

Cultural & Historic Resources

Hopedale has a long and rich history that residents wish to preserve & promote.



Hopedale contains one Historic District on the National Register, which spans from the Milford Town Line, Malquin Drive, Mendon Town Line, and Upton Town Line.

Hopedale's only Local Historic District is the Little Red Shop, located at 12 Hopedale Street. Built in 1841, the Little Red Shop is Hopedale's oldest industrial building. It now exists as a museum to communicate the story of Hopedale through town artifacts.

The Blackstone River Valley National Historical Park emphasizes the Village Historic District by offering a Self-Guided Walking Tour and a passport stamp.

The Bancroft Memorial Library, The Ledges (historical home), Unitarian Church, and Town Hall all exist as cultural and historic destinations.

Hopedale should utilize additional Local Historical districts to prevent inappropriate alterations to historically significant buildings, and a demolition delay ordinance to prevent bulldozing without adequate review.

Additionally, Hopedale should educate property owners on the benefits of Preservation Restrictions & utilize local Community Preservation funds as a resource for historic preservation.

Hopedale should consider initiatives such as guided community tours, self-guided walking tours, and farmers' markets to attract visitors and build appreciation for the local history and culture.

The Town should also develop a publicly accessible inventory of the Town's resources and utilize wayfinding signage/placemaking projects to promote the community's rich heritage.

The Town should encourage coordination between preservation groups and partner with regional organizations in order to maintain the current resources and preserve the history of Hopedale.

Cultural & Historic Resources Goals

Goal 1

Utilize protective zoning, regulatory, and legislative tools to **preserve and maintain** Town-owned and, optionally, privately-owned historic assets.

Goal 2

Provide adequate **cultural opportunities** for Hopedale residents and visitors of all ages and abilities.

Goal 3

Support strong **connections among** Hopedale's arts, culture, historic and **business communities** through efficient communication and coordination.



Cultural & Historical Resources

Introduction

The town of Hopedale is characterized by its rich history and vibrant community. Hopedale's natural landscape and historic building stock connect locals and visitors to the town's past. Numerous cultural experiences are offered that enhance life in this small community, including annual events like Hopedale Day in the Park, Fairy Walk, Scarecrow Fest, Downtown Winter Stroll and Community Tree Lighting, and more. Volunteers and community groups work to strengthen the Hopedale community through a variety of events, entertainment, recreation, education, philanthropy, arts, support of local businesses and artisans, and other opportunities to improve quality of life for residents.

Planning for historic and cultural resources allows the community to reflect on its evolution as a town and envision its direction for the future. Hopedale residents have witnessed the Draper Factory, an industrial complex that once was the primary employer and driver of community development, sit vacant for decades and eventually be demolished. The eerie absence of this massive structure in the center of town is disheartening for many, however the site has immense development potential to bolster various community needs while honoring the history of the Draper family and business. This chapter aims to identify what is valued and irreplaceable in the community, who the key stakeholders and partners are, and what steps can be taken to preserve and enhance Hopedale's heritage for generations to come.



Spindleville Pond. Photo Credit: Greg Rogrow.

Prior Planning and Engagement Efforts

Plans

Hopedale Community Development Plan (2004)

Under Scenic and Unique Resources, Hopedale highlights the goal of preserving the Parklands and Hopedale Pond for recreational activities and preserving the unique history and architectural design of housing. Scenic and Unique Resources listed include Upton State Forest, Parklands, Hopedale Pond, Grafton and Upton Railroad, Little Red Shop, Former Draper Mill, Spindleville Pond, Hopedale Country Club, and Mill River. Included in the plan's ten-year goals is the preservation of historic buildings and the small-town character of town center.

Hopedale Reconnaissance Report (2007)

The Hopedale Reconnaissance Report, conducted in 2007, is part of the Heritage Landscape Inventory program which was created to help communities identify a wide range of landscape resources. The Reconnaissance Report was a collaborative effort between the project team and town residents. Residents compiled a lengthy list of the town's heritage landscapes.¹ A group of priority landscapes were identified in the process-including the Draper Factory, Grafton and Upton railroad, The Parklands and Town Park, The Little Red Shop, Bancroft Memorial Library Grounds, and The Ledges. The report outlines the community's landscape history, discusses broader land planning issues identified by the community, reviews existing preservation tools, describes the priority heritage landscapes and associated issues, and provides recommendations for future preservation efforts. The following three recommendations were prioritized in the report:

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

In summary, the Hopedale Reconnaissance Report was designed to be a critical tool in identifying, preserving, and building upon the rich and diverse landscapes in Hopedale.

Historical Commission Annual Report (Fiscal Year 2017)

The Historical Commission's primary mission during fiscal year 2017 was to affect the formation of a Local Historic District Study Committee, a required first step in pursuit of establishing a local historic district. The Commission partnered with the National Park Service and the Massachusetts Historical Commission to begin the process. The Historical Commission also educated Hopedale's citizens about the importance of local historic districts through a public presentation in mid-November 2016 titled "Establishing Local Historic Districts- Historic Preservation."

¹ The Massachusetts Department of Conservation and Recreation defines Heritage Landscapes as "Special places created by human interaction with the natural environment that help define the character of a community and reflect its past. They are dynamic and evolving; they reflect the history of a community and provide a sense of place; they show the natural ecology that influenced land use patterns; and they often have scenic qualities."

Historical Commission Annual Report (Fiscal Year 2018)

The Historical Commission announced the Little Red Shop Museum as a Local Historic District.

Commissions and Active Groups

Friends of Historic Hopedale

The Friends of Historic Hopedale (FOHH) is a 501(c)(3) non-profit organization dedicated to historic preservation, charitable giving, and community philanthropic and education purposes. The group assists the town of Hopedale in the maintenance and operation of the Little Red Shop Museum. Events sponsored by FOHH include the Hopedale Downtown Winter Stroll, Coffee Houses at the Museum, Scarecrow Fest, Fairy Walk, Pondsides Fires, and more. Several fundraisers are held each year to help give back to the community and net proceeds of these events go towards charitable purposes. In the past, funding contributions have been made towards projects at the local fire and police departments, park commission, library, and school music groups. The Friends of Historic Hopedale continues to seek ways to improve the group and support the community.

