

# **HOPEDALE RECONNAISSANCE REPORT**

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## **BLACKSTONE VALLEY / QUINEBAUG-SHETUCKET LANDSCAPE INVENTORY**

### **MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM**



**Massachusetts Department of Conservation and Recreation**

**John H. Chafee Blackstone River Valley National Heritage Corridor**

**Quinebaug and Shetucket Rivers Valley National Heritage Corridor**

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### Cover Photograph:

Hopedale Pond

Former Draper Office, now Draper Place

Boat Race on Hopedale Pond, c. 1900

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## **INTRODUCTION**

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The 22 Massachusetts communities within the John H. Chafee Blackstone River Valley National Heritage Corridor (BRV) and the Quinebaug and Shetucket Rivers Valley National Heritage Corridor (Q-S) are linked by a common heritage of agriculture and industry powered by the rivers and streams that dominate the landscape of south central Massachusetts. River Corridor towns extend from Mendon on the east to Brimfield on the west. While they range in size from the city of Worcester to the compact town of Hopedale, each is equally shaped by the interaction of nature and culture over time.

Heritage landscapes are special places created by human interaction with the natural environment that help define the character of a community and reflect its past. They are dynamic and evolving; they reflect the history of a community and provide a sense of place; they show the natural ecology that influenced land use patterns; and they often have scenic qualities. This wealth of landscapes is central to each community's character, yet heritage landscapes are vulnerable and ever changing. For this reason it is important to take the first step toward their preservation by identifying those landscapes that are particularly valued by the community – a favorite local farm, a distinctive neighborhood or mill village, a unique natural feature or an important river corridor.

To this end, the Massachusetts Department of Conservation and Recreation (DCR) and the two National Heritage Corridors (BRV and Q-S) have collaborated to bring the Heritage Landscape Inventory program to communities in south central Massachusetts. The primary goal of the program is to help communities identify a wide range of landscape resources, particularly those that are significant and unprotected. One focus is to identify landscapes that have not been previously surveyed or documented. The goals of the program are to help communities identify a wide range of landscape resources, particularly those that are significant and unprotected, and to provide communities with strategies for preserving heritage landscapes.

The methodology for the Heritage Landscape Inventory program was developed in a pilot project conducted in southeast Massachusetts and refined in Essex County. It is outlined in the DCR publication *Reading the Land*, which has provided guidance for the program since its inception. In summary, each participating community appoints a Local Project Coordinator (LPC) to assist the DCR-BRV/Q-S consulting team. The LPC organizes a heritage landscape identification meeting during which residents and town officials identify and prioritize the landscapes that embody the community's character and its history. This meeting is followed by a fieldwork session including the consulting team and the LPC, accompanied by interested community members. This group visits the priority landscapes identified in the meeting and gathers information about the community.

The final product for each community is this Reconnaissance Report. It outlines the community's landscape history; discusses broader land planning issues identified by the community; describes the priority heritage landscapes and issues associated with them; and concludes with preservation recommendations. Two appendices include a list of all of the heritage landscapes identified at the community meeting and a reference listing of land protection tools and procedures.





## **PART I**

### **HOPEDALE'S HERITAGE LANDSCAPES**



## **HOPEDALE'S LANDSCAPE THROUGH TIME**

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Situated on 3,547 acres in the Mill River Valley, Hopedale is bordered by Milford, Upton, Mendon and Bellingham. Its irregular rectangular shape is due largely to the Mill River, a tributary of the Blackstone, which runs the entire length of the town and which has played a critical role in Hopedale's development. Hopedale's soils are glacial deposits, notably Merrimack sandy loam in the valley, which is well suited to agriculture.

Due to its riverine resources and good soil, the area was likely used extensively by Nipmuc groups for seasonal hunting, fishing and agriculture. In the late precontact period (1500-1620) a documented east-west trail followed the route of the present Hartford Avenue, with a possible branch to Cedar Swamp Pond in Milford.

English settlement of the area that includes present-day Hopedale began with an eight-mile-square Mendon town grant by the provincial government in 1667. A gristmill was built on the Mill River, and that in turn drew settlers from the more established settlements of Worcester and Medfield. Much of the region was abandoned by settlers during King Philip's War (1675-76) and the extended period of unrest that followed. By about 1700, colonists began to return to dispersed farms along the river valley. In 1780, Milford, including the Hopedale area, broke off from Mendon to become a separate town. Milford waterpower led to development of manufacturing about 1810 on the Charles River, but Hopedale remained largely agrarian, consisting of scattered farms and two grist mills, until the coming of Adin Ballou.

1842 saw the establishment of a community based on Christian Socialism by Adin Ballou, a Universalist minister who had served in both Mendon and Milford. Ballou purchased a 250-acre farm in what is now Hopedale village, and organized a residential community around principles of communal work and ownership. Although in pre-Hopedale community times the community's economic base was primarily agricultural, manufacturing had an important role as well, led by community member Ebenezer Draper who began manufacturing textile machinery in a small shop in 1842. Over the next decade, the founding settlement expanded, becoming a village with 50 houses, a school, a printing office, shops and 500 acres of land part of which was farmed, but Ballou's utopian community had been operating at a deficit for several years and in 1856 it disbanded. The Drapers bought the land and buildings and reorganized Hopedale as a company town, taking Warren W. Dutcher into partnership and manufacturing innovative and successful textile equipment. The firm prospered and over the next half-century the village took shape as a planned industrial community. New streets were laid out, and employee housing was built as the company grew. Hopedale was incorporated as a town in 1886.

The Grafton and Upton Railroad came to Hopedale in 1890. By the turn of the century, the Milford-Mendon street railway ran through town, but the streetcars were abandoned in favor of improved roadways in the 1920s. Main Street, running east to west, eventually became Route 16, and Route 140 running north to south, passed through the eastern part of town.

Throughout the Late Industrial Period (1870-1915), the town and its major employer continued to grow. By 1900, the Draper Company was the largest producer of automatic cotton looms in the world. The Draper family invested heavily in municipal

improvements, as well as attractive and carefully planned housing for mill employees at all levels. Duplex worker housing, boarding houses, and single-family managers' houses lined the streets surrounding an expansive mill complex, while imposing landscaped estates along Adin Street were built for the mill owners and their extended families. The Company also paved 12 miles of streets, installed granite curbs and sidewalks, laid out municipal parks, built a sewage system and laid water and gas lines. During this time of expansion and prosperity, Hopedale became distinguished as a prototype garden city, winning several awards from international housing congresses. Two noted landscape architects contributed to the town's development: William H. Manning (who had previously worked at the Olmsted firm) designed the Parklands (1898-99) and the Ledges (two of the town's priority landscapes discussed herein), and Arthur S. Shurcliff designed the Lake Point Development (1904). The latter project, 30 duplexes some of which faced Hopedale Pond, was considered a landmark in the design of company housing.

Hopedale's prosperity resulted in near complete build-out of the village area by World War I. The Draper Company continued its industrial success until the 1960s, during which time it remained the town's principal employer and a major benefactor of municipal projects. By the time the corporation shut down in the 1970s, Hopedale was well positioned to benefit from a huge increased demand for residential housing stock in eastern Worcester County. Although the town is still struggling to find new employers and a new identity for its industrial structures, the carefully planned housing, community improvements, and transport routes continue to provide Hopedale with a prototype identity: this time, as a post-industrial residential community.

## **COMMUNITY-WIDE HERITAGE LANDSCAPE ISSUES**

Hopedale's Heritage Landscape Identification meeting, attended by interested residents including town board representatives, was held on February 21, 2007. During the meeting, residents compiled a lengthy list of the town's heritage landscapes, which is included as Appendix A of this report. As the comprehensive list was being created, attendees were asked to articulate the value of each landscape and identify issues relating to its preservation.

Residents emphasized broad issues related to heritage landscapes and community character. These issues are town-wide concerns that are linked to a range or category of heritage landscapes, not just to a single place. In Hopedale, two issues stand out in particular.

### **Draper Factory Vacancy**

The final closing of the Draper Factory in 1980 left a huge empty building complex in the heart of the town. Hopedale's planning studies over the ensuing decades reflect the great concern the town has felt about finding a viable future for the factory. Its current empty and deteriorated state is an eyesore in town, a fire hazard, and a large unknown for a major piece of the town's history, real estate, and economic base.

### **Little Open Space Left in Town**

Most of Hopedale's farms and forests have been developed over the past two decades for residential use. There was enormous growth of the town during the 1980s, when the population grew by 45% and housing units increased by 50%. This means that the town's remaining natural and recreational open spaces, and heritage landscapes such as The Parklands, are vitally important to Hopedale's citizens. Preserving and maintaining them over time should be a high priority.

## **PRIORITY HERITAGE LANDSCAPES**

Based on information gathered at the community meeting, attendees identified a group of priority landscapes for the consulting team to focus on, through field survey, documentation and planning assessment. Each of the priority landscapes is highly valued and contributes to community character. Most have no permanent form of protection.

Hopedale's priority landscapes represent a range of scales and types of resources, from the enormous industrial presence of the Draper Factory to the remarkable designed estate landscape of The Ledges. Most of Hopedale's priority sites have a physical and historic relationship to one another, concentrated in the northwest end of the Hopedale Village Historic District. Each landscape also demonstrates the multiple layers of significance that are common to most heritage landscapes.

Natural and cultural features, individual and civic histories, combine to present property owners and concerned citizens with a complex combination of present-day issues and opportunities. The descriptions and recommendations that follow are intended to be first

steps and constructive examples for what needs to be an ongoing process: to identify what is valued and irreplaceable in the community, and develop strategies that will preserve and enhance Hopedale's landscape heritage.

### **Draper Factory**

Description: The Draper Factory is Hopedale's most dominating feature and the focal point of its history. Built in many stages during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the large brick complex is a massive presence along Hopedale and Freedom Streets, with 1.7 million square feet of floor space in several factory buildings on 21 acres. Rubble from demolished buildings lies in the rear yard of the three-story main building, and the property is secured by an eight-foot chain link fence topped with barbed wire. The property is zoned industrial. Across Freedom Street is Hopedale Pond, created by a dam at the factory site with outflow from the pond passing through the factory property and reappearing as the Mill River at the south end of the property. The original factory building, now known as The Little Red Shop, sits across Freedom Street by the pond. The main line of the Grafton and Upton Railroad, which was used by the factory at the height of its operations and ceased being used when the factory closed in the 1970s, enters and abuts the site. Nearby, across Freedom Street and on the west side of Hopedale Pond, is Draper Field, which was created by the Drapers for the factory workers who had their own baseball team of plant employees.

