



BARRE RECONNAISSANCE REPORT

UPPER QUABOAG WATERSHED AND NORTH QUABBIN REGION LANDSCAPE INVENTORY

MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM



**Massachusetts Department of Conservation and Recreation
Central Massachusetts Regional Planning Commission
North Quabbin Regional Landscape Partnership**

PROJECT TEAM

Massachusetts Department of Conservation and Recreation

Richard K. Sullivan, Jr, *Commissioner*

Joe Orfant, *Director, Bureau of Planning & Resource Protection*

Patrice Kish, *Director, Office of Cultural Resources*

Wendy Pearl, *Director, Historic Landscape Preservation Initiative*

Jessica Rowcroft, *Preservation Planner*

Central Massachusetts Regional Planning Commission

Adam Burney, *Associate Land Use Planner*

North Quabbin Regional Landscape Partnership

Jay Rasku, *Partnership Coordinator*

Project Consultants

Dodson Associates, Ltd.

Peter Flinker, *Principal*

Sarah la Cour, *Project Manager*

Reid Bertone-Johnson

Hillary King

Public Archeology Laboratoray (PAL)

Virginia Adams

Holly Herbster

Local Project Coordinator

Philip Hubbard, *Barre Planning Board*

Local Heritage Landscape Participants

Jason Benoit, *Barre Common Committee*

Tom Berabe, *Quabbin Watershed Advisory Committee*

Barbara Finan, *Barre Historical Society (BHS)*

Margaret & Burton Frost, *Board of Health & BHC*

Cynthia Henshaw, *East Quabbin Land Trust*

Patti Hite, *Brookfield Historic Commission (BHC)*

Philip Hubbard, *Barre Planning Board*

Kathlyn Inman, *Board of Selectmen*

Floyd Kelley, *Conservation Commission*

Margi Maki, *Senior Center Director*

Barbara Menard, *South Barre Resident*

Bernice Miller, *South Barre Resident*

Charles Miller, *Barre Recreation Committee (BRC)*

Jeff Mitchell, *Owner of Heald Foundry*

Donna O'Brien, *Resident*

Lester Paquin, *BHC*

David Petrorick, *Agricultural Commission*

Virginia & Donald Rich, *BRC, WRWA*

Romeo Salvatore, *South Barre Common Committee*

Earl Sample, *Cemetery Committee*

Judith Schmitz, *Conservation Commission*

Amerigo Simeone, *Council on Aging*

Bertyne Smith, *BHS*

Tina Smith, *Intern with The Trustees of Reservations*

Audrey & Dan Stevens, *Barre Historical Commission*

Martha Varnot, *WRWA*

Dick Whippee, *Council on Aging*

Ed Yaglou, *Wachusett Greenways, WRWA*

Spring 2008

COMMONWEALTH OF MASSACHUSETTS • EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS

Department of Conservation and Recreation
251 Causeway Street, Suite 600
Boston MA 02114-2119
617-626-1250 617-626-1351 Fax
www.mass.gov/dcr



Deval L. Patrick
Governor

Timothy P. Murray
Lt. Governor

Ian A. Bowles, Secretary, Executive
Office of Energy & Environmental Affairs

Richard K. Sullivan, Jr., Commissioner
Department of Conservation & Recreation

CONTENTS

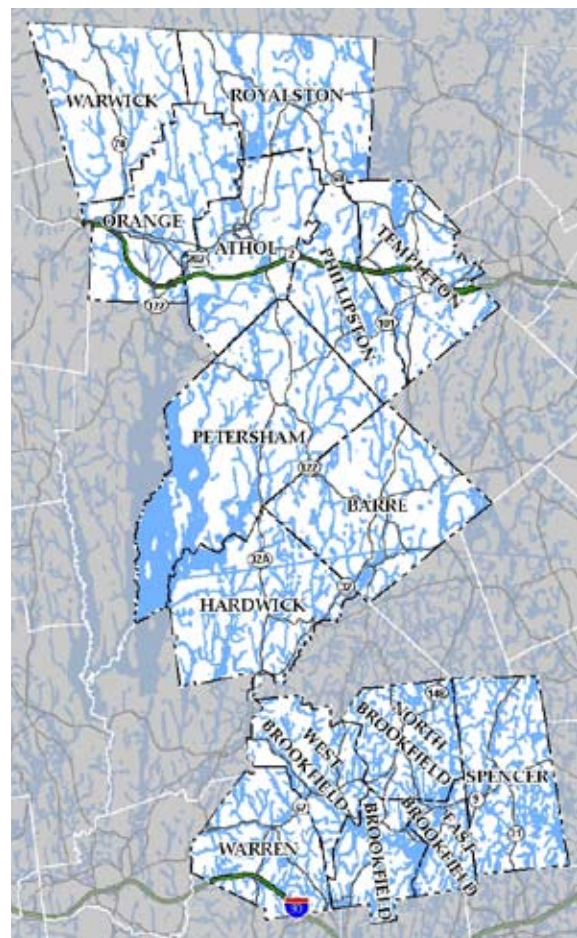
Introduction	1
PART I: Heritage Landscape Inventory	
Local History	3
Priority Heritage Landscapes	5
South Barre	
Barre Common	
Prince River Corridor	
Felton Field	
South Street Corridor	
Barre Priority Heritage Landscape Map	25
PART II: Planning for Heritage Landscapes	
Inventory and Documentation	27
Planning and Zoning Tools and Techniques	29
Implementation Strategies	33
Conclusion	35
Appendix A: Heritage Landscapes Identified by Community	37
Appendix B: Preservation and Planning Tools	45
Appendix C: Works Cited	61

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 Central Massachusetts Regional Planning Commission (CMRPC) and the North Quabbin Regional Landscape Partnership (NQRLP), have collaborated to bring the Heritage Landscape Inventory program to fifteen communities in central 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.

The communities within the Upper Quaboag Watershed and North Quabbin region of central Massachusetts share a common dispersed settlement pattern as well as an early agricultural economy and later shift into manufacturing. Developed along a series of major waterways and their tributaries, including the Millers, Quaboag and Ware Rivers, this region contains vast cultural and historic resources and uncommon natural beauty. The heritage landscapes in the participating communities reflect the agrarian and industrial past while providing recreational and educational opportunities for today. 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 turbulent, history.



*Upper Quaboag Watershed and North Quabbin Region
Heritage Landscape Inventory project area*

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 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, accompanied by interested community members. The final product for each community is an individualized Heritage Landscape Reconnaissance Report. This report 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.

PART I: HERITAGE LANDSCAPE INVENTORY

LOCAL HISTORY

Originally incorporated as a part of Rutland in 1714, the land that is now Barre was not permanently settled until the 1730s. The area was likely part of the original twelve-mile square Naquag Indian grant of 1686 that includes native sites associated with seasonal hunting and fishing along the Prince and Burnshirt Rivers. In 1753 Barre was established as a district within the Town of Rutland but in 1774 was incorporated as the Town of Hutchinson. In 1776, at the request of the town's people, the legislature changed its name to Barre. A two-acre town common was first established in 1740, which became the civic center of the community throughout the 18th century with the building of the Town House, several churches, inns and the stagecoach stop.



Barre Common with Town House and Lighthouse Block on the right side in foreground with the Barre Unitarian Church in the background.

Barre's development follows the pattern of other towns in the region beginning with dispersed agricultural development; the rolling hills and stream valleys were well-suited to an early agrarian way of life. In the mid to late 18th century, minor saw and grist mills were developing along the river corridors and by 1794 there were eleven mills in town, including one fulling mill, five grist mills, a flax and linseed oil mill, several mechanics shops, and brickyards. Mill development spread down the Prince River corridor through the Ware River valley down to South Barre and Barre

Plains. The industrial wealth brought in regional architects to design a number of prominent private and public buildings in town, most notably in the center around the commons.

Paul and Hiram Wadsworth established a woolen mill in the area now known as South Barre in 1834 and started the Wadsworth Woolen Company. In 1844 Arthur Denny acquired the mill and the village became known as Dennyville. Several incarnations of a woolen mill have existed on the same site and one built in 1857 after the original burned remains there today. The mill changed hands again in 1882 when James E. Crossley purchased it, and the village became known as Crossleyville.

In the mid-19th century a reservoir was constructed in the northern part of Barre to provide a controlled flow of water for water-powered manufacturing along the Prince River. Several minor

mill ponds with canals to provide water to the mill turbines developed along the Prince River at this time, many of which were destroyed by a flood in 1868 when the reservoir dam gave way. Only a few factories were re-built after the flood and several of these were lost again in the 1938 hurricane, but one canal remains at the Heald Foundry.

Although industry in Barre during the late-19th and early-20th centuries turned largely to wood and metal working, industry and development in South Barre centered on textiles. Francis Willey, an English wool broker, purchased the former Denny/Crossley woolen mill complex in 1900. Willey reopened the mill as the Barre Wool Combing Company in 1903. The village of South Barre grew to include the Blythe Hotel (still standing), homes for the mill managers on Vernon Avenue, and worker housing in three distinct ethnic neighborhoods developed between 1910 and 1916.

In 1926 the Massachusetts Department of Conservation began to acquire lands in Barre for the Quabbin Reservoir to supply drinking water to Boston and other points east leading to a decline in population. The Great Depression contributed to declines in both population and the viability of Barre's industrial economy during the early decades of the 20th century. Following World War II and the increasing popularity of the automobile, Barre became primarily a residential town for commuters to Worcester and Boston. At this time Barre also reinvented itself as one of the cultural centers of the region and hosted popular band concerts in the historic bandstand on the Common. As the 20th century progressed, Barre returned to its small town roots, becoming once again a relatively quiet, rural town with some active farmland and local businesses and industry. The Common remains the civic and cultural center of the community while South Barre retains its industrial mill village charm and character.

PRIORITY HERITAGE LANDSCAPES

Barre is experiencing significant growth pressure and will need to determine how it will affect the rural character of the community and the heritage landscapes that the community finds valuable. In the public identification meeting, participants identified priority landscapes in town that define the heritage of the community. These heritage landscapes provide a cross section of the types of landscapes that contributed to the historical development of the town and together tell the story of Barre's past. The following text describes the unique value that each of these landscapes provides to the community and a set of recommendations for its preservation and protection.

