CANTON

Industrial Heritage-1 Zone (IH-1)

Prepared for the

CANTON PLANNING AND ZONING COMMISSION

Town of Canton, Connecticut

Effective

November 17, 1999

Revised

July 17, 2019
The attached text and plans comprise the Industrial Heritage – 1 Zone approved on November 17, 1999. The Canton Zoning Regulations govern unless modified by the paragraphs or plans of this IH-1 Zone.
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</table>
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1. ZONING STANDARDS

1.1. Definitions

Parking – Parking and loading spaces may be provided in the privately owned or publicly dedicated street in conjunction with used of land, buildings, and other structures as shown on the Master Plan, in Section 7.2 and as defined below

Minimum Square – There is no provision for a square of minimum dimensions to fit within a lot

Height – Telecommunications equipment may exceed the maximum building height, provided it is no higher than the chimney stack of the structure to which it is attached

Projection – Architectural features and fire escapes may project into the private or public right of way, but not over the travel portion, nor in a way which could interfere with pedestrians or parked vehicles

Height – Additional setbacks shall only be required for new buildings or structures from a residential district boundary line

Narrow Street – No increase in required setback due to narrow streets

Accessory Use – Accessory used may be located on separately owned parcels provided the principal and accessory uses are located within a Unified Development Parcel

Interior Lots – No building or structure to be used in whole or in part as a dwelling or for business or industrial purposes shall be erected on any lot unless said lot abuts a highway or street, or unless there is provided for such lot an unobstructed right-of-access at least 15 feet wide to a public highway to accommodate fire apparatus or other emergency equipment

Definitions – Gross Leasable Area (GLA) is the total floor area designed for tenant occupancy, measured from the inside wall faces. It excludes all vertical penetrations such as stairwells, elevator shafts or utility chases, and access hallways and restrooms

Motel/Hotel – A motel, hotel or inn may be 4 stories in height and not closer than 150 feet to a lot within the Detached Building Form Standards, when measured from the nearest portion of the building to the closest portion of the boundary line

Street Standards – Street standards of the Subdivision Regulations shall not apply where different standards are approved on the Master Plan

General Parking – Parking spaces may be provided on a public or private street in accordance with the approved Master Plan

Parking Dimensions – A parking space shall have a length of 18 feet and a width of 9 feet. A loading space shall constitute an area 10’ x 30’ x 14’

Parking – Parking spaces may be provided on another lot within the IH-1 District
Joint Use of Parking – The total number of parking spaces required for separate used which share parking shall be reduced in accordance with the IH-1 District Shared Parking Calculation (attached).

Off-Street Loading – Minimum of one loading space for one or more uses over 10,000 square feet requiring loading, with dimensions as specified in Section 7.2.

Parking Design – Each parking space shall be provided with adequate area for approach, turning and exit of an automobile having an overall length of 18 feet. Perpendicular (90 degree) parking spaces may be reduced to 16 feet in length if they front on a wheel stop or curb, which allows for vehicles to overhang by two feet without striking buildings or plantings. Parallel (0-degree) parking spaces shall be 21 feet in length to allow for maneuvering. Points of entrance and exit for driveways onto the street shall be located as to minimize hazards to pedestrian and vehicular traffic in the street. Trucks may use part of a street right-of-way for maneuvering, but not for loading or unloading.

Parking – Parking and loading spaces do not have to be separated from the public street right-of-way, but vehicles using them shall not overhang the travel way and pedestrian walkways. Parking shall not exceed 600 spaces.

Signs – Businesses which are closed may illuminate their signs until 11:00 p.m. Illuminated signs shall comply with the lighting standards of Section 7.4.

Signs – Signs may be painted on a wall.

Signs – The design, layout, style and size shall be consistent with the character and quality of the historic structures and materials existing on-site, and with the IH-1 Design guidelines for new construction.

Signs – Signs shall not be located over the travel portion of the street.

Signs – Within a Unified Development Parcel, up to three signs may advertise businesses not conducted on the premises but located in the Unified Development Parcel.

Alcoholic Beverages – Permitted within the IH-1 in accordance with Section 8.5.

Antennae – Satellite receiver/transmitter antennae with a dimension less than two feet are permitted, otherwise the existing restriction applies.

Design Guidelines – The design of new construction shall be consistent with and shall respect the character and quality of historic structures and materials existing on the site in conformance with the IH-1 Design Guidelines of the Master Plan.

Mix of Uses – To promote a mix of uses on a village scale consistent with the purpose of the IH-1 District, the following range of uses by Gross Floor Areas or number of units shall apply:

<table>
<thead>
<tr>
<th>Category</th>
<th>Gross Floor Area</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>40 – 300 units</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>5,000 – 75,000 SF</td>
<td></td>
</tr>
<tr>
<td>Light Industry</td>
<td>0 – 25,000 SF</td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td>10,000 – 45,000 SF</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>0 – 60,000 SF</td>
<td></td>
</tr>
</tbody>
</table>

The permitted used described by these categories are indicated in the attached IH-1 District Categories of Uses.
Development Potential – Within the range of specified uses, the potential amount and type of development will be determined by parking allocations made using the IH-1 District Shared Parking Calculation.

Association – A summary of terms showing how a Common Area Association would be implemented and maintained, if formed, shall be submitted with the first site plan application. The adopted documents shall be submitted in accordance with Section 43.9 of these regulations.

Lighting – All lighting shall comply with the lighting standards of Section 7.4.
1.2. **Height, Area and Yard Requirements**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requirement Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUM LOT AREA</td>
<td>6,000 SF</td>
</tr>
<tr>
<td>MINIMUM REAR LOT AREA</td>
<td>6,000 SF</td>
</tr>
<tr>
<td>MINIMUM FRONTAGE</td>
<td>(1)</td>
</tr>
<tr>
<td>MINIMUM FRONT YARD</td>
<td>10 FT</td>
</tr>
<tr>
<td>MINIMUM SIDE YARD</td>
<td>5 FT</td>
</tr>
<tr>
<td>MINIMUM REAR YARD</td>
<td>20 FT</td>
</tr>
<tr>
<td>MAXIMUM STORIES</td>
<td>3.5</td>
</tr>
<tr>
<td>MAXIMUM HEIGHT</td>
<td>4 stories / 60 FT Max (excluding basements or a floor utilized for parking that are partially below grade)</td>
</tr>
<tr>
<td>MAXIMUM LOT COVERAGE BY BUILDINGS</td>
<td>80% (2)</td>
</tr>
<tr>
<td>DISTRICT BOUNDARY SETBACK</td>
<td>30 FT (3)</td>
</tr>
<tr>
<td>MINIMUM OPEN SPACE/OUTDOOR RECREATION</td>
<td>20% (4)</td>
</tr>
</tbody>
</table>

(1) Requirements for the Unified Development Parcel. Each subdivision of the parcel is not required to meet limitations as to lot size, coverage and frontage so long as the parcel as a whole is in compliance.

(2) Provided that stormwater requirements of Section 7.13 are complied with an adequate area for open space and outdoor recreation is demonstrated on the submitted plan.

(3) Excluding existing buildings.

(4) This may include areas of internal canals and waterways if designed to be utilized and accessible.
2. **SHARED PARKING CALCULATION**

Required parking will depend upon the planned uses and arrangements for shared parking. If parking is not shared, the standards listed in Section 7.2 shall apply. The following procedure shall be used to calculate the required parking based upon the proposed mix and size of uses relying on the shared parking. An example of how this calculation would be used is provided, as well as Exhibit Tables.

### 2.1. Parking Procedure

1. Determine the type and amount of space to be built;

2. Multiply the peak parking demand factors in Exhibit 1 by the amount of planned space of each type in order to establish a beginning number of spaces for each use;

3. Multiply the spaces for each type of use by the hourly accumulation percentage found in Exhibit 2;

4. Multiply the largest hour number of spaces found in step 3 by the monthly variations percentage found in Exhibit 3; and,

5. Multiply the largest monthly space count by 86%, the captive market factor.

### 2.2. Sample Calculation of Required Parking

**Step 1:** Determine the type and amount of space to be built (one possibility)

- Office: 60,000 SF
- Retail: 30,000 SF
- Light Industrial: 30,000 SF
- Restaurant: 6,000 SF (public floor space)
- Multi-Family Condominium: 100, 2-Bedroom Units
- Single Family: 5, 3-Bedroom Houses

**Step 2:** Apply the peak parking demand factors from Exhibit 1

- 60,000 SF Office Times 3/1000 = 180
- 30,000 SF Retail Times 3.8/1000 = 114
- 30,000 SF Light Industrial Times 2/1000 = 60
- 6,000 SF Restaurant Times 20/1000 (public space) = 120
- 100 Multi-Family Times 1/1000 = 100
- 5 Single Family (parking not shared, provide on each lot) = NA

**Total = 574**

**Step 3:** Adjust for hourly accumulation (Exhibit 2) (Assume 2:00 p.m. is the peak hour)

- Office: 180 x 97% = 175
- Retail: 114 x 97% = 111
- Light Industrial: 60 x 97% = 58
- Restaurant: 120 x 60% = 72
- Residential: 100 x 60% = 60

Step 4: Adjust for monthly variations (Exhibit 3) (Assume December is peak month)

Office:  175 x 100% = 175
Retail:  111 x 100% = 111
Light Industrial:  58 x 100% = 58
Restaurant:  72 x 90% = 65
Residential:  60 x 100% = 60
**TOTAL:** 469

Step 5: Apply Captive Market Factor

469 x 86% = 403 parking spaces

Conclusion: A project of the assumed composition would require 403 spaces; alternatively, 403 spaced would allow this mix of uses.

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1. If development is phased, every new phase shall include previously approved phase(s) in the calculation of shared parking. Density limitations shall apply at Unified Development Parcel level unit site plans showing parking allocated to each building have been approved for the entire parcel. Subsequent changes of use shall demonstrate adequate shared parking using this procedure.

2. A “Captive Market Factor” accounts for the reduction in parking demands within a mixed-use project. Two examples are on-site market support, like office employees who also shop within the complex or improved market image and penetration by uses within walking distant of each other, which allows individuals to patronize more than one destination on single trip. Research found this “market synergy” or Captive Market Factor reduced demand an average of 28% for non-central business district sites. We used a more conservative 14%, or half the reduction found in the Urban Land Institute/Barton-Aschman Association study.