Except for the major brick structures along Hopedale and Freedom Streets, most buildings on the site are severely deteriorated and, according to a 1996 Predevelopment Study of the complex, functionally obsolete for virtually all uses. That same study determined that, while there were environmental issues on the site, they did not appear to be severe. The site is zoned Industrial.

The factory is part of the Hopedale Village National Register Historic District.



Background: The Hopedale community built two dams and set up two shops in the first years of its existence. Production of the “temple” (a loom part which helps to maintain the desired width of cloth being woven), to which Ebenezer Draper held the patent, became the most financially successful part of the community.

Over time, the Draper factory expanded and changed, which is most dramatically illustrated by the juxtaposition of the complex with the Little Red Shop across the street (detailed below). At its height, the Draper Company employed over 4000 people. The business was sold to the North American Rockwell Corporation around 1970. In 1980, the plant was closed and has been substantially vacant ever since. The closing of Draper left the town without its major taxpayer, employer and benefactor. In the mid 1960s, the plant provided over 50% of the town’s tax revenues.

The current owner, Worcester-based First American Realty Company, sold off some ancillary structures on the property and razed others. One complication of future use is that key parts of the property continue to be owned by others, most notably a substantial right of way of the Grafton and Upton Railroad.

A Predevelopment Study was conducted in 1996 and identified many challenges that redevelopment of the complex will face. The predevelopment study concluded that a mixed-use development would be the most viable option. A Draper Complex Reuse Committee was formed in 2005 to find a mix of reuse options for the property, including smart growth options and the possibility of 40B affordable housing.

#### Issues:

- The Building Complex, its Context, and Redevelopment: the fate of the Draper complex has major implications for the town and the Historic District. Its scale, the constraints of its interior construction, and the town’s situation relative to major transportation routes, make redevelopment extremely challenging.
- Use Options and Public Opinion: Surveys of the public over time have consistently shown that Hopedale residents overwhelmingly desire that the property be returned to some useful economic purpose. However, they strongly favor some form of light industrial, professional or retail use, and not residential. This is because of the interest in an enhanced tax base, and the fact that the town already has a great deal of housing with the demands for town services that housing brings. If a viable use could not be found, people expressed the desire that the buildings be torn down rather than sit idle.

#### Recommendations:

- Make every effort to designate Hopedale Village as a Local Historic District. This designation provides a high level of protection for historic buildings and features. Local Historic Districts are further described in Part II and in Appendix B.
- As a property in the National Register district, the Draper complex would be eligible for investment tax credits, which have proven successful in supporting preservation and appropriate adaptive reuse efforts.
- Support the work of the Draper Reuse Committee in their efforts to facilitate redevelopment of the complex.
- Consider the creation of a Mill Reuse Bylaw or Overlay District, which have been very effective mechanisms to support adaptive reuse of mill structures in the region.

- Work with the owner to pursue all possible options for reuse of the complex that can preserve the structures particularly those that front major streets, prove to be economically viable, and appropriate for the constraints posed by the property.

### **Grafton and Upton Railroad**

Description: The Grafton and Upton Railroad is a 15.5-mile long industrial railroad line that runs from Milford through Hopedale, Upton, West Upton and Grafton to North Grafton and to Worcester. About 4-5 miles of unused track exist in Hopedale, which is all mostly clear of vegetation, except for some overgrowth on the stretch of track between Hopedale Street and Green Street. The switching yard adjacent to the Draper factory was the main hub for the railroad's entire rail line, and there are sidings off the tracks into the factory yard. The railroad is owned by a single private owner from Worcester. A vacant railroad station/freight house is located at Depot Street. The building served as both passenger station and local freight house for Hopedale, and is currently maintained by the railroad owners. The condition of the rail line in Hopedale is poor, and would not provide for connections to the still active portion of the railroad in North Grafton.



Background: The Grafton Centre Railroad was chartered in 1873 and opened in 1874 as a narrow gauge connection from Grafton to a junction with the Boston and Albany Railroad at North Grafton. The last narrow gauge train ran in 1887, and the line was rebuilt to standard gauge that same year. In 1888, the name was changed to the Grafton and Upton Railroad by an act of the state legislature and in 1889 the Grafton and Upton was installed between its two namesake towns, providing the first direct rail link to the Draper Complex. Railroad access became an important economic factor in the expansion of Draper.

The Grafton and Upton is considered unique in that it was operated and controlled by its original owners for almost 80 years. It was quite unusual for a railroad of that length not to be acquired by larger railroad interests. It was also one of the few railroads to transition from steam to electric operation before changing to diesel power.

The 1990 Hopedale Open Space and Recreation Plan recommended preparation of acquisition and improvement plans for the abandoned railroad right of way. Creation of a rail trail was recommended to connect the town center, Draper Field, the Parklands and Upton State Forest, as well as offer scenic views of Hopedale Pond and the Mill River. Efforts to contact the owner and negotiate acquisition for recreation use have been unsuccessful.

#### Issues:

- **Ownership and Trail Potential:** The current owner of railroad is not responsive to the town's overtures of interest in developing a rail trail. The corridor cannot be reused for the benefit of the town, and will remain in an abandoned state, until the situation can be changed.

#### Recommendations:

- If possible, work with the owner to find a mutually agreeable way to advance the process of making the rail line available for public recreational use.
- Work with other towns who have had success in moving forward similar initiatives, such as Milford, and with the other towns along the G & U line, such as Grafton, who share an interest in rail trail development.
- Look to the Blackstone Valley National Heritage Corridor Commission as a resource for bicycle path development.
- The vacant depot building, which appears to be in good condition, could be a useful visitor center/bike rental depot along the trail. If the building is in the National Register District and used for commercial purposes, investment tax credits would be available.

### **The Parklands and Town Park**

The priority landscapes of The Parklands and Town Park are being discussed together. They were developed in the late 1890s in proximity to one another, to provide the Town of Hopedale with both active and passive recreation, and they continue to provide for this range of needs today. These two spaces should be looked at as two halves of a larger whole when planning for preservation and improvements.

#### **The Parklands**

Description: The major open space and a significant character-defining feature of the town, The Parklands is an approximately 273-acre park in the northwest area Hopedale. It stretches from the corner of Dutcher and Freedom Streets north of the Draper plant, encompasses the area around Hopedale Pond, and stretches across the Grafton and Upton Railroad right-of-way to the west. About 36 acres of the park consist of the pond and islands. Accessed by a road off Dutcher Street, there is a bathing beach, bathhouse and a boat ramp that was constructed last year. Picnic tables were also added last year. An open



space north of the bathing beach contains a monument for the Hopedale Parklands Nature Trail, dedicated to Willard W. Taft. The monument is a brass plaque attached to a granite boulder. A trail system circumnavigates the pond, and leads through open and wooded spaces with scenic views of the water, stone fireplaces and picnic areas, and connections to Hopedale, Dutcher, Freedom and Hazel Streets. Native vegetation in the woodlands includes maple, ash, birch hickory, pine, oak and beech, and there are rock outcroppings in places. There is a picturesque fieldstone bridge that connects the trails on the east side of the park to those on the west side.

Background: The Parklands was designed by landscape architect Warren Henry Manning. Manning finalized the plan in 1898 after he had left the firm of Frederick Law Olmsted and established his own practice. The plan was approved in 1899 and the park was created over time as the town appropriated money, with final improvements occurring in 1914.



The Parklands is highly significant as a designed landscape by a well-known and influential landscape architect. Manning was one of the most important landscape architects of his time, and practiced in almost every state in the country over his 50-year career. He was a founding member of the American Society of Landscape Architects, and developed a seminal approach to site analysis that has influenced the profession to this day.

Manning's design concept for The Parklands was to keep the pond and its surroundings as natural as possible. The park's development involved combining several properties and reclaiming land through draining and filling. The bathing beach was one of the first park improvements, with the bathhouse added in 1904. In addition to the native tree population, Manning introduced many species into the park including hemlock, tulip,

mountain ash, willows, black alder, Carolina poplar, and cedars. A park superintendent directed the planting work and supervised year-round maintenance. At one time the work crew for the park numbered 30-40 during spring planting season.

### Issues

- Need for Communication: There is a need for better communication between the various town boards concerned with the parks, particularly the Park Commission, the Historical Commission and the Conservation Commission.
- Lack of a Master Plan: The lack of a plan for park preservation and maintenance has meant that work is done without a reference to the park's historical significance, its original design intent, and agreed-upon goals. Recently, asphalt was spread on the former dirt road leading to the bathhouse, and in the past inappropriate tree harvesting damaged the park. Recreation fields have been proposed for the park over the years as well.
- Maintenance Needs: There is tree maintenance needed in the woods, and some picnic tables need repair.

### Recommendations

- Formalize involvement by the Historical Commission in decisions regarding The Parklands, and improve coordination between the Historical Commission, Park Commission and Conservation Commission.
- Make the DCR publication Terra Firma #1: An Introduction to Historic Landscape Preservation available to town boards. This provides excellent guidance on the basics of creating treatment plans and promoting preservation of these resources in the community. It is critical that members of the various town boards as well as residents in general be educated as to the significance of The Parklands, locally and nationally, and how important it is to protect.
- The documentation prepared for the National Register nomination and research on Warren Manning by the Library of American Landscape History provide excellent opportunities for education and programming. Consider developing a walking tour and brochure of The Parklands. A lecture that can share the results of the Manning research with the community would be another good opportunity for promotion of this and other important landscapes in Hopedale (including other priority landscapes in this report designed by or attributed to Manning).
- Create a Friends group for The Parklands.
- Prepare a Master Plan for preservation and management of The Parklands that integrates preservation of its original design intent with current conditions and uses. (See Town Park, below, for recommendation to incorporate both spaces in master planning.)