Barre Common and Environs

Barre Common:

The Barre Common is owned by the town and was first established in 1740 as an approximately 2-acre area at the southern end of the current common now known as South Common. It was historically used for grazing, militia exercise grounds, and for civic activities. The first Town Pound, used for holding wayward livestock, was located just off of the original common on land now occupied by St. Joseph's Church. Middle Common and North Park were added in 1857, and by 1897 the common consisted of its current configuration of five parcels totaling 5.14 acres. The Woods family, who along with the Caldwells maintained a long-standing relationship to the Town's Common, donated the North Park section of the common with a deed restriction requiring the town to maintain a unique fence with stone posts and timber rails that surrounds the area, which the town has done. An 1875 map, drawn by S.D. Kendall also indicates trees lining the edges of both the Middle and South Commons.



"Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs" 2005 Orthophotograph of the Common



Barre Common from South Common looking North



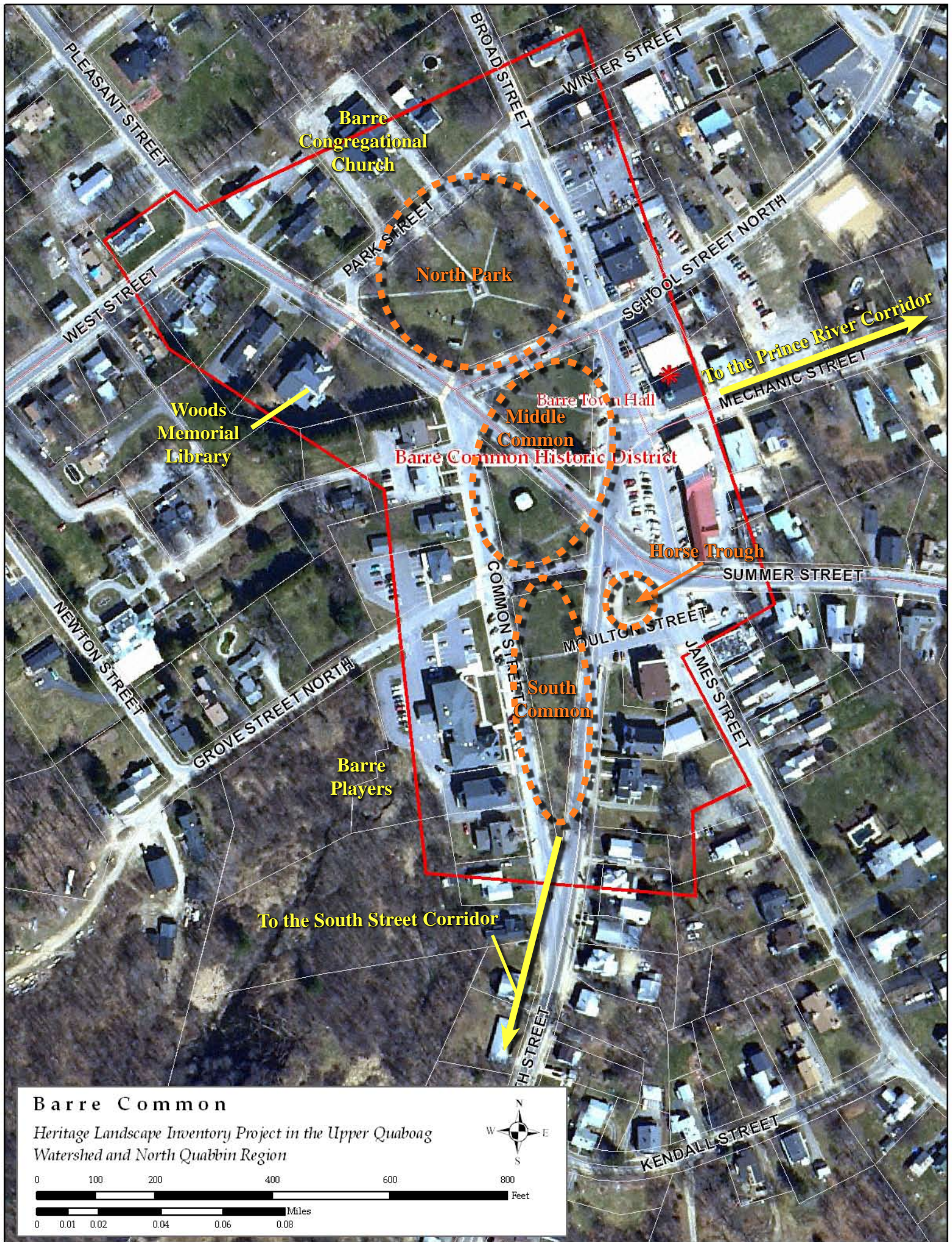
Barre Players Building - The former Universalist, and later, Methodist Church

Several roads have bisected the common over time with different configurations as indicated on maps from 1875 and 1891. The Grove Street Extension was recently closed to vehicular traffic but remains a paved pedestrian throughway. There has been a bandstand on the Middle Common for decades, and in the early to mid 20th century, Barre was renowned in the region for its summer band concerts. North Park contains war monuments dedicated to the Civil War, World War I, World War II, and later conflicts. It also hosts a 1909 memorial fountain in memory of James R. Brown. An urn-shaped horse trough is still located on a small triangle of land adjacent to the South Common and Route 122. The Common and adjacent buildings were designated a National Register of Historic Places District in 1976.

Environs:

The Common is surrounded by many buildings with historic significance. Several are built in the Greek Revival style of the 19th Century which gives the district a certain architectural consistency. The Barre Historical Society (the Spencer Field House, 1836) is a former residence designed in the Greek Revival style by architect Elias Carter. Carter, a prominent architect of the period from Central Massachusetts who is said to have trained under the tutelage of the nationally known and influential Asher Benjamin, designed several other similar buildings in Town including the Samuel Lee Cottage north of the Library. The Town House, also Greek Revival, and located on the east side of the Middle Common, was designed by Edwin Lamb in 1838. The Town House no longer serves as the town hall but is still owned by the town and used for a variety of community activities. Lamb also designed the Universalist/Methodist Church, on the west side of South Common, as a slightly smaller version of the Town House but with the addition of a steeple that was toppled in the 1938 hurricane. The building now houses the Barre Players, a community theater organization. A third significant Greek Revival building, which completes a triangle surrounding the Commons, is the Barre Congregational Church, built in 1849 and located on Park Street. This building is protected with a Preservation Restriction (1997) as is the Town House (1989).

In addition to the Greek Revival structures there are two significant buildings lining the Commons built in the latter part of the 19th century: the Barre Savings Bank and the Woods Memorial Library. The bank is a brick Richardsonian building, the original portion of which was built in 1894 with a new addition that was added in recent years that is very sympathetic to the historic character of the



original building. The Woods Memorial Library, built in 1886, retains its architectural integrity and many historic features and sits adjacent to the North Park that the Woods family donated to the Town. Also surrounding the Commons are several additional residential and commercial buildings from the 19th century and early-20th century including the “Old Lighthouse” Building, located at the intersection of Mechanic and Summer Streets, which was built in 1815 to house shops. The lore is that a light that extended to the street as a beacon was set out for the stagecoaches stopping in town.



The Ware River flowing through South Barre Village

Opportunities:

- The community is currently working on the implementation of the Barre Commons Master Plan prepared by Guertin & Associates and Gates, Leighton and Associates in 1999. The plan was funded through DCR’s former Historic Landscape Preservation Grant Program. This provides the opportunity to address vehicular and pedestrian circulation issues and landscape and streetscape improvements.
- The history of the Common and the families (Woods and Caldwell among others) that played a role in its development is an important story that is not yet being told.
- There is a great collection of 19th century Greek Revival architecture designed by nationally prominent architects that can be preserved and interpreted.

Issues:

- There has been significant loss of inter-connected green space through road widening over time.
- Pedestrian and vehicular circulation through and around the Common is hazardous and unclear.
- The National Register of Historic Places designation is honorary and offers no actual protection for historic buildings or landscapes.

Recommendations:

1. Establish a Local Historic District (LHD) Study Committee to pursue the designation of the Barre Commons as an LHD using the boundaries and significance of the Barre Commons National Register District as a starting point. Review the Massachusetts Historic Commission's (MHC) guidebook, [*Establishing Local Historic Districts*](#), available on the MHC website (see page 32 for more on LHDs).
2. Implement the vehicular and pedestrian improvements identified in the Barre Commons Master Plan as revised in the Transportation Improvement Plan, 7/11/06. Contact Barre Common Rehabilitation Committee for additional plan details.
3. Develop an architectural/historical walking tour, brochure, and signs for the Commons area based on the significant Greek Revival and Richardsonian buildings and intact Common landscape.

South Barre Mill Village

Early History:

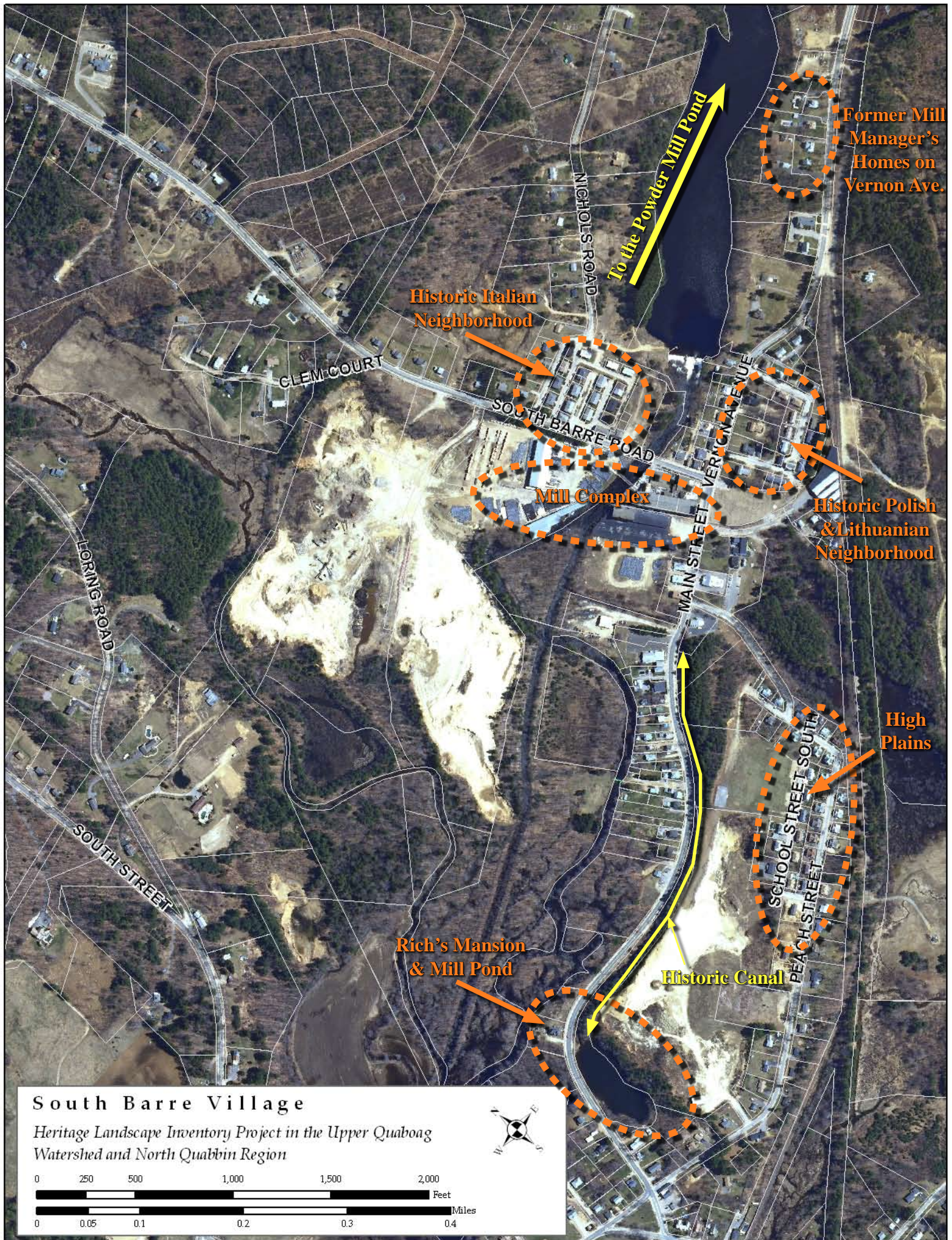
The South Barre mill village was first developed in 1834 by Paul and Hiram Wadsworth, John Holbrook, and Austin Cowles, who purchased land on the Ware River and started the Wadsworth Woolen Company. They built a dam and canal for the mill along with three additional brick tenement buildings, for housing which still stand today. In 1837 the Wadsworth Company failed and the mill was purchased and operated by Jonathan Wheeler until 1842. After several other owners, Arthur Denny acquired the mill and property in 1844, and the village became known as Dennyville as indicated on the 1875 Kendall map. The original mill building burned in 1857 but was rebuilt as the 4 story building seen today. The Denny mill was operated by his heirs until 1880 when it was purchased by James E. Crossley who operated the Ware River Woolen Company starting in 1882. The village at that time became known as Crossleyville- until 1893 when the mill burned again.



The Barre Wool Combing Company Mill Building, now run as a storage and re-load facility

Barre Wool Combing Company:

In 1900 Francis Willey, a wool broker from Bradford, England, purchased the mill site, rebuilt the mill, and reopened it in 1903, as Barre Wool Combing Company. Willey built another mill building, adjacent to the original, in 1909 and started the Nornay Worsted Company. The village grew with the addition of hotels and boarding houses including the Blythe Hotel, named after Willey's home in England and still standing, homes for managers along Vernon Avenue, and worker housing in three distinct ethnic neighborhoods. Willey established the worker housing between 1910 and 1916, and tried to use architecture and materials that would be familiar to his workers. Trafalgar Square, the area between Church and Nelson streets, became the neighborhood for Lithuanian and Polish workers. The Italians occupied stucco structures on Grove, Elm and Cedar Streets, and the English lived in High Plains, a neighborhood situated on a hill to the south of the village center on Peach and School Streets. Powder Mill Pond, east of the village center along the Ware River was developed as a recreational area for the mill workers and remains a recreation destination today.



The company changed ownership again in 1935 and 1961 and then permanently closed its doors in 1974. The mill complex and land is currently owned by Peter Trifilo, the grandson of a former mill worker, who leases space in the buildings for storage.

Rich Mansion:

The Rich mansion is located on Main Street across from the mill pond originally associated with the Rich factory. The factory is gone and there are no known ruins, but the canal remains largely intact and still runs along Main Street.

Opportunities:

- The village core of mill buildings and worker neighborhoods, some with ethnic origins, remains relatively intact.
- Canals and associated mill structures provide interpretive and recreational opportunities.
- Powder Mill Pond provides a scenic and recreational resource with significant parcels of open space surrounding it.
- Across from the woolen mill building on Main Street there is a large vacant parcel donated by the Trifilo family as a park

Issues:

- The settling basin and former dye house site is an EPA Superfund site.
- Many additional sites and buildings associated with the mills are possibly contaminated with potentially hazardous materials that will require significant clean-up before redevelopment can occur.
- Public access to the Ware River and canals is limited or non-existent.

Recommendations:

1. The Historical Commission should designate the South Barre Mill Village as a National Register District on the National Register of Historic Places (NRHP). Massachusetts Historical Commission determined that it is eligible in 2005.
2. The Town should pursue designating the mill village as a Local Historic District (see page 32 for more about LHDs).
3. Work with the owner of the former mill structures to seek redevelopment opportunities for the rehabilitation of these buildings. Investigate the use of Tax Increment Financing as an incentive to redevelopment. If the district is listed with NRHP, there are state and federal Investment Tax Credits available for pre-work on income producing properties.
4. The town should work with the Massachusetts DCR Greenways and Trails Program to develop an interpretive trail system throughout the village and along the Ware River with connections to Powder Mill Pond, the Prince River and Barre Plains.
5. A Demolition Delay Bylaw in Barre could provide the community with time to explore options to demolition on sites such as the industrial buildings and worker housing in South Barre (see page 32 for more about this bylaw).

South Street Corridor

Extending out of Barre Center toward Barre Plains, the South Street corridor contains a significant portion of the Town's open farmland and some of its most spectacular views. The largest concentrated area of prime farmland soils in town, this area retains many large farm fields, including



South Street looking south

the Morrisette Farm and the fields associated with the Stetson School. These create the character associated with South Street by combining significant scenic value in the stunning views to south, east and west with open agricultural land along the roadway. The South Yard, also known as Buckminster Cemetery, is located on the western side of the road across from the Stetson School and has significant historic value from the early 18th century. Significant resources in this corridor include Cook's Canyon, Morrisette Farm, and the Stetson School.

Cook's Canyon:

Cook's Canyon is a large parcel of land owned by Mass Audubon on the northern end of South Street, adjacent to the village center. Originally left to the town in 1896 by the Cook family, it had been a summer camp for decades but is now operated as a wildlife sanctuary by Mass Audubon. Before Galloway Brook runs through the site, it drains on the opposite side of South Street into the swamp once used by the town as a collective sewage lagoon for the residents and businesses in the village center. The town's second Town Pound is located just south of the entrance to the conservation area but on the same parcel. Sitting prominently on a knoll visible from the road, it retains its structural integrity with high stone fences and a gate.



Second Town Pound on Mass Audubon's Cook's Canyon Property along the east side of the northern end of South St.

Morrisette Farm:

The Morrisette Farm is approximately 95 acres of former agricultural land with absentee landowners that has not been properly maintained for some time. This property is identified on the 1875 Kendall map as belonging to A.E. Johnson and the main brick farmhouse likely dates to the 18th century with a newer addition on the rear. The farmhouse is currently vacant and in poor condition. The adjacent land remains open and slopes down from the farmhouse with views to the west. The former farm fields are currently leased to a local farmer who hays the open fields.



The Morrisette Farm dates back to the 1700s

Stetson School:

Henry Augustus Pevear founded the Stetson Home (now the Stetson School) on South Street as an orphanage for boys in 1899. The Stetson School is located on top of the ridge that runs north/south from the center of Town to Barre Plains, with panoramic views to the southeast. The School is surrounded by both active and formerly active agricultural lands, which remain open although some of the fields have been utilized as active recreational facilities associated with the property, which is now operated as a school for troubled youth.

Opportunities:

- The South Street corridor retains the character and feel of the town's agricultural heritage and rural scenery.
- The Town Pound is currently located on Mass Audubon land but retains its integrity and can be interpreted by the community working with Mass Audubon.
- The Stetson School and Town Pound are listed with the Massachusetts Historical Commission.

Issues:

- There is concern among some community members and a land trust that the vacant and neglected Morrisette Farm could be sold and/or subdivided.
- Loss of additional open land on South Street, whether by development or neglect, would change the character of the roadway.
- There are no known Conservation Restrictions, Agricultural Preservation Restrictions, or other permanent or temporary protections on any land within the South Street Corridor.

Recommendations:

1. The Town should pursue the purchase of Conservation Restrictions on the Morrisette Farm and Stetson School properties in order to prevent their subdivision and future development. An Open Space Committee should be established to identify land throughout town and work towards its conservation (see page 31 for more about CRs).
2. Connect the Barre Center Common, U.S. Post Office and Quabbin Regional School Complex with a sidewalk along South Street.
3. Commission a viewshed study for the South Street corridor to identify the significant views and vistas that should be protected - some of these have are noted on the included maps.
4. Pursue the adoption of a Scenic Vista Protection Bylaw which would allow for the protection of the identified significant views from South Street through design criteria for new construction (see page 32 for more about this bylaw).
5. Designate South Street as a scenic road in order to help protect the trees and stone walls, which are critical features and elements that define its character. Review DCR's publications, [*Terra Firma #2*](#) and [*Terra Firma #5*](#), available on the DCR website for more information on protecting historic roads and stone structures.
6. Work with Mass Audubon to preserve and interpret the Town Pound located on their land and investigate pedestrian connections from Barre Center.
7. A Demolition Delay Bylaw in Barre could provide the community with time to explore options to demolition on sites such as the Morrisette farmhouse on South Street (see page 32 for more about this bylaw).
8. Adopting the Community Preservation Act (CPA) could allocate funds for the purchase of conservation restrictions on the Morrisette Farm and the Stetson School, and the preservation of the Town Pound (see page 31 for more about CPA).