3. The actual model will go through an iterative search to find the peak hour rather than make an assumption.
### 2.3. Exhibit 1

**REPRESENTATIVE PEAK PARKING DEMAND FACTORS**

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>UNIT</th>
<th>WEEKDAY</th>
<th>SATURDAY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>Parking Spaces per 1,000 SF GLA</td>
<td>3.00</td>
<td>0.50</td>
</tr>
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<td>Retail</td>
<td>Parking Spaces per 1,000 SF GLA</td>
<td>3.80</td>
<td>4.00</td>
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<td>Antique &gt; 1,000 Sf</td>
<td>Parking Spaces per 1,000 SF GLA</td>
<td>1.00</td>
<td>2.50</td>
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<tr>
<td>Light Industrial</td>
<td>Parking Spaces per 1,000 SF GLA</td>
<td>2.00</td>
<td>0.25</td>
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<tr>
<td>Restaurant</td>
<td>Parking Spaces per 1,000 SF Public Floor Space</td>
<td>20.0</td>
<td>20.0</td>
</tr>
<tr>
<td>Cinema</td>
<td>Parking Spaces per Seat</td>
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<td>0.30</td>
</tr>
<tr>
<td>Residential</td>
<td>Parking Spaces per Residential Unit</td>
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<td>1.00</td>
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<tr>
<td>Hotel</td>
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</tr>
<tr>
<td>Guest Room</td>
<td>Parking Spaces per Room</td>
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<td>1.25</td>
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<tr>
<td>Restaurant Lounge</td>
<td>Parking Spaces per 1,000 SF Public Floor Space</td>
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<td>20.0</td>
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<tr>
<td>Conference Rooms</td>
<td>Parking Spaces per Seat</td>
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<td>Convention Area</td>
<td>Parking Spaces per 1,000 SF GLA</td>
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### 2.4. Exhibit 2

**Representative Hourly Accumulation by Percentage of Peak Hour**

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<tr>
<th>Hour</th>
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<th>Cinema</th>
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</table>

2.5. **Exhibit 3**

**REPRESENTATIVE MONTHLY VARIATIONS AS A PERCENTAGE OF PEAK MONTH**

<table>
<thead>
<tr>
<th>Month</th>
<th>Office</th>
<th>Retail</th>
<th>Lt. Ind.</th>
<th>Restaurant</th>
<th>Cinema</th>
<th>Res.</th>
<th>Weekday</th>
<th>Saturday</th>
<th>Conf.</th>
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<td>100</td>
<td>85</td>
<td>65</td>
<td>100</td>
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</tr>
</tbody>
</table>

3. CATEGORIES OF USES

3.1. Residential

1. Attached or detached multiple dwelling units, attached or detached single family dwelling units, two-family dwelling units
2. A boarding house providing for more than 3 boarders
3. Non-profit house for the elderly
4. Convalescent home or rehabilitation facility
5. One dwelling unit contained within a church
6. Accessory apartment beyond the limitations of paragraph 3.3.C.1.A and 3.3.D.1.a, subject to specified conditions
7. Bed and breakfast within a dwelling
8. Home occupations subject to the provisions of Section 3.3
9. Accessory apartment within a dwelling, subject to certain conditions and the provisions of Sections 3.3.C.1.A and 3.3.D.1.a
10. Assisted Living
11. Continuing Life Care Facilities
12. Multi-Level Care Communities
13. Special Needs Housing

3.2. Office

1. Offices
2. Experimental, analytical, research, pharmaceutical, and commercial laboratories including theoretical research, project engineering and sales development
3. Professional offices, subject to the provisions of Section 4.1.B.2

3.3. Light Industry

1. Fabricating, processing, converting, altering or assembly of products, crafts and works of art, and the retail sale of such products on the premise and residential occupancy for the artisan
2. Manufacture, processing or assembling of goods for sale only on the premises and at retail
3. Fabricating, processing, converting or assembly or products, crafts and work of art, the retail sale of such products on the premises, and residential occupancy for the artisan
4. Light assembly of small parts not including manufacturing or fabrication
5. Light manufacturing not requiring the use of dangerous or noxious chemicals and/or processes and which does not produce external noise levels higher than that associated with light assembly permitted under Section 4.2

6. Lumber yards and the processing of peat

7. Printing and publishing

8. Manufacturing, fabricating, processing, converting, altering or assembling and the packaging, warehousing and distribution of machine parts, electrical equipment, electronic equipment, photographic products, optical products, office and business equipment, plastic components and computing equipment

9. Warehousing

10. Fabricating, processing, converting, altering or assembly of products

11. Utility substations, including new facilities and any major expansion over or in addition to existing facilities

12. Water supply and water pollution control facilities, including treatment and filtration systems, pump stations, storage reservoirs, tanks and stand pipes, and appurtenant structures

13. Indoor processing of agricultural products including the indoor cultivation of crops, including but not limited to hydroponic vegetation, medical marijuana production, and other harvestable crops

14. Mercantile Industrial, as allowed under Sections 4.1.B.4 and 4.1.C.4

3.4. Retail

1. Retail business

2. Personal service shops

3. Banks

4. Restaurants, all classes

5. Recreation and amusement uses, such as electronic game stores, retail video stores, indoor movie theaters, dinner theaters or dance halls, indoor or outdoor athletic facilities or health and fitness clubs

6. Drive-in windows for establishments with certain provisions

7. Alcoholic beverages identified on Table 8.5.B

3.5. Other

1. Signs as provided in Section 7.3

2. Group day care home and child day care center

3. Individual structures for parking and garaging for more than five vehicles provided adequate parking space is available and no safety hazards are created

4. Motels and hotels

5. Hospital (acute-care), church, sanitarium or philanthropic uses

6. Club

7. Fraternal organizations

8. Profit or non-profit private schools
9. Group day care home, up to 12 children, operated by a resident
10. Child day care center located in a church, club, etc.
11. Family day care home, up to four children and operated by a resident, licensed under the definition for day care services
12. Agricultural uses limited to those activities permitted on a farm as defined herein
13. Roadside stands for the sale of agricultural products grown on the premises
14. The renting of rooms or board to not more than three paying guests, other than members of the family
15. Community centers, public libraries, parks, playgrounds, public schools, excepting correctional institutions or facilities for the mentally disturbed, subject to the provisions of Section 8.3.e. of the Connecticut General Statutes
16. Farmers market or temporary seasonal outdoor sales, such as antique or flea market events
### 3.6. Existing Building Floor Areas

<table>
<thead>
<tr>
<th>Building</th>
<th>Building Name</th>
<th>Existing GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Depot</td>
<td>1,121</td>
</tr>
<tr>
<td>2</td>
<td>Shipping</td>
<td>26,523</td>
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<tr>
<td>3</td>
<td>Packaging Shop</td>
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<tr>
<td>4</td>
<td>Bridge</td>
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<tr>
<td>5</td>
<td>East Forebay</td>
<td>10,662</td>
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<tr>
<td>6</td>
<td>Collins</td>
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<tr>
<td>7</td>
<td>South Forebay</td>
<td>5,266</td>
</tr>
<tr>
<td>8</td>
<td>River</td>
<td>11,895</td>
</tr>
<tr>
<td>9</td>
<td>Boiler</td>
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<td>Holyoke</td>
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<td>11</td>
<td>Canal</td>
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<td>12</td>
<td>Perry</td>
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<td>14</td>
<td>Blacksmith</td>
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<tr>
<td>15</td>
<td>Axe Forge</td>
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<tr>
<td>16</td>
<td>Penstock</td>
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<tr>
<td>17</td>
<td>The Office</td>
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<tr>
<td>18</td>
<td>Scale House</td>
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<td>19</td>
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<tr>
<td>20</td>
<td>Wheel House</td>
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<tr>
<td>21</td>
<td>Rolling Shop</td>
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<tr>
<td>22</td>
<td>Lower Forge</td>
<td>15,467</td>
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<tr>
<td>23</td>
<td>Idle Drop</td>
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<tr>
<td>24</td>
<td>Pavilion</td>
<td>568</td>
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<tr>
<td>25</td>
<td>Brick Filling</td>
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<td>26</td>
<td>Quenching</td>
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<tr>
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<tr>
<td>28</td>
<td>Spring House</td>
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</tbody>
</table>

**SUBTOTAL**  193,241  
**TOTAL**     264,970
4. DESIGN GUIDELINES FOR NEW CONSTRUCTION

4.1. Industrial Heritage District – New Construction

4.1.A. PURPOSE

The purpose of these Design Guidelines is to promote a high quality of architectural design in new buildings within the Industrial Heritage District, compatible with the existing industrial buildings dating from the mid-nineteenth century. The restoration and renovation of existing buildings will be consistent with *The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*

4.1.B. BUILDINGS: THE HISTORICAL CONTEXT

The existing buildings on the former factory site are almost exclusively industrial, mostly large volumes designed for manufacturing or warehousing purposes. The larger (and earlier) buildings have pitched roofs spanning 60 to 70 feet with slate, shingle or metal roofing. The buildings are either stone or brick loadbearing structures or timber frame with corrugated metal or concrete sheet cladding or clapboard siding. Most of the larger span buildings have tall windows and clerestory lights to admit light into the center of the floor. Doors are often taller and wider than standard, reflective of their function for moving products in and out.

There is abundant evidence that many of the buildings have been adapted or grown over time in response to new or expanded function. The visible evidence lies in the scars and patches, the toothing of new walls into old as well as numerous lean-to-additions.

The spirit of the place is that of pragmatic and economical construction responding to the needs of the factory. Notwithstanding the wide range of forms, materials and detailing, there is a unity in the buildings derives from their siting in relation to the water; a robust, functional approach to design without decoration; the linear continuity of large forms; and a restricted color palette of red oxide with blue-gray accents.

New construction should reflect this context in spirit, avoiding false replication of existing buildings, at the same time avoiding a domestication of the build form. These guidelines which follow are derived in the belief that new buildings can be built with new materials and new technology, and at the same time, remain true to the historical and context.

4.1.C. SITE

The siting of the existing industrial buildings reflects the topography of the river that provided motive power for the factory machinery. The buildings are tightly clustered in the flood plain between the riverbank and the sharply rising land that runs more or less parallel to the river 400 to 500 feet inland. On the long axis, the buildings are extended along the riverbank and the canals, parallel with the flow of water. The design of buildings around the source and flow of water is an identifying characteristic of the landscape and buildings.

1. The siting of buildings should respond to site features including the riverbank, the retaining walls and the site contours.

2. Access to the site and circulation around the site should be in accordance with the General Development Plan.

3. Where possible, alternative surfaces for vehicular traffic may be considered in place of bituminous asphalt, particularly on secondary routes and parking.
4. Fire lanes on or near the river should consist of a 12 foot right of way with a visible concrete, bituminous asphalt or brick path four feet wide with an additional six feet on either side consisting of a loadbearing hard surface matrix capable of supporting emergency vehicles and allowing grass to grow in the interstices.

5. Parking spaces and loading bays adjacent to pedestrian plazas and walkways should be paved in a similar material to emphasize continuity of surface in a predominantly pedestrian environment.

6. Open Space: Planting shall use materials native to the riparian zone in this area and will recognize that different species are appropriate for riverbank, floodplain and adjacent uplands.

7. Open Space: Paving for pedestrian areas may be brick, granite sets or cobbles, fieldstone slabs or a mixture of these. Plain concrete paving, either cast slabs or precast units may be used. Accent strips of a different material; i.e., strips of brick, granite or stone, are encouraged to enhance the appearance of the concrete.

8. Retaining Walls: Materials for retaining walls may be concrete or natural stone with stone being preferred. Brick may be included as secondary facing material. Edges of any laminate face should generally be concealed by careful detailing of reveals, returns and caps to present an impression of full depth solidity. Artificial stone or precast concrete or simulated stone slabs are not permitted.