### **Town Park**

Description: Town Park is an approximately six-acre active recreational park on the corner of Dutcher and Freedom Streets northeast of The Parklands and opposite Adin Ballou's house. It lies within the Hopedale Village National Register Historic District. Designed by Warren Manning as well, it was developed around the same time as The Parklands, provided by the Draper family for the town. A boulder wall surrounds the park, constructed from stones found on the property, and there are two park entrances on Freedom Street and two on Northrop Street. Rustic boulder piers and a planting of yews

and rhododendrons flank the central entrance. The entrance path moves between tennis courts on either side, and there is a playground nearby. The second park entrance at the corner of Dutcher and Freedom Streets is flanked by stone walls and two millstones. There is a bathroom near the playground and a bandstand that is used for concerts every Wednesday night in the summer. There is a basketball court and a baseball field. The park is well used by the town.

Background: The Town Park was situated to serve the active recreational needs of the town, across the street from The Parklands, which provided for the community's passive recreational needs. It was the site of "Draper Field Days" which were begun in 1901 and ran almost until World War II. They included activities such as races and pole vaulting, and used equipment created for the event, such as stilts for the races. The bandstand was erected in 1906, and the existing one is a replacement of an earlier structure, the former wooden railings replaced by wrought iron ones. The park was laid out to improve the site of a former swamp, although the northeastern portion of the park is still wet on a regular basis. Today, the town holds a Day in the Park with craft sales, refreshments, band concerts, and an art show.



Issues:

- As at The Parklands, formalize involvement by the Historical Commission in decisions regarding Town Park, and improve coordination between the Historical Commission, Park Commission and Conservation Commission.
- Maintenance and Repairs: Park Commissioners need funds to maintain and make needed improvements to the park. In particular, work is needed on the stone retaining walls.
- Master Planning: The park is the active recreational complement to The Parklands. The proposed master plan effort for The Parklands should include the Town Park as well.

### Recommendations:

- Pursue necessary funding for improvements, including town budget monies, and non-profit organizations that partner with the public such as the Hopedale Foundation.
- Develop a master plan that outlines the park's use and design intent, ensuring that the structure of its original design and use is maintained. Incorporate both the Town Park and The Parklands into a master planning effort, and ensure involvement by the Historical Commission as well as the Park Commission and Conservation Commission as necessary.

### **The Little Red Shop**

Description: The Little Red Shop is a one-story rectangular wood frame structure approximately 20' x 90' with a gabled roof and an ornamental cupola with a weathervane. Research indicates that the existing building is the second floor of the original structure, and that the cupola was originally located atop another Draper shop building. The building sits on the east side of Hopedale Pond at the corner of Dutcher and Freedom Streets, where it was moved in the 1950s from the opposite side of the pond. This was the last of three moves of the building, and it brought the original Draper shop into a close relationship with its much larger successor across Freedom Street. An interpretive plaque in front of the building tells the story of the Little Red Shop and Hopedale's unique evolution as a utopian and industrial community.



Inside, there is an area at the entrance for display of historic photos and artifacts telling the story of loom construction in the United States. The mid-section of the building is set up with a hand loom and spinning wheel to look like the masthead on the Draper periodical which reflected pre-Industrial cloth making. In the remainder of the space, nine power looms are on display.

The Little Red Shop is owned by the Town of Hopedale and managed by the Historical Commission. A Preservation Restriction was placed on the building in 2002.

Background: The first Draper shop, known as the Little Red Shop, was built in the early 1840s by the Hopedale community. According to an article about the building written in 1952 in a periodical entitled "Cotton Chats", the Little Red Shop was originally one and one half stories in the main part with a two-story ell to the south. Water from Hopedale Pond powered the machines by a water wheel located in the lower floor of the ell. It was in this building that the Draper Corporation, the largest manufacturer of automatic cotton looms in the world, began. With the growth of the company and construction of the large Draper plant, the Draper Company used the shop for visitor and sales tours. In recent years it has served as a museum primarily for school field trips, and open at selected other times as well. The shop came into town ownership in the mid-1970s.

The building lacks heat and restroom facilities necessary for it to serve a public function, and lack of funding has caused the building to fall into disrepair. At the request of the Hopedale Historical Commission, the Blackstone River Valley National Heritage Corridor Commission facilitated a workshop in 2003 to formulate a vision for the future of the Red Shop. A number of concepts were defined for future use including development as a museum and visitor center, education center, outdoor center in conjunction with the pond and Parklands, and a meeting center for Historical Commission and other meetings.

A renovation plan has been drawn up for the building that includes stabilization of the cupola and the windowpanes; and addition of insulation, bathrooms, heating and air conditioning. The project is slated to be funded by the Town of Hopedale, the Commonwealth of Massachusetts through the MHC (pending approval to roll over funding from the last fiscal year), the Friends of Historic Hopedale, the Hopedale Foundation and others.

Issues:

- Need for Master Plan: There is a need for a master plan to follow up on the ideas generated during the workshop and place development and future use of the building within the context of its historic significance and evolution.
- Need for Ongoing Financial Support: even if MHC funding is available, the building will need financial support in order to fully function as a public resource and be well maintained over time.

Recommendations:

- Explore regional and statewide tourism funding opportunities that can be utilized to implement the recommendations of the 2003 workshop on the future of the building, which includes an Action Plan for master plan development and a budget that can form the basis for fund raising. This is excellent venue for tours and groups of many kinds to learn about American Utopianism, the development of textile industry in the Blackstone, and planned mill villages in New England.
- Ensure that the basic structural needs of the building are attended to, to prevent deterioration.



## **Bancroft Memorial Library Grounds**

Description: Bancroft Memorial Library, located in the institutional center of town within the Hopedale Village National Register Historic District, sits on a small sloping lot bounded by Hopedale Street on the northeast and a contemporary office building and parking lot on the southeast and southwest. The home of the library's benefactor, Joseph Bubier Bancroft, is adjacent to the library on the northwest. The building is one story on a raised basement. It was designed in the Romanesque Revival style by Hugh Walker and constructed of pink Milford granite trimmed in white ashlar. There is a large marble fountain on the library's southeast lawn surmounted by a Statue of Hope carved in 1904 by Waldo Story from Carrara marble. The fountain and statue were restored and were covered by a protective tent structure for the winter. Warren Manning designed the bluestone walkway around the statue. There are two huge arbovitae that flank the front entrance, with foundation planting including rhododendrons and andromeda. A large white pine is in the rear of the library. A stone retaining wall with an iron railing defines the rear yard along the northwest and separates it from a lower-level parking area.



Background: Bancroft Memorial Library was presented by Joseph Bancroft to the town in 1898 in memory of his wife, Sylvia Willard Thwing Bancroft. The building's prominence in the center of town reflected the importance to Hopedale of culture and education. The Statue of Hope was presented to the town by Susan Preston Draper, wife of William Draper, Ambassador to Italy. According to a plaque that quotes the Milford Daily News of 1908, it was considered at its time to be the finest drinking fountain in the United States, and said to be the only piece of Waldo Story's work in a public setting in America. This was a time when the town's prominent citizens expressed their philanthropy in a number of important institutional buildings and public works.

A Preservation Restriction was placed on the property in 2000. Hopedale prepared a Preservation Plan, construction documents and specifications for restoring the landscape at the library with funding from DCR and MHC. The Town provided matching funds.

### Issues:

- **Grounds Maintenance:** There is some concern about maintenance of the library grounds, and that there be equal attention given to the heritage value of the landscape as well as the library building.

### Recommendations:

- Review the existing Preservation Restriction to see if it is effective and if the conditions are being adhered to.
- Consider expanding the mission of the Friends of the Library to become stewards of the landscape as well as the building.
- Alternatively, engage a local garden club as stewardship partners in collaboration with the Library board of trustees.

### **The Ledges**

Description: The Eben S. Draper II Estate, also known as the Ledges, is an approximately 22-acre estate located at 55 Adin Street, now the site of a residential school for developmentally disabled individuals. The site is characterized by rolling lawns, large stately trees and rock outcroppings punctuated by impressive stone and brick residential buildings. A broad variety of deciduous and evergreen species is represented, including hemlock, spruce, oak, beech, maple, birch and shagbark hickory. A manmade pond is located in the large field to the east of the houses. The landscape design is attributed to Warren Manning.



A long entrance drive leads to the three houses on the property and accesses the main building by a parking circle. The main house is a large, ca. 1925 English Revival style structure characterized by decorative brickwork construction, grouped leaded-glass casement windows, and massive chimneys. There is a circular drive in front, clipped yew hedges and broad-leaf evergreen foundation plantings. Brick-walled side and rear terraces, a formal garden with a small brick gazebo, as well as a more recently constructed in-ground pool further define the formal landscape. The former carriage house of the estate, built ca. 1900 in the English Revival style, is accessed over a stone arch bridge. A third residence is located south of the main house, and is a late 20<sup>th</sup>

century stone structure. A fieldstone wall approximately 4-5 feet high follows the site boundary along Mendon Street. There are tennis courts in the south quadrant of the property. The owner lives in the main house, residents of the school live in the main house and the carriage house, and the third house is occupied by family members

The property is located in the Hopedale Village National Register District.

Background: Adin Street was where most of Hopedale's mill proprietors lived, in stately homes set on manicured estates overlooking the planned industrial village that they had created. The property was originally the home of Eben S. Draper, one of the second generation of Drapers in Hopedale, who lived here during his term as Governor of Massachusetts and as the agent in charge of sales at the Draper Company. He had a Shingle Style mansion on the property. The property was inherited by Eben's son, Eben S. Draper II, who appears to have done major renovations to the site. He had the original mansion of his father removed and commissioned the current English Revival building. He presumably had the carriage house built as well as engaging the services of Warren Manning for the landscape design. According to the National Register inventory conducted of the property in 1989, this estate was judged to be "by far the largest and best maintained private residence in Hopedale". The current owner purchased the property and established the school in 1960. It is an independent provider agency affiliated with the Massachusetts Department of Mental Retardation.

Issues:

- Preservation of a Significant Landscape: This is an important residential site in Hopedale reflective of the height of the town's industrial era, and a significant estate landscape attributed to a nationally significant landscape architect. Its future is uncertain.