Felton Field (former Barre Fairgrounds)

Now known as Felton Field, this area is former agricultural land that was part of the Desper Farm and the Gambol property. The land was purchased by the Worcester West Agricultural Society (WWAS) in 1865 to hold their fair, which had been held on the Common but now needed additional space due to increased visitation and traffic congestion in the Town center. The WWAS owned the property from 1865-1931 and during that time built an exhibition hall, a grandstand, and several other fair-related buildings. Both the exhibition hall and grandstand burned and were rebuilt in the late 19th century. In 1931,

Arthur P. Felton purchased the property and gave it to the town as a gift in memory of his sister, Carrie Felton Williams. The town placed Felton Field under the jurisdiction of the Felton Field Board of Commissioners in 1934. At that time the field consisted of the half-mile racetrack, several fair buildings and approximately 25 acres of land. Since that time the Commissioners have constructed little league fields, tennis courts, horse stables, a riding ring, picnic tables, a pavilion, and restrooms. The historic 19th Century exhibition hall remains but the grandstand burned in 1980. The fairgrounds are listed with the Massachusetts Historical Commission



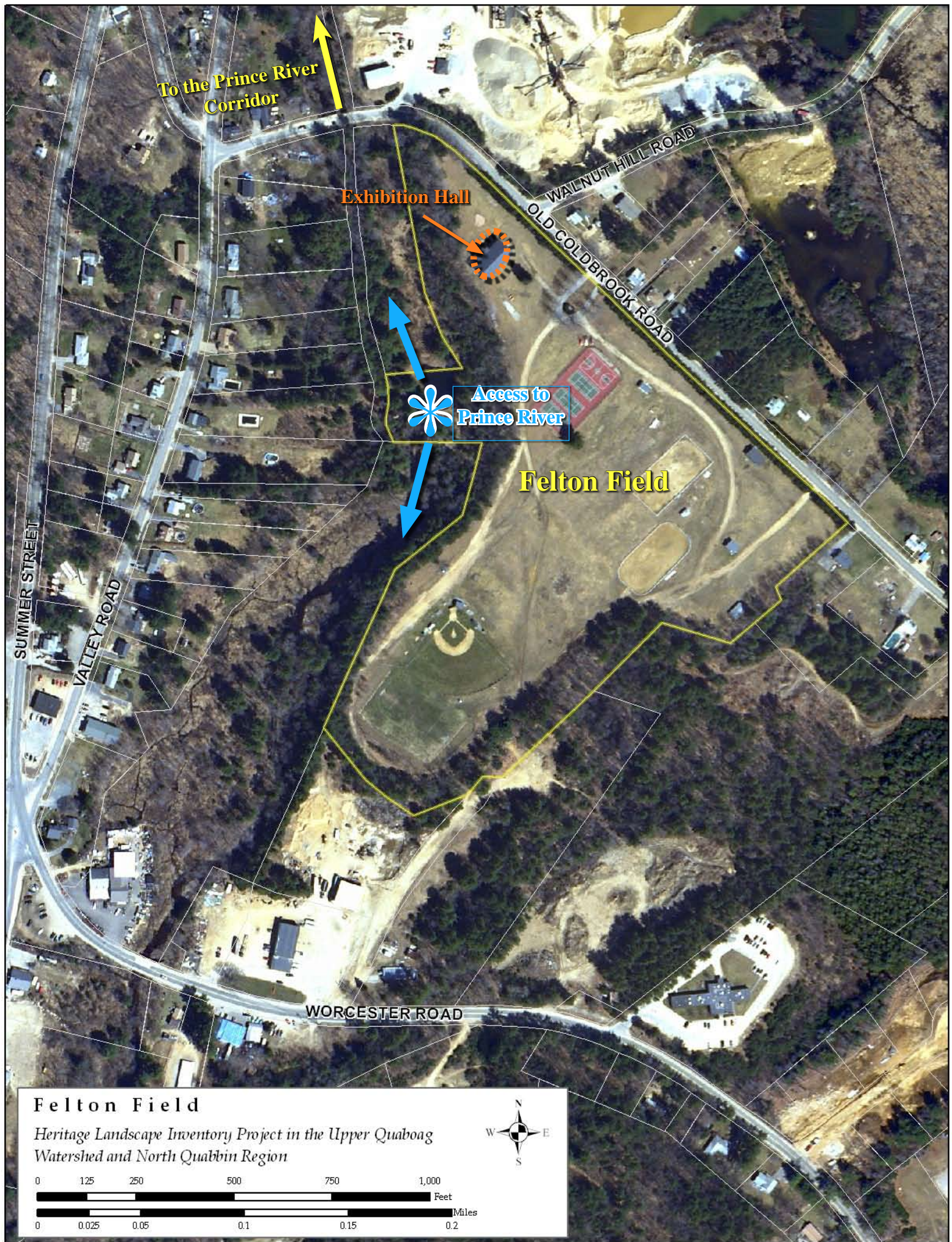
Felton Field with the exhibition hall from the late 1800s.



Felton Field includes some of the original fairground's structures dating back to the late 1800s and early 1900s.

Opportunities:

- There is potential access to the site from Worcester Road (Route 122) which would enhance regional use of the site.
- The Prince River flows to the west of the property and there is a small portion of the parcel that has direct access to the river.
- The historic exhibition hall remains from the 19th and early 20th century WWAS use of the site as the town fairgrounds.
- Possible trail connections along the Prince River corridor could connect Felton Field to other parts of town.



Issues:

- Formal parking is limited on the site and not sufficient for large events.
- Access from Route 122 near Quabbin Plaza is circuitous and not well marked.

Recommendations:

1. Commission a Master Plan for the Field that will address issues of parking and secondary access from Route 122 as well as the interpretive opportunities and linkage to other local trails and resources.
2. Look into making the connection to a trail system running along the Prince River with additional connections to Galloway Brook, Cook's Canyon and Barre Center; work with the Massachusetts DCR Greenways and Trails Program. An Open Space Committee should be established to identify land throughout town and work towards its conservation.
3. Seek nomination of Felton Field to the National Register of Historic Places with significance as the former agricultural fairgrounds including the remaining Exhibition Hall.
4. Adopting the Community Preservation Act could allocate funds for Felton Field recreational facility improvements and trail system development (see page 31 for more about the CPA).

Prince River Corridor

[Due to snow cover at the time, in-depth field work along the River Corridor was impossible. Additional information will be gathered when conditions improve which may lead to revisions within this section]

The Prince River Corridor was a linear industrial center starting from the Allen property at Williamsville Road to its confluence with the Ware River. At the peak of activity, there were 16 dams located along the river. In 1868 a dam break at the Reservoir demolished several dams, bridges



The Allen Company's complex at the intersection of the Prince River with Williamsville Rd.

and mills after which many were rebuilt. The hurricane of 1938 again wiped out most of the remaining dams and due to changing economic trends, only a few were rebuilt in the wake of the storm. Many remnants of these mills and dams are still detectable throughout the woodlands along the river corridor.

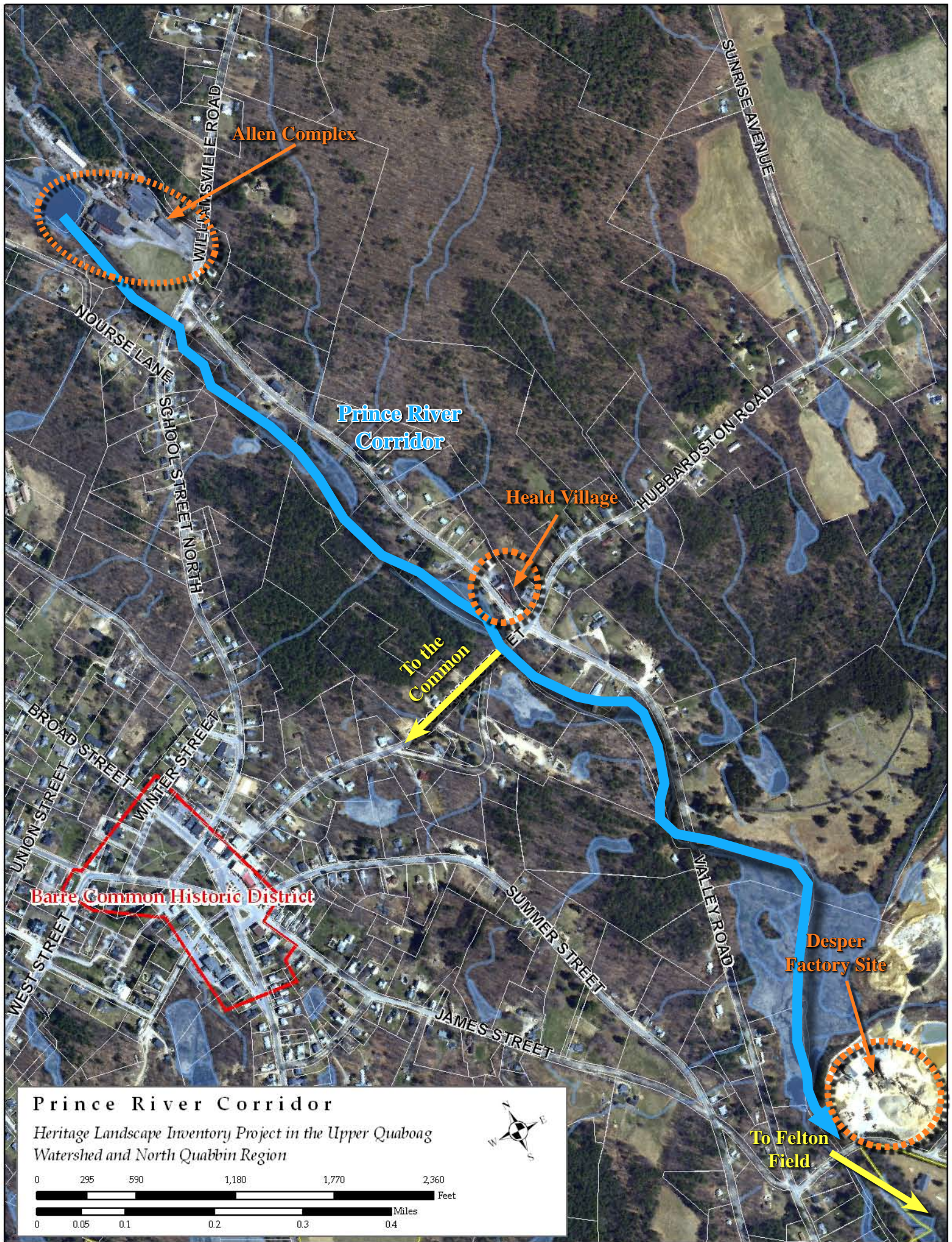
Although many smaller mills remained scattered along the river, the largest 19th century concentrations of mills were in Heald Village and Barre Plains. Exceptions were the Rice brothers who developed early mill operations at the northern end of the river above the Reservoir, Charles G. Allen who purchased the mill at the end of Valley Road on Williamsville Road in 1873 and the Despers Hat Factory on Old Coldbrook Road. Mr. Allen founded the Allen Company which manufactured agricultural tools; this company remains the only one in existence today. The Despers Palm Leaf Hat Factory was located at the intersection of Prince River and Old Coldbrook Road. The site contained a large mill pond, which is said to have had a small steamboat for recreational boating by workers and their families. The mill buildings in this location are gone and the former mill pond is now a gravel pit.

