

**TOWN OF MIDDLEBOROUGH
APPLICATION FOR
COMMUNITY PRESERVATION ELIGIBILITY**

PROJECT DESCRIPTION

Shoe Shop Place is the planned historic renovation and rehabilitation of the former Leonard, Shaw and Dean Shoe Factory located at 151 Peirce Street in the downtown neighborhood. The factory is a compilation of three, three –story wood frame building constructed between 1896 and 1911. Constructed in a U-shaped plan the buildings have low-pitched roofs, stone foundations, long band of double-hung, six-over-six wood sash windows (many of which have been removed) and a wood overhang cornice. The building designed and housed the Leonard, Shaw and Dean Inc. who was one of the two largest shoe manufacturers in the community. Shoe production was Middleborough’s biggest industry at the turn of the 20th century and continued at this site until the late 1930’s. At the height of production, the factory employed 150 workers. The factory was sold to Winthrop Atkins Company, was used to manufacture photo mounts and then advertising products. The Bays State Specialty Company moved into the factory in 1950 and operated there until 2001. The building has sat vacant since then and has been a blight on the surrounding residential neighborhood just north of the town’s center.

The rehabilitation of the Leonard, Shaw, and Dean Shoe Factory will create 24 much needed units of affordable rental housing. This building which has an elevator will provide easy access for elderly and handicapped. Proposed plans included the removal of asbestos siding and replacing with new siding, removing a few small, post 1949 structures and adding about 2400 square feet of new construction on existing out-building footprints and the replacement of missing windows with historically accurate replicas. The project has received approval for both Part I and Part II from the Massachusetts Historical Commission and the National Park Service. The Massachusetts Historical Commission has awarded \$900,000 of State Historic Rehabilitation Tax Credits. The project is eligible for Federal Historic Rehabilitation Tax Credits so all work will be compliant with the Secretary of Interior’s Standards for Rehabilitation.

The rehabilitation and adaptive reuse of the factory will remedy long-blighted buildings in the neighborhood, provide high-quality affordable housing and will preserve a part of Middleborough’s industrial heritage. The project also conforms to the town’s smart growth plans as it is within walking distances to downtown and has easy access to the commuter rail. In addition, it will create approximately 30 construction jobs and 3 permanent jobs with an overall \$8 million investment into the community. The project has received an approved comprehensive permit from the Town.

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PROPOSED TIME LINE

SEE ATTACHED

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FUTURE MAINTENANCE

The proposed budget has sources available from the capital budget and operating budget for the future maintenance of the historical nature of the building (See attached).

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LETTERS OF SUPPORT

See Attached