Recommendations:

- Share the findings of this project with the property owner. The owner needs to know that this well-known property is highly valued by Hopedale's citizens as a heritage landscape as well as an elegant group of structures.
- Work with the owner to have the site documented and a master plan prepared for preservation and maintenance of the landscape.
- Communicate with the owner to understand his plans for the future of the property, and ensure that the character-defining features of the landscape will be preserved over time.
- Encourage the owner to consider placing a Preservation Restriction on the property.





## **PART II**

### **BUILDING A HERITAGE LANDSCAPE TOOLKIT**



## **EIGHT TOOLKIT BASICS**

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As our communities undergo rapid land use changes, heritage landscapes are particularly threatened because they are often taken for granted. There is a broad variety of resources that communities can call upon to protect these irreplaceable resources. Below is a checklist of the basics. Each is discussed in the sections that follow and in Appendix B.

### **1. Know the resources: Inventory**

We cannot advocate for something until we clearly identify it – in this case, the physical characteristics and historical development of the town’s historic and archeological resources. The necessary first step is to record information about the resources at the Massachusetts Historical Commission.

### **2. Gain recognition for their significance: National Register Listing**

The National Register of Historic Places is the nation’s official list of cultural resources worthy of preservation. Listing brings a number of benefits including recognition, consideration when federally-or state-funded projects may impact the resource, eligibility for tax credits, and qualification for certain grant programs.

### **3. Engage the public: Outreach, Education and Interpretation**

In order to create a community of advocates, we need to raise public awareness and broaden the base of support. This includes developing opportunities to learn about and celebrate the places and history of the town, as well as to care for them.

### **4. Think in context: Comprehensive and Open Space Planning**

It is important that Open Space Plans and Comprehensive or Master Plans address heritage landscapes as vital features of the community, contributing not only to unique sense of place but also to environmental, recreational and economic health.

### **5. Develop partnerships: The Power of Collaboration**

Protecting community character, respecting history, and promoting smart growth are interrelated concerns that impact heritage landscapes and require collaboration across a broad spectrum of the community. This includes communication among town boards and departments, as well as public-private partnerships.

### **6. Defend the resources: Zoning, Bylaw and Ordinance Mechanisms**

Effective and innovative preservation tools exist in the legal and regulatory realm. These range from a wide array of zoning, bylaw and ordinance mechanisms, to incentive programs and owner-generated restrictions on land use.

### **7. Utilize the experts: Technical Assistance**

Regulations and creative solutions for heritage landscapes are constantly changing and emerging. Public and private agencies offer technical assistance with the many issues to be addressed, including DCR, MHC, the Heritage Corridor and the Central Massachusetts Regional Planning Commission.

### **8. Pay the bill: Funding Preservation**

Funding rarely comes from a single source, more often depending on collaborative underwriting by private, municipal, and regional sources. Each town also has a variety of funding sources that are locally-based and sometimes site-specific.

## **HOPEDALE'S TOOLKIT – Current Status and Future Additions**

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What follows is a review of the tools that Hopedale already has in place, as well as a number of additional tools that fall within some of the categories noted above. The tools currently in place for Hopedale provide a good foundation for heritage landscape preservation, but their efficacy as protection for the town's natural and cultural resources can be significantly improved by strengthening existing measures and adopting others. Appendix B includes extended descriptions of preservation measures; the specific applications of those tools to Hopedale's resources are described below. In addition, the appendix contains a full description of additional avenues and creative approaches that Hopedale can consider in developing a multi-pronged strategy for preservation.

A tool that has been proven to be one of the single most valuable resources in protecting heritage landscapes has been the Community Preservation Act (CPA). Towns that have approved the CPA have been able to leverage funding for such activities as historic resource surveys, acquisition of conservation restrictions and open space, adaptive reuse of historic structures, and signage programs. More information about the CPA can be found in Appendix B under 6. Defend the Resources: Laws, Bylaws and Regulations and 8. Pay the Bill: Funding Preservation.

These tools should be considered in combination with the recommendations made in Part I for Hopedale's priority landscapes.

### **1. Know the resources: Inventory**

**Current:** According to the Massachusetts Historical Commission, the town's inventory includes documentation for 661 buildings, structures and sites, most of which are within the Hopedale Village National Register Historic District.

**Additions:** The inventory work that was done for Hopedale in the 1980s was a good first step in documenting the town's historic resources and advocating for their preservation. The methodology for conducting inventories, however, has advanced since then and whatever additional resources need to be documented in town should benefit from current methods. Some funding assistance is available through the MHC Survey and Planning grants. See Appendix B.

It is recommended that a similar, archaeological survey be completed for the community. Known and potential precontact Native American and historic archaeological sites should be documented in the field for evidence of their cultural association and/or integrity. Funding assistance for this effort would also be available from the MHC Survey and Planning grants, as well as CPA funding.

### **2. Gain recognition for their significance: State and National Register Listing**

**Current:** The Hopedale Village National Register Historic District is the town's one National Register historic district, encompassing almost one-third of the town. It has 646 contributing and 149 non-contributing properties and features listed in the National Register. Bancroft Memorial Library, initially listed as an individual property, is also within the District. The National Register District is automatically listed in the State Register of Historic Places. Hopedale has Preservation Restrictions

on the Red Shop and Bancroft Memorial Library. There are no local historic districts in Hopedale.

**Additions:** Hopedale is working to get South Hopedale Cemetery listed in the National Register. The village of South Hopedale has also been evaluated and determined eligible for listing by MHC. This nomination should be pursued.

### **3. Engage the public: Outreach, Education and Interpretation**

**Current:** The effort to open the Little Red Shop as an educational center will be an important base from which to build an educational program for children and adults, and increase public understanding of all of Hopedale's heritage landscapes.

In recent years, grants have made it possible to erect historic markers at the site of the 1840s abolitionist meetings, at the Statue of Hope/Bancroft, and to place new signage at Adin Ballou Park.

The Blackstone River Valley National Heritage Corridor has published an excellent walking tour guide to Hopedale that describes the history and significance of a number of the town's sites including many of the priority landscapes, as well as providing brief historical background to the town as a whole.

**Additions:** Hopedale's Community Development Plan cites as a goal the promotion of community involvement, through avenues that increase public awareness on open space and resource protection to partnerships with community groups. This is an important goal, and one that Hopedale should consider a priority. See Appendix B for a discussion of ways that communities can catalyze public interest and involvement in heritage landscapes.

Implement the recommendations for tours and lectures in association with The Parklands and Manning's work in Hopedale (in the discussion of The Parklands, above).

Preservation Mass is the statewide preservation advocacy organization that the town should look to as a source of support for advocacy, if there is a need for such support. Complications with redevelopment of Draper Factory might be one such place.

### **4. Think in context: Comprehensive and Open Space Planning**

**Current: Master Plan 1993.** The Draper Plant was discussed in the Master Plan as the single largest site and impact on the town, and the need for a viable reuse was emphasized. The Parklands was also mentioned as an important amenity. The plan, however, did not address scenic, cultural and historic resources as distinct and important elements of the community.

**Community Development Plan 2004:** Hopedale's Community Development Plan includes a section on Open Space and Resource Protection, but that section has a very cursory treatment of the town's historic and cultural landscape heritage. The Parklands is cited as a recreational resource, but no mention is made of its historic significance and design.

**Open Space and Recreation Plan:** No Open Space and Recreation Plan has been done for Hopedale, which is a critical need.

**Additions:** Hopedale needs to prepare a Plan, without which is cannot be eligible for Division of Conservation Services funding. Most importantly, the issues of heritage landscapes, including large unprotected open space parcels and existing significant designed landscapes, need to be given explicit attention. It is critical that this perspective be integrated with natural resource and recreation values and issues, and development potential.

## **5. Develop partnerships: The Power of Collaboration**

See Appendix B for further information.

## **6. Defend the Resources: Zoning, Bylaw and Ordinance Mechanisms**

### **Current Mechanisms**

Hopedale has Site Plan Review, but very few other mechanisms to protect its heritage landscapes and promote their renovation and appropriate reuse.

### **Additional Mechanisms**

The following strategies have consistently proven effective as basic preservation tools in communities throughout Massachusetts.

**Demolition Delay Bylaws** provide a time period in which towns can explore alternatives to demolition. The Hopedale Historical Commission should work with MHC staff to develop a bylaw that could best suit Hopedale's needs. They should also work with other town groups to publicize the advantages of a demolition delay bylaw to the community. The most valuable aspect of this bylaw is that it creates space within which to have a conversation about how private and public needs can both be met in the service of preservation. Many towns have found that a delay of one year is the most effective time frame within which to negotiate alternatives to demolition. A majority of the bylaws apply to all structures built over 50 years ago, in accordance with federal standards.

**Neighborhood Architectural Conservation Districts (NACD)** further explained in Appendix B, are local initiatives that recognize special areas within a community where the distinctive characteristics of buildings and places are preserved and protected. The Hopedale Historic Commission should work with the MHC staff to determine how an NACD can help to maintain the character of areas which have changed through time, but which retain a valued neighborhood "feel" that may be threatened by incompatible development.

**Local Historic Districts (LHD)**, further explained in Appendix B, are also local initiatives and the strongest form of protection to preserve special areas with distinctive buildings and places. Unfortunately, National Register listing provides minimal protection for historic landscapes and structures. Local designation can be tailored to specific community needs, and often protects private investment by

enhancing property values. A system that provides property owners incentives can preserve important characteristics of a district while allowing options for how that can happen. Consideration should be given to establishing a Local Historic District using the Hopedale Village National Register District as a guide.

### **Additional mechanisms specific to Hopedale's landscapes**

The following recommendations are organized by the types of resources that Hopedale has, and measures that should be considered to strengthen their protection.

#### Mill Villages and Industrial Structures

A defining characteristic of the Blackstone Valley and Hopedale in particular are the mill villages that exhibit the vestiges of the transformative power of the industrial revolution in mills, dams, mill worker housing and transportation elements such as the associated rivers, canals and railroads. Hopedale exhibits that history in Draper Factory in particular, as well as its amazing collection of worker housing. A Mill Reuse Bylaw or an Adaptive Reuse Overlay District provides flexibility in redevelopment of mill structures and should be pursued for the Draper site.

