

FRIENDS OF THE HISTORIC AMES SHOVEL WORKS AT NORTH EASTON

1) Goals of the Friends

We believe that the best way to preserve historic sites like the Ames Shovel Works is to ensure that they remain in active use. Our goal is to work with all parties to identify a development approach that meets the interrelated goals of historic preservation and community revitalization.

2) Historical and Architectural Significance of Site

The site is the core of the North Easton Historic District, designated by the U.S. Department of the Interior in 1972, which is listed on both the National and State Registers of Historic Places.

- One of the finest surviving examples of a 19th century granite factory complex
- One of the first industrial centers of mass production in the United States, and intimately connected with construction of transcontinental railroad
- Immediately adjacent to three National Historic Landmarks by H.H. Richardson and F.L. Olmsted

3) Impacts of Current Plan

The current project would involve the partial or complete demolition of the majority of the significant structures on the site, including:

- Complete demolition of the Engine House (1853), the Antrim Opening Shop (1865), and the Power House (1907).
- Demolition or relocation of the Tenement (1840s).
- Partial demolition of the Long Shop (1852), the Machine Shop (1852 - 57), and the Steam Hammer Shop (1857), along with historically incompatible additions.

4) Activities of the Friends

The Friends engaged a team of consultants with deep experience in the redevelopment of historic sites:

- Jay Wickersham, FAIA, Esq., Noble & Wickersham LLP, Cambridge, MA – coordination and legal
- Chris Milford, AIA, Milford & Ford Associates, Inc., Wellesley, MA – historic preservation
- Michael Leblanc, AIA, Utile, Inc., Boston, MA – architecture / planning guidelines and studies
- George Cole, AIA, GLC Development, Boston, MA – financial development feasibility

The team prepared the following documents:

- A detailed report on the Historical and Architectural Significance of the Ames Shovel Works
- A set of Preservation and Development Guidelines that would protect the key historic elements of the site, while allowing appropriate demolition and new construction
- Analysis of two concept-level Alternative Redevelopment Scenarios for the site that would conform to the Guidelines, together with a financial *pro forma* analysis

Based on the analysis of the Friends' consultants, the group has shown that an alternative development scenario that conforms to the Guidelines and protects the historic character of the site, would be economically feasible, even with a reduced number of housing units, through the use of historic tax credits.

Contact information for the Friends

Jay Wickersham: jw@noblewickersham.com, 617-491-9815

Chris Milford: cmilford@mfa350.com, 781-431-2400