9. River, Forebay, Canal, Tailrace: The edges and retaining walls of these waterbodies should be restored and maintained without encroachment. In the event that safety railings are required, these should be in mild steel or stainless steel.

10. Fences, Railings, Gates, Barriers: Shall be generally industrial in character and uniform throughout the site.

11. Handicap accessible routes should be in compliance with the ADA Guidelines, as well as State and Town regulations. Particular care should be taken to integrate accessible routes into the main site circulation. Where it is reasonable to accomplish a chance in grade through ramps, separate steps may be considered redundant.

12. Exterior lighting for streets, open spaces and the outside of buildings shall be uniform throughout the site, established as a range of types suited for the purpose. Care should be taken not to create light spillage or undue glare, which can be a distraction to motorists.

13. Signage: A graphically consistent and high quality signage plan will be prepared and submitted as part of the material supporting the first site plan. Among other parts of the plan will be uniform identification and direction for emergency vehicles, types of signage materials to be used, examples of varied trade signs and a directory near the entrance. Movement in, out and around the property will be supported by signage using a simple format with a color palette and a family of fonts. Signs will be designed to relate to the industrial nature of the architecture, avoiding any appearance of surface or temporary application.

14. A major thematic typeface being considered for the project is Clarendon, an example for which is attached, employed on the property name sign, @COLLINSVILLE. The typeface is described as “Clarendon”, originally cut in wood. This font is appropriate because of its connection to industry and its origin in Connecticut. William H. Page founded Page and Company in Greenville, Connecticut and cut a series of the Clarendon typeface. In 1876, Page moved his manufacturing plan ½ mile to Norwich. Page’s typefaces were used by The Collins Company and other similar companies in their catalogs.

15. Lighting, signage, mailboxes, etc. should strive for functional simplicity. Cast iron, cast aluminum and stainless steel are preferred materials for architectural hardware and components, including lighting. The use of period reproduction elements or brass and bronze or “antiqued” architectural materials is discouraged.

16. Illuminated signage may be permitted in limited circumstances; i.e., by artists, in creative ways that enhance the character of the neighborhood and its formal industrial buildings. Signage may be illuminated by an external tungsten light source of maximum 250 watts reflected off the lettering subject to reasonable considerations regarding glare. Halogen, metal halide, high intensity discharge or any other form of lighting other than tungsten may be permitted in limited circumstances. Sodium lighting (high or low pressure) will not be permitted. Backlit signage will not be permitted inside or outside.
17. Fluorescent lighting may be used internally and, in limited applications, externally. While offering economical lighting and good color rendition, fluorescent lighting may be detrimental to the overall appearance of the property unless carefully integrated into the overall architecture. Specific measures to deal with this issue will be addressed at the site plan level and in subsequent applications for the development of individual buildings.

18. Neon or similar gas tube lettering of unique design may be permitted on the outside of buildings, subject to dimensional limitations. Neon or similar gas tube lettering of a standard or commercial design are not allowed for external application but may be permitted inside windows, subject to dimensional limitations.

19. Trash Collection: Trash storage areas and dumpsters shall be screened from general view. Screens shall be compatible with general architecture and material of the buildings.

4.1.D. BUILDING FORM

Volume and Massing – New buildings should be conceived as large scale forms which may accommodate a range of different activities under one roof. Individual ancillary additions may be permitted outside the envelope of the large form.

4.1.E. BUILDING ELEMENTS

1. Walls, Doors and Windows
   a. The ratio of solid to void in loadbearing walls should be no greater than 2:1 (i.e., approximately 33% transparent or more).
   b. The ratio of solid to void in curtain walls should be no greater than 1:1 (i.e., approximately 50% transparent or more).
   c. Doors, door frames and door hardware should be consistent with the functional simplicity of the architecture, expressive of purpose without recourse to applied ornament.
   d. Doors may be single or double with glazed openings if required. Personnel doors may be included in industrial doors.
   e. Wood doors should be flush solid core, framed and paneled or ledged and braced. False paneling (i.e., metal or particle board) is not permitted.
   f. Metal doors should generally be plain flush. Patterned rolled plate (i.e., diamond plate) may be used either for the whole door or for kick plates. Metal may be either painted or left with a natural (protective) finish.
   g. Glass doors may be wood framed or frameless with stainless steel hardware.
   h. Door frames may be either wood or steel. Detailing should preferably be reflective of modern architectural practice, for instance by resolving junctions with a reveal rather than an applied molding.
   i. Door hardware should be modern in tone. Stainless steel or plain steel hinges are preferred. Classically styles bronze, brass, or porcelain handles are discouraged. Strap hinges boldly expressed may be used as appropriate on a ledged and braced door or large industrial door.
   j. Industrial or garage doors may be wood or metal, with or without glazed panel. False wood paneling or any attempt to imitate traditional modes of construction is discouraged.
   k. Windows should be mainly sash vertical sliders; horizontal or vertical casements may be permitted as ancillary features. When casements are used they should be industrial in character and not the style used for contemporary residential construction.
   l. Windows should generally be vertical in projection.
m. Mullion, muntin and transom details should be spaced and proportioned according to the demands of material and application. In all cases they should create true divided lights as opposed to being an applied surface decoration.

n. The application of porches, shades, shutters and awnings is discouraged as they tend to obscure the functional simplicity of the basic architecture. Balconies are permitted.

2. Roofs
   a. Pitched roofs are the preferred method of construction though flat roofs are permissible in small areas.
   b. Roof pitch should be between 6:12 and 8:12.
   c. All roofs are to be gable ended; avoid hipped roofs.
   d. Roof penetrations and projections in the form of gabled dormers, shed dormers, chimneys, flues, and vent pipes are permitted so long as they are conceived within the greater architectural composition of the building and are concealed or integrated into the architecture wherever practicable.
   e. Mechanical equipment should, in general, be concealed from outside view although they may be included as architectural design elements integrated with the architecture of the building.

3. Elevator Ramps
   Providing for full handicap accessibility ramps and elevators should be integrated into the mainstream circulation. They should also be fully integrated into the architectural composition of the building, to be read and used as components making up the building rather than in any way “special”.

4.1.F. BUILDING MATERIALS

1. Permitted Materials
   a. Cast in place concrete.
   b. Masonry, including brick, CMU, stone. Stretcher bond and header bonds are discouraged; Common, English or Flemish bonds are preferred.
   c. Roofing: slate, asphalt shingles, corrugated metal, and standing seam.
   d. Gutters and downspouts: copper, cast iron, PVC, and steel; if PVC they should be black
   e. Doors and door frames: wood, steel and aluminum.
   g. Paints and stains: color should be within the palette range of red oxide (Benjamin Moore #1300), blue-gray or black to match existing.
   h. Architectural metals, including galvanized sheet metal, copper, lead coated copper, cast iron, and stainless steel.
   i. Corrugated metals should have curvilinear corrugations, not box shaped or trapezoidal.

2. Not Permitted or Discouraged Materials
   a. Precast concrete and cast stone paneling (lintels and CMU are permitted).
   b. Prefabricated exterior wall and insulation systems (i.e., Dryvit).
   c. Stucco or rendered finishes.
d. Vinyl siding and plastic coated metal siding may only be used with appropriate detailing matching traditional clapboard so that junctions and ends are trimmed with appropriate solidity. The quality of vinyl siding should be at least that of the Wolverine Brand. The use of timber clapboard is preferred at lower levels where people are liable to come in direct contact with the building.

e. Fiberglass, plastic coated or PVC windows and doors.

4.1.G. BUILDING SYSTEMS

Building systems should be conceived as part of the architecture, fully integrated into the building without necessarily being concealed. Structural framing may be exposed (fire codes permitting) and mechanical and fire protection systems may be exposed. Any exposed systems should be fully designed as part of the architectural composition, in keeping with the industrial aesthetic of the existing buildings.

Energy conservation is encouraged in conformance with prevailing building codes and zoning regulations. Solar collectors and any other external equipment should be fully integrated into the architecture.

4.1.H. DETAILS AND HARDWARE

1. Detailing of edges, junctions, and flashings should strive to be simple, elegant and functional without decoration.

2. Architectural details, such as lighting, signage, mailboxes, etc. should avoid “period reproduction” aesthetics and should strive for functional simplicity, consistent with the industrial setting.

3. Plastic coating and colorized anodizing are discouraged as metal finishes. Preferred finishes include: galvanizing, epoxy coatings, polysulphide, red oxide, and other corrosion resistant coatings. Where corrosion is not a functional problem, metals may be left exposed to the weather.
5. DESIGN GUIDELINES FOR REHABILITATION

5.1. Industrial Heritage District – Rehabilitation of Existing Buildings

5.1.A. PURPOSE

The purpose of these Design Guidelines is to promote a high quality of architectural design in the rehabilitation of existing buildings within the Industrial Heritage District, and that the design reflects the architectural heritage in which the buildings are set. Work on existing buildings should be consistent with The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. As a supplement to the Standards and Guidelines; however, the defining topography of the Collinsville site and the eclectic nature of the original buildings should be recognized and maintained in the rehabilitation work.

5.1.B. BUILDINGS: THE HISTORICAL CONTEXT

The existing buildings on the former factory site, dating from 1846 through 1956, are almost exclusively industrial, mostly large volumes designed for manufacturing or warehousing purposing. The larger (and earlier) buildings have pitched roofs spanning 60 to 70 feet with slate, shingle or metal roofing. The buildings are either stone or brick loadbearing structures or timber frame with corrugated metal or concrete sheet cladding or clapboard siding. Most of the larger span buildings have tall windows and clerestory lights to admit light into the center of the floor. Doors are often taller and wider than standard, reflective or their function for moving products in and out.

There is abundant evidence that many of the buildings have been adapted or grown over time in response to new or expanded functions. The visual evidence lies in the scars and patches, the toothing of new walls into old, as well as numerous lean-to-additions.

The spirit of the place is that of pragmatic and economical construction responding to the needs of the factory. Notwithstanding the wide range of forms, materials and detailing, there is a unity in the buildings derives from their siting in relation to the water; a robust, functional approach to design without decoration; the linear continuity of large forms; and a restricted color palette of red oxide with blue-gray accents.

Wherever possible, original elements should be restored. Where there is a need to replace original elements; i.e., windows, every effort should be made to remain faithful to the material, scale and proportions of the original. Where new elements or additions are introduced, they should be designed to unmistakably contemporary, avoiding false replication.

5.1.C. SITE

The siting of the existing industrial buildings reflects the topography of the river that provided motive power for the factory machinery. The buildings are tightly clustered in the flood plain between the riverbank and the sharply rising land that runs more or less parallel to the river 400 to 500 feet inland. On the long axis, the buildings are extended along the riverbank and the canals, parallel with the flow of water. The design of buildings around the source and flow of water is an identifying characteristic of the landscape and buildings.

5.1.D. DESIGN STANDARDS

1. The siting of buildings should respond to site features including the riverbank, the retaining walls and the site contours.