#### Scenic Roads

Scenic roads are an integral part of the historic fabric of the community. They are highly valued by Hopedale residents and visitors alike. Roads must also accommodate modern transportation needs and decisions regarding roadways are often made with travel and safety requirements as the only considerations. Hopedale has not adopted the Scenic Roads Act (MGL Chapter 40-15C) nor designated roads for which there would be review and approval for the removal of trees and stone walls within the right-of-way. In addition to roadway issues, much of what we value about scenic roads – the stone walls, views across open fields and the many scenic historic buildings – is not within the public right-of-way. The preservation and protection of scenic roads therefore requires more than one approach.

1. Complete an inventory with descriptions and photo documentation of each of the roads in Hopedale considered to be scenic, including the character-defining features that should be retained.
2. Adopt a Scenic Road Bylaw and designate specific town roads protected by the bylaw. (The designation cannot be applied to state numbered roadways.) Add design criteria to be considered when approving removal of trees and stone walls.
3. Post attractive road signs that identify the scenic roads in town.
4. Coordinate procedures between Highway Department and Planning Board or Historical Commission.
5. Consider a Scenic Overlay District which may provide a no-disturb buffer on private property bordering on scenic roads or adopt flexible zoning standards to protect certain views. Such bylaws would apply to the landscapes bordering state numbered roadways, which would not be protected under the scenic roads designation, as well as to landscapes bordering town roads.
6. Develop policies and implementation standards for road maintenance and reconstruction, including bridge reconstruction, which address the scenic and historic characteristics while also addressing safety. This is an important public process in which the community may have to accept responsibility for certain

costs to implement standards higher than those funded by Mass Highway Department. Such standards should have a section addressing the way in which the local Highway Department maintains roads; for example, requiring a public hearing if any new pavement width is to be added to a town road during reconstruction or repair. Policies can be adopted by local boards having jurisdiction over roads, or can be adopted at Town Meeting through a bylaw. In developing policies consider factors such as road width, clearing of shoulders, walking paths and posted speeds. A delicate balance is required.

## **7. Utilize the Experts: Technical Assistant**

See Appendix B for further information.

## **8. Pay the Bill: Funding Preservation**

Hopedale has been designated a Preserve America community, which makes it eligible to receive technical assistance and matching grants related to heritage tourism. More on the designation and fundable activities can be found in Appendix B

A list indicating the full range of available governmental and non-profit sources of funding can be found in Appendix B.



## CONCLUSION AND IMPLEMENTATION

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Hopedale's residents have a strong sense of place, defined by the town's varied natural features and the historic land use patterns that grew out of them. The town has already begun to document and evaluate its most significant buildings and natural areas. It must now also look beyond these traditional resources to the landscapes, streetscapes, rural roads, neighborhoods and other natural and cultural assets that define the community's character. Like most municipalities, Hopedale is facing multiple pressures for change that will have permanent impact on land-based uses and natural resources, especially its remaining farming areas. Special places within the community that were once taken for granted are now more vulnerable than ever to change.

The Hopedale Reconnaissance Report is a critical tool in starting to identify the rich and diverse heritage landscapes in Hopedale and in developing creative preservation strategies and partnerships. Hopedale will have to determine the best ways and sequence in which to implement the recommendations discussed above. The town would do well to form a Heritage Landscape Committee, as described in DCR's publication, *Reading the Land*.

Landscapes identified in this report, especially the priority landscapes, will benefit from further documentation in accordance with MHC guidelines. The documentation in turn will provide an information base for the local publicity needed to build consensus and gather public support for landscape preservation. Implementing many of the recommendations in this report will require a concerted effort by and partnerships among municipal boards and agencies, local non-profit organizations, and regional and state agencies and commissions.

There are no quick fixes for the challenges of managing growth and funding preservation. Many of the recommended tasks and approaches will require cooperation and coordination among a number of municipal, regional and state partners to be successful. They will require time and a good dose of patience, as volunteer schedules, legislative procedures, and funding cycles try to mesh.

Circulating this Reconnaissance Report is an essential first step. The recommendations should be presented to the Board of Selectmen, who represented Hopedale in its application to the Heritage Landscape Inventory program. Copies of the report should be available on the town's web site and distributed to town departments and boards, particularly Hopedale's Historical Commission, Planning Board, and Conservation Commission and will also be useful for neighborhood associations, local land trusts, and other preservation organizations. Finally, a reference copy belongs in the town library. All of these circulation efforts will broaden citizen awareness, and result in increased interest and support for Hopedale's heritage landscapes.

**Finally, the project team suggests that the following recommendations be the top three priorities for Hopedale as the town works to protect the character of its community:**

1. Creation of a Mill Overlay District for Draper Factory
2. Development of Master Plans for The Parklands and Town Park that incorporate an integrated preservation approach to treatment of the sites
3. Consideration of a Local Historic District for Hopedale Village



## APPENDIX A

### HOPEDALE HERITAGE LANDSCAPES

This list was generated by local participants at the Heritage Landscape Identification meeting held in Hopedale on February 21, 2007 and follow-up fieldwork on March 30, 2007. **There are undoubtedly other heritage landscapes that were not identified at the HLI meeting noted above.** The chart has two columns, the name and location of the resource are in the first; notes about the resource are in the second. Landscapes are grouped by land use category. Abbreviations used are listed below.

APR = Agricultural Preservation Restriction

LHD = Local Historic District

PR = Preservation Restriction

TTOR = The Trustees of Reservations

CR = Conservation Restriction

NR = National Register

**Bold** = Priority Landscape

#### Summary of Priority Landscapes:

**Draper Factory**

**Grafton and Upton Railroad**

**The Parklands and Town Park**

**The Little Red Shop**

**Bancroft Memorial Library Grounds**

**The Ledges**

<b>Agriculture</b>	
Ferrucci's Egg Farm Lloyd St.	active poultry farm.
Whyte Farm Plain St.	
Young Farm	
<b>Archaeology</b>	
Albee Grist Mill	foundation located within proposed South Hopedale NR Historic District
Thwing Grist Mill	foundation
Old Saltbox Rd.	old foundations of houses, near Freedom St. parkland
<b>Burial Grounds and Cemeteries</b>	
Hopedale Village Cemetery	Private, still active Within Hopedale Village NR Historic District; design attributed to Warren Manning
South Hopedale Cemetery	town owned located within proposed South Hopedale NR Historic District
<b>Civic / Institutional</b>	

<b>Bancroft Memorial Library Grounds</b> 50 Hopedale St.	PR on building and grounds includes statue of Hope. Library received grant from DEM and subsequent funding from MHC for statue restoration. Pathways designed by Warren Manning listed as an individual property in the NR, also within the Hopedale Village NR Historic District.
Community House & grounds	
Green Store Hartford & South Main	
<b>Commercial / Industrial</b>	
<b>Draper Factory</b>	1.7 million square feet of factory space in several buildings, dominates the landscape of town along Hopedale and Freedom Streets; the major employer in town until the 1970s and the largest structural component of the Hopedale Village NR Historic District
<b>Open Space/ Recreation/ Parks</b>	
<b>The Parklands and Town Park</b>	Warren Manning designed The Parklands at request of Draper family for a park around their millpond. Has 2 3/4 mi. of trails. Beach and bathhouse added early 1900s. Beach not used for swimming, past 6-7 yrs. (building used periodically). Interest in expanding boat rentals, ramp was put in last year. Town Park on Dutcher St, for active recreation, has bandstand for concerts, ballfield, tennis courts.
<b>The Little Red Shop</b>	the original Draper shop, built in 1837; originally across Hopedale Pond, was moved several times; most recently used for school field trips and some tours; renovations planned to make structure better serve a public educational function.
<b>Grafton &amp; Upton Railroad</b>	tracks still in place and privately owned; runs from Milford to Worcester; 4-5 miles in Hopedale are inactive but fairly open (not overgrown); attracts some walkers
Draper Field	privately owned. Infrastructure compared with Fenway Park 'in its day.' used as minor league field; Draper had own team of plant employees. Currently used by Little League
Golf Course	good views from course land was once a farm
Mellen Field	former farm; now active recreation use
Adin Ballou Park	includes statue of Adin Ballou, Hopedale's founder
Adin St. Triangle	near Milford line; former garden site; great view
Harmony Lot 1A	recent town acquisition; one lot of a residential development; future use under discussion

<b>Residential</b>	
<b>The Ledges</b> 55 Adin St.	22-acre estate near Village Center, originally belonged to Gov. Eben S. Draper. Inherited by Eben S. Draper II, who tore down his father's mansion and built an English Revival-style mansion around 1925. Design of grounds attributed to Warren Manning. Now a residential school
White City Hill St.	collection of approx. 50 worker houses, developed by Drapers
Seven Sisters Freedom St	7 similar houses
The Larches William St.	currently houses "Crossroads", a residential rehabilitation facility
Bill Gannett's house & grounds	Olmsted firm originally the site of an icehouse operated by Hopedale Coal & Ice Co. razed in 1940s and house was built shortly afterward. First owners were Mr. and Mrs. Thomas West, president of Draper plant at the time
Lussier residence	former one-room schoolhouse
<b>Transportation</b>	
Plain St.	in South Hopedale
Route 16	
Dutcher St.	300 elm trees, at one time
Hope St. bridge abutments	near library
Original street layout	6 streets laid out by original Hopedale community: Peace, Hope, Freedom, Progress, Social and Union (originally Centre)
<b>Village</b>	
South Hopedale	evaluated for listing on the NR, and in the opinion of the MHC found to be eligible
Spindleville	mill, pond, houses; separate from Draper complex. Wildlife at pond includes snake, snapping turtle, blue heron and otter. Invasive species, erosion due to stormwater run-off, and a discharge pipe dumping soapy water are all concerns

## APPENDIX B

### GUIDE TO PRESERVATION AND PLANNING TOOLS FOR HERITAGE LANDSCAPES

Preservation planning is a four-step process: **identification, evaluation, education** and **protection**. Within the realm of protection, there is a vast array of tools that communities can call upon and that are most effective when used in combination with one another. Stewardship of these resources involves education and community support, planning with a clear set of goals, and regulatory mechanisms.

