic buildings, sites, and districts.
  National Trust for Historic Preservation
  1785 Massachusetts Avenue, NW
  Washington, DC 20036
  202-588-6000
  www.nthp.org

- **Inner City Ventures Fund**
  This program provides matching grants and low interest loans for not-for-profit neighborhood-based groups for housing and commercial revitalization projects, including acquisition, rehabilitation, and related capital costs for projects that offer housing, neighborhood services and commercial opportunities for area residents.
  National Trust for Historic Preservation
  1785 Massachusetts Avenue, NW
  Washington, DC 20036
  202-588-6000
  www.nthp.org

National Center for Preservation Technology & Training

- **Preservation Technology and Training Grants (PTT Grants) Program**
  The PTT Grants program supports research, training, meetings and conferences, and publications that advance the application of technology to the preservation of cultural resources. Preservation technology refers broadly to any equipment, method, or technique that can be applied to the discovery, analysis, interpretation, conservation, protection, and management of historic objects, sites, structures or landscapes.
Public Sources: State

Massachusetts Historical Commission
- Survey & Planning Grants
  50% matching funds for preparing community surveys, preservation plans, historic district studies and legislation, archaeological surveys, nominations to the National Register, and educational preservation programs.
  Massachusetts Historical Commission
  220 Morrissey Boulevard
  Boston, MA  02125
  617-727-8470
  www.state.ma.us/sec/mhc

- Massachusetts Preservation Projects Fund
  50% matching grants to qualifying properties listed on the State Register to ensure their physical preservation, including restoration, rehabilitation, stabilization, and documentation of historic and archaeological properties owned by municipalities or nonprofit organizations.
  Massachusetts Historical Commission
  220 Morrissey Boulevard
  Boston, MA  02125
  617-727-8470
  www.state.ma.us/sec/mhc

- Massachusetts State Historic Preservation Tax Credit
  Tax credits of 20% of the cost of a substantial rehabilitation of a historic building that is used for an income-producing purpose. Qualifed properties must be certified as historic by the Massachusetts Historical Commission (regulations are in the process of being developed).
  Massachusetts Historical Commission
  220 Morrissey Boulevard
  Boston, MA  02125
  617-727-8470
  www.state.ma.us/sec/mhc

Massachusetts Department of Conservation & Recreation
- Historic Landscape Preservation Grant Program
  This program has, in the past, provided matching grants to municipalities to support the preservation of public landscapes. Landscapes must be listed or eligible for listing on the State or National Registers of Historic Places. Preference is given the projects that are also supported by friends groups. Due to State funding constraints, the program has been placed temporarily on hold.
  Department of Conservation and Recreation
  Division of State Parks
Transportation Enhancements Program
With funding provided by the Federal Highway Administration, MassHighway funds the
preservation of buildings and façades in historic districts; restoration and reuse of historic buildings
for transportation-related purposes; access improvements to historic sites and buildings.

Massachusetts Highway Department
10 Park Plaza
Boston, MA 02116
617-973-8052
www.state.ma.us/mhd

Massachusetts Foundation for the Humanities
Exhibition Grants
Support for planning, implementation and promotion of Humanities exhibitions.
Media Grants
Support pre-production and post-production/distribution of radio programs, films, and videos that
explore humanities themes.
K-12 Projects
Support for projects that bring humanists into the schools.

Baystate Historical League
Research Inventory Grants
Grants to historical organizations to assess the research potential of their uncatalogued collections.
Bay State Historical League
185 Lyman Street
Waltham, MA 02154
(781) 899-3920
www.masshistory.org

Scholar in Residence Program
Grants for scholars to conduct research that advances the interpretation and presentation of history
in Massachusetts history organizations.
Bay State Historical League
185 Lyman Street
Waltham, MA 02154
(781) 899-3920
www.masshistory.org
Public Sources: Local

Town of Amherst Capital Budget
The Town develops a capital budget in the form of a five-year plan. Preservation projects, recommended by the Amherst Historical Commission, may be included in this budget.