2. Where possible, alternative surfaces for vehicular traffic may be considered in place of bituminous asphalt, particularly on secondary routes and parking
3. Access to the site and circulation around the site should be in accordance with the General Development Plan.

4. Where possible, alternative surfaces for vehicular traffic may be considered in place of bituminous asphalt, particularly on secondary routes and parking.

5. Fire lanes on or near the river should consist of a 12 foot right of way with a visible concrete, bituminous asphalt or brick path four feet wide with an additional six feet on either side consisting of a loadbearing hard surface matrix capable of supporting emergency vehicles and allowing grass to grow in the interstices.

6. Parking spaces and loading bays adjacent to pedestrian plazas and walkways should be paved in a similar material to emphasize continuity of surface in a predominantly pedestrian environment.

7. Open Space: Planting shall use materials native to the riparian zone in this area and will recognize that different species are appropriate for riverbank, floodplain and adjacent uplands.

8. Open Space: Paving for pedestrian areas may be brick, granite sets or cobbles, fieldstone slabs or a mixture of these. Plain concrete paving, either cast slabs or precast units may be used. Accent strips of a different material; i.e., strips of brick, granite or stone, are encouraged to enhance the appearance of the concrete.

9. Retaining Walls: Materials for retaining walls may be concrete or natural stone with stone being preferred. Brick may be included as secondary facing material. Edges of any laminate face should generally be concealed by careful detailing of reveals, returns and caps to present an impression of full depth solidity. Artificial stone or precast concrete or simulated stone slabs are not permitted.

10. River, Forebay, Canal, Tailrace: The edges and retaining walls of these waterbodies should be restored and maintained without encroachment. In the event that safety railings are required, these should be in mild steel or stainless steel.

11. Fences, Railings, Gates, Barriers: Shall be generally industrial in character and uniform throughout the site.

12. Handicap accessible routes should be in compliance with the ADA Guidelines, as well as State and Town regulations. Particular care should be taken to integrate accessible routes into the main site circulation. Where it is reasonable to accomplish a change in grade through ramps, separate steps may be considered redundant.

13. Exterior lighting for streets, open spaces and the outside of buildings shall be uniform throughout the site, established as a range of types suited for the purpose. Care should be taken not to create light spillage or undue glare, which can be a distraction to motorists.

14. Signage: A graphically consistent and high quality signage plan will be prepared and submitted as part of the material supporting the first site plan. Among other parts of the plan will be uniform identification and direction for emergency vehicles, types of signage materials to be used, examples of varied trade signs and a directory near the entrance. Movement in, out and around the property will be supported by signage using a simple format with a color palette and a family of fonts. Signs will be designed to relate to the industrial nature of the architecture, avoiding any appearance of surface or temporary application.

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18. Fluorescent lighting may be used internally and, in limited applications, externally. While offering economical lighting and good color rendition, fluorescent lighting may be detrimental to the overall appearance of the property unless carefully integrated into the overall architecture. Specific measures to deal with this issue will be addressed at the site plan level and in subsequent applications for the development of individual buildings.
6. MASTER PLAN
@ COLLINSVILLE LLC
Zone Change Application
Heavy Industrial (HI) to Industrial Heritage 1 (IH-1)

Collins Axe Factory Site
Assessor's Map 10-2, Lot 52
Front & Main Streets
Collinsville, Connecticut

MASTER PLAN SHEET INDEX

1 BOUNDARY SURVEY 1999
2 ABUTTING PROPERTY OWNERS, LAND USES
3 EXISTING CONDITIONS
4 GENERAL DEVELOPMENT PLAN
7. COLLINS COMPANY BUILDING AND SHED DOCUMENTION
Collins Company Building Documentation
Building No. 1
Depot/Freight Station

Date of Construction: ca. 1910 (visual)
Type of Construction: Frame
Dimensions: One story
Faces: North

Description and function:
Building No. 1, the Depot, is a small one-story gable-roofed structure covered with clapboards, vertical siding, and beadboard wainscoting. It is located parallel with the former railroad tracks at the northwest corner of the Collins Company complex. The broad roof overhangs, supported by bold diagonal braces, on the side elevations are characteristic of the depot building type. The overhang soffits are flush boarding. The north elevation from the east has a brief section of high beadboard wainscoting under vertical siding to a double door, followed by a glazed and paneled door and two 2-over-2 windows. On the south elevation, from the west, a 2-over-2 window is followed by a loading door and beadboard wainscoting. Both the east and west elevations have added entrance porches. The east end has double door off center to the south under a louvered attic opening, while the west end elevation has a 2-over-2 window to the north and a glazed and paneled door to the south under a 2-over-2 attic window. The roof is covered with asphalt shingles.

Alterations:
The porches clearly are added. Chances are that siding also has been changed, at least in part.

Preservation Issues:
A rehabilitation should maintain the mass and historic sense of the depot. Details probably are negotiable.

Views: Northeast, southeast
Negative envelopes: 4, 5
Collins Company Building Documentation
Building No. 2 (3)
Shipping

Date of Construction: 1904, 1937 (Factory Mutual 1950 survey)
Type of Construction: Brick
Dimensions: 35' x 245'; two stories
Faces: North

Description and function:
Building No. 2 is a long two-story rectangular brick structure located at the entry to the complex. It is identified as Building No. 3 by the Factory Mutual 1950 survey but this number designation does not match up with the 1920 appraisal, probably in part because the east section of the building was constructed in 1937. The year 1937 appears in the masonry at the (rear) southeast corner. The year 1904 appears in the masonry at the (front) southwest corner.

The north (front) elevation, reading from the west, has six bays of 2-over-2 windows between pilasters to a door, followed by six more bays. Lintels of windows in these 13 bays are segmental. Thereupon the windows change to 12-pane steel sash in trabeated surrounds. Presumably the change marks the junction of the 1904 and 1937 buildings. Continuing in the 1937 section, there are seven bays to a door. The third bay in this group is the entrance with recessed heavy double door on strap hinges (perhaps not original) under the incised lettering THE COLLINS CO. Another four bays follow, to a door, then two more to a door, to a final two bays, for a total of 18 bays in the 1937 section.

On the roof at the east terminus of the 1904 building two cross parapets run south to a square medieval tower. The top of the tower is corbeled out to support parapets on its north, south, and east sides. The parapets are embellished with four recessed arches.

The west (Main Street) end elevation is comprised of three deeply recessed corbeled bays. At first floor each bay has a 2-over-2 window glazed with wire glass, while at second floor the apertures are filled with glass brick. The wall is surmounted by a low gabled parapet. The east end elevation, over a high basement, is similar with some added fenestration. A frame skywalk connects from the south elevation to Building No. 5 to the south. The south elevation, from the east, has 12 of the recessed bays to a two-part brick connector at the mid point between Building No. 2 and Building No. 3. One part of the connector rises to a square tower with a recessed panel on each face.

Alterations:
The 1937 section may have replaced an earlier building.

Preservation Issues:
Usual concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

Views: Southwest, south, southwest, northeast, northeast, northwest, northwest
Negative envelopes: 6, 3
Collins Company Building Documentation
Building No. 3 (25-A)
Packing Shop/Packing House

Date of Construction: 1890-1916 (1920 appraisal, unnumbered volume, page 12)
Type of Construction: Frame
Dimensions: 42' x 200'; two stories
Faces: West

Description and function:
Building No. 3, the Packing House, is a two-story frame gable-roofed structure with vertical siding and central roof monitor/cupola. The front (west) elevation on Main Street at first floor consists of door to the north followed by a long band of eight 6-over-6 windows. Above, a large central double loading door of heavy diagonal boards positioned at 1 1/2-story height, and flanked by bands of four 6-over-6 windows. The loading doors repeat at 2 1/2-story level is flanked by single 6-over-6 attic windows. On the north side elevation the pattern from the west (front) is two pair of 8-over-8s, two pair of taller 8-over-8s, and six single tall 8-over-8s leading to the added midway brick tower. Brownstone foundation is visible on the north elevation next to the water. Two brick sheds are in front of this elevation, close to Main Street. Both first and second floors of the building have uninterrupted rows of bout 18 windows, 8-over-8 at the first floor, 12-over-8 at the second.

The small square central roof monitor is open on the sides, showing a pulley wheel that may be for a bell. The structure is capped by a heavy pyramidal roof. A wind direction finial rises from the roof apex; it is perforated with the year date 1908.

Alterations:
While there undoubtedly have been alterations, Building No. 3 gives a sense of being one the buildings in the complex with good architectural integrity.

Preservation Issues:
Usual concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

Views: Northeast, northeast
Negative envelope: 4
Collins Company Building Documentation
Building No. 4
Bridge

Date of Construction: ca. 1930s (visual)
Type of Construction: Brick
Dimensions: 30' x 49'; one story
Faces: ?

Description and function:
Building No 4, Bridge, is a one-story brick building of modest size for undetermined use in a contemporary mid-20th-century design. Despite its clearly contemporary mode, it continues the Collins Company customary practice for brick buildings of recessed panels or bays divided by pilasters or piers. While the wall planes here are smooth and there is no corbeling, still a parapet capped by clay tile is in place in the traditional manner. The Main Street (west) elevation has three bays, each with two 20-pane steel sash with concrete sills and lintels. The lintels connect, forming a brief string course near the top of each panel. A full string course runs across the building above the bays. In the basement the steel sash are 4-pane. The south side elevation is treated in similar manner with two bays. Basement windows here are bricked up. Location of the front door is not apparent.

Alterations:
None apparent.

Preservation Issues:
Usual concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

View: Northeast
Negative envelope: 4
Collins Company Building Documentation
Building No. 5 (24-A)
East Forebay/Polishing Shop

Date of Construction: 1865-1908 (1920 appraisal, unnumbered volume, page 12)
Type of Construction: Frame
Dimensions: 44'5" x 119'4"; two stories
Faces: ?

Description and function:
Building No. 5 is a large two-story gable-roofed frame building covered with clapboards, novelty siding, and wood shingles on rubble stone foundation now parged. Floors are 3" plank on sleepers. Roof was slate. The building is located just east of the large body of storage water known as the forebay.

First-floor fenestration in the east elevation from the north consists of groups of four 6-over-6 windows, six 6-over-6 windows, and eight such windows. The second floor starts with five 6-over-6s in the skywalk connecting to Building No. 2, then, in the main block, nine 18-over-18s followed by a space and one more 18-over-18.

Three large gable-roofed dormers with shingled siding project from the front roof slope above. The dormer to the north is larger than the other two, having three pair of 18-over-18 windows; the other two dormers have one pair.

Two-thirds of the west elevation extends south from Building No. 3, Packing Shop. It is similar to the east elevation, with 17 6-over-6 windows at first floor and nine 18-over-18s at second floor. The south end elevation has 6-over-6s at both levels. The stone foundation is visible above the forebay.

Alterations:
The building was constructed from time to time. See dates above.

Preservation Issues:
Usual concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

View: southwest, west, northeast, east
Negative envelope: 3, 4
Collins Company Building Documentation
Building No. 6 (21-A)
Collins/Emery Wheel Shop

Date of Construction: 1905 (1920 appraisal, unnumbered volume, page 12); polygonal section appears to be later than 1920
Type of Construction: Brick
Dimensions: 1905 section, 36' x 68', polygon, irregular, 37'; two stories on high basement
Faces: ??