Three useful documents to consult when planning preservation strategies are:

- Department of Conservation and Recreation, *Reading the Land*
- Massachusetts Historical Commission, *Survey Manual*
- Massachusetts Historical Commission, *Preservation through Bylaws and Ordinances*

The following eight sections – based on the Toolkit Basics – detail the resources and strategies available for heritage landscape preservation—from documentation and evaluation, to public education, to regulating activities and finding the revenue necessary to fund the effort.

#### 1. KNOW THE RESOURCES: INVENTORY

The vital first step in developing preservation strategies for heritage landscapes is to record information about the resources on MHC inventory forms. One cannot advocate for something unless one knows precisely what it is – the physical characteristics and the historical development.

Survey methodology has advanced since the early work of the 1980s. If a community had survey work done during that time period, it is time for an inventory update, looking at resources in a more comprehensive and connected way than may have been done at that time. Even if survey work is more recent, there may be a need to document more resources throughout the community.

Using the Massachusetts Historical Commission survey methodology:

- Compile a list of resources that are under-represented or not thoroughly researched, beginning with heritage landscapes.
- Document unprotected resources first, beginning with the most threatened resources.
- Make sure to document secondary features on rural and residential properties, such as outbuildings, stone walls and landscape elements.

- Record a wide range of historic resources including landscape features and industrial resources.
- Conduct a community-wide archaeological reconnaissance survey to identify patterns of prehistoric and historic occupation and to identify known and probable locations of archaeological resources associated with these patterns. Known and potential precontact and historic archaeological sites should be professionally field-checked to evaluate cultural associations and integrity. A professional archaeologist is one who meets the professional qualifications (950 CMR 70.01) outlined in the State Archaeologist Permit Regulations (950 CMR 70.00).

**NOTE:** The Inventory of Archaeological Assets of the Commonwealth contains sensitive information about archaeological sites. The inventory is confidential; it is not a public record (G.L. c. 9, ss. 26A (1)). Care should be taken to keep archaeological site information in a secure location with restricted access. Refer to the MHC article "Community-Wide Archaeological Surveys" which appeared in Preservation Advocate, Fall 2005, and which can be found at the following MHC link: <http://www.sec.state.ma.us/mhc/mhcpdf/pafall05.pdf>.

## **2. GAIN RECOGNITION FOR THEIR SIGNIFICANCE: NATIONAL REGISTER LISTING**

Survey work includes evaluation of whether resources meet the qualifications for National Register listing. This will provide new information about the eligibility of properties. Using the information generated in the survey work and the accompanying National Register evaluations, expand your town's National Register program.

- Develop a National Register listing plan, taking into consideration a property's or area's integrity and vulnerability. Properties in need of recognition in order to advance preservation strategies should be given priority.

## **3. ENGAGE THE PUBLIC: OUTREACH, EDUCATION AND INTERPRETATION**

The best stewards and advocates for heritage landscape protection are members of the community. There are many ways to communicate the importance of these special places to the public, and to connect their preservation with the shared values and goals that community members have already expressed in various planning documents and forums.

Think creatively about how to educate the community about the values and threats to heritage landscapes, and how each town resident benefits from these special places. Use a combination of strategies to get the word out about heritage landscapes and preservation of community character, including:

- **Festivals and Tours** – Tours are a great way to draw attention to the history around us, and to engage more people in caring for it. Consider hosting a Heritage Celebration Day including tours and family-friendly activities, or plan a

celebration around a particular place or area on a meaningful date. Make sure events are well publicized.

- **Signage and Banners** – Signs are a very effective way to announce special historic sites and districts. Banners can also bring attention to the significance of an area and make a celebratory statement about its contribution to the town.
- **Written Materials** – Clear, concise and engaging written material with engaging illustrations is a reliable way to relay information about community character and heritage landscapes. Make use of fact sheets and flyers to get the word out on particular issues such as a town ordinance that protects heritage landscapes, a threat that needs to be addressed, or an upcoming event.
- **School Curricula** – Start teaching at a young age. Children are very receptive to engaging stories, and there are no better stories to excite childrens’ imaginations and build pride of place than stories of their town’s past and present. Teachers have an opportunity to connect history with environmental issues through classroom study, hands-on history projects, and field exploration of a town’s heritage landscapes. Subsequently, students have an opportunity to teach their parents that preservation is everybody’s business.
- **Lectures and Workshops** – Use these forums to raise awareness, educate at a deeper level about the community’s history and its resources, and broaden the base of interest.
- **Website** – Keep Historical Commission and local historical organizations’ entries on the town’s website current, and include information about issues, proposals for preservation strategies, and upcoming events.
- **Press Releases** – Use all avenues including press releases to keep the public informed when a meeting or event is about to occur. Work with local reporters to develop special interest articles that highlight landscape resources.

Remember that bringing an issue or a heritage landscape to people’s attention once will have only short-term effect. Outreach, education and interpretation must be ongoing concerns that involve preservation and conservation interests, teachers and community organizations in repeated projects to attract and engage the general public.

#### **4. THINK IN CONTEXT: COMPREHENSIVE AND OPEN SPACE PLANNING**

Communities use a variety of planning exercises and documents to define their goals and vision of the future, address community-wide issues, and recommend measures to respond to them. There are state mandates for towns to prepare Comprehensive or Master Plans and Open Space and Recreation Plans.

- Comprehensive or Master Plans provide an important frame of reference for land use decisions, and incorporate all of a community’s issues including economic development, housing and transportation into an integrated plan. Heritage landscapes need to be seen through the lenses of community character, historic preservation, environmental health, and economic viability and growth. Their

future and the values they contribute should be addressed within these multiple perspectives, not solely as historical assets of the community.

- Like Comprehensive Plans, Open Space Plans look holistically at the community—its history, demographics and growth patterns, and current conditions—to make recommendations that protect open space and natural resources for ecological health and public benefits. The Heritage Landscape Inventory Program provides a framework for looking at these important resources, and this new understanding should be incorporated into Open Space Plans.

## **5. DEVELOP PARTNERSHIPS: THE POWER OF COLLABORATION**

Because heritage landscapes encompass such a broad range of resources and issues—from preservation of town centers, scenic roads and river corridors to promotion of smart growth and economic development – stewardship of these resources involves many interests in a community. It is essential that there be good communication between the many departments and committees that address issues related to heritage landscapes. Collaboration between public and private partners is also an essential element in a successful preservation strategy. National Heritage Corridor personnel are helpful guides to partnership opportunities for projects you may have in mind.

- Broaden the base. Preservation, particularly preservation of landscapes, is not just for the Historical Commission. It is important that the cause not be marginalized by those who view preservation as opposed to progress, or to personal interests. A look at DCR's *Reading the Land* shows the range of organizations and viewpoints that value heritage landscapes.
- Nurture public-private partnerships. Friends groups, neighborhood associations, and local land trusts all have important roles to play to spread the word, and to expand the capacity of the public sector to care for heritage landscapes.
- Take advantage of forums created to share issues and ideas. For instance, the Massachusetts Department of Agricultural Resources offers a “cluster” format for monthly discussion and information exchange meetings among area farmers.
- Share resources across communities. Towns that lack funding for a town planner position, for instance, have found that “sharing” a planner with another community can be quite effective.

## **6. DEFEND THE RESOURCES; LAWS, BYLAWS AND REGULATIONS**

A wide range of laws, bylaws and regulations is available to protect heritage landscapes. Following are brief descriptions of some of the most widely used and/or most effective of these tools, arranged alphabetically.

### **Adaptive Reuse Overlay District**

An Adaptive Reuse Overlay District is superimposed on one or more established zoning districts in order to permit incentive-based reuses of existing built properties. These districts can be created to allow for the adaptive reuse of properties of a certain kind, or

within a specified area within a community. As an overlay zone, all regulations pertaining to the underlying zone apply, except to the extent that the overlay zone modifies or provides for alternatives to the underlying requirements.

### **Agricultural Preservation Restrictions (APR)**

This program, managed by the Department of Agricultural Resources, offers to pay farmers the difference between the "fair market value" and the "agricultural value" of farmland located on prime agricultural soils, in exchange for a permanent deed restriction which precludes any use of the property that will have a negative impact on its agricultural viability. This program is different from the *Chapter 61* program, which provides tax incentives for short term restrictions.

### **Community Preservation Act**

The Community Preservation Act is statewide enabling legislation that allows communities to assemble funds for historic preservation, open space protection and affordable housing through a local property tax surcharge (up to 3%, with some allowable exemptions) and state matching funds. These funds can support a wide variety of activities, including inventory and documentation of historic resources, restoration and acquisition.

### **Conservation Restrictions (CR)**

A permanent deed restriction between a landowner and a holder - usually a public agency or a private land trust; whereby the grantor agrees to limit the use of his/her property for the purpose of protecting certain conservation values in exchange for tax benefits. EOEEA's Division of Conservation Services provides assistance to landowners, municipalities, and land trusts regarding conservation restrictions and has produced *The Massachusetts Conservation Restriction Handbook* as a guide to drafting conservation restrictions.

### **Corridor Protection Overlay District**

A Corridor Protection Overlay District is intended to promote appropriate development within a given corridor, serving to protect natural (and sometimes cultural) resources. As an overlay zone, all regulations pertaining to the underlying zone apply, except to the extent that the overlay zone modifies or provides for alternatives to the underlying requirements. The Corridor Protection Overlay District can be used cooperatively by adjoining communities to help maintain continuous protection across town lines.

### **Demolition Delay Bylaw**

With a Demolition Delay Bylaw, requests for a permit to demolish a historic building must first be reviewed and approved by the local historical commission. Demolition Delay Bylaws are either list-based (applying only to a specific list of buildings that have been previously identified), age based (applying to all buildings that are older than a certain age – typically 50 years), or categorical (applying only to resources that meet a specific criteria, such as having been documented on Massachusetts Historical Commission forms). If the historical commission does not approve of the demolition and deems a structure significant, it can impose a delay period, during which time the property owner is encouraged to explore alternatives to demolition. Delay periods of 6 months are common, although communities are increasingly adopting delay periods of up to one year.



