



South Hadley Reconnaissance Report

Connecticut River Valley Reconnaissance Survey

Massachusetts Heritage Landscape Inventory Program



June, 2009

Massachusetts Department of Conservation and Recreation
Pioneer Valley Planning Commission
Franklin Regional Council of Governments

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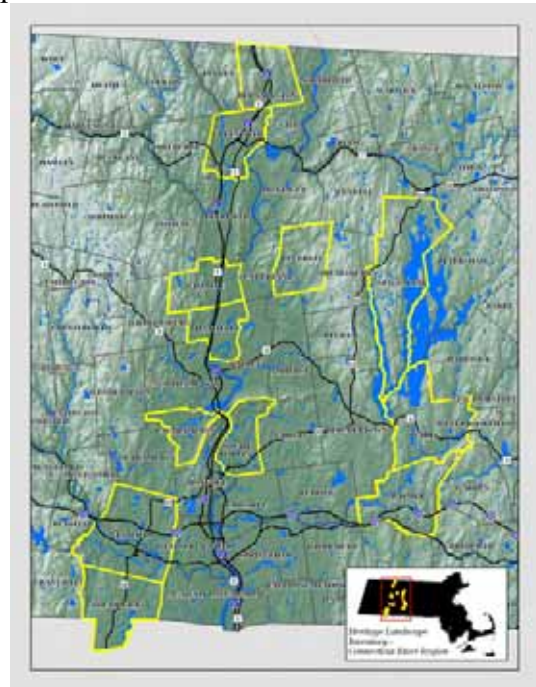
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INTRODUCTION

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, reflect the history of a community and provide a sense of place. They show the natural ecology that influenced land use patterns and 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 its regional partners, the Franklin Regional Council of Governments (FRCOG) and the Pioneer Valley Planning Commission (PVPC), have collaborated to bring the Heritage Landscape Inventory program to twelve communities in the Connecticut River valley region of Massachusetts. 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.



Connecticut River Valley Heritage Landscape Inventory Project Area

The communities within the Connecticut River valley region of Massachusetts are diverse in their settlement patterns and economic histories. What they hold in common is a foundation built on agriculture that was carried out in communities traversed by a series of major waterways and tributaries, from the Connecticut River to the Deerfield, Sawmill, Green, Millers, Quaboag, Swift, Mill and Ware Rivers. This region contains significant cultural and historic resources and uncommon natural beauty. For some of the communities, industry developed alongside agriculture, so that today the heritage landscapes reflect both agrarian and industrial pasts while providing recreational and educational opportunities. From scenic town commons and natural areas, to civic buildings and burial grounds, the heritage landscapes within the region collectively tell the story of their varied and often complex history.

Methodology

The methodology for the Heritage Landscape Inventory program was developed in a pilot project conducted in southeast Massachusetts. It is outlined in the DCR publication *Reading the Land*, which has provided guidance for the program since its inception. In summary, each community organized a heritage landscape identification meeting during which residents and town officials identified and prioritized the natural and cultural landscapes within town that embody the community's unique character. This meeting was followed by a fieldwork session led by the project team, including the local project coordinator and staff of FRCOG or PVPC, accompanied by interested community members. During the fieldwork session the Priority Heritage Landscapes were assessed and opportunities for preservation were explored and discussed. The final product for each community is an individualized Heritage Landscape Reconnaissance Report. This report outlines the community's landscape history, describes the priority heritage landscapes along with associated opportunities, issues, and recommendations, and concludes with implementation strategies.

PART I: HERITAGE LANDSCAPE INVENTORY



South Hadley Falls Firehouse, North Main Street, postcard, ca. 1900.

LOCAL HISTORY

The town of South Hadley is bounded on the west by the Connecticut River, on the north by the Mount Holyoke Range of mountains, on the east by Granby and on the south by Chicopee. The area was likely occupied by Native Americans, the Norwottucks, and most likely at the South Hadley Falls where fishing was plentiful with runs of salmon and shad in the spring. It is also thought that the Norwottuck came to South Hadley's plains to raise crops in the summers.

South Hadley was originally part of Hadley Plantation, which was founded by British settlers in 1661. It was set off from Hadley as the South Hadley district in 1753, and the town of South Hadley in 1775. Settlers had arrived in South Hadley Falls and South Hadley Center simultaneously about 1727, but the Center became the primary settlement when the first meetinghouse was finished in 1737 and the first schoolhouse the following year. South Hadley Falls came into its own as an industrial center about 1771 when there were three sawmills, two grist mills, and a fulling mill in operation. In addition to the few mills, the village was a fishing village and came to be a stop-off for lumberers who ran log drives down the Connecticut River and around the falls from the early 1700s.

Meanwhile South Hadley Center grew as a farming village and as the Town's early government center.



South Hadley Center, College Street, town common and stores, ca. 1900.

Construction of the South Hadley Canal around the falls in the river in 1795 brought South Hadley Falls business and major industry, so that it became known as Canal Village. As passenger traffic increased up and down the Connecticut River, the small village grew and its available water power attracted mill investors. Grist and sawmills persisted, but it was new large textile and paper mills that precipitated growth and consequent road expansion in South Hadley Falls. The first of the paper companies were the Howard and Lathrop and the D. & J. Ames mills that came in the 1820s. Both mills burned down in 1846, which brought an end to their business here, but the sites were too valuable to leave empty for long, and the Carew Paper Manufacturing Company and the Glasgow Company textile mill were built in 1848.



Glasgow Company and Workers, on Connecticut River, ca. 1880.

In 1837 Mount Holyoke College was established in the Center and with it came an expansion of buildings along Route 116, College Street. Residential neighborhoods began to expand slowly but steadily alongside the college buildings with Greek Revival, and Italianate style buildings joining the existing Federal style buildings.



17 Woodbridge Street, Francis & May McGrannis House, ca.1870.



4-6 Silver Street, ca. 1875.

At the Falls, the pace of development brought about by growth of the paper and textile mills was steady until Holyoke began to attract more industries and immigrant settlement in the 1870s. South Hadley Falls's building leveled off with its main mills, mill workers's housing, boarding houses and stores. Growth did take place, however, and instead of spreading outwards, as Holyoke did, the Falls grew denser as lots were divided and new buildings went up as infill. To attract and keep immigrants as factory workers, South Hadley's Glasgow Company built two-family housing in the 1870s with large lots for gardens, a distinct contrast with the tenements of Holyoke. Workers from the Glasgow Company and the Carew Manufacturing Company were also housed in multi-family houses built on speculation by entrepreneurs, or in existing single-family houses, where often several generations of a family shared the house.

Construction of a connecting bridge between South Hadley Falls and Holyoke in 1872 precipitated an increase in the Falls's population. The new bridge allowed people to live in the more rural South Hadley Falls and work in the mills of Holyoke when previously they would have had to take the swing ferry to Holyoke, which was more difficult and time-consuming.

In the Center Mount Holyoke added a library to its original seminary building in 1870, while single and two-family houses went up on College Street for faculty and staff. The Center became home to the more affluent town residents like the Skinner family who moved from near their textile mills in Holyoke to South Hadley where they could carve out an estate of large proportions. Farmers in the Center and its outskirts shifted in the 1870s and 1880s from growing tobacco exclusively, to market gardening. Farmers cultivated fields of vegetables on Woodbridge Street, for example, into the 1920s and their dairy production in the early 1900s led the county.

The College built about ten new buildings between 1897 and 1915, the work of well-known regional architects. Four new halls were added between 1916 and 1932, again by recognized architects. Homes for active and retired faculty and residential houses for students were built on Silver Street, Woodbridge and North Main Streets. Located close to the golf course that the Skinner family built on former farmland on College Street, these neighborhoods expanded the residential nature of the Center.



Entrance to Mount Holyoke College and Copper Beech Tree, 2009.

Paper production continued into the mid-20th century in the Falls at the Hampshire and Carew Companies, which were taken over by the Southworth family of Holyoke. As competition from southern states increased in the 1950s and 60s the mills continued to operate but employed fewer and fewer people until they closed. The Hampshire Paper Company was demolished, and only Carew Company buildings remain today, although they are vacant.