Description and function:
Building No. 6 is a two-story brick building in two sections consisting of the 1905 roughly rectangular part and the polygonal section added to the south perhaps in the 1930s.

In the east elevation of the 1905 building the basement is a solid brick wall, except for a loading door at the south. The southeast corner is chamfered to a height of approximately six feet under a corbeled squinch. The first and second floors are divided into five recessed corbeled bays each with a window, but at the first floor the windows are bricked up. In the second-floor windows, which are 4-over-2, the upper sash pivot horizontally. In the three bays of that portion of the south elevation which projects east of the polygon, a tail race flows under the basement. Each floor above has three windows, one bricked in at the basement, two replacements and one bricked in at the second floor, and three 6-over-3 in the third floor. A corbeled chimney rises from the roof above.

A wooden shed is in front of the newer angled wall at basement level. A scar at first-floor level indicates a former building, with single and paired steel sash above. The brief south elevation of the polygon is similar, overlooking the lattice-steel framework of a bridge over the tail race. The bridge has lost its flooring.

Alterations:
The building was constructed in sections and at least one formerly abutting structure has been removed. Some windows have been replaced or bricked up.

Preservation Issues:
Usual concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

View: northwest, northwest, northwest, northwest, north. The two views of the lattice-work bridge show Building No. 6 to the right, Building No. 7 straight ahead. In the second view of the bridge the image below the steel is a reflection of Building 7 on the water.

Negative envelope: 3
Collins Company Building Documentation
Building No. 7 (?)
South Forebay/?

Date of Construction: Late 19th century (visual)
Type of Construction: Frame
Dimensions: 40' x 148''
Faces: West

Description and function:
The identity and provenance of Building No. 7 are not clear. Master Plan Drawing 3 labels it "7 South Forebay." In the list of "Suggested Buildings Numbers" the "Factory Ins. #" equivalent is given as 24-A. However, 24-A was already used as the equivalent for 5 East Forebay. Usually, the Factory Insurance # matches with building numbers used in the 1920 appraisal, but the appraisal has only one 24-A. The Factory Mutual 1950 survey shows dimensions of 40' x 148'' at the location but this appears to be for the south section of the building. There is no building number. The matter needs to be sorted out.

Building No. 7 is a two-story gable-roofed frame building with one- and two-story stepped sections toward the south and a higher brick section to the east. The elevation along the forebay has eight 6-over-6 windows at first floor from the north to a one-story projecting section of six windows where the projection briefly becomes two stories high. At second floor there are seven pair of 6-over-6s to the projection, which has two windows.

A structure rises to the rear above the frame gable roof line. It has a one-story tower at its north end. This probably is part of the brick structure seen in the final photos for Building No. 6 Collins, and may be part of that building.

Alterations:
It appears that Building No. 7 was altered from time to time as it was constructed in sections.

Preservation Issues:
Usual concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

View: South
Negative envelope: 4
Collins Company Building Documentation
Building No. 8 (131-A)
River/Polishing Shop

Date of Construction: 1907 (1920 appraisal, unnumbered volume, page 13)
Type of Construction: Brick
Dimensions: 43' x 92'; two stories
Faces: East

Description and function:
Building No. 8 is a two-story brick building on high basement located at the southeast corner of the water storage known as the forebay. Originally it had a tin roof. The east (front) elevation appears as three stories because of the high basement. The elevation is divided by piers into eight recessed bays each of which, at all three stories, is occupied by a large segmentally arched opening with stone sill. In the basement the openings are filled with 20-pane steel sash (except for one which serves as the entrance, under a shed-roofed canopy), in the upper floors with paired 9-over-9 wooden sash. The west elevation, on the forebay, is the same. The end elevations are half the size, having four bays under low gabled parapets. The roof line is so heavily corbeled that it appears to overhang. An odd second parapet is set in one bay from the south end of the roof.

Alterations:
Presumably, all sash originally were wood, now replaced at basement level by steel.

Preservation Issues:
Usual concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

Views: Southwest, northeast
Negative envelopes: 3, 4
Collins Company Building Documentation
Building No. 9 (19A)
Boiler/Boiler and Engine Rooms

Date of Construction: 1901 (1920 appraisal, unnumbered volume, page 12)
Type of Construction: Brick
Dimensions: 38' x 100' (1920 appraisal), 18' x 97' (Factory Mutual 1950 survey); one story
Faces: Uncertain

Description and function:
Building No. 9 is a one-story rectangular brick structure with an addition at the south which has an oblique southwest corner. There is a monitor along the main roof. The Collins Company complex principal brick chimney stack is at the north. A tail race runs next to and parallel with the building on its east. The east side elevation, from the south, starts with the scarred end of the south addition, the gabled scar indicating the former presence of an abutting building. In the main block three 12-over-12 wooden windows are followed by a brick-infilled window, and two 12-pane replacement steel sash to a brick connector over the tail race. Approximately half, the southern half, of the monitor above is filled in, then to the north come six 20-pane wood sash and one opening stopped down to accommodate a 12-pane sash. The south elevation of the attached brick connector over the tail race has a 20-pane steel window under a glazed wooden monitor.

The round brick stack at the north rises from a high square masonry base, each face of which displays a recessed panel. The stack tapers to two tiers of corbeling at the top.

The south elevation of the south addition has a basement double loading door, with another double loading door to the east at first floor, and four 8-pane horizontal steel sash at second floor, east. A 19' x 19' brick cube bridges the tail race, and there is a shed-roofed brick shed to its southeast. In the southwest angled wall three windows are infilled at the first floor while at the second floor three windows diminish in height from southeast to northwest in concert with eaves above which pitch down in corresponding angle. In the west elevation, loading doors are located in the center and to the north. The monitor above is made up of 15 12-pane wooden sash.

Alterations:
Building No. 9 has experienced several alterations and additions, as outlined above. The historic general outline of the building, the monitor, and the stack appear to be well-preserved.

Preservation Issues:
Usual concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

View: Northwest, northwest
Negative envelope: 3
Collins Company Building Documentation
Building No. 10 (18/A-1)
Holyoke/Forge Shop

Date of Construction: 1889 (1920 appraisal, unnumbered volume, page 11)
Type of Construction: Frame
Dimensions: 44' x 64'; one story
Faces: North

Description and function:
Building No. 10 is a frame gable-roofed building with vertical siding located just east of the chimney stack and separated from Building No. 9, the Boiler House, by a tail race. At the north, a connector bridges the tail race between the two buildings. The larger southern and southeasterly sections of Building No. 10 no longer are standing.

In the front (north) elevation a loading door is off center to the east, followed to the west by a 12-over-12 window, door, and window. Above, a central 12-over-12 window is positioned close under the gable peak. The rear elevation has two 9-pane windows in corresponding position at the top of an otherwise blank wooden wall. On the north, the connector over the tail race to the Boiler House is the location of a 15-pane steel sash.

Alterations:
In addition to demolition of abutting buildings, it seems likely that Building No. 10 itself has seen changes. For instance, the solid south wall seems unlikely if there was another section of essentially the same building in place there.

Preservation Issues:
Original configuration of the building needs to be researched. The vertical siding appears to be in good condition and will need to be preserved. Usual concerns about structural stability, windows, and adaptation of existing physical characteristics to new use.

View: Northwest
Negative envelope: 3
Collins Company Building Documentation
Building No. 11 (13-A)
Canal/Inspection Building

Date of Construction: 1842 (1920 appraisal, unnumbered volume, page 11); before 1920
since it appears in the 1920 appraisal with correct dimensions
Type of Construction: Frame, novelty siding
Dimensions: 34' x 157'; one story
Faces: East

Description and function:
Building No. 11 is a narrow rectangular gable-roofed frame structure covered with novelty
siding on foundation of concrete and rubble brownstone. Originally, it had a slate roof,
now asphalt shingles. The front (east) elevation, reading from the south, includes a
12-over-12 wood window, narrow door, 12-over-12 window, and overhead door (not
original). On the north side elevation, from the east, the sequence of openings is 12-over-6
window, a row of 10 12-over-12s, and seven paired 12-over-12s. The south side elevation
reads, from the west, overhead door, two paired 12-over-12 windows, two single
12-over-12s, three pair 12-over-12s, six 12-over-12s with higher sills, door under high
12-pane window, and three 12-over-12s. The west end is devoted to a central overhead door
and a door to its south.

The 1920 appraisal refers to the structure as the Inspection Building, but does not
identify the products here inspected.

Alterations:
The overhead doors are alterations. The irregular arrangement of the small-pane windows
may not be entirely original.

Preservation Issues:
The novelty siding and the 12-over-12 windows will need preservation. Usual concerns
about structural stability and adaptation of existing physical characteristics to new use.

View: Southwest, northwest
Negative envelope: 2
Collins Company Building Documentation
Building No. 12 (17-A)
Perry/Dry Grind Shop

Date of Construction: 1918 (1920 appraisal, unnumbered volume, page 11); 1854-1941
(Factory Mutual 1950 survey)

Type of Construction: Brick

Dimensions: 53' x 102'; one story with monitor

Faces: West

Description and function:
Building No. 12 is a one-story brick structure with low-pitched roof and central monitor. Walls are made up of typical recessed corbelled panels or bays, here with unusually large percentage of the south side panels glazed. The west (front) elevation features a central new glass door flanked by two infilled windows on each side. In the east end elevation, from the south, a 15-over-15 steel sash is followed by a bricked up door and brick shed, under low-pitched gabled parapet with clay coping. The south elevation includes, from the east, five paneled bays each with paired 24-pane steel sash to a brick shed and a frame shed. A closed-up monitor runs on top of the roof above. Beyond the sheds are three pair of steel sash. The north side elevation, from the west, reads three sets of paired 4-pane horizontal casements, partially infilled, a single infilled panel, and four panels with paired 24-pane steel sash to an attached wood shed.

The 1920 appraisal states that Building No. 12 had a floor of creosoted wood blocks, tin roof, mezzanine floor, and an office enclosure.

Alterations:
It appears that the fenestration has been altered, particularly on the west and north elevations.

Preservation Issues:
Usual concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

Views: Northwest, southwest

Negative envelopes: 3, 2
Collins Company Building Documentation
Building No. 14 (12-A)
Blacksmith

Date of Construction: 1906 (Factory Mutual 1950 survey)
Type of Construction: Brick
Dimensions: 34' x 105'; one story
Faces: East

Description and function:
Building No. 14 is a one-story brick structure with wooden roof monitors that follow the gable and cross-gable roofs. Foundation and sills are concrete. The front (east) elevation from the north includes loading door, infilled window, and 25-pane steel sash under a gable, then a 25-pane steel sash in wall that is slightly recessed under the eaves of cross gable. In the front gable end, second floor, a 4-over-4 window is half filled in while a blind wooden monitor defines the roof ridge above. In the south elevation of the mid-section of the building recessed corbelled panels are filled with two 25-pane steel sash and double door. These openings are segmentally arched in contrast to the flat arches of the openings on the east elevation. South gable end has two 2-over-2 windows under wooden monitor. The south elevation continues with corbeled panels containing two 10-pane and three infilled windows to a sliding door. This section of the building has brownstone foundation and sills, suggesting greater age than the front sections.

