

PRESERVATION WORKS IN WESTERN MASS SUB-GRANT PROGRAM

Paul Bruhn Historic Revitalization Grant Program

Grant Number: P23AP02100

PROGRAM SUMMARY

With a generous grant from the [*Paul Bruhn Historic Revitalization Grants Program*](#), funded by the federal Historic Preservation Fund and administered by the National Park Service (NPS) Department of the Interior, the Pioneer Valley Regional Ventures Center (Ventures Center) will provide \$650,000 in sub-grants to competitively selected preservation and rehabilitation projects on National Register-listed historic community anchor buildings or built resources in Western Massachusetts. Projects will be in designated municipalities with less than 12,500 residents in Hampden and Hampshire Counties and West Central and Southwest Central Worcester County. These funds will have a long-lasting positive impact, support economic development, and will particularly benefit communities that have worked to honor historically significant resources with pursuit of National Register listings. There will be no matching funds required but project properties will be subject to monitored term Preservation Restrictions as a condition of the funding. The Pioneer Valley Planning Commission ([PVPC](#)) will manage the program.

The 40 Western, West-Central, and South-West Central Massachusetts rural communities eligible for this program have an abundance of locally valued National Register-listed historic resources considered to be community anchor buildings, tied to local heritage. Funding provided through this program is intended to serve as a catalyst for commercial and social activity and greater investment to benefit local economies.

KEY DATES

[Expression of Interest Applications](#) will be accepted until April 12, 2024

[Final Applications](#) will be received by invitation only and will be due June 14, 2024

[Sub-grant awards](#) will be announced July 31, 2024

[Sub-grant awarded projects](#) must be completed by August 2026

PROGRAM GOALS

The Preservation Works in Western Mass Bruhn Sub-Grant Program will support the following goals:

1. Provide gap funding to preserve and rehabilitate underutilized or endangered historic community anchor buildings in accordance with the Secretary of the Interior's Standards.
2. Spur economic development and community placemaking.
3. Promote the value of documenting irreplaceable historic and cultural resources.
4. Support resiliency by connecting all applicants to educational resources for ongoing maintenance and protection.

ELIGIBLE APPLICANTS

Authorized by the National Historic Preservation Act of 1966, the NPS's [National Register of Historic Places](#) is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Most communities across the country have examples of historic anchor buildings with distinctive architecture that are tied to local heritage and could be considered key resources to support a strong and stable economy. Projects proposed for this competitive sub-grant program must support the revitalization of National Register-listed historic anchor buildings that are significant to the community and, when rehabilitated, successful applications will demonstrate how rehabilitation will contribute to local economic development. Eligible applicants for this program's competitive sub-grants will be private, public, or nonprofit owners of National Register-listed buildings which meet program goals and criteria. Applicants must own the resource proposed for rehabilitation and the resource must be accessible to the public. Eligible properties with pending National Register nominations will be considered but federal listing must occur by the end of the project.

Current property documentation and designation status can be confirmed through the Massachusetts Historical Commission Massachusetts Cultural Resource Information System ([MACRIS](#)) or by checking a property address at [MACRIS Maps](#). National Register-listed resources in the following 40 communities, with populations of less than 12,500 residents are eligible for this program based on location and population:

HAMPSHIRE COUNTY

Chesterfield Cummington Goshen Granby Hadley Hatfield Huntington
Middlefield Pelham Plainfield Southampton Ware Westhampton Williamsburg Worthington

HAMPDEN COUNTY

Blandford Brimfield Chester Granville Hampden Holland Monson Montgomery
Palmer Russell Southwick Tolland Wales

WEST CENTRAL AND SOUTHWEST CENTRAL WORCESTER COUNTY

Brookfield Dudley East Brookfield Hardwick Leicester New Braintree
North Brookfield Spencer Sturbridge Warren Webster West Brookfield

ALLOWABLE PROJECTS

Sub-grant awards between \$50,000 and \$100,000 will be given to support work in compliance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Eligible activities include roof repair or replacement; exterior rehabilitation such as painting, repointing, or historic siding restoration; structural repairs; window and door restoration; mechanical, plumbing, and electrical upgrades to bring buildings up to code; and life safety improvements to include fire suppression and ADA compliance. Pre-development and administrative costs may not exceed 20% of the total project costs. **Monitored, term Preservation Restrictions will be required. No matching funds will be required.**

Projects seeking support solely for pre-development activities are not eligible and requests for new construction, landscaping, building reconstruction, or paving will not be reviewed. Private homes are not eligible for consideration. Other ineligible uses of funds include payments for previous activities or projects; reduction of existing debt; indirect costs; purchase of real property; political or religious activities; additions to reserve funds or endowments; or regranting of award funds.