**Design Review**

Design Review is a non-regulatory process that is undertaken by a town appointed Design Review Board.

The board reviews the design of new construction and additions – typically those taking place in already built-up areas. Recommendations are made to the planning board to help preserve appropriate building patterns and architectural styles, with the goal of maintaining the overall character of a given area. Design Review Boards often limit their review to exterior architectural features, site design and signage.

**Downtown Revitalization Zoning**

Downtown Revitalization Zoning seeks to encourage businesses to locate in downtowns. Zoning of this nature is typically written to be attractive to businesses of a certain kind that would work well within the given infrastructure and transportation needs, but can also incorporate some of the same elements as Village Center Zoning (see below), such as encouraging mixed use development at a pedestrian-friendly scale, with minimal setbacks and offsite parking.

**Flexible Development Zoning**

Flexible Development Zoning allows for greater flexibility and creativity when subdividing land, to conform and work with the natural and cultural resources of a site and minimize alteration or damage to these resources, rather than follow standard requirements of subdivision regulations. While this does not prevent land from being subdivided, it does allow for the protection of some features, serves to preserve some undeveloped land, and promotes better overall site planning.

**Local Historic Districts (LHD)**

LHDs recognize special areas within a community where the distinctive characteristics of buildings and their settings are preserved. They offer the strongest form of protection available for historic resources. LHDs are administered by a Local Historic District Commission (distinct from the community's Local Historical Commission), which reviews proposed exterior changes to buildings within the district. The kinds of changes that are reviewed vary according to the terms of the local bylaw.

**Neighborhood Architectural Conservation Districts (NCD)**

Neighborhood Architectural Conservation Districts (sometimes known as Neighborhood Conservation

Districts) are local initiatives that recognize special areas within a community where the distinctive characteristics of the neighborhood are important. They are less restrictive than Local Historic Districts in that they focus on a few key architectural elements and massing, scale, and setback in an effort to embrace overall neighborhood character. As in Local Historic Districts, changes are reviewed by a Neighborhood Architectural Conservation District Commission.

**Open Space Zoning**

Open Space Zoning – also known as Cluster Development Bylaw, Open Space Communities Zoning, Open Space Development Overlay District, Open Space Preservation Subdivision, or Open Space Residential Development – allows greater density than would otherwise be permitted on a parcel, in an effort to preserve open space. Typically, construction is limited to half of the parcel, while the remaining land is permanently protected under a conservation restriction.

**Rate of Development Bylaw**

A town may slow the rate of its growth within reasonable time limits to allow the community to engage in planning and preparation for growth. This measure must be used for the purpose of conducting studies and planning for rational development, and not for restraining the rate of growth for a period of unlimited duration.

**Right to Farm Bylaw**

A Right to Farm Bylaw asserts the rights of farmers to pursue agricultural activities, provides community support for farming activities and requires dispute resolution so that abutters cannot make nuisance claims. Agricultural landscapes are widely considered to be significant heritage landscapes for which there is constant concern of potential development. This bylaw serves to help active farmers remain just that - active.

**Scenic Overlay District Zoning**

Scenic Overlay District Zoning protects scenic vistas by providing for a no-disturb buffer on private lands, thereby helping to maintain specific viewpoints. This type of zoning is more far-reaching than a Scenic Roads Bylaw (see below) and may be applied to numbered routes.

**Scenic Roads Bylaw**

The Scenic Roads Bylaw requires that a public hearing be held prior to the removal of any trees or stone walls that fall within the public right of way on a designated scenic road. Depending on how it is written, the bylaw may apply to a predetermined list of roads or encompass all roads in a community (other than numbered routes). The bylaw applies whenever there is any public or private impact to trees or stone walls within the right of way, including activities such as road widening, utility company work or creating private driveways.

**Scenic Vista Protection Bylaw**

Scenic Vista Protection Bylaws require additional design criteria for any proposals for new construction in areas that are determined by the town to be a scenic vista. Vistas may encompass natural, cultural and historic features.

**Shade Tree Act**

The Shade Tree Act is a part of MGL Chapter 87, which defines all trees within the public way as public shade trees. The municipal Tree Warden is responsible for the care, maintenance and protection of all public shade trees (except those along state highways). Trimming or removal of any public shade trees greater than 1.5" in diameter requires a public hearing. Chapter 87 applies to all communities; however, some communities have adopted their own Shade Tree Act Bylaws that provide stricter regulations than those mandated in Chapter 87.

**Site Plan Review**

Site Plan Review provides the planning board (and other boards and committees, depending how the bylaw is written) with an opportunity to consider a variety of community concerns – such as impacts to vehicular circulation, scenic vistas, topography and natural resources – during the permit process. Boards may comment on site plans and request changes to the design. Site Plan Review is typically limited to large scale projects and tied to the special permit process.

### **Smart Growth Zoning – Chapter 40R**

Smart Growth Zoning (Chapter 40R) provides financial rewards to communities that adopt special overlay zoning districts allowing as-of-right high density residential development in areas near transit stations, areas of concentrated development, or areas that are suitable for residential or mixed use development. Such zoning can help direct compact growth to areas that are already developed – such as historic village centers – thereby discouraging growth in less suitable areas.

### **Transfer of Development Rights (TDR)**

TDR is a regulatory technique that allows a landowner to separate building or development rights from the property and sell them, receiving compensation for preserving land and allowing for the development to occur in areas selected for higher density projects. In essence, development rights are "transferred" from one district (the "sending district") to another (the "receiving district"). As a result, development densities are shifted within the community to achieve both open space preservation and economic goals without changing overall development potential.

### **Village Center Zoning**

The goal of Village Center Zoning is to meet the needs of a small-scale, mixed-use, pedestrian-friendly area by encouraging compact development. New construction is required to be built at a scale that is compatible with the neighborhood and to have a reduced (or no) setback from the street. Parking may be directed to discourage large lots in front of buildings. Village Center Zoning shares many similarities with Traditional Neighborhood Development, and the terms are sometimes used interchangeably.

### **Wetlands Protection Act and Bylaws**

The Wetlands Protection Act (MGL Chapter 131, Section 40) protects wetlands by requiring a careful review by local conservation commissions of proposed work that may alter wetlands. The law also protects floodplains, riverfront areas, land under water bodies, waterways, salt ponds, fish runs and the ocean. Communities may also adopt their own Wetlands Protection Bylaw, providing stricter regulations than those mandated in Chapter 131.

## **7. UTILIZE THE EXPERTS: TECHNICAL ASSISTANCE**

Beyond DCR and the Heritage Corridor, technical assistance is available from many governmental and non-profit sources, most often free of charge to municipalities and non-profit organizations.

- [American Farmland Trust](#): Clearinghouse of information supporting farmland protection and stewardship.
- [Central Massachusetts Regional Planning Commission](#): The regional planning agency charged with assisting communities with local planning efforts in this region.
- [Citizen Planner Training Collaborative](#): Provides local planning and zoning officials with training opportunities and online information; they also hold an annual conference to support land use planning.
- [Green Valley Institute](#): Provides technical assistance about land use planning to communities within the Quinebaug-Shetucket Heritage Corridor. Web site and publications contain information of use to communities throughout the region.

- [Massachusetts Historical Commission](#): Provides technical assistance as well as grants to municipalities and nonprofits for preservation planning and restoration projects.
- [New England Small Farm Institute](#): A non-profit dedicated to providing technical assistance, information and training to farmers.
- [The Trustees of Reservations](#): Offers conservation and landscape protection workshops, publications and connections through the **Putnam Conservation Institute**. The Trustees also manages a unique **Conservation Buyer Program** that links interested sellers with conservation-minded buyers and assists with establishing permanent property protection mechanisms.
- [Massachusetts Department of Agricultural Resources](#) is the state agency dedicated to supporting the agricultural activities in the state through special initiatives, programs and technical assistance.
- [The Trust for Public Land](#) is a national non-profit that assists municipalities with land conservation efforts.
- DCR's [Lakes and Ponds Program](#) works with local groups and municipalities to protect, manage and restore these valuable aquatic resources. They provide technical assistance to communities and citizen groups, help to monitor water quality at various public beaches to ensure public safety, and provide educational materials to the public about a range of lake issues.
- [Massachusetts Agricultural Commissions](#) has recently launched a new website that includes helpful information both for communities with Agricultural Commissions and for those learning more about forming one.
- **UMASS extension (NREC)** – National Resources and Environment Conservation) can provide assistance on issues related to land and water resource protection, smart growth/sustainability measures and forestry and farming management.

## 8. PAY THE BILL: FUNDING PRESERVATION

Funding for preservation projects is an important aspect of implementing strategies to protect heritage landscapes. There are local, state, regional, national and non-profit funding programs and resources that can assist communities in preservation and land conservation-related issues. The availability of such assistance varies from year to year and private property is not always eligible for funding. Examples include:

### Local Funding Assistance

- Towns that have adopted the **Community Preservation Act (CPA)** find it to be an excellent funding source for many heritage landscape projects. While tricky to pass in lean economic times, the number and types of projects that are benefiting across the Commonwealth makes the CPA worthy of consideration. Such projects include MHC inventory, National Register nominations, cemetery preservation, open space acquisition and preservation and restoration of public buildings. The CPA (M.G.L. Chapter 44B) establishes a mechanism by which cities and towns can develop a fund dedicated to historic preservation, open space and affordable housing. Local funds are collected through a 0.5% to 3% surcharge on each annual real estate tax bill. At the state level, the Commonwealth has established a dedicated fund which is used to match the

municipality's collections under the CPA. The amount of the surcharge is determined by ballot vote at a local election.

Adoption of the Community Preservation Act, by a majority vote on a ballot question, fosters **partnerships** among historic preservationists, conservationists and affordable housing advocates. At least 10% of the funds must be used to preserve historic resources; at least 10% must be used to protect open space; and at least 10% must be used to advance affordable housing. The remaining 70% must be used for one of these three uses as well as recreational needs and can be distributed in varying proportions depending upon the projects that the city or town believes are appropriate and beneficial to the municipality. Additional information about the CPA can be found at [www.communitypreservation.org](http://www.communitypreservation.org).