Amherst Historical Commission Operating Budget
A yearly appropriation is made by the Town to the Amherst Historical Commission to operate as a board. Funds from the operating budget may be used for preservation activities in a limited way, such as design, planning and research.

Community Preservation Act
In 2001, Amherst’s Town Meeting voted to accept the Community Preservation Act, devoting 1% of the Town’s real estate tax revenues to preserving affordable housing, recreation and open space, and historic sites. The Community Preservation Act Committee (CPAC) is currently in the process of developing an application procedure. Publicly-owned and some privately-owned properties are eligible to apply for these funds, which are matched 100% by the State of Massachusetts.

Amherst Cultural Council
Grants are given to individuals and organizations for the creation and support of cultural activities. Culture is defined in a broad sense, encompassing all media and disciplines in the arts as well as the humanities and interpretive sciences. Amherst Cultural Council funds are to be used for the study, exhibition, performance, pursuit and development of these cultural activities.
Amherst Cultural Council
c/o The Jones Library
43 Amity Street
Amherst, MA 01002-2267
Tel: 413-549-6482

Private Sources: Foundations

Community Foundation of Western Massachusetts
This private foundation provides funding for programs offering creative responses to community needs, especially programs that address the needs of children, youth and their families. The foundation funds nonprofit organizations with 501(c)(3) that serve Hampden, Hampshire and Franklin counties within western Massachusetts.
Community Foundation of Western Massachusetts
P.O. Box 15769
1500 Main Street
Springfield, MA 01115
Tel: 413-732-2858
Fax: 413-733-8565
www.communityfoundation.org
Private Sources: Corporations & Individuals

Some of the most significant contributions for preservation-related activities can come from local private sources – corporations and individuals – with a special interest in Amherst and its historic resources. While some corporations have established “foundations,” many will offer support in response to a direct solicitation. Becoming an active part of the Amherst Chamber of Commerce could open funding opportunities for the Commission, as it can help the Commission build relationships with other Chamber members. Similarly, individuals can contribute through established giving programs (such as annual appeals and membership drives), through volunteer contributions, or unsolicited donations.
Plan to preserve Amherst history

By DIANE LEDERMAN
dlederman@repub.com

AMHERST - In 1922, an historic streetcar in poor condition fell off a bridge in Amherst and was lost.

Under a new historic plan, historic treasures like the streetcar would be maintained and protected, said Martha Lyon, of Martha Lyon Landscape Architecture in Northampton.

Lyon, who developed the plan with William Giezentanner of Giezentanner Associates of Natick, said the plan is intended to help make sure “this won’t happen again,” she told a handful of residents and officials at a forum last night.

Lyon and Giezentanner presented the plan and recommendations to the Historical Commission last night.

Their recommendations range from the short term to 10 years down the road. The plan “has embodied the goals of the commission,” Lyon said.

However, it only would be part of a comprehensive plan being developed to help the town plan for its future.

The planners surveyed and interviewed residents about their concerns and desires and reviewed all of the historic and land preservation the town has been involved in.

Among the top recommendations are the rehabilitation of the historic village centers in south, east and north Amherst and downtown and the continuation of the West Cemetery restoration projects, Lyon said.

Another recommendation is to establish an historical overlay district that would include the historical district and agricultural land.

And within that district, there could be financial incentives offered to people wishing to preserve or take care of the property there, Giezentanner said.

Another recommendation is to update and nominate the most important historical properties and districts into the National Register.

Key steps include nominating the Wildwood Cemetery into the town’s historic inventory and including the University of Massachusetts as an historic district.

While some people think of much of the university as modern, “it has significant early buildings and needs to be recognized to give it national significance,” Lyon said. And with 50 years being the definition of historic, she said some of the buildings erected in the ’60s are entering that time frame.