GRANT CONDITIONS

- Documentation of National Register designation must be submitted with the Expression of Interest
- Architects and other consultants must meet the Secretary of the Interior's Professional Qualifications Standards.
- Sub-grant funded projects may not begin until the NPS and PVPC Historic Preservation Planner and Rehabilitation Specialist have reviewed and approved the proposed scope and specifications.
- All sub-grant funded projects are required to have a term Preservation Restriction listed on the property deed with length based on the funding amount. The Ventures Center will hold the Preservation Restriction and the PVPC Historic Preservation Planner will conduct annual monitoring during the term following a pre-determined format. Additionally, any proposed work on the funded building during the term of the Preservation Restriction must be reviewed and approved by the PVPC Historic Preservation Planner.
- An NPS-approved project sign, to be supplied by the Ventures Center, is required to be publicly displayed at the project location throughout the duration of the project.

AWARDS

The program's minimum sub-grant amount considered will be \$50,000 and the maximum award will be up to \$100,000. Projects must be completed **by August 2026**. Grant payment will be made in installments upon review and approval of contractor invoices by the PVPC supporting staff. The Ventures Center will hold 10% of the grant award to be released once the final 100% completion signoff by the NPS and PVPC is received.

TECHNICAL REVIEWS

Prior to grant award finalization, all projects require a formal technical review by the NPS. After award announcements and prior to work commencing, a NPS National Environmental Policy Act review resulting in a No Adverse Impact determination; and a No Adverse Effect determination in compliance with Section 106 of the National Historic Preservation Act are each required. Please note that reviews for other Section 106 projects will not overlap with Section 106 reviews for this award. **All professional consultants and proposed design plans must be submitted for a technical review and final approval by the NPS and PVPC Historic Preservation Planner prior to beginning the funded work.**

SELECTION CRITERIA

The Preservation Works in Western Mass Bruhn Sub-Grant Program will provide crucial funding to eligible projects that support preservation and rehabilitation of underutilized or endangered National Register listed assets that are also historically and culturally significant as community anchor buildings. Proposed projects will demonstrate feasibility, and fiscal and managerial capacity. Work must meet the Secretary of the Interior's Standards. Final funded projects will demonstrate how work will provide a public benefit and contribute to the local economy. The application review will be a two-stage process. **Electronically submitted EXPRESSION OF INTEREST APPLICATIONS will be due by Friday, April 12, 2024.** Submitted project proponents will be notified if they have or have not been invited to apply for the Full Application.

EXPRESSION OF INTEREST APPLICATION (Due by April 12, 2024)

Be prepared to answer the following questions and provide the listed information to complete the Expression of Interest which will go through a technical review by the PVPC Historic Preservation Planner to evaluate the proposed project eligibility, feasibility, fiscal and managerial capacity, and compliance with the Secretary of the Interior's Standards and other funding requirements.

ELIGIBILITY - 25 POINTS

- Historic name of project property and year listed on the National Register of Historic Places. Check MACRIS Maps and put in the address to link to documentation if you are unsure. (5)
- Which of the 40 eligible municipalities is the project property located in? Provide the complete address plus zip code and county (Hampden/Hampshire/Worcester) of project property. (5)
- Name of property owner and submit proof of ownership (upload deed or assessor's information) Provide the owner's contact email address and phone number plus relevant web site if applicable. (5)
- In 100 words or less, explain why your project is a community anchor building or resource. (10)

FEASIBILITY - 30 POINTS

- Property owner type (Private/Public/Non-Profit) (5)
- In 100 words or less, explain how has the applicant has demonstrated the capacity to complete capital rehabilitation projects on time and on budget? (5)
- Does the applicant have previous experience working with the Secretary of the Interior's Standards (5)
- How does the applicant follow industry standards and approaches to leadership, financial management, or other municipal or private financial reporting and accountability? (5)
- Provide a realistic proposed project schedule through August 2026. (10)