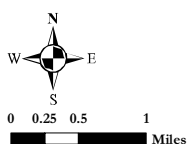
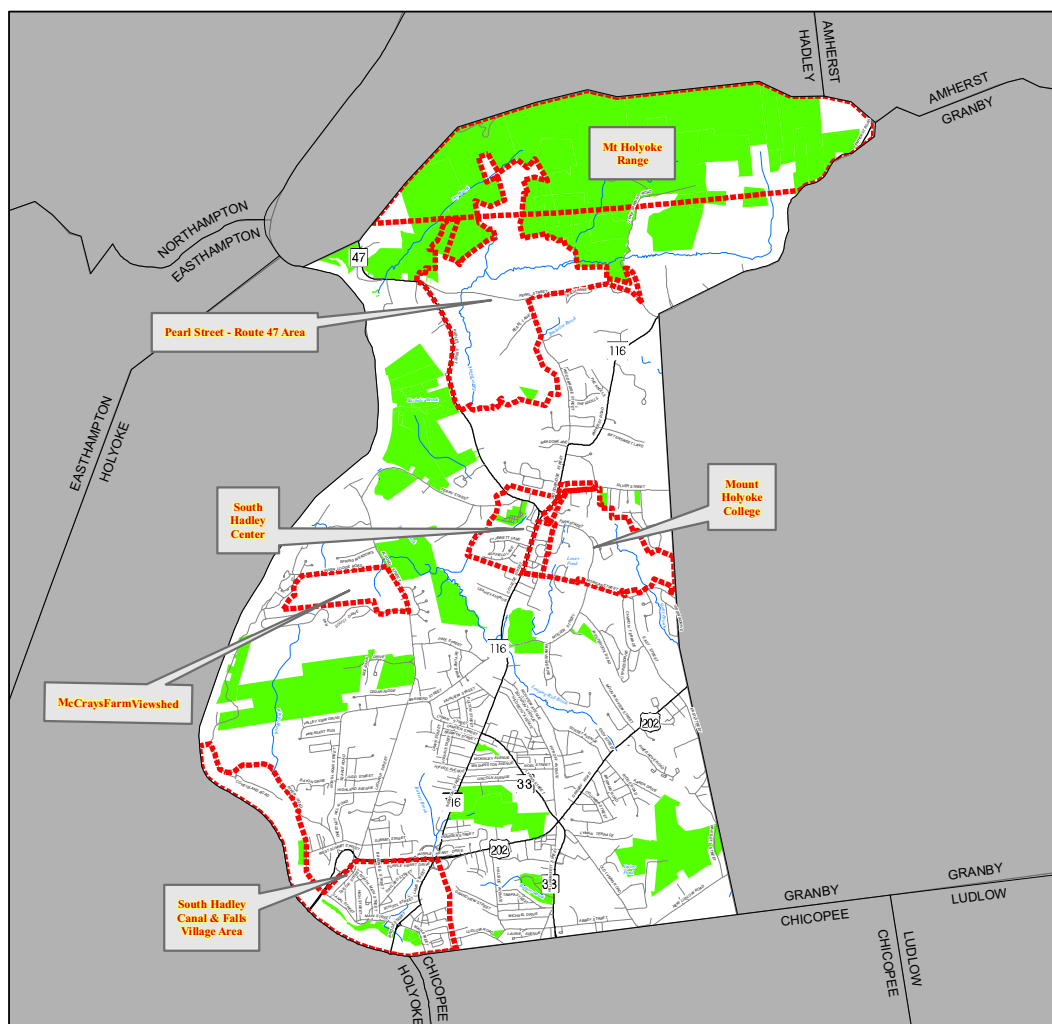


Carew Manufacturing Company, 2009.

During the 1950s and 60s families that had worked in the mills for generations began diversifying their employment rather than leave South Hadley. Loss of industrial jobs brought about a moderate population decline in South Hadley after 1970, a decline that ended in 2000. In 2006 the town's population had again reached its 1970 number of 17,033 residents.

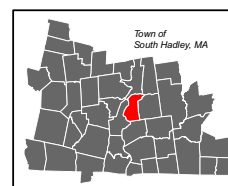
Today the town's area is 18.3 square miles and since its boundaries include the southern slopes of the Mt. Mount Holyoke Range, large parts of which are state park land, it has extensive undeveloped acreage: 6,177.8 acres. Though none of the town's agricultural land is exclusively farmed for employment, there are 1,167.3 acres of land still in agricultural use, giving the town an attractive, rural aspect. In contrast, residential land occupies 3,126.6 acres. The effect of this distribution of land use and South Hadley's location on the Connecticut River is that the town is under considerable pressure for residential development, particularly in its northern half, whose focus is the Center. Until the first months of 2009, plans for subdivisions were being actively pursued. Mount Holyoke College has been expanding its campus with several new buildings and additions.

The dichotomy between the Center and the Falls has continued from the early 19th century to the present. South Hadley Falls, the traditional industrial village, has lost some of its businesses and the Carew Manufacturing Company mill buildings have failed to secure new uses and owners. Much of its residential building stock shows the wear and tear of deferred maintenance, but allegiance to the Falls among its residents is strong. The Center finds greater support around the activities and needs of Mount Holyoke College faculty, staff and students. The building stock is generally well-preserved, the commercial section active.



Town of South Hadley

*Heritage Landscape Inventory Project,
Connecticut River Valley*



- Historic Landscapes
- Permanently Protected Open Space



Map Sources:

Pioneer Valley Planning Commission, 2009,
Massachusetts Executive Office of Transportation, Massachusetts Highway Department,
and the Massachusetts Executive Office of Energy and the Environment, MassGIS.

Funding:

The Massachusetts Executive Office of Energy and the Environment
Department of Conservation Resources

PRIORITY HERITAGE LANDSCAPES

South Hadley held its Local Identification Meeting at the South Hadley High School on December 10, 2008. There were 30 people from the town in attendance representing the Historical Commission, the Conservation Commission, the Comprehensive Plan Advisory Committee, Mount Holyoke College, the South Hadley Canal Committee, the Planning Board, the Select Board, the Historical Society and interested residents. A total of 53 landscapes were identified and from them the Priority Landscapes were selected: **South Hadley Canal-Falls Village area; the Mount Holyoke College Campus including Lower and Upper Lakes and dam, the Town Center including Post Office and the Yarde House; McCray's Farm; Pearl Street-Route 47 area; and the Mount Holyoke Range.** The following section examines the priority landscapes in greater detail.

South Hadley Falls and Canal Area



Connecticut River, Great Falls dam, and Carew Manufacturing Company, 2009.

Massachusetts's first navigable canal was built in the village of South Hadley Falls in 1795. It transported river boats past the Great Falls in the Connecticut River and negotiated the change in water level by means of an inclined plane, which was also a first in navigation for the country. The inclined plane was replaced by a series of locks in 1805, and the place of the village in the history of South Hadley was set as an industrial center. The canal operated until 1848 when the dam was put in and boats no longer had to use its northern section.



Portion of 1795 South Hadley Falls Canal remaining, 2009.

The availability of water power for large industry was noted by entrepreneurs who came from Springfield and eastern Massachusetts early in the 19th century. Among the first were Howard and Lathrop, who ran a dry goods store in Springfield and J. E. Ames from Easton. In 1824 Howard and Lathrop expanded their business to South Hadley Falls by building a paper mill on the South Hadley canal where they manufactured writing paper, news paper and book paper. After the mill had been in business a year, Howard and Lathrop opened a store in the Falls where they sold paper goods, and hired Joseph Carew to run the store. In 1846 the Howard and Lathrop and Ames mills burned down, and their owners's losses were so great that they did not rebuild. Carew gathered together a group of investors and with \$35,000 in capital established the Carew paper mill on the site of the Howard and Lathrop mill with Joseph Carew as company treasurer and agent. The company was prosperous and in 1853 at the World's Fair, Carew paper won a First Premium prize for producing the finest machine-made paper that surpassed hand-made paper in quality.



Carew Manufacturing Company, ca. 1874 at rebuilding.

Carew was one of South Hadley's three mills that operated on the power generated by the canal's water flow during the 1870s. While the mill was destroyed by fire in 1873, Carew, as president, agent, and treasurer, was able to rebuild on the same site, but in larger form. By 1879, the rebuilt mill employed 80 men and turned out a ton and a half of paper every 24 hours. This newer mill building is extant in the Falls today.

Meanwhile, in the village of South Hadley Falls Scottish immigrants with papermaking skills arrived to join Irish and French Canadians and by the 1850s new streets were going in to enlarge the village. The Glasgow textile and later paper manufacturing company in the 1870s built workers's housing throughout the village on High, School, and North Main Streets.



23-25 North Main Street, Glasgow Company Housing, ca. 1870.

Turnover among immigrant workers within the houses was relatively frequent in the early 1870s but as the century came to a conclusion, more families remained in their houses with several generations sharing and remaining in the same house. Bardwell, Gaylord, and Elm Streets developed with homes for the village's teachers, librarians, shop keepers and homemakers.



Mary White House, 38 Bardwell Street, 1924-25.