Historical Commission

Up to seven members may be appointed by the Board of Selectmen to serve on the Historical Commission. The Commission meets on the first Wednesday of the month at the Little Red Shop Museum. The Commission is tasked with overseeing preservation, protection, and development of the town's historical or archaeological assets. The full powers and duties of the Hopedale Historical Commission are described in Massachusetts General Laws Chapter 40, Section 8D. The Commission manages the Little Red Shop, which became a Local Historic District in 2018.

Cultural Council

The Hopedale Cultural Council is part of the Massachusetts Local Cultural Council (LCC) Program, which funds and manages a network of LCCs across the state. The Mass Cultural Council receives funding from the Massachusetts Legislature and the National Endowment for the Arts and distributes those public funds through two channels, one of which is distributions to LCCs which then re-grant funds to individuals and organizations in their own communities. Each council awards money based on individual community cultural needs, assessed and set by council members who are appointed by the Board of Selectmen. Applicants apply directly to local councils. The Hopedale Cultural Council encourages programs that support local artists, performers, and venues. The FY2022 allocation for Hopedale was \$6,000. The Hopedale Cultural Council also plans community events such as the Summer Band Concert Series and Day in the Park.

Hopedale Community House, Inc.

The Hopedale Community House Inc. manages the Hopedale Community House and the Draper Gymnasium. The Draper Family gave both facilities to Hopedale residents to provide recreational activities in the Town. The Community House has been open since 1923. The Hopedale Community House, Inc. runs a Bowling Alley in the facility, has meeting and event rooms available for public use, and offers a variety of activities for Hopedale residents, including yoga, Zumba and rug hooking.

Hopedale Foundation

The Hopedale Foundation is a philanthropic foundation housed under the Hopedale Community House, Inc. The Foundation offers tuition loan assistance to Hopedale residents who wish to attend college.

Hopedale Charitable Corporation

The Hopedale Charitable Corporation is a foundation that funds religious, charitable, scientific, literary and education organizations and efforts in Hopedale and Milford.

Existing Conditions

History and Overview

Pre-Colonial Period (Before 1675)

The tribes of the Nipmuc Indians were the original inhabitants of Hopedale and the surrounding southern New England lands between present-day Boston and Springfield. The land was likely used for seasonal hunting, fishing, and agriculture due to its good soil and plentiful water resources. In 1664, fifteen families from Braintree and Weymouth settled an eight-by-eight mile tract of land, called Squinshepage, following the purchase of land from the Nipmuc Indians. This area became the town of Mendon, which was incorporated in 1667. A gristmill was built by Benjamin Albee on the Mill River, in what is now the south end of Hopedale, to grind settlers' corn in 1669. This drew in additional settlers from Worcester and Medfield.

Colonial Period (1675-1775)

Much of the region was abandoned by settlers during King Philip's War (1675-76) and the extended period of unrest that followed. The gristmill and the rest of the buildings in Mendon were destroyed during the war. A new mill was built on the site of the destroyed gristmill by Matthias Puffer in 1684. Around 1700, colonists began their return to dispersed farms along the Mill River valley, by which point was known as the Dale. Several sections of Mendon broke off to form separate towns, and a group led by John Jones attempted to establish a new town in the area that eventually became Milford. For ten years, Jones faced strong opposition to this endeavor to achieve incorporation so he and his group, the Mill River Men, called an Ecclesiastical Council of area churches and received permission to start a new church. Due to the mandate that only a town could have a church, this helped the group establish Milford, including what is now Hopedale, in 1780. While present-day Milford waterpower led to manufacturing, present-day Hopedale remained largely agrarian, consisting of scattered farms and two grist mills.

Federal and Early Industrial Periods (1775-1870)

Adin Ballou was a Universalist minister in Milford and Mendon who was involved in various reform movements such as peace, women's rights, abolitionism, temperance and Practical Christian Socialism. In 1840, he proposed "a compact neighborhood or village of practical Christians, dwelling together by families in love and peace, insuring themselves the comforts of life by agricultural and mechanical industry and directing the entire residue of their intellectual, moral and physical resources to the Christianization and general welfare of the human race."² After a long period of fundraising and planning, Ballou purchased a

² Sheltered from the Wicked World: Stories and Pictures from Hopedale's Past.
<http://www.hope1842.com/hope1842/index1.html>

258-acre farm on the Mill River in present-day Milford known as The Dale, renaming it Hope Dale. In 1842, Ballou and about forty others moved into the Old House, built in 1703, and immediately began planting crops, repairing buildings, constructing a mechanic shop, building a school, dormitory, chapel and office, and erecting a dam. By 1846, Hopedale grew to seventy residents and by 1852 the town reached 200 residents.

Throughout the 1840s and 1850s, Ballou and the Community promoted causes they identified with, hosting anti-slavery meetings where Sojourner Truth, Frederick Douglass, and William Lloyd Garrison spoke to a thousand people; allowing women to vote on Community affairs and participate in committees and jobs typically held by men; and opposing the Mexican War. The Community operated as a joint-stock association with many members having few or no shares and a few owning large numbers. Ebenezer Draper, who operated a small textile machinery shop, invested in the Community with his brother George; however, in 1856 they withdrew their investment. This action contributed to the disbandment of the Hopedale Community and the beginning of the Draper era.

Late Industrial Period (1870-1915)

The Drapers purchased the land and buildings of the Hopedale Community and reorganized Hopedale as a company town, taking Warren W. Dutcher into partnership and manufacturing innovative and successful textile equipment. The firm prospered, and over the next half-century the village took shape as a planned industrial community. New streets were laid out, and high-quality employee housing was built as the company grew. Hopedale was incorporated as a town in 1886.