Heald Village:

The Heald family operated a foundry and machine shop at the corner of Valley Road and Mechanic Street. These buildings are still in existence and owned by Jeff Mitchell who has retained historic artifacts from the foundry and maintains the buildings for interpretive purposes. There were



A stone dam below the mill pond for the Heald Village foundry.





Heald Foundry complex at the corner of Valley Rd. and Mechanic St.

several dams in this area that fed water from the River to a pond on the east side of Valley Road where a canal then carried it to the mills in Heald Village. Although the canal has been filled in it remains a clearly distinguishable feature in the landscape and the remnants of the stone dams are still visible in the woods along the river. In 1865 the Heald family built a residence on the slopes of the river on Mechanic Street overlooking the mills. This home remains a private residence.

Opportunities:

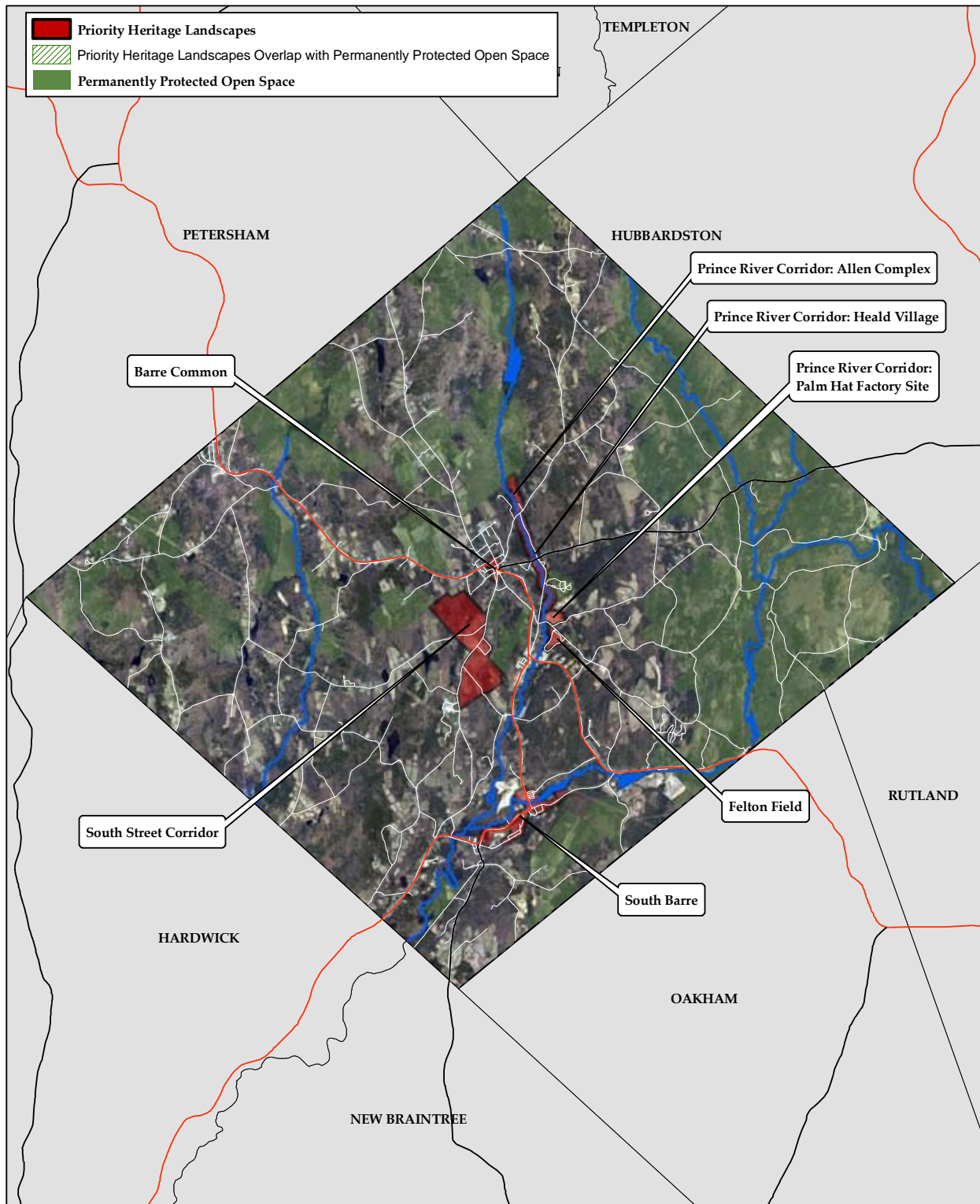
- There are numerous ruins of mill dams and structures along the Williamsville Road to Mechanic Street portion of the corridor including canal remnants.
- There are opportunities for many potential trail connections along the river corridor with loops and off shoots to Barre Center and South Barre.
- Jeff Mitchell maintains a collection of artifacts, tools and ephemera from the former Heald foundry and machine shop, and periodically opens the buildings to visitors.

Issues:

- Many of the mill and dam ruins will be lost to time and the elements if not located and documented.
- Most of the archaeological and historic resources are located on private property.
- Trail opportunities through the corridor would necessarily involve private property.

Recommendations:

1. Seek funding for the preparation of an archaeological reconnaissance survey to document the significant archaeological resources within the river corridor and provide detailed actions for their protection. Such a survey could be funded through Community Preservation Act funds if the community adopted it (see page 31 for more about the CPA).
2. Work with the Massachusetts DCR Greenways and Trails Program to develop an interpretive trail system along the Prince River Corridor that will provide an educational and recreational resource for understanding the significant industrial heritage of the community. Provide connections to Barre Center and conservation areas to the north. CPA funds could be used to develop trail systems along the river corridor.
3. The town should work with the owner of the Heald foundry to explore the development of a non-profit museum for its collections. This could also potentially use CPA funds.



Priority Heritage Landscapes

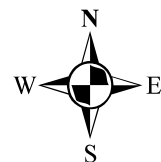
Barre, Massachusetts

Prepared for: Massachusetts Department of Conservation and Recreation, Heritage Landscape Inventory Project in the Upper Quaboag Watershed and North Quabbin Region

Prepared by: Dodson Associates, Ltd., Landscape Architects and Planners
Ashfield, Massachusetts

25 June 2008

0 0.5 1 2 3 4 Miles



"Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs"
MassGIS 2005 Orthophotos

For Planning Purposes Only

PART II: PLANNING FOR HERITAGE LANDSCAPES

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 landscapes. What follows is a review of the tools that Barre already has in place, as well as a number of recommended actions for the future. The measures already in place for Barre provide a strong foundation for heritage landscape preservation, but additional measures have been identified in the following text that will aid the development of a holistic preservation planning strategy. Appendix B includes extended descriptions of preservation measures. These tools should be considered in combination with those recommendations made in Part I for Barre's priority landscapes.

INVENTORY AND DOCUMENTATION

1. Massachusetts Historical Commission Records

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. The Massachusetts Historical Commission's (MHC) Inventory of Historic and Archaeological Assets is a statewide list that identifies significant historic resources throughout the Commonwealth. In order to be included in the inventory, a property must be documented on an MHC inventory form, which is then entered into the MHC database. This searchable database, known as the Massachusetts Cultural Resource Information System (MACRIS), is now available online at <http://www.sec.state.ma.us/mhc>. Information on the specific locations of archaeological sites is not available to the general public in order to protect these sensitive and non-renewable cultural resources.

Current Listings: According to the MHC, Barre's inventory documents over 290 cultural resources from the mid 18th century to the 20th century ranging from individual residences to farms, industrial buildings and historic neighborhoods and areas. Also identified in the inventory are several Quabbin aqueduct shafts and structures. Many buildings and landscapes listed under MACRIS are within the heritage landscapes areas identified by the community as priority resources. These include the Barre Common and associated buildings and structures such as the bandstand, the Congregational Church, the old Town House, and the Woods Library; industrial buildings and worker housing associated with the woolen mills in South Barre; the Stetson School and old Town Pound on South Street; and Felton Field/ Barre Fairgrounds.

Barre also has thirty-five documented archaeological sites recorded with MHC. Eleven of these are prehistoric and twenty-four are historic. These resources reflect the Native American settlement of the region as well as the early industrial development of the modern era. The numerous archaeological sites documented provide Barre with significant archaeological potential both for prehistoric Native American activity and the early industrial history of the community.

Recommendations: A comprehensive archaeological survey should be completed for the Native American and historic mill sites within the community. Funding assistance for this effort may be available from the MHC Survey and Planning grants, as well as CPA funding.

2. National and State Register Listing

The National Register of Historic Places (NHRP) is the official federal list of districts, sites, buildings, structures and objects that have been determined significant in American history, architecture, archaeology, engineering and culture. 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. Resources on the National Register are automatically added to the State Register of Historic Places.

Current Listings: The Town of Barre's NHRP program began in 1976 with the listing of the Barre Common Historic District. In 1988, the Barre #4 Schoolhouse was added to the National Register. In addition to the National Register listing, Preservation Restrictions were placed on the Town House in 1989 and the Congregational Church in 1997.

Recommended Listings: The South Barre Mill Village and Felton Field are already documented with the MHC and should be considered for listing with NHRP

3. Heritage Landscape Inventory List from Local Identification Meeting

Each town involved in the Upper Quaboag Watershed and North Quabbin Region Heritage 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 is included as Appendix A of this report and provides a sound resource list for future documentation activities and potential funding opportunities. Barre's meeting was held on February 6th, 2008 with seventeen community members present.

PLANNING AND ZONING TOOLS AND TECHNIQUES

1. 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: Barre completed a Community Development Plan in 2003 that discusses the community's desire to protect the natural and cultural assets of the community and foster tourism. The development of a local and regional trail system was also identified as an opportunity to expand recreation and tourism activities in the community.

The Barre Open Space and Recreation Plan, 2001-2006, provides a valuable source of information for landscape character, significant natural and scenic resources and the history of the community. The Plan also identified community goals that include preserving the rural character of the Town through open space protection and growth management and enhancing its resources with the improvement of town recreation facilities and the promotion of tourism.

Under the direction of the Barre Municipal Commons Committee, the Town commissioned a Master Plan for the Barre Commons in 1999, and funded it through a grant from DCR's Historic Landscape Preservation Grant Program. The Barre Commons Master Plan provides a detailed historical background, an existing conditions plan and two options for rehabilitation of the Common. The proposed rehabilitation options were meant to reclaim green space, improve pedestrian circulation and safety and attempt to return the historic town common to as close to the original configuration as possible. Implementation of the Barre Commons Master Plan is currently underway.