- Municipalities can establish **land acquisition funds**, increasing their revenue from sources such as an annual fixed line item in the municipal budget; income from forestry, farming and leasing of town-owned land; gifts and bequests; grants and foundation funding; and passage of the CPA, detailed above.

### State Funding Assistance

Funding for a variety of preservation projects, primarily for municipalities and non-profit, is available through the [Massachusetts Historical Commission \(MHC\)](#), the EOEEA [Division of Conservation Services](#) (DCS), the [Department of Conservation and Recreation](#) (DCR) and other state agencies. Further information on these programs is available on the agency websites.

- **MHC Survey and Planning Grants** support survey, National Register and a wide variety of preservation planning projects.
- The **Massachusetts Preservation Projects Fund (MPPF)**, administered through the MHC, funds restoration and rehabilitation projects.
- Towns that have a local historic district bylaw may apply for **Certified Local Government (CLG)** status which is granted by the National Park Service (NPS) through the MHC. At least 10% of the MHC's yearly federal funding allocation is distributed to CLG communities through Survey and Planning matching grants. To become a CLG, the town completes an application; after being accepted as a CLG, it files a report yearly on the status of applications, meetings, and decisions; in return the town may apply for the matching grant funding that the MHC awards competitively to CLGs annually. Presently 18 cities and towns in Massachusetts are CLGs. **NOTE:** CLG status is dependent in part on a municipality having at least one [Local Historical District](#) as evidence of the community's commitment to historic preservation.

Open Space Plans, with a requirement of updating the plan every five years, make a community eligible for **Executive Office of Energy and Environmental Affairs (EOEEA) grants** and technical assistance programs through the Department of Conservation Services.

- The [Massachusetts Self-Help Program](#) of DCS assists local conservation commissions in acquiring land for the purposes of natural and cultural resource protection and passive outdoor recreation.
- The [Massachusetts Urban Self-Help Program](#), another DCS initiative, is geared toward assisting towns and cities in acquiring and developing land for park and outdoor recreation purposes.
- DCS [Conservation Partnership Grants](#) assist non-profits in acquiring interests in land for conservation or recreation, and have also been used in the past to help protect active agricultural lands.
- The [Federal Land and Water Conservation Fund](#), distributed through the DCS, can support heritage landscape protection by providing up to 50% of the total project cost for the acquisition or renovation of park, recreation or conservation areas. Municipalities, special districts and state agencies are eligible to apply.

The **Department of Conservation and Recreation (DCR)** administers a variety of grant programs that can help with heritage landscape preservation:

- [Urban and Community Forestry](#) grants fund projects which will result in sustained improvements in local capacity for excellent urban and community forestry management.
- The [Recreational Trails Grant](#) Program provides funding on a reimbursement basis for a variety of recreational trail protection, construction, and stewardship projects.

The **Department of Agricultural Resources** [Farm Viability Enhancement Program](#) works with farmers to develop sound business plans and funding assistance to implement them.

#### **Regional and Non-Profit Funding Assistance**

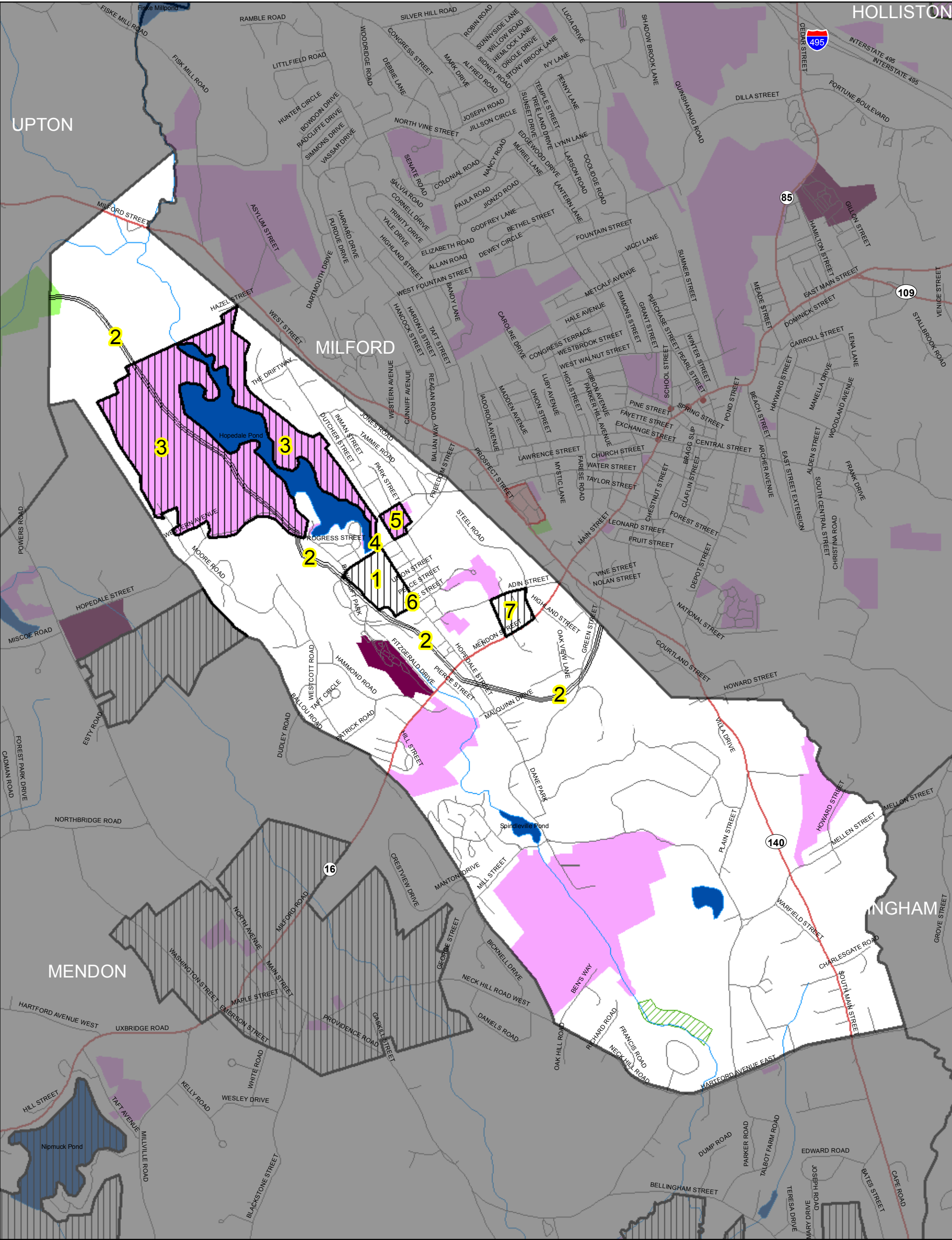
- The [John H. Chafee Blackstone River Valley National Heritage Corridor Commission's Heritage Partnership Program](#) supports projects in corridor towns that further the Corridor goals of historic preservation, community revitalization, ecological restoration, land use planning, riverway development and educating people about the Valley's heritage. Communities and organizations located within the Corridor are eligible to receive funding, subject to availability.
- [Quinebaug and Shetucket Rivers National Heritage Corridor](#) provides mini-grants to member towns, supporting preservation of heritage landscapes including projects involving sustainable agriculture, river clean-ups, open space planning and natural resource conservation.
- The [Greater Worcester Community Foundation](#) provides grants to non-profit organizations for community enhancements.

- [The Trust for Public Land](#) (TPL) is a national, nonprofit, land conservation organization that conserves land for people to enjoy as parks, community gardens, historic sites, rural lands and other natural places. TPL helps communities identify and prioritize lands to be protected; secure financing for conservation; and structure, negotiate and complete land transactions. TPL's New England Office recently launched the [Worcester County Conservation Initiative](#), to accelerate the pace of land conservation in central Massachusetts by helping communities plan and finance conservation projects.
- The [National Trust for Historic Preservation](#) offers a variety of financial assistance programs. Based on the availability of funding, the National Trust awards more than \$2 million in grants and loans each year for preservation projects nationwide.
- The [Central Massachusetts Regional Planning Commission](#) (CMRPC) does not administer grants, but can work with communities to write grants or help them find funding.

### **Federal Funding Assistance**

- The [Farmland and Ranchland Protection Program](#) of the U.S. Department of Agriculture has protected 85 farms to date in Massachusetts on 6,335 acres with matching funds. Eligible organizations are federally recognized Indian tribes, states, local government, and non-governmental organizations. They are required to provide 50-50 matching funds for purchase of conservation easements in land with prime, productive soils that are subject to a pending offer, for the purpose of limiting conversion to non-agricultural uses of the land.
- All of the communities within the Blackstone Heritage Corridor have been designated [Preserve America](#) communities, making them eligible to receive technical assistance and matching grants related to heritage tourism. Eligible grant activities include research, documentation (e.g., historic resource surveys and National Register nominations), interpretation and education (e.g., signage, exhibits and itineraries), planning, marketing and training. (Communities within the Quinebaug and Shetucket Rivers Valley National Heritage Corridor may want to pursue Preserve America designation in order to take advantage of these funding opportunities.)
- The National Park Service's [Rivers & Trails Program](#) provides technical assistance to community groups and government agencies so they can conserve rivers, preserve open space, and develop trails and greenways. The program does not offer grants, but can provide staff to help identify needs, assist partners in navigating the planning process, and help with organizational development and capacity building. The program can serve as a catalyst for successful trail development and conservation efforts.





# HOPEDALE HERITAGE LANDSCAPE INVENTORY


## Priority Landscapes


- 1. Draper Factory
- 2. Grafton and Upton Railroad
- 3. The Parklands
- 4. The Little Red Shop
- 5. Town Park
- 6. Bancroft Library Grounds
- 7. The Ledges


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HYLAecological


NOTE RE BOUNDARIES: Priority Landscape outlines are not legal parcel boundaries; they indicate local focus of concern. All other GIS data were obtained from MassGIS and may not include 2007 updates.


 Priority Landscape


 Linear Priority Landscape


 State Register of Historic Places


 State Register of Historic Districts


 Major Road


 Road


 Conservation Restriction

 Commonwealth of Massachusetts Lands

 Non-Profit

 Municipal





00.51 Miles