The Grafton and Upton Railroad arrived in Hopedale in 1890 and by the turn of the century, the Milford-Mendon Street Railway ran through town; however, streetcars were eventually abandoned in favor of improved roadways in the 1920s. Main Street then became Route 16, and Route 140 passed through the eastern part of town. The town and Draper Company continued to grow and by 1900, was the largest producer of automatic cotton looms in the world. The Draper family invested heavily in municipal improvements, along with 250 buildings of attractive and carefully planned housing for all mill employees at low rents. Only one strike, in 1913, was ever recorded in Hopedale through some of the most turbulent eras of American labor unrest. Twelve miles of streets were paved, municipal parks were laid out, and utilities including water lines, sewer lines, and a sewage system were built. During this time of growth and prosperity, Hopedale became distinguished as a prototype garden city, winning several awards from international housing congresses.

Early Modern & Modern Periods (1915-present)

By World War I, the town's village area was nearly completely built out. The Draper Company continued its industrial success, remaining the town's principal employer and a major benefactor of municipal projects until the 1960s, before closing its doors in the 1970s. Hopedale has evolved into a commuter town and bedroom community for professionals working in Worcester and Greater Boston since the decline of the manufacturing industry. The small town is attractive for families in part due to its highly ranked public school system.

Historic Resources Inventory

A complete inventory of the town's historic resources can be located in the Massachusetts Cultural Resource Information System (MACRIS), managed by the Massachusetts Historical Commission. A copy of Hopedale's historic resource inventory from MACRIS is included in the Appendix. Notable historic resources within Hopedale are included in Table HC1 with some represented in Map HC1.

Table HC1: Major Historic Resources in Hopedale

Historic Structures	Grafton and Upton Railroad Tracks	Draper Ball Park	Draper Corporation Hopedale Pond Dam Raceway
	Hopedale Bandstand	Hope Street Wooden Bridge - West Abutment	Draper Corporation Tailrace
	Hopedale Town Park	Hope Street Wooden Bridge - East Abutment	Adin Ballou Memorial Park
	Parklands	Grafton and Upton Railroad Bridge over Hopedale St	Draper Corporation Hopedale Pond Dam
	Draper Corporation Oil Tank Berm (Demolished)	Draper Corporation Railroad Bridge	
Historic Areas	Bancroft Park	Hartford Turnpike Village	Bancroft Memorial Library
	Lake Side Group	Upper Jones Group	Hopedale Village Historic District
	White City	Lower Jones Group	Hopedale Single Building Local Historic District
	Spindleville	Draper Corporation Factory Complex	
	South Hopedale Village	Hopedale Village - Draper Village	
Monuments/Statues	Adin Ballou Memorial Statue	Statue of Hope Fountain	Hopedale Old House Memorial
Historic Archaeological Sites	Albee Grist Mill	Thwing Grist Mill	Old Saltbox Rd
Burial Grounds	Hopedale Village Cemetery	South Hopedale Cemetery	
Historic Buildings (Located on the following streets)	Adin St	Freedom St	Maple St
	Bancroft Pk	Greene St	Mellen St
	Beech St	Hartford Ave	Mendon St
	Cemetery St	Highland St	Mill St
	Centennial St	Hill St	Newton St
	Cross St	Hope St	Northrop St
	Daniels St	Hopedale St	Oak St
	Dennett St	Inman St	Park St
	Depot St	Jones Rd	Peace St
	Dutcher St	Lake St	Pierce St
	Elmwood St	Fitzgerald Dr	Lower Jones Rd
	Plain St	Social St	Union St
	Progress St	South Main St	Warfield St
	Prospect St	Soward St	West St
	Williams St		