The west end elevation at first floor is devoted to four 10-pane steel sash in the standard recessed corbeled panels. Gable end above is solid brick under blind wooden monitor. The north side elevation is similar to the south. The wood monitor forms a cross, following the ridges of the gable and cross-gable roofs.

Alterations:
Building No. 14 appears to have been constructed in sections, as noted above. The west section, because of its brownstone and segmentally arched features probably is older.

Preservation Issues:
Some bricks are spalled and crumbling, especially on the south elevation. Usual concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

View: Northwest, northwest, northwest
Negative envelope: 2
Collins Company Building Documentation
Building No. 15 (12, possibly 12/A)
Axe Forge/Forge Shop

Date of Construction: Possibly 1878 (1920 appraisal, unnumbered volume, page 11); 1852 and 1937 (Factory Mutual 1950 survey)
Type of Construction: Brick
Dimensions: 70' x 234'; one high story
Faces: North

Description and function:
Building No. 15 is a large one-story brick building with corrugated roof and monitor. The front (north) elevation from the east is made up of two pair of 28-pane steel sash, a large loading door, brick shed with corrugated gable roof, pair of sash, space converted to door, four sash, and space converted to door. Bays are the typical recessed corbeled panels, divided by piers or pilasters. Roof is corrugated, while foundation is stone or concrete. In the long monitor above, the glazing, which is probably steel sash, is arranged in 16 groups each consisting of 12, nine, and 12 panes. Sash are three panes tall, three or four wide. Upper two-pane block in each unit pivots horizontally. East and west ends of monitor are solid brick walls.

The east end elevation abuts Building No. 16 (see). At first floor in front of Building No. 16 is a pair of 24-pane steel sash over panel. In the west end elevation similar paired 20-pane steel sash flank a large central door in an otherwise solid brick wall. Rear (south) elevation was not viewed because of its proximity to river bank.

Alterations:
Building No. 15 appears to be little altered except for the roof covering which probably was not corrugated originally.

Preservation Issues:
Several wood doors are original and in good condition. Usual concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

View: Southwest
Negative envelope: 2
Collins Company Building Documentation
Building No. 16 (12-B)
Pennstock

Date of Construction: Building not identified in 1920 appraisal, unnumbered volume; date not given by Factory Mutual 1950 survey,
Type of Construction: Brick
Dimensions: 25' x 39'; one story over pennstock
Faces: East

Description and function:
Building No. 16 is a one-story brick structure with large corrugated shed roof. It abuts the east end of Building No. 15 and covers the pennstock of water flowing beneath it from the canal south to the river. The shed roof slopes down to the east end wall of three 16-pane steel sash and large double door. The pennstock was not viewed.

Alterations:
The roof probably was not corrugated originally.

Preservation Issues:
The significance of the pennstock in terms of industrial archeology will be an issue. Usual concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

View: Southwest (see Building No. 15)
Negative envelope: 2
Collins Company Building Documentation
Building No. 17 (10/A-6)
The Office/Superintendent's Office

Date of Construction: 1908 (1920 appraisal, unnumbered volume, page 11)
Type of Construction: Brick with frame infill
Dimensions: 23'10" x 30'10", two stories
Faces: West

Description and function:
Building No. 17 is a squarish two-story brick structure on concrete foundation that projects into the power canal. On the front (west) elevation the central entrance is flanked by 2-over-2 wooden windows which have stone sills and segmental soldier course lintels. Four similar but not-as-tall windows are on the second-floor level under corbeled roofline with clay tile coping. The front door is protected by a glazed wooden entry structure which probably is the "vestibule" mentioned in the 1920 appraisal, p. 35. On the north elevation facing the canal, reading from the west, fenestration is a space followed by three 2-over-2s. Second floor is the same. Reason for the space at each floor is not known. In similar but mirror-image arrangement on the south elevation the end space is occupied by a door at first floor and a narrow 2-over-2 window at the second. The rear (east) elevation shows the scar of an abutting building which covered a plain wall for two-thirds of the height and two-thirds of the width from the south. The north part of this elevation has a 2-over-2 window at first floor and a shorter 2-over-2 at the second. Roof cannot be seen, but was tin.

Alterations:
Building No. 17 was the western end unit of a long series of connected buildings shown on the Factory Mutual 1950 survey which are no longer standing. Total length of the series was perhaps 280'. Factory Mutual shows the construction as frame, referring to the structural framing; walls may have been brick. The 1920 appraisal, p. 32 ff., gives the functions as Machine and Pattern Shop, Forge Shop, Raw Stock Storage, Foundry Stores, and Foundry.

Preservation Issues:
Stone sills are spalled and cracked. The exterior appears to have good integrity; any alterations would be discouraged.

Views: Northeast, northwest
Negative envelopes: 1, 2
Collins Company Building Documentation
Building No. 18 (121-A)
Scale House

Date of Construction: 1895 (1920 appraisal, unnumbered volume, page 13)
Type of Construction: Brick
Dimensions: 16' x 27' + 14' x 27' scale platform area; two stories
Faces: East

Description and function:
Building No. 18 is a compact two-story brick structure with broad roof overhang which suggests the Italianate style. The brick walls rise from low brownstone block foundation. Sills are brownstone. The low hipped roof, which is of or was tin, is decorated with finials at the ends of the hip. A small but relatively tall corbelled chimney is located near the center of the roof. On the front (east) elevation a replacement louvered door is to the south, a 12-over-12 wooden window to the north. Two such windows are at the second floor and at both floors of the south side. The two windows at each floor on the west (rear) are narrower 12-over-12s.

The scale platform of heavy wooden planks in iron frame is at grade on the north elevation. It is protected by a steeply pitched corrugated shed-roofed canopy attached to the building wall on the south and supported by steel lattice columns on the north. This north elevation has a 12-over-12 to the east and a door to the west with a multi-sectioned window in between through which the scale operator dealt with his customer.

Alterations:
The louvered front door and corrugated canopy over the scale platform appear not to be original.

Preservation Issues:
Brick on the south elevation is badly spalled.

Views: Northwest, northwest, north, northwest.
Negative envelope: 2
Collins Company Building Documentation  
Building No. 19 (11-A)  
Granite Building/Forging, Pipe Fitting, and Wrench Shops, etc.

Dates of Construction: 1846-1907 (1920 appraisal, unnumbered volume, page 11)  
Type of Construction: Stone  
Dimensions: 54' x 132'; three stories  
Faces: North

Description and function:  
Building No. 19, the Granite Building, is one of the early buildings in the complex and one of the few stone structures. It had a slate roof and, by 1920, steel I and channel beams. The Granite Building is distinguished by 15 bays of 16-over-16 windows at both first and second floors on both front and rear elevations. The rows are unbroken except for central paneled heavy double loading doors on the front. A basement row of similar windows, now infilled, is obscured on the front by an added stair and two added corrugated sheds. The rear elevation, next to the Farmington River, at first floor from the west, reads seven 4-over-4 wood windows to a window converted to a door with steel lintel and brick patching, then five 4-over-4s to two window openings infilled with brick.

The west side elevation, first floor, reading from the north, has bricked-up window, door, and two 16-over-16 windows in what was originally a set back one-story section in granite. This one-story section corresponds with Building No. 20, the Wheel House; the two are one-story extensions to the three-story building. On the west, above the one-story stone level, two brick stories have been added. Each story has fenestration of four 16-over-16 wooden windows. Eaves of the plain brick gable end above return slightly. An elevator has been added in the angle between the main building and the set-back west wing. A wooden shed with two 12-over-12s on the west surrounds two sides of the elevator's base. The wooden elevator shaft, sheathed in vertical siding like the shed, rises to a gable roof with a 12-over-12 window at second floor, another at third floor, and a 12-pane window under the gable. To its left (north) the stone building in its west elevation has a 16-over-12 window at second floor and an infilled opening at the third.

The east end elevation of Building 19 is parged over terra cotta tiles. Fenestration is six 4-over-4 windows at second and third floors, two 4-pane windows in the attic.

Alterations:  
Alterations and additions have occurred from time to time, as noted in Dates of Construction above. Two highly visible alterations are the brick addition and elevator shaft on the west. Nevertheless, Building No. 19, the Granite Building, conveys an unusual sense of integrity and presence from the mid-19th century.

Preservation Issues:  
Building No. 19 is one of the historically and architecturally most significant in the complex because of its age, material, size, and good state of preservation. The two complete ranges of 15 16-over-16 wood windows in the second and third floors of both the front and rear
elevation is unusual. Standard concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

Views: Southeast, southwest, south, east, northeast, northeast
Negative envelopes: 1, 2, 6
Collins Company Building Documentation
Building No. 20 (11/A-2)
Wheel House

Date of Construction: 1846 (1920 appraisal, unnumbered volume, page 11)
Type of Construction: Brick and stone
Dimensions: 35' x 25'; one story and basement
Faces: North

Description and function:
Building 20 is a low gable-roofed masonry structure positioned between two larger buildings, Building No. 19, the Granite Building, and Building No. 21, the Rolling Shop. The front and rear walls are brick, the sides rubble stone, with 2/3' of random ashlar at the east end of the front. The three apertures in the front elevation, from the east, are door, 12-over-12 wooden window, and wide door. The rear elevation has three 9-pane steel sash over the tail race, which is excavated 15' deep and has 16' x 8' open to the sky behind the building. Water continues to flow through the tail race. The water wheel, not turbine, is said to be still in place, but its presence was not confirmed. The interior of the building appeared to be primarily a single open space.

The 1846 date of construction confirms that the Wheel House was built as the power source for the adjoining Building No. 9, the Granite Building, which has the year 1846 incised in its front elevation. The Granite Building has a corresponding 1-story section, now with brick superstructure, at its west end. The two one-story extensions are symmetrical.

Alterations:
The 1920 appraisal refers to steel I beams supporting the floor.

Preservation Issues: Usual concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

Views: South, northeast, northwest, northwest
Negative envelopes: 1, 2
Collins Company Building Documentation
Building No. 21 (7-A)
Rolling Shop/Rolling Mill-Forge Shop

Date of Construction: 1878/192 (1920 appraisal, unnumbered volume, page 10)
Type of Construction: Frame, brick, corrugated
Dimensions: 50' x 128'?; one story
Faces: North

Description and function:
Building No. 21, Rolling Shop, is the first (western) structure in a range of three buildings
running east of Building No. 19, the Granite Building. The grouping may have extended
farther east originally. This range was built in sections from time to time, with the result
that decision as to where one building ends and the next starts is necessarily somewhat
arbitrary.