Bridge and Main Streets continued as the commercial center of the village. Canal and Maple Streets developed with single and multi-family homes in walking distance of the mills and the village stores and in easy reach of the firemen at the North Main Street firehouse, which is now the Firehouse Museum. For a while in the early 1900s it seemed as if the Falls would develop into a smaller version of Holyoke, so builders started putting up apartment buildings. The surge didn't materialize to the extent expected, so the apartments are few in number, but architecturally interesting as part of the town landscape.



44 Bardwell Street, Welker Apartments, 1910.

The southern half of the canal continued in use as a power canal until 1977 when it was drained. Portions of both sections of the canal and towpath are extant in the village and at Canal Park in the Falls and the whole canal system is an historic district on the National Register of Historic Places and a Massachusetts Historic Engineering Landmark.

Opportunities:

- The village of South Hadley Falls has a dramatic, ever-changing, and beautiful setting on the Connecticut River.
- There are parks and open space along the river that give residents visual access to the water.
- The Falls has coherence to its neighborhoods brought about by the fact that most of its development took place in the second half of the 19th century when buildings were well-constructed and stylistically detailed. Most of the streets were laid out with the regularity of a grid, which contributes to a sense of order to the village.
- The commercial section of the village has remained within its historic area, which is central and in walking distance of most of the homes.
- Town Hall is centrally located in the old High School at the edge of the commercial section, so there is a civic and commercial focus in the village.
- The Carew mill buildings have not been lost and they contribute the historical *raison-d'être* of the village's industrial history. In addition, the main mill building is striking architecturally, and its connection to the canal and water power is evident in the landscape.
- Large sections of the historic canal and canal-related buildings have been restored, and continue to be maintained and interpreted for the public. They have been listed on the National Register of Historic Places as an historic district.
- The several churches, Masonic building, library building, firehouse museum and town hall are substantial, actively used properties. They present a range of architectural styles that contribute to the significance of the village and to its current attraction as a living-friendly place.
- The Holyoke Gas and Electric is building Lower Riverside Park and is planning to develop a Gatehouse Park incorporating the existing gatehouse structures and a portion of the canal north of the Texon building. The presence of canal remains is an opportunity to interpret the history of the canal and mills on the river. The walking trail in Lower Riverside Park may in the future cross the Carew property to link up with Gatehouse Park on the other side.

- The town is also renovating “the beach ground”, a portion of shoreline on the Connecticut River, across the road from Town Hall, which will be an improved amenity for residents and guests.

Issues:

- The commercial area of town has been declining with fewer and less profitable businesses. The lack of development threatens its viability. One food market on the prime intersection of Main and Bridge Streets was recently demolished leaving an empty lot. There are several vacant storefronts and a few industrial buildings in the area.
- The historical character of a majority of the homes and churches in the Falls has not been respected or maintained. Artificial siding, replacement windows and ill-considered alterations have resulted in the loss of integrity for many of these buildings.
- Several 20th century commercial/light industrial buildings in the village were built with no concern for their design impact on their surroundings. In that regard, the principal intersection of the village is a poor visual gateway with its mix of gas station, empty lots, and one good historic brick block.
- The Carew Manufacturing Company mill buildings may be demolished by 2011 if an economically solid reuse for them has not been identified and financed.
- There are few inventory forms and no protections in place for most of the village’s historic properties.
- The Falls’ building stock is greatly in need of sustained rehabilitation.

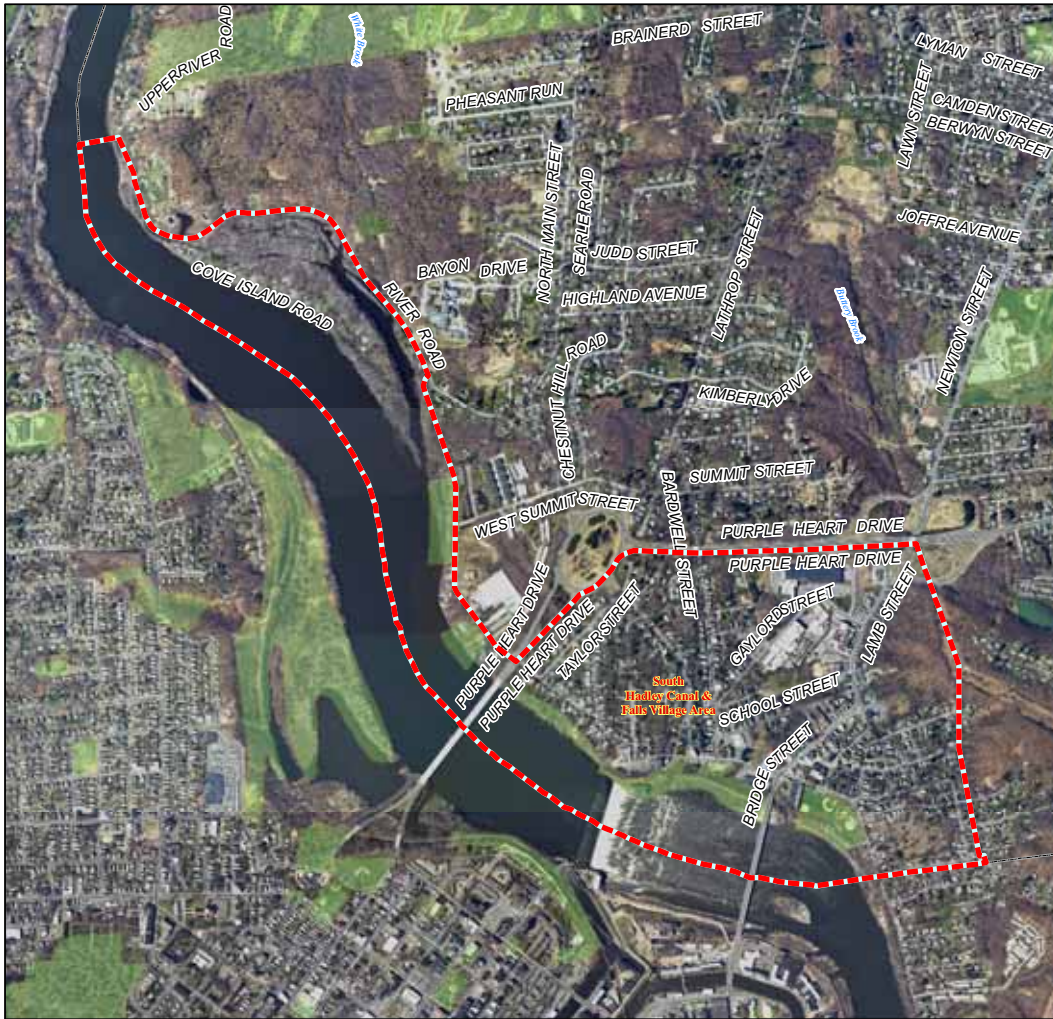
Recommendations:

1. The South Hadley Historical Commission should continue to pursue funding to bring its cultural resource inventory up to date. If the Town adopts a Local Historic District anywhere in the town, it will be eligible to become a Certified Local Government, which will enhance its competitiveness for the Survey and Planning Grants from the Massachusetts Historical Commission.
2. The town should consider the residential and commercial sections of the Falls an Architectural Preservation District, which would protect its overall character by reviewing a limited number of changes to buildings visible from the public way within the district, such as the scale and massing of the building, setback, and retention of important architectural features such as historic materials and trim. An Architectural Preservation District concerns itself primarily with the overall appearance of a neighborhood in contrast to a Local Historic District that may review a wider range of architectural changes.

3. The town should alternatively consider establishing a Design Review Board to supplement the Planning Board's Site Plan Review of commercial and industrial uses. The Design Review Board would review all new residential construction and additions in the Falls. They would review the new construction for its compatibility with surrounding buildings in design, setting, materials, and scale. Their recommendations would be advisory only, but the process would allow owners to consider options they might not otherwise be aware of.
4. A Village Center District for the Falls's commercial area would work to direct new construction to available land and to the established scale, height, and setback of commercial buildings already within the commercial area, thereby helping keep stores centrally located, the district compact. It would promote the use of vacant historic buildings and, in so doing, aid in their preservation.
5. The Town might explore another means of achieving some of the same goals for the commercial area through the state Chapter 43D programs for accessory apartments, Chapter 40R for a Smart Growth Zoning District, and Chapter 40S for Adaptive Reuse and Infill Development to offer incentives for businesses to reuse existing buildings in the commercial area and keep new construction to available land rather than building new in the village outskirts. In the same direction, explore the development of a Business Improvement District (BID) for the Falls with incentives to locate in vacant downtown buildings.
6. The town should work to adopt the Community Preservation Act, which would make funds available through grants or loans to private and non-profit property owners to undertake preservation of their historic properties. This source of funding could, for instance, make the difference between keeping an historic church painted vs. covering it in vinyl with the subsequent loss of its historic appearance. A low-interest loan fund for homeowners could encourage the rehabilitation of housing and discourage such things as inserting inappropriate bay windows, siding and porches.
7. The South Hadley Historical Commission might consider undertaking a series of talks, walks, and newspaper articles highlighting the mill housing, the vernacular, single-family houses and other modest buildings in the Falls and how to weatherize and update them without destroying their historic character, i.e. siding and window replacement issues. A restoration workshop providing technical information to owners on where to find appropriate materials and make small-scale restorations could be of interest to many. Placing a history section on the town website that features these "ordinary" buildings and their role in the community's history might be another avenue to engender interest in them.
8. The Falls should be placed on the National Register of Historic Places as an historic district. This would offer owners of contributing, income-producing

properties – including the mill buildings - the opportunity to rehabilitate them for investment tax credits.