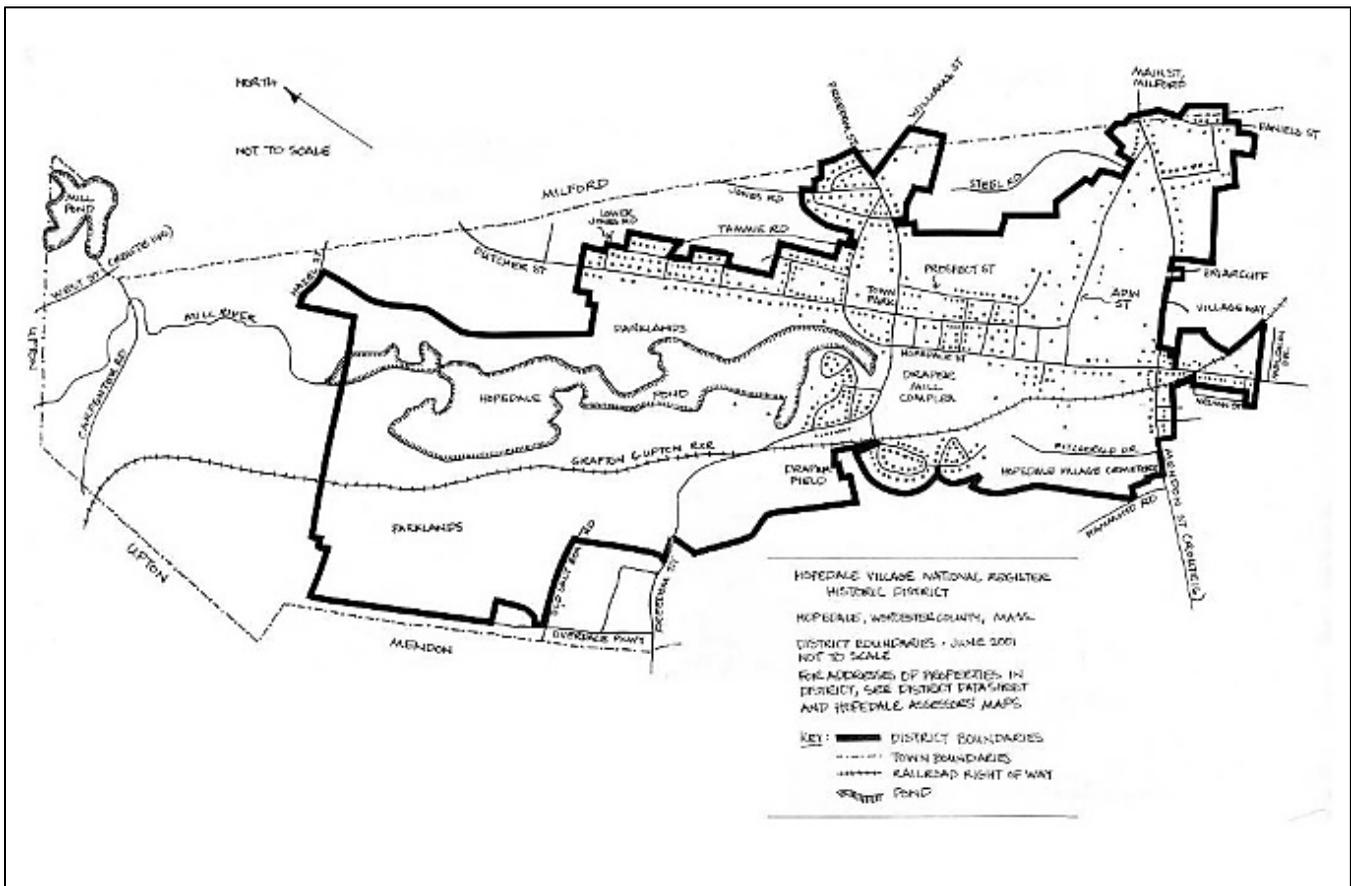
Source: MACRIS, 2021

Historic Districts

Hopedale Village National Register District

A National Register District is a part of the National Register of Historic Places, which is a list of the individual buildings, sites, structures, objects, and districts deemed important in American history, culture, architecture, or archaeology. A National Register District is a federal designation and provides national recognition that the area is significant to the history of the community, state, or nation. In 2002, Hopedale Village received this honorary distinction and was added to the National Register of Historic Places. This historic area is roughly bounded by the Milford Town Line, Malquin Drive, Mendon Town Line, and Upton Town Line. See Figure HC1 for a map of the National Register District. The primary feature of the district was the former factory complex of the Draper Company at Hopedale and Freedom Streets, which has since been demolished. The district has also been included as part of the Blackstone River Valley National Historical Park.

Figure HC1: Map of Hopedale Historic District



Little Red Shop Local Historic District

Hopedale's first and only Local Historic District (LHD) is the Little Red Shop, located at 12 Hopedale Street. Hopedale Special Town Meeting voted to approve the Little Red Shop as a Local Historic District in 2018, the only one to pass of the six proposed districts in town. LHD's are much more effective at preventing changes or demolition than National Register Districts. For a building located within the boundaries of a Local Historic District, a locally appointed Historic District Commission must review any proposed changes to exterior architectural features visible to the public view. This design review process assures that changes will not detract from the district's historic character. Local Historic Districts may be a group of historic buildings and their settings or a single building, as is the case of Hopedale's Little Red Shop.

Cultural and Historic Destinations

Draper Factory Site

The Draper Factory was Hopedale's most dominating feature and the driver of most aspects related to the town's development. The Draper Corporation was centrally located in the town of Hopedale. The building was constructed throughout many stages during the late 19th and early 20th centuries. It was a massive brick complex of 1.7 million square feet in several factory buildings located along 80 acres bounded by Hopedale and Freedom Streets. The Draper Corporation produced power looms in this location for approximately 130 years. Upon production ceasing in the 1970s, the complex sat vacant for decades. Prior to its complete demolition in 2021, most buildings had severely deteriorated, posing a safety risk. While some Hopedale residents hope for the redevelopment of the historic property, the private property owner made the difficult decision to tear down the remaining structures and consider alternative redevelopment opportunities for the site.

The Parklands

The major open space feature of Hopedale is The Parklands, an approximately 273-acre park in the northwest area of town. About 36 acres of the park consist of the pond and islands. A monument for the Hopedale Parklands Nature Trail, dedicated to Willard W. Taft is located in an open space north of the bathing beach, which is a brass plaque attached to a granite boulder. The Parklands was designed by landscape architect Warren Henry Manning, who finalized the plan in 1898 after leaving the firm of landscape designer Frederick Law Olmsted and establishing his own practice. The plan was approved in 1899 and the park was created over time as the town appropriated money, with final improvements occurring in 1914. Manning was one of the most important landscape architects of his time and was a founding member of the American Society of Landscape Architects. The park's development involved combining several properties and reclaiming land through draining, filling, and replanting. Manning introduced many plant species, including hemlock, tulip, mountain ash, willows, black alder, Carolina poplar, and cedars. At one time the work crew for the park, led by a park superintendent, numbered 30-40 during spring planting season.

Today the Parklands features nearly four miles of walking paths and a pond with picnic tables and benches. There are six entrances, the main one located on Freedom Street. Community events such as the annual Hopedale Fairy Walk are held at The Parklands.

Town Park

Hopedale's Town Park is a six-acre multi-use recreation park located on the corner of Dutcher and Freedom Streets. It sits within the boundaries of the Hopedale Village National Register Historic District. The park was

designed by Warren Manning and developed at approximately the same time as The Parklands. Land for the park was acquired from various landowners in 1899 using funds approved by Town Meeting, upon the formation of the Town's first Park Commission. The park is surrounded by a boulder wall, constructed from stones found on the property during excavation. A bandstand in the park is used for concerts in the summer. There is a basketball court, baseball field, tennis courts, and a playground. Town Park remains a popular recreation destination for residents of all ages.