APPLICANT FISCAL AND MANAGERIAL CAPACITY – 25 POINTS

- In 100 words or less, describe the eligible preservation work this sub-grant will fund. Make a concise and compelling case for your project and the need for funding. (10)
- Estimated amount of sub-grant request (\$50,000 to \$100,000) (5)
- Explanation of how this cost estimate was determined. (5)
- Is the proposed budget realistic, relevant, and developed using professional standards? (5)

COMPLIANCE- 20 POINTS

- Do you understand and agree to the requirement of Preservation Restrictions on the funded property, to be held by the Ventures Center and annually monitored during the term of the agreement? (5)
- Do you understand that prior to work, any alterations to the building during the term of the Preservation Restriction must be reviewed and approved by the PVPC Historic Preservation Planner? (5)
- Upload up to 5 good and clear photos of your historic community anchor building showing issues this funding would address and at least one photo showing the main façade and a side elevation. (10)

USE THIS LINK TO ACCESS THE PRESERVATION WORKS IN WESTERN MASS BRUHN SUB-GRANT EXPRESSION OF INTEREST.

FULL APPLICATIONS will be by invitation only, based on determined eligibility of the project through the Expressions of Interest, and will be **due by Friday, June 14, 2024**. All applications will be reviewed and scored by a volunteer advisory committee comprised of qualified professionals in the fields of historic preservation, economic development, and rural initiatives. Projects invited to submit a full application will primarily be evaluated by demonstrated community and economic development potential, have a satisfactory on-site visit by the PVPC Historic Preservation Planner and Rehabilitation Specialist, and secure a favorable technical review of the project and design materials by the NPS to be fully eligible for funding consideration. The Ventures Center reserves the right to award or reject any or all applications, in any amount, for any reason. Project awards will be allocated for qualifying projects until available resources have been committed.

FULL APPLICATION SCORING CRITERIA CONSIDERATIONS

SUBMITTAL OF A COMPLETE APPLICATION - 15 POINTS.

- Does the proposed scope meet the [Secretary of the Interior's Standards for the Treatment of Historic Properties](#)? (5)
- Do funding sources meet project costs? (5)
- Are all required application elements and information included within the submission? (5)

PROJECT APPROPRIATENESS – 30 POINTS

- Is it demonstrated that the project is a historic community anchor building or resource? (5)
- Does this project reflect the organization or applicant's actual needs? (5)
- Does the project address the most critical building needs? (5)
- Have relevant planning initiatives been completed relevant to the scope, including pre-planning, architectural, engineering, and related professional assessments? (5)
- Is the resource structurally sound and able to be stabilized or restored? (5)
- Is the project easily accessible by the public? (5)

COMMUNITY BENEFIT - 55 POINTS

- Has the applicant clearly demonstrated how these preservation funds will support the local economy where the building is located. (15)
- Is this property or project included in the community's comprehensive or master planning or does the project align with an organization strategic plan or regional and/or statewide initiatives? (10)
- Does the project document appropriate community support? (10)
- Will completion of this project meet a defined community need? (10)
- Will this project support an increase in cultural programming for the community? (10)

**SUB-GRANT AWARDS WILL BE ANNOUNCED JULY 31, 2024.
SUB-GRANT AWARDED PROJECTS MUST BE COMPLETED BY AUGUST 2026.**

CONTACT FOR QUESTIONS

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For more information about this program, visit

<https://www.pvpc.org/content/preservation-works-western-mass-bruhn-sub-grant-program>

ADDITIONAL RESOURCES

[National Park Service - Technical Preservation Services - Preservation Briefs](#)

[The Secretary of the Interior's Standards for the Treatment of Historic Properties](#)

[Professional Qualifications Standards \(U.S. National Park Service\) \(nps.gov\)](#)

[National Park Service Historic Preservation Fund Grant Programs](#)

[Historic Preservation Tax Incentives \(U.S. National Park Service\) \(nps.gov\)](#)

[Massachusetts Cultural Resource Information System \(MACRIS\)](#)

[MACRIS Maps](#)

[Massachusetts Historic Rehabilitation Tax Credit](#)

[Massachusetts Historic Preservation Projects Fund](#)

[Massachusetts Historical Commission Survey and Planning Grants](#)

[Massachusetts Cultural Council Cultural Facilities Fund](#)

[Community Preservation Coalition](#)

[Massachusetts Economic Development Council](#)

[Massachusetts Community One Stop for Growth](#)

[COSTEP MA Coordinated Statewide Emergency Preparedness](#)

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.