Recommended Plans: A Master Plan for Felton Field could address issues of parking and secondary access from Route 122 as well as the interpretive opportunities and linkage to other local trails and resources

2. Zoning Bylaws and Ordinances

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.

Current Zoning: Barre currently has a Right-to-Farm Bylaw which 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.

Additional Planning and Zoning Tools and Techniques for Barre's landscapes:

Agricultural Preservation Restrictions (APR)

The Agricultural Preservation Restriction (APR) Program is a voluntary program managed by the Massachusetts Department of Agricultural Resources. It is intended to provide a “non-development” alternative to farmers and other owners of “prime” and “state important” agricultural land. When faced with the inability to actively farm and rising tax assessments, this offers the farmer the opportunity to retain the property rather than sell it for development. The State purchased a permanent deed restriction on the property for the difference between fair market value and agricultural value. The deed restriction would preclude any use of the property that will negatively impact its agricultural viability.

Agricultural Preservation Zoning

An agricultural preservation overlay zone can be created that will promote and protect the practice of farming. This can help to preserve lands on which farming is most viable, lands that maintain an adequate agricultural base in town and areas that preserve the culture and landscape of farming. This can be accomplished in several ways including requiring all new large-scale residential development to be clustered on areas least suitable for agriculture and away from farms and views. An agricultural preservation bylaw can also use the site plan review process to require dedicated open space to remain as farmland and include that new development be located on least suitable soils for agriculture and be integrated into the existing landscape.

Archaeological Resource Protection

Archaeological sites are non-renewable cultural resources that can be permanently altered or destroyed through unauthorized digging, artifact collection, and development. Protection of archaeological sites can occur through a number of different strategies and mechanisms. An important first step is the development of a town-wide archaeological resource protection plan. Based on a professional reconnaissance survey of resources in the community, this plan would recommend steps for their preservation. Options for protection include acquisition, preservation restrictions, site plan review, an archaeological review bylaw and public education. Reasonable thresholds for local review of archaeological resources should be developed in consultation with the Massachusetts Historical Commission and interested groups such as Native Americans. The Town of Barre has significant archaeological resources already identified by MHC, particularly in the Prince River Corridor and South Barre areas, and those and others should be researched and

documented for protection. Reasonable thresholds for local review of archaeological resources should be developed in consultation with the Massachusetts Historical Commission and interested groups such as the Massachusetts Commission on Indian Affairs.

Community Preservation Act

By enabling legislation created in 2000, the Community Preservation Act (CPA) helps communities provide funds for the preservation of open space and historic resources and the creation of affordable housing and recreational facilities. The funds are raised through a property tax surcharge ranging from 0.5% to 3% and are administered by a local Community Preservation Committee. A minimum of 10% of the annual revenues must be used for each of the three core areas: acquisition and preservation of open space, acquisition and preservation of historic buildings and landscapes and creation and support of affordable housing. The remaining 70% can be used for any combination of the above uses and for recreational uses. These are valuable funds for open space and historic preservation activities in the community. Community Preservation Act funds could be used for acquisitions such as the purchase of conservation restrictions on the Morrisette Farm, the Stetson School and the development of trail systems along the Prince River. These funds could also be used for improvements to the recreational facilities at Felton Field.

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. Barre is concerned with development pressure in town affecting the Morrisette Farm and Stetson School, purchasing CRs for these properties would ensure their protection. 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.

Chapter 61 Policy

Massachusetts General Laws Chapter 61 was created in the 1970s when many farmers and forestland owners were forced to sell their land due to rising property values and taxes. The legislation became known as the Forestland Act but was quickly followed by Chapter 61A, the Farmland Assessment Act and 61B, the Open Space Act. This new legislation required towns to reduce assessments on farm, forest and open space lands as long as the owners made a commitment to keep their land in that use.

A major provision of this law allows the town the right of first refusal on these lands if the lands are to be sold for residential, commercial or industrial purposes. This provision provides the town

with the opportunity to match a fair market value offer for the property. Adoption of a Chapter 61 Policy would outline a response process for the town to follow when these lands come out of the program. This may include a requirement for the select board to collaborate with other town boards, conservation groups and other interested parties, and hold a public meeting. For more information about the Chapter 61 Program and to see a sample Chapter 61 Policy, please see the Mount Grace Land Conservation Trust website (<http://mountgrace.org/>), to download their *Chapter 61 Handbook*.

Demolition Delay Bylaw

Demolition delay bylaws provide a time period in which towns can consider alternatives to demolition of historic buildings and structures. The Athol Historical Commission should work with MHC staff to develop a bylaw that would best suit the town and should work with other town groups to publicize the advantages of a demolition delay bylaw to the community. Most demolition delay bylaws apply to structures that were built more than 50 years ago. The most common delay of demolition is six months; however many communities are finding that a one-year delay is more effective. A demolition delay bylaw requires a majority vote of Town Meeting. By instituting a waiting period before which a building can be demolished, many of the buildings discussed in the priority landscape areas could be preserved through and examination of alternatives. A demolition delay bylaw in Barre could provide the community with time to explore options to demolition on sites such as the Morrisette farmhouse on South Street and industrial buildings and worker housing in South Barre.

Local Historic Districts (LHD)

Local Historic Districts are designated through the adoption of a local ordinance that recognizes special areas within a community where the distinctive characteristics of buildings and places are preserved and protected by the designation. These districts are the strongest form of protection for the preservation of historic resources. They are adopted by a 2/3 vote of Town Meeting and are administered by a district commission appointed by the Board of Selectmen. Both the Barre Town Common National Register District and South Barre Mill Village may benefit from local historic district designation. For more information review the Massachusetts Historic Commission's (MHC) guidebook, [*Establishing Local Historic Districts*](#), available on the MHC website.

Scenic Vista Protection Bylaw

This is a preservation planning tool that seeks to protect the scenic qualities of mountains, hills and rolling terrain by requiring additional design criteria for new construction in these visually sensitive areas. A scenic vista protection bylaw can be created as a scenic overlay district to protect a larger area or can address specific views such as only visible from a certain area or above a certain elevation. A scenic protection bylaw is generally administered through site plan

review and the development application process. Some form of scenic protection bylaw should be created to protect the stunning panoramic views from the South Street ridge looking to the south and east.

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. A walking tour brochure and signs for the Commons area based on the significant Greek Revival and Richardsonian buildings and intact Common landscape could attract and inform more of the general public to this area.

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 East Quabbin Land Trust, North Quabbin Regional Landscape Partnership and Central Massachusetts Regional Planning Commission.

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.

A list outlining options for the above strategies can be found in Appendix B.

CONCLUSION

The Heritage Landscape Reconnaissance Report for Barre provides an initial preservation-planning document that identifies priority heritage landscapes and discusses strategies for their long-term protection. Barre contains a rich diversity of heritage landscape types ranging from industrial complexes to 18th century farms, important natural resources and historic villages. These landscapes reflect the strong history and character of the community and are tangible pieces of the Barre story.

Barre is lucky to retain a significant amount of heritage landscape resources that range from its early 18th century settlement through the industrial revolution. Collectively, these resources provide snapshots through history of the patterns of settlement and development. The early agricultural and industrial heritage is still clearly visible in the buildings and landscapes of Barre.

This report provides a starting point for preservation strategies but the heritage landscapes identified, especially the priority landscapes, will need additional research and documentation including possible nominations to the National Register of Historic Places and the establishment of Local Historic Districts. Additional information allows for better consensus building and the support of the broader community in order to successfully implement the recommendations for these landscapes. Ultimately, preservation and protection implementation requires a collaboration of local boards and commissions, regional and state agencies and non-profit entities.

Distribution of this Reconnaissance Report to various municipal boards and commissions involved in making land use decisions will assist Barre with an overall strategy for the preservation of its community's character. The breadth of action steps outlined in this document will require a cooperative effort and a variety of local groups to take the lead on implementation. Included in the recommendations are the adoption of the Community Preservation Act, well as Demolition Delay and a Chapter 61 Policy. The town should also work with local land conservation organizations for assistance with Conservation Restrictions for key landscapes including the Morrisette Farm and Stetson School.

Public outreach that educates the local population regarding the community's heritage landscape resources is also an important tool for increasing awareness and support for their protection. This report provides an important first step for Barre's preservation planning program and can provide the foundation for future historic preservation, conservation and recreation planning activities. The commitment of the citizens of Barre to their heritage is apparent in the historic landscape character and fabric that makes the town the vibrant and beautiful place it is.

The project team suggests that the following recommendations be the top three priorities for the Town of Barre as it works to protect the heritage landscape character of the community:

1. Adopt the Community Preservation Act.
2. Establish a Local Historic District Ordinance for Barre Common and the South Barre Mill Village
3. Adopt a Chapter 61 Policy for priority parcels.

APPENDIX A: BARRE HERITAGE LANDSCAPES

Landscape Name	Landscape Notes
	Agricultural
<i>Morrisette Property</i>	Absentee owner, Wauwinet Rd, part of the South Street Corridor
<i>Broadmyrkle</i>	Chapter 61, Part owned by mushroom farm, beautiful views of Ware River Valley, N. Brookfield Rd
<i>Stevens Farm – Stage Coach</i>	Chapter 61, Old Stage Road, 261 acre APR, View of Mt. Wachusett
<i>Aleyandervich Farm</i>	Chapter 61, Old Stage Road; Town holds a CR (managed by TTOR & East Quabbin Land Trust) on part next to Mass Audubon
<i>Stelmokas</i>	Chapter 61, Spring Hill Road - includes “Indian Rock”
<i>Kukas Farm</i>	Chapter 61, Old Hardwick Road
<i>Robinson Farm</i>	Chapter 61, outstanding views, Root & Cutler Roads off of South Street
<i>Southwick Farm</i>	Chapter 61, Wauwinet Road
<i>Petrouich Farm</i>	Chapter 61, Grogan Road
<i>Moss Estate, Wauwmet Road</i>	Frontage lots sold, Wauwinet Road
<i>Chase Farm</i>	274 acre APR, Company Farm Road, former Barre wool farm, view of Ware River watershed
<i>Clark Farm</i>	Chapter 61, Old Coldbrook Road
<i>Steven’s Farm – Colbrook</i>	103 acre APR, Old Coldbrook Road
<i>Duhamel</i>	Lane Road
<i>Many Hands Organic Farm</i>	Sheldon Road
<i>Hartman’s Farm</i>	Old Dana Road

Note: Highlighted landscapes have been designated “Priority Landscapes” by the town, or directly correspond to a Priority Landscape.