“History doesn’t stand still,” said Edith N. MacMullen, the chairwoman of the town’s Historical Commission. “And UMass buildings are part of history.”

She said the town has already lost a lot of its history — it once was a vibrant mill and industrial town. “We don’t want to see many other aspects of our town lost.”

MacMullen said the commission cannot operate alone and has already forwarded drafts of the preservation plan to other committees. The plan includes some zoning recommendations such as re-evaluating the town’s demolition delay bylaw as well as creating the historic overlay district and would need to be coordinated with those boards and committees.
UMass considered as historic district

Despite additions, campus has many sites worthy of preserving

By TOM MARSHALL
Staff Writer

AMHERST — As a showplace of historic architecture, the University of Massachusetts may have gotten a bad rap.

In fact, designating the Amherst campus as a historic district on the National Register of Historic Places should be among the town’s top preservation goals, according to a draft plan unveiled Monday before the town’s Historical Commission.

Some of the more recent architectural additions to the UMass campus may have produced grumbling, consultant Martha Lyon of Northampton told about a dozen residents in the Town Room at Town Hall. But she said many of the earliest buildings from its days as a land-grant college—as well as some contemporary structures—are historically significant and endangered.

“We are very conscious of the fact that history does not stand still,” added Edith Nye MacMullen, chairwoman of the commission. “We’re getting older; history is moving on. And those UMass buildings are part of history.”

The 10-year plan was produced by Lyon, a landscape architect, and planning consultant William Glanzelmann of Natick. They utilized community surveys, interviews, and public forums to gauge public support and preferences, with funding from a $20,000 Community Preservation Act grant by Town Meeting in 2002.

Residents believe the town’s historic character is defined by open spaces, agricultural land, and development clustered in village centers, the report said.

Many respondents said they were nervous that runaway development might spoil those qualities.

But much has already been done by the town to preserve those historical views, Glanzelmann said, noting that more than 20 percent of town lands have been preserved as open space or agricultural land. If the town meets its goals, that figure would pass 36 percent, something he said no other town in the state could match.

“You’ve not only been saying it, you’ve been doing it,” Glanzelmann told the group.

Select Board member Carl Scoppola said that such efforts, which he has supported, carry a cost in lost tax revenues, since preservation often brings property tax waivers or reductions. “This is not a factor that can be ignored,” he said.

That tug-of-war between preservation and economic development is real, the consultant said. Clustering development can spoil the historic qualities of village centers, and harsh zoning restrictions can scare away businesses.

“What kind of incentives can we create to keep locally-owned businesses in the center, which is where they belong?” asked Amity Street resident Molly Turner, citing expensive rents.

“That’s how we lose our hardware stores and our grocery stores,” Glanzelmann said.

Preservation efforts require incentives, such as the reward of greater zoning flexibility or tax concessions in return for preservation rights, as well as restrictions.

The report also recommends immediate action to rehabilitate the South Amherst, North Amherst, and East Amherst Commercial, and National Historic Register applications for the Bay Road Corridor, East Village, and North Amherst Center districts.

Failure to act could mean losing historical assets like the town’s largely vanished 19th century industrial architecture, Nye said. “We’ve lost a lot of that history; the industrial part of our history. It’s gone.”

Placing historic assets like the UMass campus on the National Register also gives residents a voice in future development and preservation efforts, “with just a little bit more public participation than if they weren’t a historic district,” Glanzelmann said.

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**Town of Amherst Rules, Regulations & Guidelines**


**Site Inventory for Research/ Office/ Industrial Parks**, 1993


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State & National Historic Preservation Publications


National Register of Historic Places, National Park Service, National Register Bulletins:

- Defining Boundaries for National Register Properties
- Guidelines for Local Surveys: A Basis for Preservation Planning
- How to Apply the National Register Criteria for Evaluation
- How to Complete the National Register Registration Form
- How to Complete the National Register Multiple Property Documentation Form
- Researching an Historic Property