Building No. 21, Rolling Shop, is a one-story frame structure with monitor roof.
Vertical siding forms the front (north) elevation, which reads, from the west, as attached
lateral shed, door, low steel sash, and tall steel sash under asphalt-shingled roof and wooden
monitor of 12-pane wooden windows. Then the roof changes to corrugated metal as does
the monitor, and monitor windows are three-section steel sash that pivot horizontally. First
floor wall continues as vertical siding, with an attached shed.

The rear roof slopes down behind the wooden monitor which on this side has six
steel 12-pane windows, while at the first floor wooden doors flank paired 10-pane steel sash.
The rear roof slope behind the corrugated monitor is corrugated, over six pair of 18-pane
steel sash divided by corrugated, the whole supported by a brick knee wall.

Alterations:
Many and various.

Preservation Issues:
Usual concerns about masonry, structural stability, windows, and adaptation of existing
physical characteristics to new use.

Views: Southeast, northwest, northwest
Negative envelopes: 6, 5
Collins Company Building Documentation
Building No. 22/Part of 7-A
Lower Forge/Rolling Mill-Forge Shop

Date of Construction: 1878-1912 (1920 appraisal, unnumbered volume, page 10)
Type of Construction: Brick, frame, corrugated metal
Dimensions: 90' x 163' prox.; one story with high monitor
Faces: North

Description and function:
Building No. 22, Lower Forge, is the central member in a range of three buildings running east of Building No. 19, the Granite Building. The grouping may have extended further east originally. This range was built in sections from time to time, with the result that decision as to where one building ends and the next starts is necessarily somewhat arbitrary. Building No. 22's front (north) elevation is in three parts. To the west is a wide projecting frame cross gabled section of vertical siding with tall steel sash to left and right of a loading door under a 6-pane wooden attic window. In the center a low brick wall featuring two steel sash on either side of a door supports the eaves of a long roof that slopes up to a wooden monitor continuing from the ridge behind the first cross gable. The third (east) section is similar to the second, but stepped to the north both in front wall and monitor. Windows in the wall are multiple and small.

The two cross-gabled ells projecting from the rear are a mixture of corrugated metal, vertical siding, and novelty siding with loading doors and steel windows in the openings. Monitor sections follow the ridges of the cross-gabled roofs.

Alterations:
Building No. 22 is the sum of its alterations.

Preservation Issues:
The first need is a careful analysis of how the building grew. Understanding of the history could lead to suggestions for the rehabilitation. Usual concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

Views: Southwest, southeast, northwest, northwest.
Negative envelopes: 5, 7
Collins Company Building Documentation

Building No. 23 (part of 7-A
Idle Drop/Rolling Mill-Forge Shop

Date of Construction: 1878-1912 (1920 appraisal, unnumbered volume, page 10)
Type of Construction: Frame
Dimensions: 48' x 62'; one story
Faces: North

Description and function:
Building No. 23, Idle Drop, is the final eastern structure in a range of three buildings running east of Building No. 19, the Granite Building. The grouping may have extended farther east originally. This range was built in sections from time to time, with the result that decision as to where one building ends and the next starts is necessarily somewhat arbitrary.

Building No. 23, Idle Drop, is a one-story frame gable-roofed structure with vertical and novelty siding, the first in the range without a monitor. The front (north) elevation, from the west, reads four pair of 12-pane windows, two 25-pane steel sash, door, and two 25-pane steel sash. The east end elevation has a large central overhead door and, to its north, a historic sliding door of vertical boards. From the east, the rear (south) elevation of novelty and vertical siding consists of steel sash, two overhead doors, glazed and paneled door, and attached shed.

Alterations:
The front alteration may be close to original, possibly with the exception of the steel sash, but the side and rear elevations show new overhead doors.

Preservation Issues:
Usual concerns about structural stability, windows, doors, and adaptation of existing physical characteristics to new use.

View: Southeast, southwest, northwest, northeast.
Negative envelope: 7, 5
Collins Company Building Documentation
Building No. 24 (143/A)
Pavilion/Oil Storage Building

Date of Construction: 1905 (1920 appraisal, unnumbered volume, page 13)
Type of Construction: Brick
Dimensions: 13' x 41'; one story
Faces: South

Description and function:
Building No. 24 is a tall narrow rectangular one-story brick structure with shed roof which is concealed by parapets on three sides. Its front (south) elevation is composed of four recessed panels corbeled at the top and divided by pilasters. Reading from the west, the first two and the fourth panels have paired 6-pane industrial sash, while a door is located in the third. The west end elevation is devoted to a single panel, the east end to two panels. The rear elevation is made up of four plain panels. The shed roof is pitched down from south to north. The attic parapet on front and sides hides the roof slope. The height of the parapet above the sloping roof increases from front to back. A corbeled chimney rises from the east parapet.

The scheme of recessed panels articulated by Building No. 24 is ubiquitous in Collins Company buildings constructed at approximately the turn of the century.

Two connected long frame buildings, Buildings No. 8/A and No. 9/A, formerly stood close by to the south of Building No. 24. 8/A to the east was a 22' x 96' forge shop, while 9/A, 21' x 120', was a shed for iron scrap bins.

Alterations:
Front door appears to be a replacement.

Preservation Issues:
Mortar is at least partially missing in perhaps 25% of the brickwork. Bricks at corners are damaged and broken, apparently from wear and tear. Usual concerns about structural stability, windows, and adaptation of existing physical characteristics to new use.

View: Northeast
Negative envelope: 1
Collins Company Building Documentation
Building No. 25 (6-A)
Steel Scrap Storage

Date of Construction: 1903 (1920 appraisal, unnumbered volume, page 10)
Type of Construction: Brick masonry
Dimensions: 15'6" x 115', high one story
Faces: West

Description and function:
Building No. 25 is a long narrow brick structure, on massive rubblestone foundation which is exposed on the south elevation. Its gable roof, originally slate, returns briefly at the corbelled cornice. On the narrow west (front) elevation a tall sliding door is under window of 6-pane wooden sash with stone sill and soldier course segmental lintel. East (rear) elevation is the same. Similar windows with stone sills, located high in the walls, run along the side elevations. On the north, reading from the east, the sequence of openings is three 6-pane windows, 12-over-12 window, door, two 12-over-12s, three 6-panes, door of diagonal boards, three 6-panes. South side is similar.

Significant portion of brick masonry, perhaps 20%, is abraded as if it had been sandblasted, which seems unlikely.

The Collins Company's operations generated a great deal of metal scrap, for example from the "eyes" punched out of ax heads. The waste originated in neighboring buildings. Metal was melted into ingots in Building No. 2-A immediately to the north and there was a rolling mill in Building No. 3-A to the south. Building No. 6-A was strategically located for storage of waste. Its long narrow shape was occasioned by the need to fit in between the two scrap-generating functions.

Alterations:
Building No. 25 originally had a shed along its south side, where grindstones were stored. This fact may have something to do with the abraded condition of the masonry at this location.

Preservation Issues:
Masonry will need repair.
Due to high location of windows, bringing adequate light to the interior may be difficult. Windows.

View: Northeast, southeast
Negative envelope: 1
Collins Company Building Documentation
Building No. 26 (1-A)
Quenching/Steel Shop

Date of Construction: 1880, small addition 1908 (1920 appraisal, unnumbered volume, page 10)
Type of Construction: Frame, D&M siding
Dimensions: 30'6" x 19'4"", one story
Faces: West

Description and function:
High one-story gable-roofed rectangular frame building covered with novelty siding. Roof now asphalt shingles, formerly slate. Brick and stone foundation. Siding overhangs the brick, which is deteriorated. Now used for school bus storage. Three-quarters of front elevation is taken up by large door for buses. Balance of front elevation, to left, has door of vertical boards under 12-pane window. South side elevation, from front, reads pair of 12-over-12s, six pair of 24-pane, exterior added chimney, door, five pair 12-over-12s each with single 12-pane above. North side elevation has no apertures for first 25'30', then six pair 24-pane to added shed, which may conceal windows. Floor formerly was steel plates.

Alterations:
Original roof of slate and floor of steel plates are gone. Big garage door for buses is new.

Preservation Issues:
A historic photo is needed to guide re-establishing a front elevation sensitive to the rest of the building. Usual concerns about masonry, structural stability, windows, and adaptation of existing physical characteristics to new use.

View: Northeast
Negative envelope: 1
Collins Company Building Documentation
Building No. 27 (136-A)
Fire Chief's/Iron Storage

Date of Construction: 1907 (1920 appraisal, unnumbered volume, page 13)
Type of Construction: Brick
Dimensions: 30' x 62', one story
Faces: South

Description and function: Building No. 27 is a one-story gable-roofed rectangular brick structure on concrete wall and footings with no basement. Brick is laid up in lime and cement mortar with struck joints on two sides. Floor is brick while roof is slate on trusses. Front (south) elevation is made up of six recessed panels corbeled at the top and divided by pilasters. The corbeling at the top of the panels is repeated at the roof line where it returns briefly at the eaves of the pitched roof slopes. First, third, fifth, and sixth panels are occupied by tall 12-over-12 wooden windows under segmental soldier course lintels. The second panel is partially filled by pressed-board in which is set, to the left, a glazed door. There is a small new flush door in the fourth panel. The west end elevation has two of the 12-over-12s, while the east end is plain brick. The north (rear) wall repeats the six panels of the front, each panel having paired 12-pane windows that may be casements. Building 27 functioned with its neighbors are part of the basic metal processing in the Collins Company manufacturing operation.

Alterations: The 1950 Factory Mutual survey shows a long frame structure, no longer standing, attached at the east end, 16' x 122' in dimensions and bearing the building number 106-A. This building was used for sand storage. Built in 1899 and 1907, it had a slate roof.

Preservation Issues: The features of Building No. 27, including the brick walls with struck joints, the distinctive corbeling, and slate roof are fine. The large windows are character-defining, giving the building a sense of the Colonial Revival style. Rehabilitation to capitalize on these pluses while adapting historic physical characteristics to new use will be challenging. One option, not required by the Secretary of Interior's Standards, would be to seek a historic photo for use as a guide to re-establishing the front entrance.

View: Northeast
Negative envelope: 1
Collins Company Building Documentation  
Building No. 28 (115-A)  
Spring House/Spring Water Reservoir

Date of Construction: 1880, 1906 (1920 appraisal, unnumbered volume, page 13)
Type of Construction: Brick and frame
Dimensions: 14' x 14'; one low story
Faces: West

Description and function:
Building No. 28, the Spring House, is a small functional structure set 6' deep in the ground with 12" brick knee walls, which have been parged. A broad shingled gable roof rests on the masonry; gable ends are vertical siding. There is a small door in the west gable end.

Alterations:
The only apparent alteration is the parging of the brick knee walls.

Preservation Issues:
It would seem that rehabilitation of Building No. 28 might well consist of repair and maintenance.

View: Northeast
Negative envelope: 5
Collins Company Shed Documentation
"Sheds" at Grinding Building

Date of Construction: ca. early 20th century (visual)
Type of Construction: Frame
Face: Northeast

Description:
These two gable-roofed frame buildings stand near the south/southwest corner of the complex between a tailrace and the Farmington River. They are abutting long narrow structures, running from southeast to northwest. The southerly building has fiber-board siding and two loading doors, the northerly vertical siding and 6-over-6 windows. A shed projects easterly at the join.