Archaeological	
<i>Al Clark documented sites on tape (1992-5)</i>	Various walks to cultural and historical sites
<i>Stone walls</i>	on Lockwood Road - toward Barre Center for Buddhist Studies
<i>Prince River Corridor</i>	7 Ruined Mills, 200' of riverfront under Wetlands Protection Act; also identified as industrial and natural
<i>DCR Watershed Lands</i>	Protected by MDC, MA Fish & Wildlife, Army Corps of Engineers
<i>Cradle Rock/Rockingstone Park</i>	Deeded in 1925 off Route 122 N; Native American artifacts found, double boulder in park, also identified as natural landscape
<i>Hawes Hill Quarries</i>	Stone used in old Town Hall steps, dams and building foundations
<i>Rice Foundation</i>	cellar hole at Baldwin Road
Burial	
<i>Barre Falls Cemetery</i>	AKA #17, Parker or Barnes; off Route 62 on MDC land
<i>Riverside Cemetery</i>	Granger Road, originally part of Harwood Farm, Grave of Jacob Riis - social reformer, born 1848
<i>17 Cemeteries Maintained by town</i>	See Al Clark's Booklet published by the Historical Society in 1998
<i>Kukas Farm Tomb</i>	Lee Family (Henry Lee surveyed town in 1730s), sealed in 1911; between Old Hardwick and Wauwinet Rds
<i>Hemenway Cemetery</i>	Phillipston Road, Barre Four Corners; #9, early 1770s, Daniel Hemenway II
<i>Lincoln Cemetery</i>	Pleasant Street, on Harrison Hill, 1763 deed
<i>Powdermill Cemetery</i>	Nichols Rd, on Town and MDC Property; Mullett family and graves of explosion victims
<i>High Plains</i>	Peach Street; AKA Pratt or #12, Seth Pratt diverted Ware River to pond for gristmill

Note: Highlighted landscapes have been designated "Priority Landscapes" by the town, or directly correspond to a Priority Landscape.

Civic	
<i>Barre Common</i>	5.14 acres green, within 15 acre National Register Historic District; AKA North Park - holds war monuments (also military and residential landscape)
<i>(Old) Town Hall</i>	Exchange Street; built 1839 - school on 2nd floor 1839-41, high sch. Until 1900; National Register listing in 1976; part of Barre Common
<i>Bandstand/Gazebo</i>	1931, Harding Allen Memorial Bandstand on the common; part of Barre Common
<i>#4 Schoolhouse</i>	1883-1930, Farrington Road; National Register listing 1988
<i>Henry Wood's Building</i>	High School from 1900-67, West St; Present Town Offices
<i>South Barre Common</i>	about 5 acres on Route 32; part of South Barre
<i>Barre Plains Common</i>	about 2 acres on Routes 67 & 32
<i>Historical Society</i>	on Common St; former home of Spencer Fields, owned by BHS since 1962; part of Barre Common
<i>Pleasant Street Schoolhouse</i>	#5 near junction with Hawes Hill Road; former community center for Rice Village - now private residence
<i>Henry Woods Memorial Library</i>	1887, Pleasant Street; Barre native and international merchant; building owned by Barre Library Association; part of Barre Common
Industrial	
<i>Barre Wool Combing Co, Ltd.</i>	Founded 1903; South Barre, company demise 1974, partial demolition 2007; part of South Barre
<i>Charles G. Allen Co.</i>	foundry at School St & Valley Rd; founded 1874 after Civil War service as surgeon; part of Prince River Corridor
<i>Stephen Heald Foundry</i>	Mechanic & Valley Road; Heald Village was worker housing; building protected by private owner as museum; part of Prince River Corridor

Note: Highlighted landscapes have been designated "Priority Landscapes" by the town, or directly correspond to a Priority Landscape.

<i>Rich's Pond & Canal</i>	South Barre/Barre Plains; sash and blind factory used water power from adjacent pond/Ware River; part of South Barre
<i>Old Barre Reservoir</i>	On Allen's Hill on IMS property; dammed for flood control & mills, never a public water supply
<i>Powder Mill Dam</i>	Route 122 & Vernon Road; produced gunpowder 1820-80; many explosions, now private electricity
<i>Ware River Corridor</i>	contains mills; part of South Barre; also identified as natural
<i>Quabbin Aquaduct, Shaft #8</i>	Constructed 1930s to divert Ware River to Quabbin or Wachusett Reservoirs as public water supply for metro Boston
Institutional	
<i>Congregational Church</i>	125' Steeple; landmark on common, 1849 Greek revival style; bell cast by Joseph Revere, son of Paul; on Barre Common
<i>Barre Players Theater</i>	Old Methodist Church on Common St; former Universalist Church 1840, Methodist 1851-1979, then senior center, BP took over 1992; on Barre Common
<i>Dr. Brown's Institution For Feeble Minded Youth</i>	1848, first of its kind in United States for retarded, epileptic or blind youth; 250 acres at Broad, Union & High Streets; operated as Elm St. School until 1946
<i>Stetson Home/School</i>	South Street, originally farm of Wm. Ash; bought 1899 by Henry Pevear, who began orphanage; no longer active farm - school for youth who are sexual offenders or sexually reactive; part of South Street Corridor
<i>Insight Meditation Society</i>	Pleasant Street, society in Barre since 1975; originally early 1900s home of Col. Wm. Gaston; part of Barre Common area
<i>Barre Study Center for Buddhists</i>	adjacent to IMS; part of Barre Common area

Note: Highlighted landscapes have been designated "Priority Landscapes" by the town, or directly correspond to a Priority Landscape.

<i>Barre Family Health Center</i>	Route 122 S, only rural academic health center in MA; originally off West St in former Simon Home, property with greenhouse purchased by Harding Allen 1920s, building now a dental office
<i>Listening/Wellness Center</i>	South Street; 1838 residence of Luke Houghton; part of Barre Common area and South Street Corridor
<i>Christ Episcopal Church</i>	Stone Church in South Barre; 1911 built w. financial support of Col. Wm. Gaston and Lord Barnby, owner of Barre Wool; part of South Barre
<i>St. Joseph's Catholic Church</i>	South Street, built to replace 1858 church on same site; on Barre Common
<i>St. Thomas-A-Becket Catholic Church</i>	South Barre, built 1917, named for English Saint; land gifted from Barre Wool; part of South Barre
Military	
<i>High Plains WWII Marker</i>	George Thorng, School Street
<i>Sinclair, Powers, Illiscavitch WWII Monuments</i>	3 corners on Barre Plains common
<i>Corso WWII Monument</i>	S. Barre common, currently at DPW awaiting reinstallation; part of South Barre
<i>Celona WWII Monument</i>	"Italian" section of S. Barre off Route 32; part of South Barre
<i>Miller WWII Monument</i>	Millers Beach, Route 122 & Vernon Ave; part of South Barre
<i>Lee – Civil War</i>	Lee Cemetery, Wauwinet Road
<i>Post II – American Legion</i>	Second post established 1919/20 after WWI; bldg originally on Mechanic St, now off Common St on Allen Drive
<i>Powder Mill</i>	On Ware River; Made much of the gunpowder used by the North during the Civil War

Note: Highlighted landscapes have been designated "Priority Landscapes" by the town, or directly correspond to a Priority Landscape.

Natural	
<i>Cooks Canyon</i>	200' drop from dam to Prince River, formed by Galloway Brook; area restored by George Cook 1896, now Mass Audubon Wildlife Sanctuary; also identified as archaeological; part of South Street Corridor
<i>Millers Beach</i>	on Ware River; off Rte 122 S and vicinity of Powdermill dam; town owned, now closed, area to be rehabilitated by Waste Management Spring 2008
<i>Gastons Pond</i>	owned by IMS; source of Rutland Brook which flows north to Petersham
<i>Osgood Pond</i>	Owned by Mass Audubon; source of Moose Brook which flows south
<i>Hawes Hill Quarries</i>	Highest point east of the Berkshires; named for Capt. Daniel Hawes 1700s; views of Mt. Greylock, Mt. Snow, Petersham Center
<i>Old Coldbrook</i>	views SE from South Street
<i>Spring Hill</i>	views of Quabbin Valley to NW
<i>Barre Falls Dam</i>	on Ware River
Open Space/Recreation	
<i>Felton Field</i>	Old Coldbrook Road, 1865 Barre fairgrounds; active now for house riding, tennis & baseball; 1931 gift to town, named for Arthur Felton
<i>Barre Falls Dam</i>	1958 Army Corps of Engineers; picnicking, hiking, disc golf, Mid-State Trail
<i>Barre Plains Field</i>	softball
<i>God's Wisdom Cross</i>	Created by John Harty on his farm on Harty Road; visible from 1600' and above
<i>High Plains Field</i>	
<i>Watershed Protection Lands</i>	MDC/DCR/MWRA owned; hiking, x-country skiing, snowmobiling

Note: Highlighted landscapes have been designated "Priority Landscapes" by the town, or directly correspond to a Priority Landscape.

<i>Rice Park</i>	School Street, former site of blacksmith shop - now basketball, skateboard, climbing wall
<i>Sportsman's Clubs</i>	one off Rt 32A near Petersham, another on Rt 32 near Hardwick - Marksmanship and fishing
<i>Quabbin Regional High School</i>	South Street, athletic fields, also contains views; part of South Street Corridor
Residential	
<i>3 Neighborhoods of South Barre</i>	worker housing associated with Barre Wool - distinct English, Italian, Polish/Lithuanian neighborhoods, company supported church construction w.in; part of South Barre
<i>Harding Allen Estate</i>	West Street, developed property 1928; now B&B/ function hall; descendant of Chas. Allen; Harding developed Allen drill press around WWI
<i>Smith House</i>	on Pleasant Street, was moved to this location
Transportation	
<i>Massachusetts Central Railroad</i>	Right-of-way is potential rail trail, part of South Barre
<i>Route 122 Scenic Byway</i>	State designated
<i>Boston & Albany Railroad</i>	Active from Hardwick to S. Barre; part of South Barre
<i>Stagecoach Road</i>	1850-1900, Worcester-Barre-Athol route; BHS maintains 1859 Stagecoach; East View of Mt. Wachusett, also identified as a natural landscape

Note: Highlighted landscapes have been designated "Priority Landscapes" by the town, or directly correspond to a Priority Landscape.

APPENDIX B: GUIDE TO PRESERVATION & 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 three sections 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. These lists are meant to cover a variety of regional areas and opportunities, all may not apply to any given community.

INVENTORY AND DOCUMENTATION

Massachusetts Historical Commission Records

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).