9. The town should continue to offer its assistance and support to potential developers of the Carew mill buildings to help insure the preservation of the main mill building.
10. South Hadley should consider enacting a Demolition Delay bylaw based on construction date.
11. As many streets in the Falls have lost their trees, a tree-restoration program should be undertaken by the Town. This would make streets like High Street more livable, encourage walking, and be a buffer to noise.



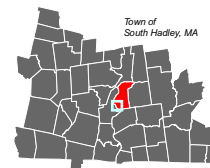
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- Historic Landscape
- Other Historic Landscapes
- Permanently Protected Open Space



South Hadley Canal & Falls Village Area

*Town of South Hadley, Massachusetts,
Heritage Landscape Inventory Project,
Connecticut River Valley*



Map Sources:

Pioneer Valley Planning Commission, 2009,
Massachusetts Executive Office of Transportation, Massachusetts Highway Department,
and the Massachusetts Executive Office of Energy and the Environment, MassGIS.

Funding:

The Massachusetts Executive Office of Energy and the Environment
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Mount Holyoke College



Mary Emma Woolley Hall, Mount Holyoke College, 1916.

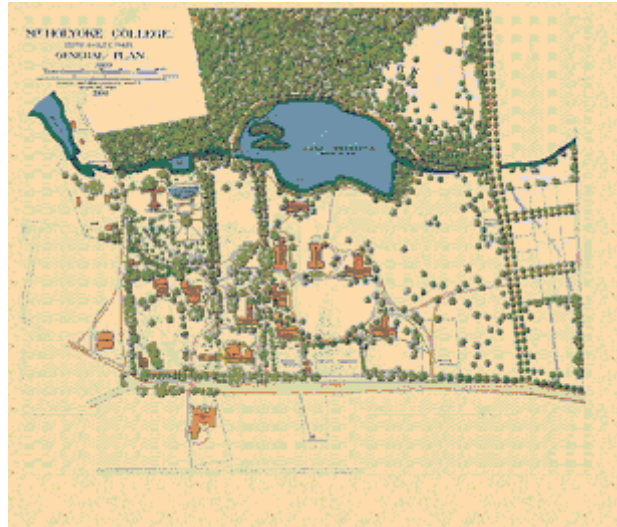
In 1835 Mount Holyoke Female Seminary started off with a 10 acre parcel of farmland that extended from College Highway on its west end to Stony Brook on its east. A small lot was added on the east side of the brook in 1846. Stony Brook was in use in the 1830s for two mill operations that dammed the Brook to create mill ponds and control the flow for water power. Those two mill ponds became the upper and lower lakes. The running Stony Brook also became a drinking water source for the Seminary. As early as the 1840s, the Seminary owned two houses facing the common, which it rented out, initiating the merging of the college housing with the village housing.



Upper Lake at Mount Holyoke College, 2009.

Between 1849 and 1889 the Seminary continued to buy farmland north and east of the original lot, more than tripling the size of the college's property. Included within this expansion was Prospect Hill on the east side of the Stony Brook, which was landscaped as Goodnow Park by the Olmsted landscape architecture firm in Brookline.

Between 1890 and 1900 three more farms and part of a fourth were bought to consolidate land for a formal campus that encompassed the entirety of both lakes and extended north to Silver Street and south to include both sides of Morgan Street. This expansion also provided land on the west side of College Street. The Olmsted firm was again hired to design the layout of the new campus. With a building program of dormitories, gymnasium and more, the College had become a major presence in South Hadley Center.



Olmsted 1900 Plan for Campus

The purchase of several village houses between 1900 and 1937 extended the college property into the Center further on College and Silver Streets.

Two more farms were bought in 1909 and 1914 which extended the campus property east of Park Street and the College's Upper Lake property. By 1937 Mount Holyoke owned 270 acres and 34 buildings in the Center.

The Orchards Golf Course property was donated to the College by the Skinner Family in 1941. In 1961 and 1962 the College acquired three more farms and bought village houses to serve as administrative buildings and faculty housing. When the school didn't provide housing, the faculty sometimes bought individual houses in the Center. There has been a real estate exchange among the institution, faculty, staff and village residents for more than a hundred years.

Opportunities:

- Mount Holyoke College has a campus with historical significance for its architecture, landscape architecture, planning, and for its role in the development of South Hadley Center.
- The campus landscape design by the Olmsted firm has been well-maintained by the college and although changes have been made, it has retained its overall design significance.

- The college has maintained the upper and lower mill ponds of Stony Brook, which are late 18th-early 19th century landscape features important to the town of South Hadley as part of its early industrial history.
- Mount Holyoke College has carefully maintained its campus trees, including those on College Street that contribute substantially to the atmosphere of the Center.
- The college owns a fair number of 19th century residential properties in the community that make up its historic built environment. They are well-maintained.
- The college-owned open spaces in and around the main campus in many cases were in agricultural use long before the founding of the Mount Holyoke Female Seminary, and they maintain the open feeling that characterized South Hadley Center during much of the late 18th and 19th centuries.
- Mount Holyoke College is a model steward of its property and works closely with the Town on development plans.



Tree Allee on College Street, postcard ca. 1900.



Tree Allee on College Street, 2009.

Issues:

- There are no protections in place for college-owned buildings, landscapes, or structures. Should difficult economic times force the college to sell any of its physical assets, they would be vulnerable to inappropriate development.
- Upstream of the Mount Holyoke Lakes water is pumped from Stony Brook for a golf course, which could affect the Brook. There has been some dumping into Stony Brook, and some infilling of edge wetlands – activities that could affect the quality of the water in the Lakes.



Mount Holyoke Campus Heritage Landscape, 2009.

Recommendations:

1. The Town of South Hadley should continue to maintain a good working relationship with Mount Holyoke inviting participation by the College in the South Hadley planning committees and continuing to take part in College planning efforts. Support for the protection of the College's heritage landscape through preservation restrictions or National Register listing should be made available to the administration when appropriate.
2. The Town should support Mount Holyoke in the planting and replacement of trees on the College Street *allee* and undertake extension of the tree-planting along the Street.
3. The Town might consider adopting a stricter Wetlands Protection Bylaw that would help it to protect the Mount Holyoke lakes's water quality by reducing pollutant loading of the lakes. Of concern is to reduce nutrients, pesticides and herbicides from upstream land care, and to promote practices that are lake-friendly called Greenscaping: www.Greenscapes.org.
4. Encourage restoration of a native species vegetated buffer along Stony Brook, focusing on parcels with lawn to the water's edge. Vegetated buffers naturally filter pollutants from storm water runoff, control erosion and function as important wildlife habitat.
5. The Town should adopt a Scenic Roads Bylaw that would require a public hearing be held before trees or stone walls in the right-of-way were removed. Unlike MGL Chapter 40-15C - the Scenic Roads Act - a Scenic Roads Bylaw allows the inclusion of guidelines for establishing what constitutes a "scenic" road and standards of review of proposed alterations.



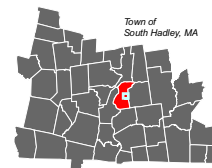
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- Historic Landscape
- Other Historic Landscapes
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Mount Holyoke College

*Town of South Hadley, Massachusetts,
Heritage Landscape Inventory Project,
Connecticut River Valley*



Map Sources:

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and the Massachusetts Executive Office of Energy and the Environment, MassGIS.

Funding:

The Massachusetts Executive Office of Energy and the Environment
Department of Conservation Resources

Mount Holyoke Range



Typical View of Mount Holyoke Range from South Hadley, 2009.

The Mount Holyoke Range forms the northern border of South Hadley with the town of Hadley. When Hadley was settled in 1659 it included the Mount Holyoke Range and what is now South Hadley and Granby. The section south of the Mount Holyoke Range was designated as Hadley's outer commons. In 1720 the land south of the mountains was divided up into lots, which then were sold for settlement. The first settlers arrived in 1725 and since most of them were from the town of Hadley, there were complaints registered by Hadley parents about the difficulty of keeping up with their grown children on the other side of the mountain.