The Little Red Shop

The Little Red Shop is a one-story rectangular wood frame structure approximately 20' x 90' with a gabled roof and an ornamental cupola with a weathervane. Research indicates that the existing building is the second floor of the original structure, and that the cupola was originally located atop another Draper shop building. The first Draper shop, known as the Little Red Shop, was built in the early 1840s by the Hopedale community. Water from Hopedale Pond powered the machines by a water wheel located in the lower floor of the ell. It was in this building that the Draper Corporation began. As the Draper Company and plant grew, the shop was used for visitors and sales tours. The building sits on the east side of Hopedale Pond at the corner of Dutcher and Freedom Streets, where it was moved in the 1950s from the opposite side of the pond. This was the last of three moves of the building, and it brought the original Draper shop into a close relationship with its much larger successor across Freedom Street. An interpretive plaque in front of the building on 12 Hopedale Street tells the story of the Little Red Shop and Hopedale's unique evolution as a utopian and industrial community. The Little Red Shop is owned by the Town of Hopedale and managed by the Historical Commission. A Preservation Restriction was placed on the building in 2002.

Bancroft Memorial Library

The Bancroft Memorial Library is the public library that serves the Hopedale community. Located within the Hopedale Village National Register Historic District, the library sits on a small sloping lot bounded by Hopedale Street and a contemporary office building and parking lot. A Romanesque building constructed in 1898-99, it is a single-story stone structure designed by Boston architect C. Howard Walker of the firm Walker & Kimball. The southeast lawn of the library property features a large marble fountain surmounted by a Statue of Hope carved in 1904 by Waldo Story from Carrara marble.

The library was built for the town by Joseph Bubier Bancroft, an executive with the Draper Company and a member of the original Hopedale community, in memory of his wife Sylvia. It was built proximate to Bancroft's home and was donated to the town when construction completed in 1899. The library is home to a small collection of artifacts and memorabilia, including Adin Ballou's cradle and writing desk, along with portraits of Hopedale's founders. The historic building is listed on the National Register of Historic Places and a Preservation Restriction was placed on the property in 2000.

The Ledges

The Eben S. Draper II Estate, or The Ledges, is an approximately 22-acre estate located at 55 Adin Street. The property was originally the home of Eben S. Draper, one of the second generation of Drapers in Hopedale, who lived here during his term as Governor of Massachusetts and as the agent in charge of sales at the Draper Company. When Draper's son, Eben S. Draper II, inherited the property he conducted major renovations on the site, including removal of the original shingle style mansion. Now, three houses sit on the property, which can be accessed by a long driveway entrance. The main house is a large English Revival style structure built in 1925. Rolling lawns, a variety of large trees, rock outcroppings, and a manmade pond define the estate's grounds, blending seamlessly with the impressive stone and brick buildings. The

landscape design can be attributed to the notable landscape architect Warren Manning.

The property has since been subdivided into three separate parcels. The current owner purchased the carriage house on the estate in 1960 and established The Ledges, a home for adults living with developmental disabilities, mental illnesses, physical disabilities, and/or significant medical challenges. The remaining parcels are private residences.

Unitarian Church and Town Hall

The Hopedale Unitarian Parish was formed on October 2, 1867. The church's first minister was founder Adin Ballou. The Unitarian Church is a granite structure erected in 1898 in the name of George and Hannah Draper by their sons, George Albert Draper and former governor Eben S. Draper. It is a two-story, L-shaped building constructed of pink Milford granite and trimmed in Indiana limestone. The architectural style is English Gothic. The church is located at 65 Hopedale Street.

Located just across the street, Hopedale's Town Hall was built in 1887 and was gifted to the Town by the children of George Draper, Sr. as a sign of prosperity and memorial to him. The building was constructed in the Romanesque style of architecture from blocks of Milford granite with Longmeadow brownstone trimmings. The building was designed to host businesses on the ground floor and has an auditorium on the second floor. At the building's dedication ceremony, former Governor John D. Long stated that the building stands for the New England town meeting and that the hall commemorates a noble New England life. Its character of strong and simple architecture has become a symbol throughout town. The Town Hall is one of Hopedale's noteworthy cultural destinations that help strengthen the identity of the town and preserve its heritage.

Grafton and Upton Railroad

The Grafton and Upton Railroad is a 15.5-mile-long industrial railroad line that runs from Milford through Hopedale, Upton, West Upton, and Grafton to North Grafton and to Worcester. The Grafton Centre Railroad was chartered in 1873 and opened in 1874 as a narrow-gauge connection from Grafton to a junction with the Boston and Albany Railroad at North Grafton. The final narrow-gauge train ran in 1887, and the line was rebuilt to standard gauge that same year. The name was changed to the Grafton and Upton Railroad in 1888 by an act of the state legislature and in 1889 the railroad was installed between Grafton and Upton, providing the first direct rail link to what was once the Draper Complex. Railroad access became an important economic factor in the expansion of the Draper Company. The Grafton and Upton Railroad was operated and controlled by the Draper Company and its principals for 80 years, an unusual feat for a railroad of that length. It was additionally one of the few railroads to transition from steam to electric operation before transitioning to diesel power. While ownership of the Railroad has changed hands, and the Draper Factory has been demolished, Grafton and Upton offices and main yards are still located in Hopedale, adjacent to the buildings once associated with the Draper Company.

Issues and Opportunities

Local, Regional, and National Resources

Little Red Shop Museum

Built in 1841, the Little Red Shop is Hopedale's oldest industrial building and symbolizes the beginnings of what became the largest textile loom manufacturing operation in the world, the Draper Corporation. The mission of the Little Red Shop Museum is to preserve and communicate the story of Hopedale through the artifacts of the town's history, and to provide continuity between the town's past and future.

With a grant from Blackstone Heritage Corridor, Inc., matched by cash, in-kind donations, and volunteer time, the Hopedale Historical Commission was able to complete an archive of important historical documents and artifacts in 2017. A collection of artifacts, documents, and photos was properly catalogued using archiving equipment and a historic loom was relocated from the museum to the Noble & Cooley Center for Historic Preservation in Granville, MA in order to allow for more space for cataloguing. This effort has been called a catalyst for revitalizing the mission of the museum and sparking renewed interest from the public.