Comments:
On the 1951 Factory Mutual survey these buildings appear to be the two southerly components of a long series of frame structures known as Building No. 20-A, now mostly no longer standing. These buildings do not seem to qualify as sheds. They appear to be in no worse condition than many others. The reason for demolishing them needs to be developed.

Views: Northwest, southwest.
Negative envelopes: 3, 6
"Sheds / Grinding"
Collins Company Shed Documentation
Shed at "Structure"

**Date of Construction:** Before 1950 (is on Factory Mutual 1950 survey)
**Type of Construction:** Frame and concrete
**Faces:** West

**Description:**
The open shed at "Structure" on Master Plan Drawing 3 might be the Lumber House shown on Factory Mutual 1950 survey. It consists of a gable roof supported by six uprights. The posts are wood, rising from three-foot concrete cylinders. Brackets at the tops of the posts support the light weight wooden roof.

**Comments:**
The structure appears to have little architectural significance. Its possible history as a lumber storage facility is not integral to the Collins Company's metal processing operations. It is in a forlorn open location.

**View:** Southeast
**Negative envelope:** 6
Collins Company Shed Documentation
Shed Near Building No. 2

Date of Construction: Early 20th century (visual)
Type of Construction: Frame
Faces: South

Description:
The gable-roofed shed stands east of Building No. 2, next to (south of) a high brownstone retaining wall. Foundation is cinder block, walls vertical fiber board, and roof deteriorated asphalt shingles. There is a sliding door on the south elevation and a small window in the west elevation.

Comments:
This shed appears to be routine, and not in particular good condition.

View: Northeast
Negative envelope: 6
Date of Construction: Turn of the century (visual)
Type of Construction: Brick
Face: South

Description:
Two brick sheds stand close to the south elevation of Building No. 3, in the angle with Building No. 4, on the edge of the water of the forebay. The westerly structure has multi-pane windows in the south and west elevations under shed roof, which slopes down from south to north. The easterly shed has two high horizontal three-pane steel sash with strong concrete lintels and sills. The gabled roof returns at the eaves.

Comments:
These two sheds appear to be well-built functional structures (of unknown purpose but perhaps related to water power). The easterly shed is nicely detailed in window and roof features. Leaving one or both in place would be appropriate, but it may be that view from inside the building is a factor.

View: Northeast
Negative envelope: 6
Collins Company Shed Documentation
Shed Near Building No. 6

Date of Construction: ca. early 20th century (visual)
Type of Construction: Frame
Faces: Southeast

Description:
Shed-roofed frame structure with vertical siding. Abuts southeast elevation of angled wall of Building 6.

Comments: Ordinary

View: Northwest
Negative envelope: 3
Collins Company Shed Documentation
Three Sheds Near Building No. 8

Date of Construction: Early 20th century (visual)
Type of Construction: Frame, brick, concrete
Face: ?

Description:
The frame shed and two masonry sheds or bunkers are located east of Building No. 8. All are free standing.
The frame shed is a rectangular shed-roofed structure with vertical siding on concrete foundation.
The brick bunker or cube to the south of the frame shed is a box with flat concrete roof.
The concrete cube is located in trees a few feet to the southeast. It is made of concrete blocks, without openings.

Comments:
The frame shed appears to be conventional, except possibly for the fact that free standing structures such as this are more likely to have roofs with two pitches instead of one as here. The functions of the masonry cubes are unknown.

Views: North, southeast, southeast
Negative envelope: 6
Collins Company Shed Documentation
Two Objects Near Building No. 10

Date of Construction:   ?
Type of Construction:  Concrete
Face:                  ?

Description:
The two concrete objects are northeast of Building No. 10. The northerly object consists of two parts, a cube with segmental roof and an adjoining low rectangular vault-like structure projecting about 2' above ground, also with segmental roof. There are horizontal windows at grade just below the low roof. This installation is labeled "Pump House" on the Master Plan Drawing 3.

The second object is a concrete enclosure for a large horizontal steel boiler, whose curved top projects above the enclosure.

Comments:
None

Views: Southwest, northwest
Negative envelope: 6
Collins Company Shed Documentation
Shed Near Building No. 11

Date of Construction: 20th century
Type of Construction: Concrete
Faces: South

Description:
The "shed" north of Building No.11 is located on the south edge of the canal. It is a concrete box or bunker with flat concrete roof, similar in design to the brick bunker east of Building 8 (see). It has a double front door of vertical boards. Function is unknown, but because of its location, perhaps is related to war power.

Comments:
None

View: Northeast
Negative envelope: 6
Collins Company Shed Documentation
Four Sheds Near Building No. 12

Date of Construction: Late 19th century/early to mid 20th century (visual)
Type of Construction: Frame, brick
Face: South

Description:
Two sheds adjoin the south elevation. One is frame, to the west, and the other, to the east, is brick. The frame shed has vertical particle board siding, small lightweight overhead door, and shed roof. The brick shed is older, having flat or nearly flat roof above corbeled cornice with plain re-built parapets east and west. Its single aperture is a door on the south, off center to the east. The brick shed, while close to the building, is free standing.

Comments:
The frame shed is light weight construction, bordering on the flimsy. The brick shed is older and has some architectural character. The fact that it is free standing is unusual. Thought should be given to finding a way to constructively integrate this structure into the future plan.

Views: Northeast, northwest, west
Negative envelope: 6
Collins Company Shed Documentation
Four Sheds Near Building No. 12 (cont.)

Date of Construction: Late 19th/early 20th century (visual)
Type of Construction: Brick, frame
Face: East?

Description: Two sheds adjoin the east elevation. One is brick, to the south, the other, to the north, is frame. The brick structure has double loading door of vertical boards in the east elevation and 6-pane window in the south. It is flanked by bricked-in apertures for loading doors. The original east wall of Building 12 continues in place, visible through the window. The frame shed is newer, has vertical siding, shed roof, and apparently was built as a connector between Buildings 12 and 14.

Comments:
The brick shed is the archtypical Collins Company complex outbuilding. Its compact mass, shed roof, brick construction, considerable age, and door of vertical siding bring together the character-defining features of the building type. Sheds of this description were obviously considered essential and helped define how the complex worked. Some sheds of this type should be retained as informative historical and architectural artifacts. The frame shed is newer, plainer, and apparently was erected as an afterthought to connect Buildings 12 and 14.

Views: North, northwest, west
Negative envelopes: 6, 3
Date of Construction: 1936 (maintenance staff)
Type of Construction: Brick
Faces: North

Description:
The small structure is plain except for a recessed door of vertical boards in the east elevation and two rows of iron stars that resemble the ends of horizontal tie rods in the north elevation. The gabled roof is asbestos corrugated. The large overhead door to the east of the shed is probably not in an original opening, while the recessed wall panel behind the shed once may have been filled with steel sash, like its neighbor.

Comments:
The shed is an added appendage without distinguishing design features.

View: Southwest
Negative envelope: 7
Collins Company Shed Documentation
Three "Sheds" Near Building No. 19

Date of Construction: Turn of the century (visual)
Type of Construction: Frame
Face: North

Description:
Building No. 19 has a stair and two sheds projecting from its front (north) elevation. The wooden stair near the west end of the elevation consists of 13 risers in open string with wooden handrails, covered by a low gabled roof, possibly tin. There is a platform with similar roof at the top of risers, in front of the door.

The central location is occupied by a two-part shed of corrugated gabled roof over vertical siding perpendicular to Building No. 19's front wall and an attached flat-roofed section to the west. Fenestration under the gable roof consists of a large loading opening and 12-pane steel sash with a square attic opening above.

A second shed (third structure) near the east end of Building No. 19's front elevation of vertical siding with steel sash also has gabled roof perpendicular to the building.

Comments:
The stair rises to a door whose lintel is below the height of those of the adjoining windows. A similar break in lintel heights appears over the ridges of the gable roofs of the two sheds, suggesting that there were three doors, originally. The question of how they were treated is of major importance because Building No. 19 is not only one of the most historically significant in the complex because of its age but also is one of the most architecturally significant because of the granite material, rows of large windows, and well-balanced proportions. It seems unlikely that the sheds are original, and even the stair looks awkward, albeit some access to the doors was essential. The issue deserves maximum attention because of the significance and overall integrity of Building No. 19.

Views: Southeast, southeast, southwest
Negative envelopes: 6, 7
Collins Company Shed Documentation
Shed Near Building No. 20

Date of Construction: Turn of the century (visual)
Type of Construction: Frame
Faces: West

Description:
There is some question as to what is intended to be the "shed" here. Master Plan Drawing 3 is marked to indicate both a structure south of Building No. 20 and the southwest corner of Building No. 21 in a single mark, but there appear to be two separate entities. First, a small shed-roofed shed of vertical siding projects west from the west wall of Building No. 21 in back of Building No. 20, overlooking the tail race. Second, the southwest corner of Building No. 21 is a frame structure with vertical siding and corrugated roof.

Comments:
The small shed in the angle is probably insignificant. The motive to remove the southwest corner of Building No. 21 is not clear.

Views: Northeast, northwest
Negative envelope: 7
Collins Company Shed Documentation
Two Sheds Near Building No. 21

Date of Construction: ?
Type of Construction: Frame, corrugated, brick
Face: North

Description:
The shed at the northwest corner of Building No. 21 is a small shed-roofed structure with vertical siding. Its front elevation is in the same plane as the front elevation of Building No. 21, but it projects to the west, in front of Building 20. A further shed-roofed appendage of Building No. 21 is behind it, coming in front of Building No. 20 a few inches. Slope of the shed's roof is the same pitch as the slope of the roof of Building No. 21, but stepped down 2"/3". There is a double door in the front (north) elevation and a pair of 6-pane windows in the west side elevation. On the interior, the original west wall of Building No. 21 has been removed at the shed, making the shed space work with, be part of, the much larger interior of the main building.

The shed in the center of the front elevation of Building No. 21 is corrugated under three 12-pane steel sash to the east with a small brick section to the west which has a door. End walls are vertical siding and roof is corrugated.

Comments:
The small shed at the northwest corner is odd in its configuration and in the way the interior has been made part of the larger interior. There must be some special story or circumstance to explain the oddness. Pending resolution of the background information, this small shed should be maintained as an odd and historic artifact. The longer central front shed is an amalgam of various building materials without significance.

Views: Southeast, southeast, southwest
Negative envelopes: 6, 7
Collins Company Shed Documentation
Shed Near Building No. 23

Date of Construction: Mid-20th century (visual)
Type of Construction: Frame
Faces: East

Description:
The flat-roofed frame shed is set in the northwest angle between Building No. 23 and Building No. 22. It has wide vertical siding, with a glazed-and-paneled door and high horizontal three-pane window in the east elevation.

Comments:
The vertical siding is not the narrow profile of 19th/early 20th century vertical siding, but looks more like a mid-20th-century product. Therefore, the shed may not be as old as Building No. 23 to which it is attached.

View: Northwest
Negative envelope: 7