By the middle of the 19th century economic conditions in the country had changed so that travel and tourism were affordable to more of the population and in 1851 Prospect House was built on the crest of Mount Holyoke as a resort. It was reached by road and by a tram, or inclined railway, up the Hadley side of the mountain. In order to operate Prospect House its owners had to carry food and water from the base to the summit by horse or by tram. In spite of this obstacle, Prospect House continued to be a successful destination. Several fires and destruction of a portion of the building by the hurricane of 1938 reduced its size but Prospect House was donated to the state in 1938 and continues to be a visitors's site today.

Joseph Skinner bought and donated to the state 400 acres on Mount Holyoke in 1940. Much of the acreage on the South Hadley side of the mountain range is included in Skinner State Park, and there are municipally-owned parcels and parcels with conservation restrictions, which protect this landscape. There are also, however, parcels in private ownership on the hillsides of the range.

Opportunities:

- The undeveloped slopes of the Mount Holyoke Range provide a vista of great beauty from many points in South Hadley. There are vistas from the Prospect

House where one has a long view of the river valley, one of which views was most famously captured by 19th century landscape painter Thomas Cole in his painting "The Oxbow"

- The Mount Holyoke Range has an established Friends Group.
- The publicly-owned slopes have trails for recreation that wind among many kinds of trees and woodland plants for hikers to see and appreciate.

Issues:

- There are privately-owned, unprotected parcels that could be developed, which has the potential to spoil the pristine vista from South Hadley.

Recommendations:

1. The Town of South Hadley should work with the Towns of Hadley and Granby to create a Scenic Upland Overlay District that would encompass the Mount Holyoke Range. The Scenic Upland Overlay District would call for, among other things, blending of new development with the natural landscape, and would require design review for new construction.
2. The Town of South Hadley should consider adoption of the Community Preservation Act so that funding would be available to purchase privately owned hillside parcels when they become available, or be able to purchase conservation restrictions on the parcels.
3. Continuing to work with the owners of the privately-held land to plan for their conservation is recommended. Engaging local land trusts in this effort might increase effectiveness.
4. The town might work with the owners to put land in Chapter 61 protection for forests or Chapter 61B for open space and recreational use. This protection keeps property tax assessments at their current rate and saves the owners property taxes. The Town should then set aside money – CPA money for instance – to acquire the land if it should come out of Chapter 61 protection.
5. The Town might want to keep informed on LAND grants from EOEEA, which could be applied to land conservation.
6. The Friends of the Mount Holyoke Range might work with DCR on enhancing the interpretive material at the park, to help visitors understand the cultural landscape they are viewing from the Prospect House.



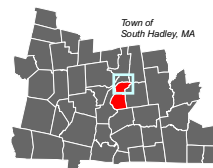
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- Historic Landscape
- Other Historic Landscapes
- Permanently Protected Open Space



Mt Holyoke Range

*Town of South Hadley, Massachusetts,
Heritage Landscape Inventory Project,
Connecticut River Valley*



Map Sources:

Pioneer Valley Planning Commission, 2009,
Massachusetts Executive Office of Transportation, Massachusetts Highway Department,
and the Massachusetts Executive Office of Energy and the Environment, MassGIS.

Funding:

The Massachusetts Executive Office of Energy and the Environment
Department of Conservation Resources

Pearl Street Farms



View to northeast of farmland on Pearl Street, 2009.

Closely linked with the history of the Mount Holyoke Range is the heritage landscape of farmland on Pearl Street, which is at the foot of the Range. This land has been in agricultural use since the 1720s when subsequent generations of Hadley's first settlers began moving into South Hadley to take up farms for themselves. Most of these 18th century settlers went to the area that is now South Hadley Center and expanded northwards in the later part of the century. Pearl Street was not indicated on the 1830 map and appears first on the map of 1856, which gives a range of dates for its establishment. By 1856 it was sparsely settled between Route 47 and Amherst Road with the Lyman, Smith, and White farms. There was also a school near the corner of Pearl and Woodbridge Streets. Two brooks run parallel to Pearl Street and in 1856 both the northern one, Elmer's Brook, and the southern one, Batchelor's Brook, had mills on them. The industrial potential of the area was then developed so that by 1870 the larger of the two brooks, Batchelor's, had been dammed for a mill pond and paper and woolen mills established nearby. The village of Pearl City developed on the south side of the brook, presumably for the mill workers. The farms remained on Pearl Street, however, in the essentially same families: Lyman, White, and Smith.

This pattern has remained to the present, with families passing the farms down generation to generation or selling to new owners who continue agriculture. While the variety of crops today may not be as great as during the 19th and early 20th centuries, the land is still in agricultural use for pasture and mowing, and for orchards and as woodlots. The Pearl Street farms are located on both sides of Pearl Street between Route 47 and Amherst Road. While there are some frontage lots that have been developed for housing, land on rear lots is in private ownership and unprotected on Pearl Street. Three farms on the western end of Pearl Street between Route 47 and Woodbridge Street have particularly been identified for their integrity, history and visual beauty.

Opportunities:

- The farmland that extends north and south of Pearl Street is acknowledged by many residents of South Hadley as some of its most appreciated and picturesque landscape.

- The three farms on Pearl Street noted at the public meeting as being heritage landscapes provide roadside vistas of open space, brook, fields, forest and orchards. They are well-maintained.
- The Pearl Street neighborhood is among the least changed of South Hadley's agricultural landscapes and its agricultural history dates back at least to the early 19th century, but most likely it predates Native American use.
- Views from Pearl Street of the Mount Holyoke Range are panoramic and largely unlimited by more recent development.
- The owners of the three farms are appreciative of their significance to the Town of South Hadley and the region's history and one, or more, of them has expressed interest in conserving the land for the future.

Issues:

- Land on both north and south sides of Pearl Street - with the exception of a section on the west side of Lithia Springs Road at Pearl Street – is in private ownership and there are no protections in place. Should any of the owners decide to sell or be forced to do so, this heritage landscape is vulnerable to development that could mean the loss of this most pristine of South Hadley's rural heritage landscapes.
- There is considerable pressure on South Hadley for residential development due to its proximity to Northampton, Holyoke, and Amherst. As a rural area near the Connecticut River this section of cleared land in South Hadley would be highly desirable and most likely the "destination of choice" for many people.



Pearl Street farmland, view to southeast, 2009.

Recommendations:

1. The Town should maintain contact with the property owners to offer guidance and support in their decision-making over the future of the land including putting it in the Agricultural Preservation Restrictions program. Should a milder solution be preferable, Chapter 61 and 61A should be worked on.
2. The Town should enact a right to farm bylaw to reinforce all farmers's rights, which include agricultural activities generating noise and smells.

3. The Town should form a South Hadley Agricultural Commission to work with farmers on identifying threats to their farms, and providing guidance on state and federal agricultural programs as they are developed to maintain land and buildings as viable operations.
4. The Town should continue to work with the farmers in this and other farming areas in town to consider the Agricultural Preservation Restrictions program as a means of achieving both land conservation and income.
5. The Town should consider working with such organization as Massachusetts Farm to School, CISA, and the Massachusetts Department of Agricultural Resources to encourage schools to use local produce, and facilitate farmers' markets at several locations in town as a way to support South Hadley's farmers. By extension, the Historical Commission might consider a farm and barn tour that would make residents more aware of working farms in the community, and lead to their patronage.
6. Engaging local land trusts in the process of preserving the land may be appropriate. Placing a permanent conservation restriction on the land could afford the owners tax benefits, which might be an attractive solution. The land trust would hold the restriction.
7. South Hadley should consider adopting the necessary zoning to facilitate the transfer of development rights, which would allow the Pearl Street farm owners to sell their development rights to property owners in a designated district. Those owners in the designated district would buy the right to develop at a greater density and height.
8. South Hadley could extend its flexible zoning approach used elsewhere in town to the Pearl Street area in the form of Open Space Development Zoning. This would mean that should development take place, it would be directed to portions of the landscape that would have less impact on the scenic value of Pearl Street in exchange for development at a greater density and lesser frontage requirement. The open space would then be preserved under a conservation restriction.
9. An alternative approach would be for the Town to adopt an Agricultural Overlay District that could guide future development of the area away from prime agricultural land to the less valuable land so agriculture could continue.
10. If South Hadley were to adopt a Scenic Upland Overlay District for the Mount Holyoke Range, it could draw that district to include Pearl Street and thereby offer some protection against inappropriate development.
11. The Forest Legacy Program is a source for protecting large blocks of the unprotected woodland on the slopes of Mount Holyoke. It should be presented to the owners as a potential conservation solution.
12. South Hadley should nominate the Pearl Street Farms Historic District to the National Register of Historic Places.
13. The Town should put in bike lanes along Route 47, Pearl Street and Route 116, minimally, to enable cyclists safely to use these roads and enjoy the scenic vistas and historic places that the Town offers.