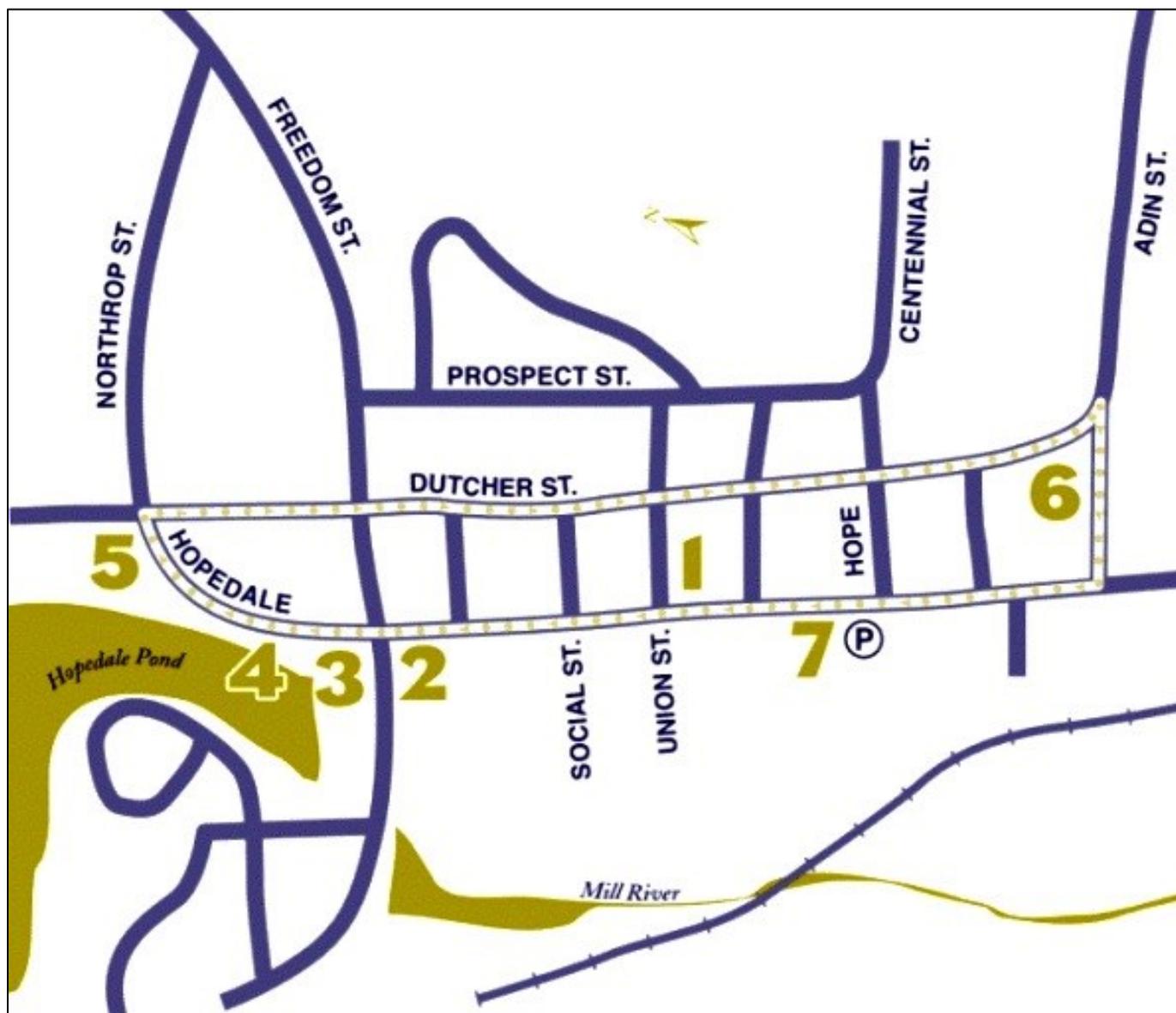
The Little Red Shop Museum is managed by the Hopedale Historical Commission and is open limited hours to the public or by appointment. It has been used as a venue for events such as painting workshops and a vendor location on the Annual Downtown Winter Stroll.

Blackstone River Valley National Heritage Corridor

Blackstone River Valley National Heritage Corridor, Inc. (BHC) is a 501(c)(3) non-profit organization that partners with organizations, local communities, businesses, and residents to preserve and promote the valley's historic, cultural, natural, and recreational resources for current and future generations. Hopedale is one of the 25 towns that BHC provides services to. Since its inception in 1986, BHC has facilitated meaningful investments in the Blackstone Valley. The organization recognizes the importance of historic preservation and telling the story of America's industrial past while ensuring the Blackstone Valley is a thriving place for those who live and work here.

BHC is the local coordinating partner of the Blackstone River Valley National Historical Park, assisting the National Park Service in planning for the future of the park while playing a broader role in the Corridor as a whole. Using an integrated approach, BHC promotes meaningful partnerships, provides educational resources, and takes action through specific projects or programs, particularly for those that require region-wide focus. BHC is a valuable partner for Hopedale to engage with in promoting and preserving its rich history.

Figure HC2: Tourist Map of Hopedale



Blackstone River Valley National Historical Park (National Park Service unit)

Hopedale belongs to the Blackstone River Valley National Historical Park, which was established on December 19, 2014, as the 402nd unit of the National Park Service. The boundary of the park was finalized on July 27, 2021 and it is headquartered at Wilkinson Mill in the Historic Slater Mill Complex in Pawtucket, RI. Six areas that make up the park, one of which is the Hopedale Village Historic District. The park emphasizes the region's significance as the Birthplace of the American Industrial Revolution and how manufacturers along the Blackstone River transformed the American economy and lifestyle throughout the 19th century. The National Park Service offers a Self-Guided Walking Tour for Hopedale, which features seven stops including:

1. Adin Ballou Park
2. Factory Site

3. Little Red Shop
4. The Parklands
5. Dutcher Street Company Housing
6. Unitarian Church and Town Hall

To encourage tourism and awareness of all the valley's resources, the National Park Service has issued a Park Passport for the Blackstone River Valley National Historical Park, in which visitors can acquire a Passport book at any of the sites and collect stamps for each park area. The Hopedale stamp can be found at the Bancroft Memorial Library and the Little Red Shop during business hours. The park continues to evolve, and work is in progress on the planning and construction of additional facilities and exhibits.