National and State Register Listing

Survey work for the National Register of Historic Places, a program of the National Park Service includes evaluation of whether resources meet the qualifications for its 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. All sites listed on the National Register are automatically added to the State Register.

PLANNING AND ZONING TOOLS AND TECHNIQUES

Comprehensive, Open Space and other Planning Documents

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.
- ◆ Many communities have other plans that have been prepared as well.

Zoning Bylaws and Ordinances

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)

The Agricultural Preservation Restriction (APR) Program is a voluntary program managed by the Massachusetts Department of Agricultural Resources. It is intended to provide a “non-development” alternative to farmers and other owners of “prime” and “state important” agricultural land. When faced with the inability to actively farm and rising tax assessments, this offers the farmer the opportunity to retain the property rather than sell it for development. The State purchased a permanent deed restriction on the property for the difference between fair market value and agricultural value. The deed restriction would preclude any use of the property that will negatively impact its agricultural viability.

Agricultural Preservation Zoning

An agricultural preservation overlay zone can be created that will promote and protect the practice of farming. This can help to preserve lands on which farming is most viable, lands

that maintain an adequate agricultural base in town and areas that preserve the culture and landscape of farming. This can be accomplished in several ways including requiring all new large-scale residential development to be clustered on areas least suitable for agriculture and away from farms and views. An agricultural preservation bylaw can also use the site plan review process to require dedicated open space to remain as farmland and include that new development be located on least suitable soils for agriculture and be integrated into the existing landscape.

Archaeological Resource Protection

Archaeological sites are non-renewable cultural resources that can be permanently altered or destroyed through unauthorized digging, artifact collection, and development. Protection of archaeological sites can occur through a number of different strategies and mechanisms. An important first step is the development of a town-wide archaeological resource protection plan. Based on a professional reconnaissance survey of resources in the community, this plan would recommend steps for their preservation. Options for protection include acquisition, preservation restrictions, site plan review, an archaeological review bylaw and public education. Reasonable thresholds for local review of archaeological resources should be developed in consultation with the Massachusetts Historical Commission and interested groups such as Native Americans. Reasonable thresholds for local review of archaeological resources should be developed in consultation with the Massachusetts Historical Commission and interested groups such as the Massachusetts Commission on Indian Affairs.

Community Preservation Act

By enabling legislation created in 2000, the Community Preservation Act (CPA) helps communities provide funds for the preservation of open space and historic resources and the creation of affordable housing and recreational facilities. The funds are raised through a property tax surcharge ranging from 0.5% to 3% and are administered by a local Community Preservation Committee. A minimum of 10% of the annual revenues must be used for each of the three core areas: acquisition and preservation of open space, acquisition and preservation of historic buildings and landscapes and creation and support of affordable housing. The remaining 70% can be used for any combination of the above uses and for recreational uses.

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. Executive Office of Energy and Environmental Affairs (EOEEA) 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.

Chapter 61 Policy

Massachusetts General Laws Chapter 61 was created in the 1970s when many farmers and forestland owners were forced to sell their land due to rising property values and taxes. The legislation became known as the Forestland Act but was quickly followed by Chapter 61A, the Farmland Assessment Act and 61B, the Open Space Act. This new legislation required towns to reduce assessments on farm, forest and open space lands as long as the owners made a commitment to keep their land in that use.

A major provision of this law allows the town the right of first refusal on these lands if the lands are to be sold for residential, commercial or industrial purposes. This provision provides the town with the opportunity to match a fair market value offer for the property. Adoption of a Chapter 61 Policy would outline a response process for the town to follow when these lands come out of the program. This may include a requirement for the select board to collaborate with other town boards, conservation groups and other interested parties, and hold a public meeting. For more information about the Chapter 61 Program and to see a sample Chapter 61 Policy, please see the Mount Grace Land Conservation Trust website (<http://mountgrace.org/>), to download their *Chapter 61 Handbook*.

Demolition Delay Bylaw

Demolition delay bylaws provide a time period in which towns can consider alternatives to demolition of historic buildings and structures. The local historical commission should work with MHC staff to develop a bylaw that would best suit the town and should work with other town groups to publicize the advantages of a demolition delay bylaw to the community. Most demolition delay bylaws apply to structures that were built more than 50 years ago. The most common delay of demolition is six months; however many communities are finding that a one-year delay is more effective. A demolition delay bylaw requires a majority vote of Town Meeting.

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 off site parking.

Expedited Local Permitting - Chapter 43D

Expedited Local Permitting (Chapter 43D) provides an efficient process for municipal permitting and grants for up to \$150,000 for such things as professional staffing assistance, local government reorganization, and consulting services. Participating towns benefit from marketing of their site and online promotion of their pro-business regulatory climate. In order to pursue Expedited Local Permitting, a town must have commercial and/or industrial zoning in place for the site, and there must be space for a building of at least 50,000 square feet of floor area.

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)

Local Historic Districts are designated through the adoption of a local ordinance that recognizes special areas within a community where the distinctive characteristics of buildings and places are preserved and protected by the designation. These districts are the strongest form of protection for the preservation of historic resources. They are adopted by a 2/3 vote of Town Meeting and are administered by a district commission appointed by the Board of Selectmen.

For more information review the Massachusetts Historic Commission's (MHC) guidebook, [*Establishing Local Historic Districts*](#), available on the MHC website.

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.

Preservation Restrictions

Preservation Restrictions protect historic and archaeological properties from changes that may be inappropriate. A Preservation Restriction (easement) on a property restricts present and future owners from altering a specified portion of that building, structure, or site. A restriction can run for a few years or in perpetuity and may be included as part of the property deed. Preservation restrictions can be donated or purchased by a government body or private preservation organization and are enforced by the holder of the restriction. Charitable donations of easements on historical buildings or archaeological sites may qualify for federal income tax deductions.

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

Local roads, owned and maintained by the Town, can be designated as Scenic Roads in order to preserve their rural and/or historic character. A scenic roads bylaw is an effective tool for the preservation of these significant heritage landscapes. Adopted as part of the local zoning bylaws, the scenic roads ordinance requires a public hearing by the planning board before any work is undertaken in a public right-of-way that would involve the cutting of trees or the destruction of stone walls. This bylaw only applies to trees and stone walls within the town-owned right-of-way and to local roads and not state routes.

Scenic Vista Protection Bylaw

This is a preservation planning tool that seeks to protect the scenic qualities of mountains, hills and rolling terrain by requiring additional design criteria for new construction in these visually sensitive areas. A scenic vista protection bylaw can be created as a scenic overlay district to protect a larger area or can address specific views such as those only visible from a certain area or above a certain elevation. A scenic protection bylaw is generally administered through site plan review and the development application process.

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 & 40S

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. Chapter 40S provides State funding for any net-added school costs that come from children living in newly developed housing within a Smart Growth District.

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.

IMPLEMENTATION STRATEGIES

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.

Collaboration Opportunities

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.

- ◆ 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.

Technical Assistance

Beyond DCR, the Central Massachusetts Regional Planning Commission and the North Quabbin Regional Landscape Partnership, 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.
- ◆ Regional planning agencies are charged with assisting communities with local planning efforts:
 - Central Massachusetts Regional Planning Commission serves the Heritage Landscape Inventory Program towns of Barre, Brookfield, East Brookfield, Hardwick, North Brookfield, Spencer, Warren and West Brookfield.
 - Franklin Regional Council of Government serves the Heritage Landscape Inventory Program towns of Orange and Warwick.
 - The Montachusett Regional Planning Commission serves the Heritage Landscape Inventory Program towns of Athol, Petersham, Phillipston, Royalston, and Templeton.
- ◆ The North Quabbin Regional Landscape Partnership provides assistance and small grants to help protect ecologically, historically, economically, and culturally significant open space within the North Quabbin Region.
- ◆ The Mount Grace Land Conservation Trust is a regional non-profit organization that assists with conservation efforts of productive farm and forest land in parts of central and western Massachusetts.
- ◆ 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.
- ◆ Massachusetts Historical Commission: Provides technical assistance as well as grants to municipalities and non-profits 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) – Natural Resources and Environmental Conservation) can provide assistance on issues related to land and water resource protection, smart growth/sustainability measures and forestry and farming management.
- ◆ The East Quabbin Land Trust provides assistance to protect ecological and historic landscapes through the conservation and stewardship of the farmlands, woodlands and waters of 8 Central Massachusetts towns
- ◆ Opacum Land Trust provides assistance to protect ecologically and culturally significant open space within 13 south-central Massachusetts towns.

Funding Opportunities

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.

- ◆ 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 LAND 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 PARC 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 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.
- ◆ Regional planning organizations do not administer grants, but can work with communities to write grants or help them find funding:
 - Central Massachusetts Regional Planning Commission serves the Heritage Landscape Inventory Program towns of Barre, Brookfield, East Brookfield, Hardwick, North Brookfield, Spencer, Warren and West Brookfield.
 - Franklin Regional Council of Government serves the Heritage Landscape Inventory Program towns of Orange and Warwick.
 - The Montachusett Regional Planning Commission serves the Heritage Landscape Inventory Program towns of Athol, Petersham, Phillipston, Royalston, and Templeton.
- ◆ The North Quabbin Regional Landscape Partnership offers a Small Grants Program to eligible organizations. More information can be found at: <http://www.nqpartnership.org/sgp.htm>. The Partnership also provides technical assistance.

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 nongovernmental 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.
- ◆ 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.

APPENDIX C: WORKS CITED

Barre Visitors Guide. Date and Author unknown.

The Barre Commons Master Plan. Guertin and Associates, Inc. with Gates, Leighton and Associates, Inc. November 1999.

Clark, Al. *Notes on the Prince River Corridor Mills*. DATE?

Community Development Plan. Barre Community Development Committee, Central Massachusetts Regional Planning Commission and Massachusetts Watershed Coalition, October 2003.

Connington, Helen Webber with Albert Clark and Mary Kelley. *History of Barre: Windows Into the Past*. Barre, MA, 1992.

Department of Housing and Community Development Community Profiles.
<http://www.state.ma.us/dhcd>

Historic USGS Maps. University of New Hampshire Library Digital Collections Initiative.
<http://docs.unh.edu/nhtopos/nhtopos.htm>

Massachusetts Cultural Resource Information System (MACRIS). <http://mhc-macris.net/>

Massachusetts Historical Commission National Historic Register Forms for South Barre. 1974.

Massachusetts Historical Commission Reconnaissance Survey Town Report. <http://www.sec.state.ma.us/mhc/mhchpp/TownSurveyRpts.htm>, 1982-1984.

Open Space and Recreation Plan. Massachusetts Watershed Coalition and Worcester County Conservation District. 2001-2006