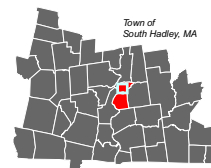
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- Historic Landscape
- Other Historic Landscapes
- Permanently Protected Open Space



Pearl Street - Route 47 Area

*Town of South Hadley, Massachusetts,
Heritage Landscape Inventory Project,
Connecticut River Valley*



Map Sources:

Pioneer Valley Planning Commission, 2009,
Massachusetts Executive Office of Transportation, Massachusetts Highway Department,
and the Massachusetts Executive Office of Energy and the Environment, MassGIS.

Funding:

The Massachusetts Executive Office of Energy and the Environment
Department of Conservation Resources

South Hadley Center



South Hadley Center and Town Common, postcard, ca. 1910.

South Hadley Center is located on Route 116 at the geographic center of the town. It extends north to include Silver Street, West to include Ferry Street as far as the end of Faculty Road, South to include Morgan Street and East as far as Talcott Road on the Mount Holyoke College Campus. The Center includes the Mount Holyoke College Campus, which is discussed above as a separate heritage landscape as its institutional ownership and high degree of preservation merited consideration apart from the mixed use, mixed ownership of the surrounding Center.

The Center was the first section of South Hadley to be settled beginning in 1727. Settlers came mainly from Hadley, which had begun in 1659. By 1720 the need for additional land had increased to the point that the outer commons of Hadley that were located on the south side of the Mount Holyoke Range were laid out for sale. The first meetinghouse was begun in 1732 and completed in 1737 but surely in use between the two dates. A cemetery was established earlier in 1728 and a schoolhouse was erected ca. 1738. A number of Colonial period inns were constructed on Woodbridge Street. The 1732 meetinghouse was replaced by a new meetinghouse ca. 1761 and the older of the two was moved and its structural members reused in a building that stands at the northern end of the common, known as Yarde House, 3 Hadley Street. Colonial era houses survive in the Center as well. Some became the ells of later houses, but a number of center chimney Georgian houses remain. Among the earliest houses are the Ebenezer Marsh House, 19 Hadley Street, of 1721; the Ebenezer Kellogg House at 88 Park Street of 1762; the Rev. John Woodbridge House, 7 Silver Street of 1742; the Josiah Snow house and tannery shop at 28 and 30 Silver Street of 1750; Deacon Josiah White House, 40 Woodbridge Street, 1733; the Israel Clark House 43 Woodbridge Street, 1740; John Marshall House, 68 Woodbridge Street, 1762; Major Josiah White, Sr. House, 78 Woodbridge Street, 1760; the Joseph White, Sr. House, 82 Woodbridge St. 1735; and the Chileab Smith House, 89 Woodbridge Street, 1735. As this list suggests the Center has a rare concentration of Colonial Period buildings.

Construction of high style buildings continued in the Center in the Federal Period after the Revolution and paramount among them are The Sycamores, 28 Woodbridge Street of 1788 and across the street from it the Condit House of 1794. The Center was the civic center and was a farming village through the establishment of Mount Holyoke Female

Seminary in 1837. Over the next decades the school gradually bought surrounding farms, but the Center remained agricultural.

The map of 1856 shows that there was development around the common, and south of it, along Route 116. A paper mill and a sawmill-grist mill operated east of the Seminary and a tannery north of it on Stony Brook. By 1870 the configuration of the common had been made smaller when Routes 47 and 116 crossed and encroached upon it. The area surrounding the common remained the built-up village focus. Between 1870 and 1915 Mount Holyoke College added more than ten buildings to campus, and off-campus the First Congregational Church was added to the Center in 1895, and the Gaylord Library was added in 1905. Trees planted on College Street developed the canopy that was long to define the area of the common and the streetscape.

During the 20th century commercial buildings on the north and west sides of the common developed, and were - at the end of the century - replaced by an architect-designed commercial complex on the west. The Art Deco/Classical Revival style U.S. Post Office was added on the north side of the common in 1940. The common recently had some of its trees removed and benches installed in a ca. 2005 rehabilitation project.

Opportunities:

- South Hadley Center, as defined above, is an architecturally distinguished area with a wide range of styles from the early 18th through the 21st century, many of which are high style and in an uncommonly good state of preservation.
- The Center has retained a good measure of its rural-agricultural aspect by the preservation of open space associated with Mount Holyoke, the Orchards Golf Course, and with the large homes that line Route 116.
- The Center has retained much of its common, which most community members prize.

Issues:

- Other than the publicly-owned land, there are no protections in place for the Center.
- Residents are concerned that the Post Office may be closed and its future become uncertain, due to parking problems.
- Residents are also concerned that due to inadequate funding the Gaylord Library will be closed and the building and its landscape setting eventually lost.
- The widening of sidewalks for the commercial complex has meant the loss of much of the tree canopy that for so long distinguished the Center.

Recommendations:

1. The Town should put the Center on the National Register of Historic Places, either as a separate district or as a boundary extension of the Woodbridge Historic District. This would make the municipal buildings eligible to apply for Massachusetts Preservation Projects Funds (MPPF) grants, and qualify the commercial properties for participation in the state and federal Investment Tax Credit programs.
2. The Town should consider instituting a Local Historic District not only for the Woodbridge Historic District, but also for the Center's residential streets whose streetscapes and 19th and early 20th century buildings are irreplaceable. The common and the historic buildings encircling much of it should be considered for a Local Historic District.
3. The Town should consider adopting a Smart Growth Overlay District for the Center so that development is kept in specific areas close to the commercial center, is kept in scale and maintains open space, and uses extant municipal utilities rather than extending new ones to outlying areas.
4. Adoption of the Community Preservation Act would enable the Town to undertake projects for the Center such as street tree restoration, preservation of an historic public building such as the Gaylord Library, and support for privately-owned buildings through low-interest loans or a grant program.
5. The South Hadley Historical Commission might consider developing a walking tour of the Center to highlight its historical landscapes north and south from the common, to the college neighborhoods, and individual buildings such as Gaylord Library and the Post Office. A walking/biking tour could generate greater recognition of the significance of this heritage landscape and its components.
6. The town should also consider making Route 47 a Scenic Road, which would offer some protection to its trees.

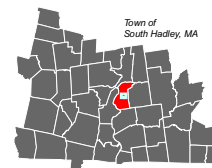


- Historic Landscape
- Other Historic Landscapes
- Permanently Protected Open Space



South Hadley Center

*Town of South Hadley, Massachusetts,
Heritage Landscape Inventory Project,
Connecticut River Valley*



Map Sources:

Pioneer Valley Planning Commission, 2009.
Massachusetts Executive Office of Transportation, Massachusetts Highway Department,
and the Massachusetts Executive Office of Energy and the Environment, MassGIS.

Funding:

The Massachusetts Executive Office of Energy and the Environment
Department of Conservation Resources

McCray's Farm



View to north from McCray's farm of Mount Holyoke Range, 2009.

McCray's farm is located on Alvord Street in western South Hadley. Alvord Street was one of the early settlement locations in the later 1700s as it was a fertile plain, with the Great Swamp and the Connecticut River on the West and Stony Brook on the East. It remained an agricultural section of South Hadley well into the second half of the 20th century when residential development began on frontage lots along the road. Farmers grew market garden crops, kept dairy herds and practiced a mixed agriculture. By the end of the 20th century large scale subdivisions were built on this agricultural land with the stupendous mountain views. McCray's farm is one of the last relatively intact farms on Alvord Street, although there remain farmhouses and barns on the road.

Opportunities:

- The McCray farm has 180+ degree views of the surrounding landscape which include in the foreground fields, in the middle ground to the west a low rise, and in the background the Mount Holyoke Range.
- There is a farmhouse and several agricultural outbuildings in good condition on the property.
- The farm offers seasonal produce for sale to the public as part of movement for locally supported agriculture, a miniature golf course and animals for petting as additional sources of income.
- The owner of the property desires to continue operating the farm and has taken part in the Farm Viability Enhancement program from the Massachusetts Department of Agricultural Resources, and has land in Chapter 61A. A portion of the land east of Alvord Street is in the Agricultural Preservation Restrictions program.

Issues:

- The owner has had to take four lots out of Chapter 61A and create ANR lots for development.

- The Town of South Hadley cannot afford to purchase a conservation restriction, nor can it purchase the Chapter 61A lots.
- The owner is not ready to put the remaining land in APR as there are children coming up, only one of whom may be interested in farming. The choice could be inheritance vs. permanent open space.
- Some of the subdivision neighbors complain about farm noises and smells.