Community Planning Tools

Demolition Delay Bylaw

Demolition delay ordinances or bylaws are tools for communities to protect historic buildings and structures. Enacted by a majority vote at Town Meeting, a demolition delay ordinance or bylaw provides a review procedure requiring a delay in the demolition of historically significant buildings. This process provides a time period in which Towns can consider alternatives to demolition of historic buildings and structures. During this process of establishing a demolition delay bylaw, the Local Historical Commission collaborates with the Massachusetts Historical Commission (MHC) to develop a bylaw that would appropriately fit the Town's needs. The Local Historical Commission should also work with other local groups to coordinate public education outreach and widely publicize the advantages of a demolition delay bylaw to the community. Typically, demolition delay bylaws apply to structures that were built over 50 years ago. The most common delay of demolition is six months, although many communities have discovered that a 1-year delay is more effective. This is a tool that can help temporarily protect structures with historic value but not completely impede development options. The Town should explore the adoption of a Demolition Delay Bylaw that will extend time for concerned parties to consider alternatives to demolition.

Local Historic District

Local Historic Districts, as defined in Massachusetts General Laws Chapter 40C, are some of the most effective ways to prevent inappropriate alterations to historically significant buildings. If a property owner wishes to make changes to exterior architectural features visible to public view, then a locally appointed Historic District Commission must review the proposed changes. A public hearing is held by the locally appointed Historic District Commission in order to determine whether the changes are suitable. To assist property owners within Local Historic Districts, many Historic District Commissions opt to prepare Historic District Design Guidelines.

There are numerous advantages to establishing a Local Historic District. Residents of Hopedale take pride in the town's historic character and dedication to preservation. In the Master Plan community survey, 83% of respondents agreed that historic resources are an essential part of Hopedale's character and 69% of respondents felt strongly that local regulations should protect certain historic resources and regions. Adding Local Historic Districts will allow Hopedale to continue to preserve meaningful buildings and sites and protect them from needless demolition or inappropriate remodeling without adequate review. A LHD can also encourage design that is creative and new but stays consistent in size and dimensions with other buildings in the surrounding neighborhood. It is important to note that when a Local Historic District is created, there are many proposed changes that are exempt from review, including review of interior and a variety of external

features (i.e., HVAC units, storm doors, storm windows, paint color, and temporary structures). The decision on which features are exempt from review depends on how the local bylaw or ordinance is written and voted on at Town Meeting. According to a study by the Massachusetts Historical Commission, property values within Local Historic Districts remain the same or increase at a faster rate than those in similar, non-LHD designated areas.

It is important to distinguish Local Historic Districts from National Register Districts, which are far less effective preservation tactics. A National Register District is a federal designation and provides national recognition that the area is significant to the history of the community, state, or nation. A property listed on the National Register of Historic Places does not place any restrictions on the way an owner handles their property, given there is no state or federal involvement in a project and no pertinent local or regional regulations. While designation as a National Register District has benefits such as qualifying property owners for state and federal preservation grants or making certain tax incentives available for preservation, inevitably it does not protect buildings and structures within the district from demolition or substantial alteration.

Preservation Restriction

Defined in Massachusetts General Laws Chapter, 184 Section 31, a Preservation Restriction (PR) is a voluntary legal agreement that protects a significant historic, archaeological, or cultural resource from changes that may be inappropriate. It assures that an historic or culturally significant property's intrinsic values will be preserved by present and future owners by restricting the demolition or alteration of its significant historic features. A PR must be filed at the Registry of Deeds and runs with the property. While PRs typically focus on exterior architectural features, they may also address any significant interior spaces. Preservation Restrictions offer protection of a historic property or site for a term of years or in perpetuity.

At the core of a PR is the Grantor's Covenants, where the owner of the property agrees to maintain the building exterior in good repair consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, which are federal standards that define appropriate treatment of historic properties. A Preservation Restriction may be held by any governmental body or charitable corporation or trust capable of acquiring interests in land and whose purposes include historic preservation. This includes local Historical Commissions; however, they cannot hold a PR on a town-owned property. Those who want to use a working model to establish a Preservation Restriction can utilize the Massachusetts Historical Commission long form template, available in its Guidebook on Preservation Restrictions.

Community Preservation Act

Codified as Massachusetts General Laws Chapter 44B, the Community Preservation Act (CPA) is one of the most valuable tools available to communities that want to protect their open space and historic sites, create affordable housing options, and develop outdoor recreational facilities. CPA funds are generated through two sources: a voter-approved surcharge of up to 3% on annual real estate taxes, and an annual disbursement from the statewide Community Preservation Trust Fund administered by the Department of Revenue, which distributes funds each year to communities that have adopted CPA. At least 10% of the annual revenues must be used for each of the three core areas: (1) open space, (2) historic resources, and (3) affordable housing. The remaining 70% can be used for any combination of the above uses as well as recreational uses.

Hopedale adopted CPA at a Town Meeting on November 3, 2020 with the measure passing 2,302 to 1,176. This vote approved a 1% surcharge on annual real estate taxes after subtracting the first \$100,000 in residential property value. These funds are transferred to the town's Community Preservation Fund. A locally

appointed Community Preservation Coalition is tasked with making recommendations on CPA projects to be approved at Town Meeting.