McCray's Farm, fore, middle and background, 2009.

Recommendations:

1. The Town should enact a right to farm bylaw to reinforce all farmers's rights, which include agricultural activities generating noise and smells.
2. The town should adopt the Community Preservation Act (CPA), which would help accrue funds for land acquisition or conservation restrictions for such situations as the McCray farm. With the CPA the Town should adopt a strategy for developing a fund to acquire Chapter 61A land or buy restrictions on it, if and when the land comes out of its protected status.
3. The town should adopt a Scenic Uplands Overlay district from Alvord Road to the Mount Holyoke Range to protect this view from developments that would block or interfere unduly with the view. It would not stop development in this large area, but would help keep fore, middle and background landscape proportionally open from intrusions.
4. The Town could consider adopting the regulations for transfer of development rights. If an area such as South Hadley Falls and selected sections along the Connecticut River were to be a destination area for development rights, farmers like the McCray's would be able to sell their rights to develop the land, and developers would profit by greater flexibility.
5. An Agricultural Preservation Overlay district is an option that would direct future development of new housing and new subdivisions on the McCray farm and adjacent farms to be clustered on land that is least suitable for agriculture and best-fit into the land forms, and to be screened by vegetative buffers, so as to retain existing contiguous agricultural land and critical vistas of open space.
6. The Town should form a South Hadley Agricultural Commission to work with farmers on identifying threats to their farms, and providing guidance on state and

federal agricultural programs as they are developed to maintain land and buildings as viable operations.

7. The Town should continue to work with the farmers in this and other farming areas in town to consider the Agricultural Preservation Restrictions program as a means of achieving both land conservation and income.
8. The Town should consider working with such organization as Massachusetts Farm to School, CISA, and the Massachusetts Department of Agricultural Resources to encourage schools to use local produce, and facilitate farmers's markets at several locations in town as a way to support South Hadley's farmers. By extension, the Historical Commission might consider a farm and barn tour that would make residents more aware of working farms in the community, and lead to their patronage.



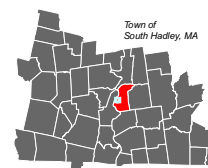
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- Historic Landscape
- Other Historic Landscapes
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McCrays Farm Viewshed

*Town of South Hadley, Massachusetts,
Heritage Landscape Inventory Project,
Connecticut River Valley*



Map Sources:

Pioneer Valley Planning Commission, 2009,
Massachusetts Executive Office of Transportation, Massachusetts Highway Department,
and the Massachusetts Executive Office of Energy and the Environment, MassGIS.

Funding:

The Massachusetts Executive Office of Energy and the Environment
Department of Conservation Resources

PART II: PLANNING FOR HERITAGE LANDSCAPES

INVENTORY AND DOCUMENTATION

1. Massachusetts Historical Commission Records

Current Listings: There are currently 212 inventory forms for the South Hadley on file at the MHC. The South Hadley Historical Commission has steadily added to its inventory with 7 structures and objects, 2 cemeteries, and the balance being buildings whose MHC numbers go up to SOH.231. The earliest buildings included in the inventory date from 1735, 1742, and three from 1750. The majority of the houses surveyed are 19th century. A recent inventory project in 2008 included several houses from the 1950s, the latest was 1959. Copies of all the forms are kept in the South Hadley Falls Public Library. They are partially accessible through the MACRIS data base available on the MHC website. In addition, the most recent forms are also available on a website maintained by the South Hadley Historical Commission

<http://groups.google.com/group/SouthHadleyMAHistoricalCommission>.

Recommendations:

The South Hadley Historical Commission should continue to add properties to its survey, principally in South Hadley Falls, and throughout the town bring the existing survey up-to-date with properties into the 1960s. The South Hadley Historical Commission has been adding its new forms in digital format, and, when possible, the old forms should be re-done in the new digital format as well.

2. National and State Register Listing

Current Listings: There are three individual listings on the National and State Registers of Historic Places in South Hadley. The South Hadley Canal was individually listed in 1978; The Sycamores at 28 Woodbridge Street was listed in 1983; and the U.S. Post Office Main Branch at 1 Hadley Street was listed in 1986. In 1992 the South Hadley Canal Historic District was listed with 32 properties. The Woodbridge Street Historic District was listed in 1983 with 28 properties.

Recommended Listings: It is recommended that the Pearl Street Farms Historic District be nominated to the Register after an Area Form has been completed to establish the appropriate boundaries of the potential district. Once the inventory of South Hadley Falls has been completed, a South Hadley Falls Historic District should be drawn up and nominated. South Hadley Center should be listed on the National Register. Prior to proposing a nomination of Mount Holyoke College to the Register, the SHHC might consider nominating the neighborhoods surrounding the College, as they contain so much well-preserved and stylistically distinctive 18th, 19th and early 20th century architecture and streetscapes. The history of the Center through these buildings and landscapes is very important to recognize. A 20th century development off Woodbridge Street on Sycamore Knolls would make a fine nomination to the Register for its planning and architecture. The SHHC is beginning an effort to designate the Woodbridge National Register Historic District as a Local Historic District and this is a recommended action.

Additional Recommendation

It is further recommended that a Demolition Delay Bylaw based on age be enacted to protect properties in the Town from precipitous demolition. Finally, it is recommended that South Hadley enact a Scenic Road Bylaw and designate its scenic roads's trees and stone walls for protection.

3. Heritage Landscape Inventory List from Local Identification Meeting

Each town involved in the Connecticut River Valley Landscape Inventory held a local identification meeting to solicit input from a range of community members to identify potential heritage landscapes throughout the town. The lists were prioritized by the community, with help from the consultants, to create a list of five to ten priority areas, which were described in Part I of this report. The complete list of the town's heritage landscapes provides a sound resource list for future documentation activities and potential funding opportunities.

- Agricultural
- Civic
- Transportation
- Residential
- Archaeological
- Industrial
- Natural
- Commercial
- Burial
- Institutional
- Open Space and Recreation
- Ethnographic

TOWNWIDE PLANNING AND ZONING TOOLS AND TECHNIQUES

Detailed descriptions of planning tools and techniques can be found in the Department of Conservation and Recreation Terra Firma #7 – Taking Action: A Toolkit for Protecting Community Character (2009). This document includes the following sections: Municipal Roles in Landscape Preservation; Thinking in Context: Comprehensive and Open Space Planning; Engaging the Public; and Defending the Resources: Laws, Bylaws and Regulations. This document should be used in conjunction with this report as a guide to acting on the specific recommendations for Priority Heritage Landscapes included in Part I.

The following Community Planning Checklist provides an overview of planning and zoning that currently exists within the town of South Hadley, zoning changes that are currently underway, and recommendations for further changes that were included in this report and other planning documents.

COMMUNITY PLANNING CHECKLIST TOWN OF SOUTH HADLEY

IMPLEMENTATION STATUS	BUILDING BLOCK	NOTES
*	Traditional Neighborhood Development (TND)	
	Transit Oriented Development (TOD)	
✓/ *	Mixed Use Village Districts	Business C Zoning District; South

		Hadley Canal-Falls Village Area
*	Planned Unit Development (PUD)	
*	Adaptive Reuse and Infill Development	South Hadley Canal-Falls Village Area
*	Tax Incentive Programs and Business Improvement Districts	South Hadley Canal-Falls Village Area
✓	Open Space Residential Development	Pearl Street Farms; McCray's Farm
*	Accessory Apartments	South Hadley Canal-Falls Village Area
*	Inclusionary Zoning	South Hadley Canal-Falls Village Area
✓	Home Based Business Bylaw	
	Brownfields Inventory	
	Brownfields Redevelopment Projects	
*	Transfer of Development Rights / Agricultural Preservation Overlay District	Pearl Street Farms; McCray's Farm; South Hadley Canal-Falls Village Area
*	Agricultural Commissions	Pearl Street Farms; McCray's Farm
*	Right to Farm Bylaws	Pearl Street Farms; McCray's Farm
✓	River Protection Overlay District	Wetlands Protection Bylaw – strengthen protections from non-point source pollution particularly in Stony Brook watershed
*	Community Preservation Act	Community-wide application
*	Scenic Upland Overlay District	Mount Holyoke Range; McCray's Farm; Pearl Street Farms
*	Bike and Pedestrian Features	
	Traffic Calming Measures	
✓	Water Supply Protection District	
✓	Low Impact Development	Referenced in Stormwater and Erosion Control Bylaw
✓	Stormwater and Erosion Control Bylaw	
*	Stormwater Utilities	
✓	Commercial Site Plan Review	Zoning Bylaw Section 12 Site Plan Review
*	Commercial Performance Standards	Consider adding to Zoning Bylaw Section 12 Site Plan Review
	Urban Growth Boundaries / Limits of Sewer and Water Extensions	Pearl Street Farms; Mount Holyoke Range
*	Green Building Standards	Community-wide application
*	Municipally Owned Renewable Energy	
*	Adoption of Smart Growth Zoning Districts (Ch. 40R)	South Hadley Canal-Falls Village Area; South Hadley Center
✓	Intergovernmental Compact	Protection of Mount Tom and Mount Holyoke Ranges MOA; Connecticut River Clean Up Committee; Valley Vision MOA
*	Local Historic District / National Register of Historic Places	South Hadley Canal-Falls Village Area; Pearl Street Farms; South Hadley Center
*	Architectural Preservation District	South Hadley Canal-Falls Village Area
*	Demolition Delay Bylaw	South Hadley Canal-Falls Village Area
*	Scenic Roads Bylaw	South Hadley Canal-Falls Village Area

✓ Successfully Implemented

□ Considering Adopting

* Should Consider Adopting

Comprehensive, Open Space and Other Planning Documents

It is important that Open Space Plans, Comprehensive or Master Plans, and other planning documents 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.