CPA can be a valuable funding source for many heritage landscape projects. These projects could include completing Massachusetts Historical Commission (MHC) inventory forms, National Register nominations, cemetery preservation, open space acquisition and permanent preservation, religious institution preservation, historic barn rehabilitation, or restoration of public buildings and significant historic artifacts. Hundreds of projects in Massachusetts have been completed since 2001 using funds allocated from CPA. Examples of projects in Central Massachusetts include the restoration of a roof on Old Town Hall in Grafton, resolving humidity and drainage problems in a vault storing historical records in Mendon, restoring and preserving permanent town records that date back to 1733 in Sturbridge, and historic cemetery preservation in West Boylston. A full list of completed projects utilizing CPA funds in Massachusetts can be viewed using the Community Preservation Projects Database on the Community Preservation Coalition website.

Scenic Roads Bylaw

A Scenic Roads Bylaw is a preservation planning tool that helps communities preserve the scenic, historic, and aesthetic characteristics of the public right-of-way. This regulatory tool can help Hopedale maintain its small-town character. Roads that are designated as “scenic roads” by the town and approved at Town Meeting require additional review and protection regarding actions like tree removal, stone wall removal, or other significant alterations within the public right-of-way. Massachusetts General Laws Chapter 40, Section 15C states that if a city or town passes a bylaw in accordance with the Scenic Roads Act, the cutting or removal of trees, or the altering or removal of stone walls within a road right-of-way, requires prior written consent of the planning board, select board, or city council.

Roads could be designated as a scenic road based on the following criteria:

- Overall scenic beauty and view from the roadside
- Contributions of trees to scenic beauty
- Contributions of stone walls to scenic beauty or prevalence of historic stone walls along the right-of-way
- Age and historic significance of road, trees, or stone walls

A bylaw will establish the process and criteria for designating roads as scenic roads, the types of work on trees or stone walls that will require hearings, the process for conducting hearings, the criteria for approving proposed work, and how the bylaw will be enforced. The town may develop a bylaw that is appropriate for Hopedale’s needs.

Other means of managing change along historic roads include a Scenic Vista Protection Bylaw, Scenic Overlay District, or Corridor Overlay Protection Bylaw.

Summary of Goals and Strategies

Goal 1: Utilize protective zoning, regulatory, and legislative tools to preserve and maintain Town-owned and, optionally, privately-owned historic assets.

- Objective 1: Ensure protection of the town’s historically significant structures.
 - Action Item: Implement a town-wide education campaign on the benefits of local historic districts.
 - Action Item: Explore adoption of a Demolition Delay Ordinance or Bylaw to protect historic and architecturally significant buildings from demolition.
 - Action Item: Educate property owners on the benefits of Preservation Restrictions (PR) while encouraging them to pursue this protective measure.
 - Action Item: Undertake priority historic preservation efforts.
- Objective 2: Ensure cultural landscapes are thoroughly protected
 - Action Item: Explore bylaws and policies that would help preserve the town’s cultural landscapes such as Scenic Roads Bylaw, Scenic Vista Bylaw, Scenic Overlay District Zoning, Corridor Protection Overlay District Zoning, Transfer of Development Rights, Greenbelt Ordinance, Design Guidelines, Shade Tree Act Bylaw, Billboard Controls, or other appropriate preservation measure.

Goal 2: Provide adequate cultural opportunities for Hopedale residents and visitors of all ages and abilities.

- Objective 1: Expand community outreach initiatives related to the town’s cultural and historical resources
 - Action Item: Consider initiatives such as guided community tours, self-guided walking tours, history days, farmer’s markets, concerts, community theater, etc. to attract visitors and build appreciation for local history and culture.
 - Action Item: Promote local history and culture at Town events.
- Objective 2: Enhance public access to cultural and historic resources and information
 - Action Item: Develop a publicly accessible, comprehensive inventory of the town’s historic resources including the historic artifacts, properties, structures, districts, burial grounds, and any other notable features of Hopedale’s history.
 - Action Item: Make information on Hopedale’s rich cultural and historic assets widely available to residents and visitors in formats that are accessible, attractive, and easy to understand.
 - Action Item: Utilize new wayfinding signage, enhanced gateway features, and other beautification or place-making projects to promote the community’s rich heritage, enhance local identity, and foster a sense of place.
 - Action Item: Promote arts and cultural events and programming through efforts such as enhanced social media outreach, a comprehensive and user-friendly town events calendar, links on the Town website, or any other appropriate methods.
- Objective 3: Ensure there are cultural opportunities that cater to the needs and desires of all town residents
 - Action Item: Encourage greater participation from youth to serve on committees that sponsor cultural opportunities.

- Action Item: Work with community leaders and organizations to identify any barriers to arts and cultural programming, including financial, transportation, child-care, or accessibility issues.

Goal 3: Support strong connections among Hopedale’s arts, culture, historic, and business communities through efficient communication and coordination.

- Objective 1: Encourage greater coordination and collaboration among local and regional preservation groups
 - Action Item: Develop formal communication channels among local preservation groups to ensure awareness of current issues and activities in Hopedale, including routine distribution of meeting agendas and minutes, scheduling of occasional group meetings to share resources and ideas, and development of joint activities.
 - Action Item: Partner with organizations such as the Central Massachusetts Historical Commission Coalition, Blackstone Heritage Corridor, and National Park Service to host public events dedicated to Hopedale’s history and heritage.
 - Action Item: Pursue partnerships with local college and university programs that could provide assistance to the town with arts, history, and preservation activities.
- Objective 2: Ensure long-term sustainability of Hopedale’s historic and cultural resources
 - Action Item: Coordinate, develop, and implement a plan outlining routine maintenance activities and sustainable funding sources for Town-owned historic properties.
 - Action Item: Actively seek public and private funding to enhance maintenance and preservation of historic and cultural resources.
- Objective 3: Ensure the history of Draper Mill is adequately preserved and promoted
 - Action Item: Preserve remaining artifacts from the historic Draper Mill.
 - Action Item: Properly document and share the mill’s history and impact on the town of Hopedale.