Current Plans: South Hadley has two plans currently in place, one in the approval process, and one in progress. There is the Community Development Plan that dates from June of 2004, the Open Space and Recreation Plan of 2007. A Local Natural Hazards Mitigation Plan is awaiting approval and a Master Plan incorporating material from this report is in progress. South Hadley is the first of the Connecticut River Valley communities taking part in the Heritage Landscape Program to incorporate its heritage landscapes in its master plan.

Recommended Plans: As South Hadley's master plan develops it is recommended that the town's residents be made aware of its incorporation of Heritage Landscapes as part of the comprehensive planning for the town's land use decisions and related issues. The master plan committee is working to make Heritage Landscapes a part of the comprehensive plan since the town uses the plan to guide its activities related to community character, historic preservation, environmental health, economic viability and growth. The future of the Heritage Landscapes and the values they contribute should continue to be addressed through this planning process from multiple perspectives, not solely as historical assets of the community.

IMPLEMENTATION STRATEGIES

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.

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.

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 Franklin Regional Council of Governments and the Pioneer Valley Planning Commission. Technical assistance for developing a CPA campaign, or hosting a CPA informational session, can be obtained from Jay

Rasku, Coordinator of the North Quabbin Regional Landscape Partnership (NQRLP). Working with the Community Preservation Coalition, the NQRLP is a regional partner that has been working with municipalities to help meet technical assistance needs in the field. The North Quabbin Regional Landscape Partnership can be reached at: info@nqpartnership or at 978-248-2118. More information about the Community Preservation Coalition can be found at: www.communitypreservation.org.

Funding Opportunities

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. The Community Preservation Act is one of the Commonwealth's successful programs to provide funding for communities from a variety of sources and it would be beneficial to South Hadley to have it as a funding source.

CONCLUSION

The Heritage Landscape Reconnaissance Report for South Hadley has undertaken an analysis of the priority heritage landscapes identified by the community, their place in the city's history and how the city might approach their preservation and conservation. But many of the report's recommendations can also be applied to the landscapes forming the master list, and – as the master list is by no means exhaustive - to those heritage landscapes that are yet to be identified.

One of the most important starting points for protecting South Hadley's heritage landscapes is to do further research on all the properties that have been identified. And the best way to do that is to bring the inventory up to date. Once the inventory work has been sufficiently established the overall context in which the landscapes exist are more easily described and their importance conveyed to city residents, city government members, and to the Massachusetts Historical Commission.

South Hadley has a strong advocate for preservation in its Historical Commission. The Commission spearheaded a drive to preserve the Canal and created an interpretive park around a portion of it. Their work extended to physical restoration of a portion of the Canal that was being eroded and the work was funded by a Massachusetts Highway Department-Federal Highway Administration Transportation Enhancement grant. The Commission is working on designation of a Local Historic District and if it is successful, South Hadley would be eligible to become a Certified Local Government (CLG). A CLG is given higher priority over other towns to receive Survey and Planning Grant funds to carry on with the town's inventory and National Register work.

To capitalize on the work in progress, it is important to use this report to alert government members, committees and commissions to the existence and value of the

city's heritage landscapes, so distribution and discussion of the report will be an important next move.

This is all part of generating community support, and community support is essential to preserving the city's heritage, be it a mill, a view of Mount Holyoke Range, a row of workers's houses or fields that have been worked for several hundred years. Publicizing the report through a series of articles, presentations, and making it available to residents will be an important effort. Creating public awareness is public education and it can be approached through the schools, through the press, on-line and at special events. Above all, leading the community to recognition that it does indeed have heritage landscapes and that they make up the city's attractive character is a goal that this report can help accomplish.

The three top recommendations of this report are 1. South Hadley should adopt the Community Preservation Act 2. The Town should work to support the preservation and reuse of Carew Mills as the last of the major mills, and a project that could spur additional investment in the commercial area of South Hadley Falls. 3. The Town should consider adopting an Architectural Preservation District for South Hadley Falls to protect its character.

RESOURCES

Reading the Land Massachusetts Heritage Landscape a Guide to Identification and Protection, Department of Conservation and Recreation, Executive Office of Energy and Environmental Affairs, 2008.

Terra Firma #1- An Introduction to Historic Landscape Preservation Department of Conservation and Recreation Executive Office of Energy and Environmental Affairs, n.d.

Terra Firma #3- Putting Historic Landscape Preservation on Solid Ground: Identifying and Protecting Historic Roads, Department of Conservation and Recreation, Executive Office of Energy and Environmental Affairs, n.d.

Terra Firma #5 Putting Heritage Landscape Preservation on Solid Ground: Stones that Speak: Forgotten Features of the Landscape, Department of Conservation and Recreation, Executive Office of Environmental Affairs, n.d.

Terra Firma #7 - Taking Action: A Toolkit for Protecting Community Character Department of Conservation and Recreation Executive Office of Energy and Environmental Affairs, 2009.

Massachusetts Historical Commission. Preservation through Bylaws and Ordinances, Draft Copy March 11, 2009, typescript.

_____. MHC Reconnaissance Survey Reports, typescript,

APPENDIX A

SOUTH HADLEY HERITAGE LANDSCAPES

Note: Landscapes with asterisks have been designated “Priority Landscapes” by the town.

LANDSCAPE NAME	NOTES
AGRICULTURE	
Lauzier Farm	water tank and views
*McCray’s Farm	miniature golf
Olesiak Farm and other farms on Pearl Street	Pearl Street
ARCHAEOLOGICAL	
Moody’s Corner dinosaur tracks	
BURIAL	
Old Cemetery off Hadley Street	
The village cemetery at Spring Street/Main Street	
CIVIC	
*Town Hall	In Falls
*Public Library	In Falls
*Gaylord Library	In Center
*Old Firehouse Museum	In Falls
*Center School	Valley Christian School in Falls
*Town Center	Post Office, Yarde House included
Lithia Springs Reservoir	
Leaping Well Reservoir	
COMMERCIAL	
Brunelles’ Marina and the Lady B boat	
White Wing Gas Station	Rte. 47 and Dry Brook Hill, Pearl Street
ETHNOGRAPHIC	
Connecticut River Beach Ground	Native American significance
INDUSTRIAL	
Bachelor Brook/Dam/Button Factory	With monuments in adjacent fields
*Texon Building and Gatehouse	Part of South Hadley Falls
Black Stevens Dam	
INSTITUTIONAL	
*Mount Holyoke College Campus	Lower and Upper Lakes and dam
NATURAL	
*Mount Holyoke Range	
Connecticut River	

Titan's Pier	Geologic feature part of Mount Holyoke Range
Bachelor Brook corridor	Flood plain, wetlands and resource conservation area
Dry Brook Hill	
Bicentennial Tree	Morgan Street
Titus Pond	
Stony Brook and wetlands	Along, off, & under College Street
Route 47 entrance from Hadley	As viewshed
View from the Ledges	
All the wetlands of South Hadley	Visible on 1947 USGS map
RECREATIONAL	
Ledges Golf Course	
Camp Lewis Perkins	
RESIDENTIAL	
Castle House	College Street with giant beech tree
*South Hadley Falls Village Center	Residential streets, along with commercial and industrial resources
Skinner-associated resources	House, library, orchards
Alvord Street House	Stop on Underground Railroad
TRANSPORTATION	
*South Hadley Canal-Falls Area	
Old Trolley Line Trail	At end of orchards
*College Street/Woodbridge Street/Pearl Street	Included in Center and Pearl Street Farms
Route 47 from town common to Hadley line	